

8

AGREEMENT FOR SALE

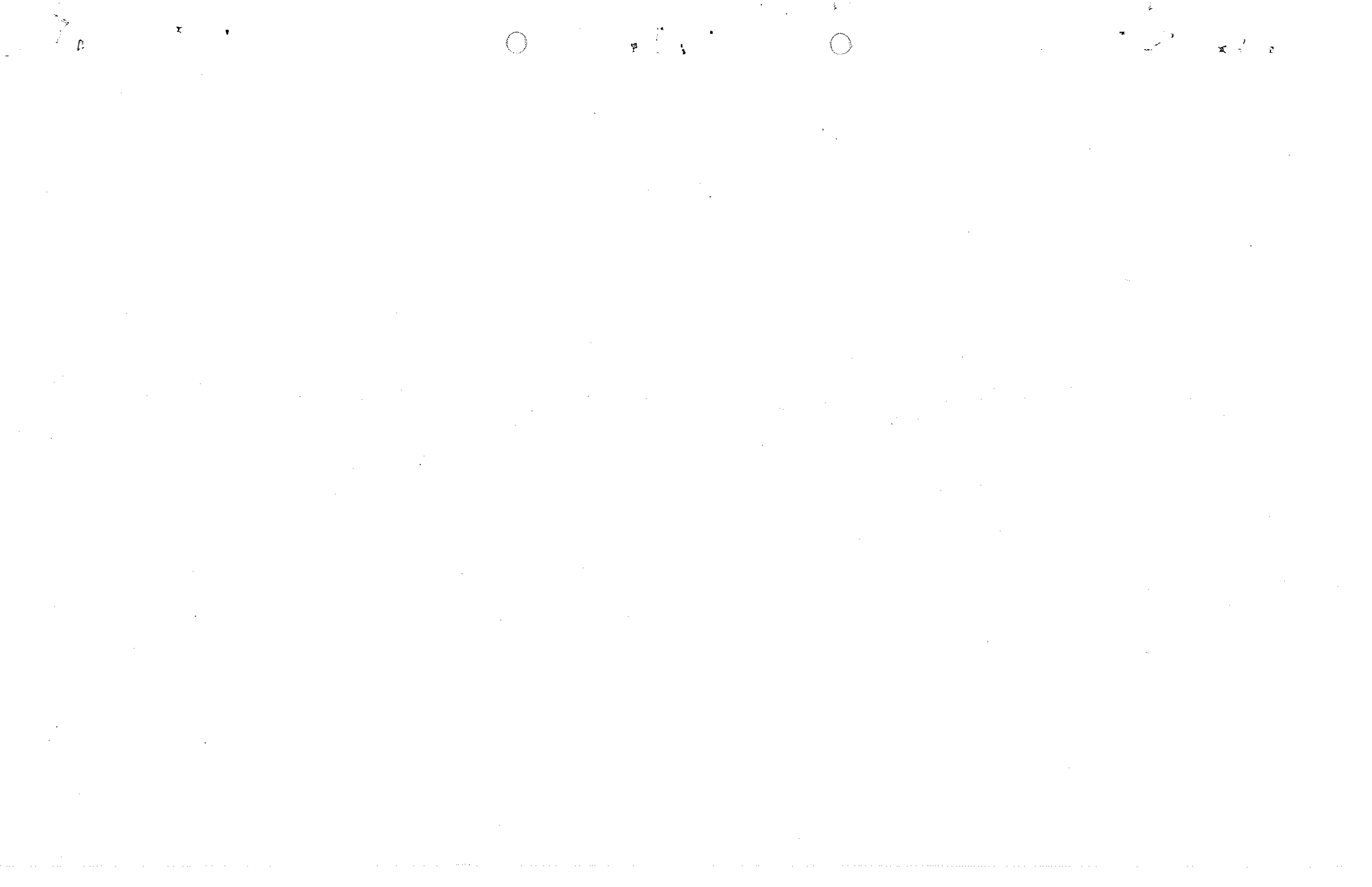
FOR FLAT NO. 108

ON THE FIRST FLOOR

IN

PLATINUM TOWER - 4

DATED: 26TH DECEMBER, 2018



323/12514 पावती Original/Duplicate
Wednesday, December 26, 2018 नोंदणी क्र.: 39म
8:54 PM Regn.: 39M
पावती क्र.: 14547 दिनांक: 26/12/2018

सावाचे नाव: अंधेरी
दस्तावेजाचा अनुक्रमांक: वदर4-12514-2018
दस्तावेजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: अल्मा बेगम विना सुभानशाह पठाण

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 188
रु. 30000.00
रु. 3760.00
रु. 33760.00

पुरुष:

आपणास मूळ दस्त शब्बनेल प्रिंट, सूची-२ अदाजे
9:16 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 6744000/-
सोवदला रु. 10395000/-

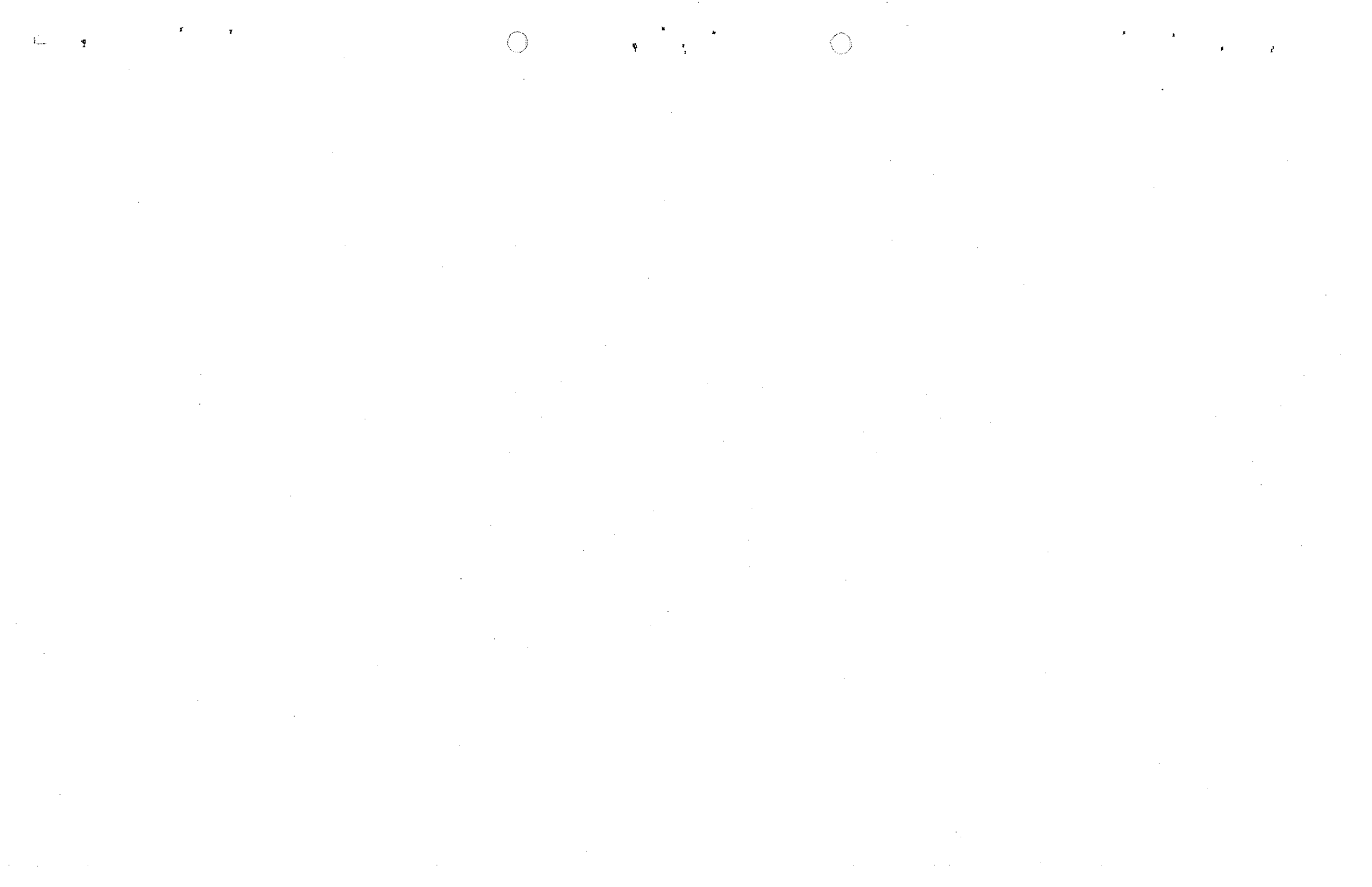
भरलेले मुद्रांक शुल्क : रु. 5197

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009839114201819R दिनांक: 26/12/2018
बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रकम: रु 3760/-

P. Anarajan

DELIVERED ORIGINAL DOCUMENT
ON- 22/12/2018



Hot Payment Successful. Your Payment Confirmation Number is 195780570

GRN NUMBER		MH009839114201819R		MTR Form Number - 6		CHALLAN		Form ID :		Date: 24-12-2018	
Department		IGR		Barcode		Payee Details		Dept. ID (If Any)			
Receipt Type	RE										
Office Name	IGR189- BDR15 JT SUB REGISTRAR ANDHERI 4	Location						PAN No. (If Applicable)		PAN-ARTPS8106P	
Year	Period: From : 24/12/2018 To : 31/03/2099							Full Name		ALMA BEGUM SUBHANSHAH	
Object	Amount in Rs.							Flat/Block No, Premises/ Bldg		FLAT NO 108 PLATINUM TOWER 4	
0030045501-75	519750.00							Road/Street, Area /Locality		BLDG 4 D N NAGAR SHIVKRUPA CHSL	
0030063301-70	30000.00							Town/ City/ District		D N NAGAR ANDHERI WEST MUMBAI Maharashtra	
	0.00							PIN		4 0 1 0 1 5 3	
	0.00							Remarks (If Any)			
	0.00										
	0.00										
	0.00										
	0.00										
	0.00										
	0.00										
Total	549750.00							Amount in words		Rupees: Five Lakhs Four Nine Thousand Seven Hundred Fifty Only	
Payment Details: IDBI NetBanking								FOR USE IN RECEIVING BANK			
Payment ID : 195780570								Bank CIN No : 69103332018122650821			
Cheque- DD Details:								Date		24-12-2018	
Cheque- DD No.								Bank-Branch			
Name of Bank		IDBI BANK						Scroll No.			
Name of Branch											



925989	9	900
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अन्चारी-४	
१२५१४	२
१५	

Data of Bank Receipt for GRN MH009839114201819R
Bank - IDBI BANK

Bank/Branch :
 Pmt Txn Id : 195780570
 Pmt Dt/Time : 26/12/2018 16:49:12
 ChallanIdNo : 69103332018122650821
 District : 7101 / MUMBAI
 Office Name : IGR189 / BDR15_JT SUB REGISTRAR ANDHERI 4

Simple Receipt
 Print Dt/Time :
 GRAS GRN : MH009839114201819R
 GRN Date : 26/12/2018 16:49:13

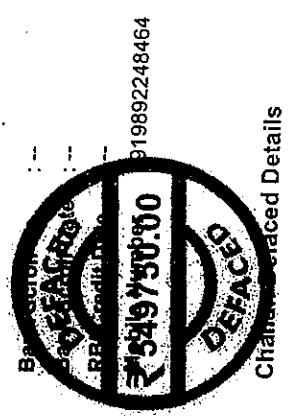
StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)
 StDuty Amt : Rs 5,19,750.00/- (Rs Five Lakh Nineteen Thousand Seven Hundred Fifty Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
 RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification purposes to be printed and used

Article : B25
 Prop Mvblty : Immovable
 Prop Descr : FLAT NO 108PLATINUM TOWER 4BLDG 4 D N NAGARSHIVKRUPA CHSL , D N NAGARANDHERI WESTMUMBAI
 Consideration : 1,03,95,000.00/-
 Maharashtra
 : 400053

Duty Payer : PAN-ARTPS8106P ALMA BEGUM SUBHANSHAH
 Other Party : PAN-ACMFS6317G SHIVKRUPA GRUHPRAVESH LLP



Challan/Related Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-323-12514	0005399210201819	26/12/2018-20:43:16	IGR187	30000.00
2	(IS)-323-12514	0005399210201819	26/12/2018-20:43:16	IGR187	519750.00
Total Defacement Amount					5,49,750.00

BDR-X
 92498 3 900



R-1212	
26/5/26	76

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन 2018-2019

१. दस्ताचा प्रकार:-AGREEMENT FOR SALE अनुच्छेद क्रमांक:- 25(b)

२. सादरकर्त्याचे नाव :- SMT ALMA BEGUM CHINA SUBHAN SHAH PATHAN

३. तालुका : मुंबई / अंधेरी / बोरीवली / कुर्ली

४. गावाचे नाव : ANDHERI



५. नगरभुमापन क्रमांक / सर्व्हे क्रमांक / अंतिम भूखंड क्रमांक : 195(PART)

६. मूल्य दरविभाग (झोन):-39 उपविभाग: 198 (AS PER ZONE CERTIFICATE)

७. मिळकतीचे प्रकार: खुली जमिन निवासी कार्यालय दुकान औद्योगिक
प्रति चौ मीटर दर: 120100/- 200000/- 239400/- 291400/- 200000/-

८. दसतात नमूद केलेल्या मिळकतीचे क्षेत्रफळ:- 30.66 कारपेट/ बिस्ट-अप चौ मीटर / फूट
33.72 बिल्ट अप चौ मीटर

९. कारपार्किंग:- _____ गच्ची: _____ पोटमाळा: _____

१०. मजला क्रमांक :- 1ST FLOOR

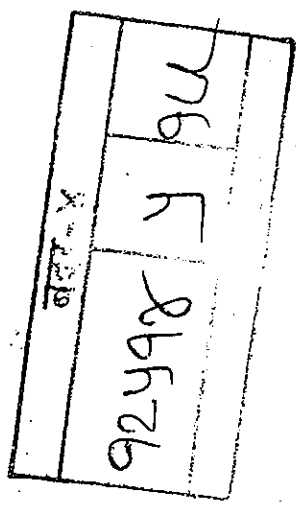
११. बांधकाम वर्ष :- NEW

१२. बांधकामाचा प्रकार:- आर आर सी / इतर पक्के / अर्धे पक्के / कच्चे

१३. बाजारमुल्यदर तक्त्यातील मार्गदर्शन सुचना क्रमांक:- _____ ज्यान्वये दिलेली घट / वाढ.

१४. भाडेकरू व्याप्त मिळकत असल्यास:-

- १) त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र):- _____
- २) नविन इमारतीत दिलेले क्षेत्र :- _____
- ३) भाड्याची रक्कम :- _____



१५. लिखू अंड लायसन्सचा दस्त :

१) प्रतिमाह भाडे रक्कम :-

२) अनामत रक्कम / आगावू भाडे :

३) कालावधी :-

१६. निर्धारित केलेले बाजारमूल्य:-

MARKET VALUE OF FLAT:

33.72 x 200000

= RS.67,44,000.00/-

SAY

= RS.67,44,000.00/-

१७. दस्तामध्ये दर्शविलेली मोबदला:-

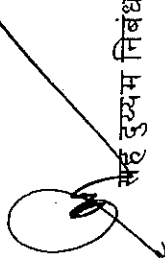
= RS.1,03,95,000.00/-

१८. देय मुद्रांक शुल्क :- RS.5,19,750/-

भरलेले मुद्रांक शुल्क: RS.5,19,750/-

१९ देय नोंदणी फी: -RS.30,000/-




सह दुय्यम निबंधक

बदर-४	९२५१४	९५५	२०१४
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१२५१८	१८	२८१८
१२५१८	१८	२८१८

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("**this Agreement**") is made and executed at Mumbai, on this 26TH day of DECEMBER, in the Christian Year Two Thousand and Eighteen (2018);

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BETWEEN:

SHIVKRUPA GRUHPRAVESH LLP, a limited liability partnership firm incorporated under the provisions of the Limited Liability Partnership Act, 2008 and having its registered office at 801 & 802, 8th floor, Peninsula Heights, C.D. Barfiwala Marg, Juhu Lane, Andheri (W), Mumbai – 400 058, hereinafter referred to as "**the Developer**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **ONE PART**;

AND

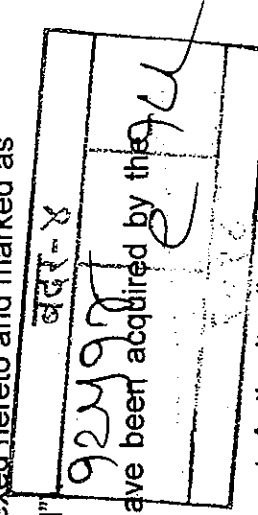
Smt. Alma Begum Subhan Shah Indian Inhabitant/s, having her address at Flat No. **603, Markaz View, Next to Millat School, S.V Road, Jogeshwari (West), Mumbai - 400102, Maharashtra** ; hereinafter called "**the Purchaser/s**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and permitted assigns) of the **OTHER PART**:

The Developer and the Purchaser/s are hereinafter individually referred to as "**a Party**" and collectively as "**the Parties**".



WHEREAS:

- A. The Developer is entitled to redevelop all that piece and parcel land measuring **877.47**square meters including **824.89**square meters as per lease deed and **52.58** square meters fit bit land and forming part of larger land bearing CTS No. 195 (pt) at D. N. Nagar, Village Andheri, Taluka Andheri, Mumbai Suburban District and as more particularly described in the **First Schedule** hereunder written and as shown as marked in red colour boundary lines on the plan annexed hereto and marked as **Annexure 'A'** (hereinafter referred to as "**the said Land**")
- B. The development rights in respect of the said Land have been acquired by the Developer in the following manner:



- i. The Maharashtra Housing and Area Development Authority (hereinafter referred to as "**MHADA**") was at all relevant times prior to construction of the Old Building (as defined hereinafter) seized and possessed of the said Land and continues to be the owner of the Land, subject to the rights of the Society as provided hereinafter.

AB

AB

ii. MHADA had constructed on the said Land, a building comprising of ground plus 4 (four) storeys and containing 40 (Forty) self-contained flats/shops (hereinafter referred to as "**the said Old Building**"). It was also envisaged that the various allottees of flats would form themselves into a co-operative housing society and thereafter, MHADA would grant a conveyance or lease in respect of the said Land and the said Old Building to and in favour of such co-operative housing society.

iii. Accordingly, various allottees of the flats comprised in the said Old Building have with the consent and concurrence of MHADA formed a co-operative housing society known as D. N. Nagar Shivkrupa Co-operative Housing Society Limited, duly registered under Maharashtra Cooperative Societies Act, 1960, bearing registration no. **BOMW/KP/HSG/9872/1997-98** and having its registered office at Building No.4, D. N. Nagar, Andheri (West), Mumbai-400 053 (hereinafter referred to as "**the Society**").

iv. The Society acquired ownership rights in respect of the said Old Building by virtue of a Sale Deed dated 7th August, 2007, made and executed between MHADA of the one part and the Society of the other part, MHADA sold and transferred the said Old Building to and in favour of the Society, at and for the consideration and on the terms and conditions as more particularly stated therein (hereinafter referred to as "**the said Sale Deed**"). The said Sale Deed dated 7th August, 2007 was duly registered with Sub Registrar of Assurances at Andheri No. 2 under serial no. **BDR4-6055-2007**. MHADA also granted a lease dated 7th August, 2007 in respect of the said Land in favour of the said Society for the period of 99 (Ninety-Nine) years commencing from 1st April, 1995, at and for the consideration and on the terms and conditions as more particularly stated therein. The said Lease Deed dated 7th August, 2007 was duly registered with Sub Registrar of Assurances at Andheri No. 2 under serial no. **BDR4-06056-2007** (hereinafter referred to as "**the said Lease Deed**").



In the circumstances, the Society is seized and possessed of the said Land as a lessee thereof and was seized and possessed of the said Old Building as the Owner thereof.

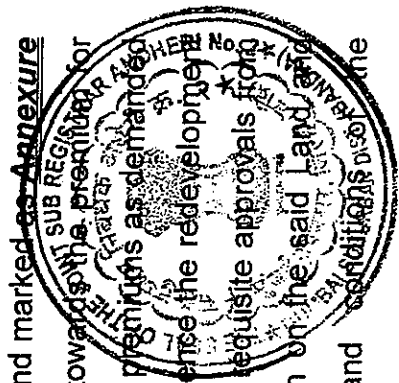
92498	vi.	90/96
The said Old Building was in a dilapidated condition and beyond economical repairs and in view thereof, the Society was desirous of appointing a fit and proper entity to undertake the redevelopment of the said Land by demolishing the said Old Building and constructing on the said Land, new multi-storied building/s by using and utilizing the entire available development potential of the said Land, in accordance with the applicable provisions of the Development Control Regulations for Greater Mumbai,		
2007		

1991 (hereinafter referred to as "the DCR").

vii. By and under a Redevelopment Agreement dated 22nd June, 2011, made between the Society (therein referred to as 'the Society') and one M/s. Shubh Enterprise, a partnership firm (therein referred to as 'the Developers' and hereinafter referred to as "Shubh"), the Society had granted rights to and in favour of Shubh to undertake redevelopment of the said Land by demolishing the said Old Building and constructing thereon, a new multistoried building (hereinafter referred to as "the Shubh DA"). The said Shubh DA was not registered under the provisions of the Registration Act, 1908.

viii. Thereafter, MHADA had issued an offer letter dated 7th July, 2012 (hereinafter referred to as "the First Offer Letter"), and had subject to the terms and conditions thereof and subject to payment of the amounts therein mentioned, permitted the Society to undertake the redevelopment of the said Land under the provisions of the then prevailing Regulation 33 (5) (2) (c) (ii) of the DCR, 1991 (which regulation has subsequently been modified).

A copy of the said Offer Letter is annexed hereto and marked as Annexure 'B'. After making the initial payments to MHADA towards the premium for use of the additional built up area and certain other premiums as demanded under the First Offer Letter, Shubh failed to commence the redevelopment of the said Land. Shubh eventually failed to obtain requisite approvals from MHADA and MCGM for commencing construction on the said Land and committed several breaches of the terms and conditions of the Redevelopment Agreement dated 22nd June, 2011.



ix. In view thereof, by its letter dated 4th December, 2013, the Society, whilst setting out therein, the delays and defaults committed by Shubh, put Shubh to notice that unless considerable progress is achieved by Shubh, the Society would be terminating the Shubh DA. Shubh, by its letter dated 6th January, 2014, informed the Society of its inability to fulfill its commitments including making timely payments of monthly compensation towards obtaining temporary alternate accommodation to all members of the Society and Shubh had also stated therein that there could be further delay in execution and payment of amounts to the Society and its members on account of Shubh's own financial instability and weak market conditions.

x. The Society in its endeavour to look out for alternative options for undertaking its redevelopment, invited offers from various persons engaged in the business of development and redevelopment of immoveable properties for the purpose of redevelopment of the said Land and in response to such invitation, various interested parties including the said

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Developer herein submitted their respective offers for the redevelopment of the said Land to the Society.

xi. In the Special General Body Meeting of the Society held on 22nd February 2014, a unanimous resolution was passed by the members of the Society to terminate the appointment of Shubh as a developer for the redevelopment of the said Land on account of non-performance of Shubh's obligations as undertaken under the said Shubh DA and on account of abandoning the project of redevelopment of the said Land. Accordingly, by and under a letter dated 25th February, 2014, addressed by the Society to Shubh, it was communicated by the Society to Shubh that the Society has terminated the said Shubh DA and all other documents and/or letters exchanged between the Society and Shubh.

xii. In the Special General Body Meeting of the Society held on 22nd February 2014, the members of the Society considered the offers made by the various entities (who had submitted their offers for the redevelopment); and after considering such offers, the members of the Society accepted the offer made by the Developer herein and have unanimously resolved to appoint the Developer herein as the developer to undertake the redevelopment of the said Land.

xiii. Thereafter, in the Special General Body Meeting held on 5th April, 2014, the Society reconfirmed the appointment of the Developer herein as the only developer entitled to undertake the redevelopment of the said Land and approved the drafts of the Development Agreement and Irrevocable Power of Attorney to be executed between the Society and the Developer. The Society also empowered its Managing Committee to execute the Development Agreement and the Irrevocable Power of Attorney on behalf of the Society in favour of the Developer. Thereafter, a Development Agreement dated 5th April, 2014, was made and executed between the Society of the One Part (therein referred to as 'the Society') and the Developer herein of the Other Part (therein referred to as 'the Developer') whereby the Society has granted full and exclusive development rights in respect of the said Land to and in favour of the Developer on the terms and



922498	सं. 922498
3082	सं. 3082

सं. 922498

सं. 3082

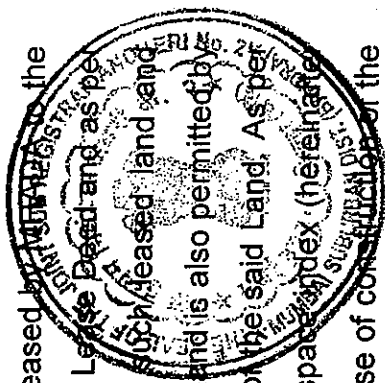
conditions more particularly stated therein (hereinafter referred to as "the said Development Agreement"). The said Development Agreement is registered with the Sub-Registrar of Assurances Andheri No.1 under serial number BDR1/5004-2014. Along with the said Development Agreement, the Society had also executed an Irrevocable Power of Attorney dated 5th April, 2014 (hereinafter referred to as "the Power of Attorney") in favour of

(1) Mr. Vishal Ratanghayra and (2) Mr. Gurminder Singh, being the

Designated Partners of the Developer, for doing various acts, deeds, matters and things in relation to undertaking the redevelopment of the said Land as envisaged under the said Development Agreement. The Power of Attorney is registered with the Sub-Registrar of Assurances at Andheri No.1 under number **BDR1-5005-2014**.

C. In the circumstances aforesaid, the Developer became entitled to redevelop the said Land and construct thereon a new multi storied building.

D. By and under a letter dated 16th October 2014, bearing number **CO/MB/REE/NOC/F-378/1163/2014** issued by MHADA to the MCGM, MHADA has conveyed it's no objection to the redevelopment of the said Land being undertaken as an amalgamated layout (hereinafter referred to as "**the Initial MHADA NOC**"). Annexed hereto and marked as **Annexure 'C1'** is a copy of the said Initial MHADA NOC issued by MHADA. The Initial MHADA NOC has been superseded/amended by the Revised MHADA NOC as referred to herein below. It is clarified that the actual area of the said Land that was leased by the said Society admeasures **824.89** square meters as per the said Lease Deed and as per the said no objection an additional land area adjoining such leased land and admeasuring **52.58** square meters as and by way of tit bit land is also permitted by MHADA to be included in the scheme of redevelopment of the said Land. As per the Initial MHADA NOC, the total built up area or floor space index (hereinafter referred to as "**FSI**") permitted to be consumed in the course of construction of the Proposed Building (as defined hereinafter) on the said Land is **2193.67** square meters.



E. Subsequently, on or about 2nd January, 2016, MHADA has issued another Offer Letter thereby offering to permit consumption of an additional FSI of 2,000 square meters on the said Land subject to payment of a sum of Rs.7,11,78,800/- (Rupees Seven Crore Eleven Lakhs Seventy-Eight Thousand Eight Hundred Only) towards premium for consumption of such additional FSI (hereinafter referred to as "**the Second Offer Letter**"). A copy of the said Second Offer Letter is annexed hereto and marked as **Annexure 'D1'**. The Developer has paid sum amount of Rs.7,11,78,800/- (Rupees Seven Crore Eleven Lakhs Seventy-Eight Thousand Eight Hundred Only) towards premium for consumption of such additional FSI to MHADA on or about 17th June, 2016. By and under a letter dated 3rd September 2016 bearing number **CO/MB/REE/NOC/F-378/1371/2016** issued by MHADA to the MCGM, MHADA has conveyed it's no objection to the redevelopment of the said Land with total built up area or floor space index (hereinafter referred to as "**FSI**") permitted to be consumed in the course of construction of the new multistoried building on the said Land being 4193.67 square meters (hereinafter referred to as "**the Revised MHADA NOC**"). Annexed hereto and marked as

MAHARASHTRA GOVT. MUMBAI
SUB-REGISTRAR OF ASSURANCES, ANDHERI
The Developer has paid sum amount of
Seventy-Eight Thousand Eight Hundred Only
of such additional FSI to
MHADA on or about 17th June, 2016. By and under a letter dated 3rd September 2016 bearing number CO/MB/REE/NOC/F-378/1371/2016 issued by MHADA to

AD

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Annexure 'C2' is a copy of the Revised MHADA NOC dated 3rd September 2016.

F. Thereafter, MHADA issued another offer letter dated 30th March, 2017 thereby offering to permit consumption of an additional FSI of 415.00 square meters on the said Land, subject to further payment of a sum of Rs. 1,65,75,456 (Rupees One Crore Sixty Five Lakhs Seventy Five Thousand Four Hundred and Fifty Six Only) towards premium for consumption of such additional FSI (hereinafter referred to as "Third Offer Letter"). A copy of the said Third Offer Letter is annexed hereto and marked as Annexure 'D2'. The Developer has paid such amount of Rs. 1,65,75,456 (Rupees One Crore Sixty Five Lakhs Seventy Five Thousand Four Hundred and Fifty Six Only) towards premium for consumption of such additional FSI to MHADA on or about 25th September, 2017. Pursuant to payment of the said amount of Rs. 1,65,75,456 (Rupees One Crore Sixty Five Lakhs Seventy Five Thousand Four Hundred and Fifty Six Only), MHADA has issued another NOC dated 8th December, 2017, a copy whereof is annexed hereto and marked as Annexure 'C3'.

G. The Initial offer letter dated 10th November, 2010, the First Offer Letter dated 7th July, 2012, the Second Offer Letter dated 2nd January, 2016 and the Third Offer Letter dated 30th March, 2017; are hereinafter collectively referred to as "MHADA Offer Letters".

H. The Chief Fire Officer, Mumbai Fire Brigade has issued a letter dated 27th October, 2015, thereby granting the NOC/approval for construction of the new multistoried building on the said Land comprising of 3 (three) basements plus stilt plus 16 (Sixteen) upper floors. A copy of the said letter dated 27th October, 2015 issued by the Chief Fire Officer, Mumbai Fire Brigade is annexed hereto and marked as Annexure 'E'. Thereafter, the Chief Fire Officer, Mumbai Fire Brigade has issued a letter dated 23rd February, 2018 thereby granting the NOC/approval for construction of the new multistoried building on the said Land comprising of 3 (three) basements plus stilt plus 16 (sixteen) upper floors. A copy of the said letter dated 23rd February, 2018 issued by the Chief Fire Officer, Mumbai Fire Brigade is annexed hereto and marked as Annexure 'E1'.

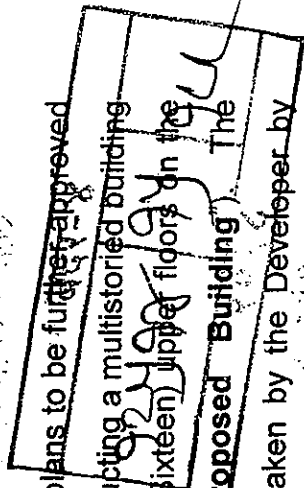
I. The Developer had made an application to the MCGM for sanction of plans for carrying out construction of a new multistoried building on the said Land and based on such application, the MCGM had approved plans for construction on the said Land and had issued an Intimation of Disapproval dated 27th August 2015. A copy of the said Intimation of Disapproval is annexed hereto and marked as Annexure 'F'. The Developer subsequently submitted amended plans to the MCGM for approval and the MCGM has thereafter approved such amended plans and has confirmed the same by and under a letter dated 1st April, 2016, bearing number CHEWS/1355/K/337(NEW). A copy of the said letter dated 1st April, 2016

issued by the MCGM (approving the amended plans as aforesaid) set is annexed hereto and marked as Annexure 'F1'.

J. The Developer has subsequently submitted amended plans for construction of the said Building for approval to the MCGM and such amended plans have been approved by the MCGM on 1st April, 2017 and the same is confirmed by the MCGM vide a letter dated 1st April, 2017 issued by MCGM to the architect appointed by the Developer. A copy of the said letter dated 1st April, 2017, is annexed hereto and marked as Annexure 'F2'. The Developer has subsequently submitted the amended plans for construction of the said Building for approval to the MCGM and such amended plans have been approved by the MCGM on 3rd May, 2018 and the same is confirmed by the MCGM vide a letter dated 3rd May, 2018 issued by MCGM to the architect appointed by the Developer. A copy of the said letter dated 3rd May, 2018, is annexed hereto and marked as Annexure 'F3'.

K. The MCGM had issued a Commencement Certificate dated 28th December, 2016, bearing number **CHEWS/1355/K/337(NEW)**, and pursuant to an application made by the Developer, and has thereby permitted the Developer to commence construction of the Proposed Building (hereinafter referred to as "**the CC**") in terms of the amended plans approved on 31st March, 2016. A copy of the CC is annexed hereto and marked as Annexure 'G'. The CC has subsequently been further revalidated by the MCGM in terms of the latest amended plans approved on 1st April, 2017, vide an endorsement dated 19th July, 2017. A copy of the said CC with the endorsement/s of revalidation thereon is annexed hereto and marked as Annexure 'G1'. The CC has subsequently been further revalidated by the MCGM in terms of the latest amended plans approved on 1st April, 2017, vide an endorsement dated 19th July, 2017. A copy of the said CC with the endorsement/s of revalidation thereon is annexed hereto and marked as Annexure 'G2'.

L. As per the IoD and amended approved plans and the plans to be further approved hereafter by the MCGM, the Developer shall be constructing a multistoried building comprising of 3 (three) basements plus stilt plus 16 (Sixteen) upper floors on the said Land (hereinafter referred to as "**the Proposed Building**"). The development/redevelopment of the said Land undertaken by the Developer by demolishing the said Old Building standing on the said Land and constructing thereon the Proposed Building, in the manner aforesaid, is hereinafter referred to as "**the said Project**". The term "**the Project**" wherever the same appears hereinafter shall include without limitation the entire project of construction of the Proposed Building and other structures and the entire development of the said



Land, as envisaged by the Developer.

M. It is further clarified that although the Developer has envisaged a broader scheme of development and construction, considering the fact that the MCGM has presently granted the existing building approvals and that under the presently existing building approvals, only a part of the presently available development potential of the said Land is being utilized in the course of development and construction of the Proposed Building; the Developer shall from time to time be making applications to the MCGM for amendments to the approved plans and for issuance of further intimations of disapproval or approval of amended plans and for further commencement certificates or revalidation of the existing CC in terms of such plans as may be approved from time to time, such that the entire available development potential available for consumption on the said Land is completely consumed in the course of development and construction of the Proposed Building on the said Land. Accordingly, the plans for construction of the Proposed Building on the said Land are subject to further modifications.

N. Presently, the Developer has commenced construction on the said Land on the basis of existing approvals already granted by the MCGM and subsequent modifications will be done on the basis of the further development potential that is available and that may from time to time become available due to various factors and as per DCR and/or any statutory modification or re-enactment thereof. It is clarified that the Developer has designed the foundation, piling and other aspects pertaining to the load bearing capacity of the Proposed Building as also made provision for facilities, common areas and common facilities like water tanks, lifts, etc. in such manner that the same would support, withstand and bear the load of the extensions to the Proposed Building as is envisaged by the Developer hereunder.

O. It is clarified that during construction of the Proposed Building, the Developer shall be consuming on the said Land, maximum permissible FSI and development potential available as per the provisions of the DCR including but not limited to the following:

- i. entire development potential available for consumption on the said Land by way of FSI emanating from the said Land in the form of base land FSI, which can be consumed free of costs thereon;

922498	entire development potential available for consumption on the said Land by way of acquiring of FSI by Maharashtra of any other statutory authorities including but not limited to the MCGM or MHADA including inter alia the layout incentive FSI or pro-rata FSI;
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- iii. entire development potential available for consumption on the said Land by way of loading Transferable Development Rights (hereinafter referred to as "TDR") on the said Land, including in accordance with Regulation 34 and Appendix VII of the DCR, if and when the same becomes permissible;
- iv. entire development potential available for consumption on the said Land by acquiring of compensatory fungible FSI in accordance with Regulation 35 (4) of the DCR; and
- v. entire development potential available for consumption on the said Land under the provisions of Regulation 33 (5) (2) (c) (ii) of the DCR as prevailing at the time of issuance of the Offer Letters by MHADA as recited above and any other Offer Letter which might be received at any time hereafter.

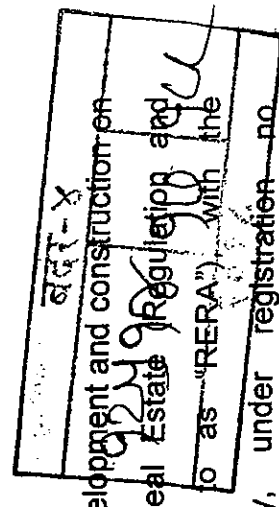
P. As per the existing approvals and further amendments thereto, as may be obtained by the Developer from time to time, the Developer would be constructing on the said Land, the Proposed Building to be known as "Platinum Tower - 4" consisting of 3 (three) basements plus still plus 16 (Sixteen) upper floors which would be capable of being used as residential flats in accordance with the building approvals.

Q. The Developer has entered into an Agreement as prescribed by the Council of Architects appointing the Architect M/s. Space Moulders, represented by Mr. Chandan Kelekar (who is registered with the Council of Architects), and have also appointed Mr. Dwijen J. Bhatt as structural designers/engineers for preparing structural design and drawings and specifications of the Proposed Building. Purchaser/s accept/s the professional supervision of the said Architects and the said structural designer/engineer till the completion of the Proposed Building unless otherwise changed by the Developer.

R. The right and entitlement of the Developer to develop the said Land has been set out in the Report on Title dated 4th July, 2015 issued by M/s. Kanga & Co. Advocates and Solicitors, and a copy of the said Report on Title is annexed hereto as Annexure 'H'.

S. The Developer has registered the said Project of development and construction on the said Property under the provisions of the Real Estate (Regulation and Redevelopment) Act, 2016 (hereinafter referred to as "RERA") with the Maharashtra Real Estate Regulatory Authority, under registration no. **P51800000494**. A copy of the Project Registration Certificate issued by the Maharashtra Real Estate Regulatory Authority in respect of the said Project, is annexed hereto and marked as Annexure 'I'.

T. The Purchaser/s has/have approached the Developer for acquiring a residential flat in the Proposed Building, as per the details more particularly described in the

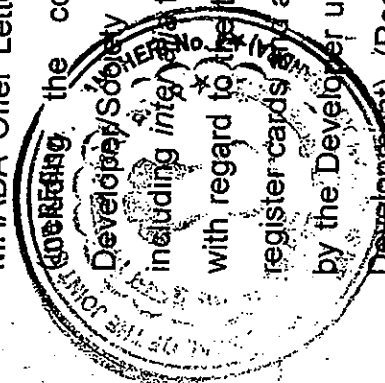


Second Schedule hereunder written (hereinafter referred to as "the said Flat"). The said Flat is shown on the floor plan annexed hereto as **Annexure 'J'**. As per the terms of the said Development Agreement and as per the building approvals, the said Flat forms a part of the surplus area (therein referred to as the Free Sale Area) that the Developer is entitled to sell in the open market (not being the area earmarked for rehabilitation of the exiting members of the Society).

U. The Developer has informed the Purchaser/s that the project of construction of the Proposed Building on the said Land has been mortgaged by the Developer in favour of ECL Finance Limited (hereinafter referred to as "ECLFL") and Debenture Trustee / Debenture Holders (hereinafter referred to as "**Catalyst Trusteeship Limited**") and the transaction hereby contemplated is subject to the terms of the conditional no objection (NoC) issued by ECLFL on **10th December, 2018** & Catalyst Trusteeship Limited on **10th December, 2018** respectively. The Purchaser/s has/have perused the said NoC issued by ECLFL and Catalyst Trusteeship Limited and has/have understood and accepted the terms and conditions thereof to the entire satisfaction of the Purchaser/s.

V. The Purchaser/s has/have taken inspection of all the documents of title of the Society relating to the said Land and the Purchaser/s has/have satisfied himself/herself/themselves about the entitlement of the Developer to redevelop the said Land by construction of the Proposed Building thereon and to enter into these presents.

W. The Purchaser/s has/have demanded and has also taken inspection of the plans, MHADA Offer Letters and the existing building approvals issued by the MCGM ~~including the conditions set out therein~~, undertakings given by the Developer/Society to the MCGM, and other relevant documents and papers including ~~inter alia~~ the municipal assessment bills, city survey records, documents with regard to ~~the~~ termination of the Shubh DA and the record of rights, property register cards and all other documents required to be furnished to the Purchaser/s by the Developer under the provisions of RERA and Real Estate (Regulation and Development) (Registration of the Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017 (hereinafter referred to as "**RERA Rules**"), as well as under the provisions (to the



~~extent applicable) of Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as MOFA) and Maharashtra Ownership Flats (Regulation of promotion of Construction, Sale, Management and Transfer) Rules, 1964 (hereinafter referred to as MOFA Rules)~~

and the Purchaser/s confirm/s that he/she/they has/have entered into this Agreement after being aware of all the facts and after inspecting the aforesaid and other relevant documents and papers in respect of the said Land

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and the said Project.

- X. The Purchaser/s has/have also read and understood the terms and conditions and the obligations as prescribed in the various approvals and sanctions obtained by the Developer and that some of such conditions and/or obligations shall require compliance in continuity even after the development and construction of the Proposed Building is completed and after the management of the Proposed Building is handed over to the Society and the Purchaser/s has/have agreed to abide by and comply with such continuing conditions and obligations.
- Y. In the circumstances, pursuant to negotiations between the Parties, the Purchaser/s has/have agreed to purchase and acquire from the Developer and the Developer has agreed to sell to the Purchaser/s, the said Flat on the terms and conditions herein contained.
- Z. The Parties are desirous of reducing to writing the terms and conditions agreed upon between themselves as hereinafter appearing.

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

1 RECITALS TO FORM AN INTEGRAL PART:

The Recitals above form an integral part of this Agreement and are ~~not repeated in~~ the operative part only for the sake of brevity and the same should be deemed to be incorporated in the operative part also as if the same were set out hereinafter and reproduced verbatim.



2 DEVELOPER TO CONSTRUCT THE PROPOSED BUILDING:

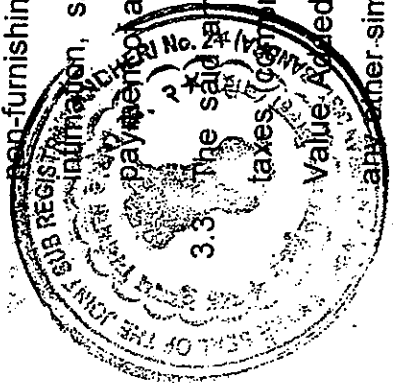
The Developer shall construct the Proposed Building as recited above on the said Land comprising of 3 (three) basements plus stilt plus 16 (Sixteen) upper floors and further comprising of such additional floors as may be sanctioned hereafter by the concerned authorities (by virtue of increase in the FSI or otherwise as stated in the Recitals hereof) on the said Land as recited above, in accordance with the plans, designs, specifications that area already approved by the MCGM and any other concerned local authority and which may further be approved by the concerned local authorities (in respect of the additional floors or additional structures as provided herein); and which sanctioned plans as well as proposed plans have been seen and approved by the Purchaser/s with only such variations as the Developer may consider necessary or as may be required by the concerned local authority/the Government to be made in them or any them **PROVIDED THAT** the Developer shall have to obtain prior consent in writing to the Purchaser/s in respect of such variations or modifications which may adversely affect the said Flat hereby agreed

to be sold to the Purchaser/s.

3 TRANSACTION:

3.1 In consideration of the aggregate sum as mentioned in Annexure 'K' hereto (hereinafter referred to as "**the Purchase Price**") agreed to be paid by the Purchaser/s to the Developer in the manner contained in Annexure 'K' hereto, the Developer hereby agrees to sell to the Purchaser/s and the Purchaser/s hereby agree/s to purchase from the Developer, the said Flat as more particularly described in the **Second Schedule** hereunder in the Proposed Building being constructed on the said Land together with all rights of and incidental thereto and together with the right to use and enjoy the limited common areas and facilities and the common areas and facilities in common as specified in **Part A** and **Part B** respectively of the **Third Schedule** hereunder written (all of which aforesaid rights and entitlements of the Developer agreed to be sold hereunder are hereinafter collectively referred to as "**the said Premises**").

3.2 It is agreed between the Parties hereto that a notice/intimation forwarded by the Developer to the Purchaser/s stating that a particular stage of construction is being commenced or achieved shall be sufficient proof that a particular stage of construction is being commenced or achieved (as the case may be) for the purpose of making payment of the installment of the Purchase Price, as per Annexure 'K' hereto. The Developer is not bound and shall not be called upon or required to give any further notice or intimation requiring any such payment; and non-furnishing of any further particulars or non-issuance of any further notice or intimation, shall not be pleaded by the Purchaser/s as an excuse for non-payment of any amount/s due on the respective due dates or events.



3.3 The said amount of the Purchase Price referred to hereinabove excludes all taxes (including inter alia of tax paid or payable by the Developer by way of Value Added Tax or Service Tax or Goods and Services Taxes and Cess and any other similar taxes, which may be levied, in connection with the construction and development of and carrying out the Project payable by the Developer) up to the date of handing over possession of the said Flat, as elaborated herein below.

3.4 The said amount of Purchase Price is non-escalatory, save and except in the event of any increase in the development charges or any other charges payable by the Developer to MCGM or MHADA or any other governing authorities. In the event of such escalations in the Purchase Price as a result of the aforesaid events, then the Developer shall enclose a copy of the relevant notifications, circulars etc. together with the demand letter issued by the Developer to the Purchaser/s for the escalated Purchase Price.

3.5 The Developer may allow, in its discretion a rebate for early payments of the installments of the Purchase Price payable by the Purchaser/s by discounting such early payments at the Agreed Interest Rate (as defined hereunder) per annum for the period by which the respective installment has been preponed. Such rebate shall be provided to the Purchaser/s only if mutually agreed upon between the Parties in writing. The provision for allowing rebate and the rate of rebate shall not be subject to any revision/withdrawal, once granted to the Purchaser/s by the Developer. The term "**Agreed Interest Rate**" wherever the same appears in this Agreement shall be deemed to be a reference to the Interest Rate as mentioned in Rule 18 of the RERA Rules.

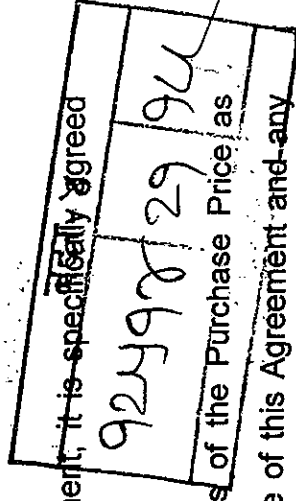
3.6 It is clarified that the amount/quantum of the Purchase Price as mentioned in Annexure 'K' is arrived at and agreed upon between the Parties after considering the installments (and milestones) for payment of the Purchase Price as set out in Annexure 'K' hereto; and accordingly, the installments (and milestones) for payment of the Purchase Price, as set in Annexure 'K' hereto have been mutually agreed upon at after considering and negotiating the quantum of the Purchase Price, as arrived at and recorded herein. The Purchaser/s shall not by virtue of making timely payment of the installments of the Purchase Price (as per Annexure 'K' hereto) seek to claim or be entitled to claim any rebate or discount on the Purchase Price pursuant to Clause [3.5] hereof.

3.7 All the amounts towards the Purchase Price (other than GST and ~~for~~ Sales Tax), shall be deposited by the Purchaser/s in the Escrow Account opened with ~~WFOC~~ Bank Ltd bearing number 01590350000105 and accordingly, cheques/demand drafts etc. towards the Purchase Price shall be drawn by the Purchaser/s in favour of and payable to the credit of **SHIVKrupa Gruhpravesh LLP** ~~GRUHPRAVESH LLP ESCROW A/c 01590350000105~~. The said Bank shall remain mortgaged with pari pasu Charge to ECLFL & Catalyst Trust/Reship Limited till deposit of Purchase Price in full in the aforesaid account by the Purchaser/s.

4 DEFAULT OR FAILURE IN PAYMENT OF PURCHASE PRICE:

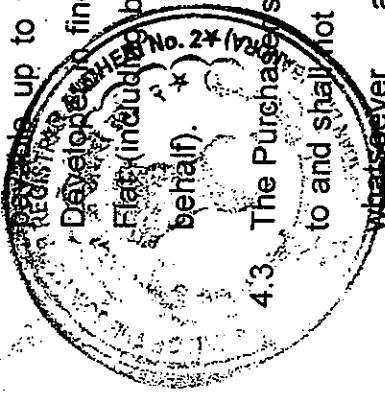
Notwithstanding anything contained in this Agreement, ~~it is specifically agreed~~ that:

4.1 Time for making the payments of the installments of the Purchase Price as mentioned in Annexure 'K' is strictly of the essence of this Agreement and any delay by the Purchaser/s in making the said payment/s shall forthwith render this Agreement terminable at the sole and exclusive option of the Developer without any further act and/or reference and/or recourse to the Purchaser/s; and thus (a) in the event of the Developer so terminating this Agreement or (b) in the event of



the Purchaser/s requesting the Developer to terminate this Agreement for any reasons whatsoever and howsoever arising, the Developer shall be entitled to forfeit 5% (Five Percent) of the amount of the total Purchase Price as receivable by the Developer from the Purchaser/s hereunder; and thereupon the Developer shall also be free and entitled in its own right to deal with the said Flat and the Developer's rights therein, in any manner as the Developer in its sole discretion deem fit and proper, without any reference, recourse and/or payment whatsoever to the Purchaser/s and without the requirement of any orders of declaration of termination from any Courts and without the requirement of execution or registration of any document or deed of cancellation.

4.2 A termination letter issued by the Developer to the Purchaser/s regarding such termination shall effectively terminate this Agreement and thereupon the Purchaser/s shall have no right, title, interest, share, claim or demand in to or upon the said Premises and/or any part thereof and/or otherwise against the Developer in any manner whatsoever and howsoever arising. The refund pursuant to the termination as provided in this Clause [4] shall be made (without any interest thereon) within 3 (three) months of the sale by the Developer of the said Flat to a third party or completion of the construction of the entire Proposed Building, whichever is earlier. The amount of refund in such an event shall further be after deduction of any taxes paid and other amounts expended by the Developer pursuant to this Agreement (including *inter alia* any brokerage charges paid by the Developer in pursuance of the transaction recorded in this Agreement) and other amounts payable by the Purchaser/s hereunder as may be payable up to the date of termination as well as the costs incurred by the Developer in finding a new willing acquirer/transferee who may acquire the said Flat (including brokerage charges as may be incurred by the Developer in that behalf).



4.3 The Purchaser/s hereby agree/s and undertake/s that he/she/they are not entitled to and shall not have any right, title, interest, share, claim, demand of any nature whatsoever and howsoever arising against the Developer/its transferee/s/allotted/s/nominee/s and/or otherwise in to upon the said Premises in such an event of termination **PROVIDED HOWEVER THAT** the Developer shall not exercise the aforesaid right of termination as provided under this Clause [4]

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the Purchaser/s fail to make payment of the relevant installment PROVIDED
FURTHER that strictly without prejudice to the aforesaid, the Developer in its sole and absolute discretion may (without being obliged to do so), instead of treating

this Agreement void as aforesaid, permit the Purchaser/s to pay the said installments of the Purchase Price after their respective due dates but after

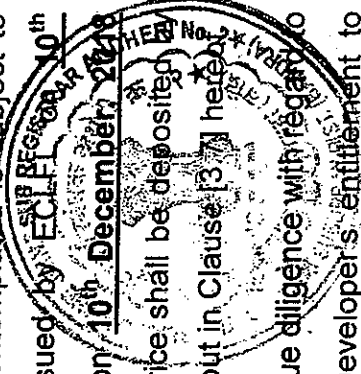
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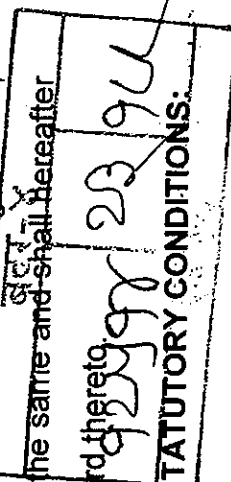
charging interest at the Agreed Interest Rate on such outstanding amounts (from the date such amount/s has/have become due to be paid by the Purchaser/s till the date of actual payment thereof).

4.4 In the event of any delayed payment being received by the Developer from the Purchaser/s, the Developer shall notwithstanding any instructions to the contrary by the Purchaser/s accompanying such payment, be entitled to appropriate the amount received first towards the interest receivable from the Purchaser/s in respect of the delayed payment and thereafter towards the principal amount of the delayed payment.

5 DISCLOSURE AS REGARDS TITLE:

5.1 The Developer has disclosed to the Purchaser/s that the said Society is the lessee of the said Land and has acquired title to the said Land from MHADA on leasehold basis by virtue of the said Lease Deed in the manner recited above; and the Developer is appointed as a developer by the said Society in respect of the redevelopment of the said Land under and in accordance with the terms and conditions of the Development Agreement as recited above.

5.2 The Developer has also informed the Purchaser/s that the project of construction of the Proposed Building on the said Land has been mortgaged by the Developer in favour of ECL Finance Limited (hereinafter referred to as "ECLFL") and Debenture Trustee / Debenture Holders (hereinafter referred to as "Catalyst TrusteeShip Limited") and the transaction hereby contemplated is subject to the terms of the conditional no objection (NoC) issued by  ECLFL on 10th December, 2018 and Catalyst TrusteeShip Limited on 10th December, 2018 respectively. All the amounts towards the Purchase Price shall be deposited by the Purchaser/s in the manner as more particularly set out in Clause 3 hereof.

5.3 The Purchaser/s has/have conducted a detailed legal due diligence with regard to the title of the Society to the said Land and the Developer's entitlement to undertake the redevelopment of the said Land and has completely understood the nature of the title of the Society to the said Land and the Developer's entitlement to undertake the redevelopment of the said Land by construction of the Proposed Building thereon and the entitlement to enter into this Agreement; and the Purchaser/s is/are completely satisfied with ~~the same and shall hereafter~~  not raise any further objections/requisitions with regard thereto.

6 DEVELOPER TO COMPLY WITH APPROVALS AND STATUTORY CONDITIONS:

6.1 The Developer hereby agrees to observe, perform and comply with all the terms, conditions and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the plans or thereafter and that the Developer shall before handing over possession of the said Flat to the

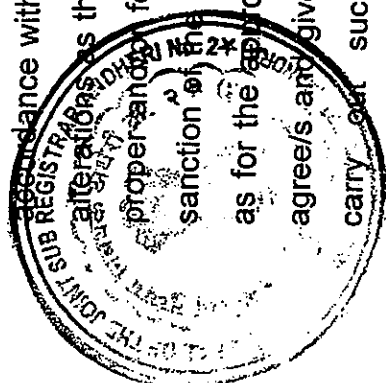
Purchaser/s, obtain from the MCGM, Occupation/Occupancy Certificate in respect of the said Flat.

6.2 The Developer hereby declares that the FSI available at present (as per the Second Revised Offer Letter) in respect of the Project on the said Land is 4193.67 square meters; and that no part of the said FSI has been utilized by the Developer elsewhere for any purpose whatsoever. In case the said FSI has been utilized by the Developer elsewhere, then the Developer shall furnish to the Purchaser/s all the detailed particulars in respect of such utilization of the said FSI by it. The said FSI as available at present, may increase or decrease hereafter, for various reasons, including *inter alia* as set out in the Recitals of this Agreement. The Developer has already informed the Purchaser/s that the FSI is already permitted to be further increased *inter alia* in terms of the Third Revised Offer Letter. Nothing contained in this Clause shall be construed or deemed to be a restriction on the ability of the Developer to exploit the full construction and development potential of the said Land as recited above.

7 DESIGN SUBJECT TO AMENDMENTS AND CHANGES:

7.1 The design of the said Flat is subject to amendments and changes as may be stipulated by the MCGM, Government, local authority and as per the requirements of the Developer from time to time.

7.2 The Purchaser/s hereby further agree/s and covenant/s with the Developer to render full co-operation to the Developer and to sign and execute all papers and documents, in favour of the Developer or otherwise as may be necessary for the purpose of enabling the Developer to construct the Proposed Building, in accordance with the said approvals or such other plans, with such additions and alterations as the Developer may in its sole and absolute discretion deem fit and proper and for the purpose of applying for and/or obtaining the approval or sanction of the MCGM or any other appropriate authorities in that behalf as well as for the approval or sanction relating thereto. The Purchaser/s hereby further agree/s and give/s his/her/their specific irrevocable consent to the Developer to carry out such amendments, alterations, modifications or variations in constructing the said Flat and the Proposed Building on the said Land and/or to



the layout plan and/or to the building plans (whether or not envisaged and/or proposed to be constructed at present), provided that the aggregate area/size of the said Flat agreed to be acquired by the Purchaser/s is not in any manner reduced, beyond the Agreed Variation Limits, as set out in Clause [7.3] hereof.

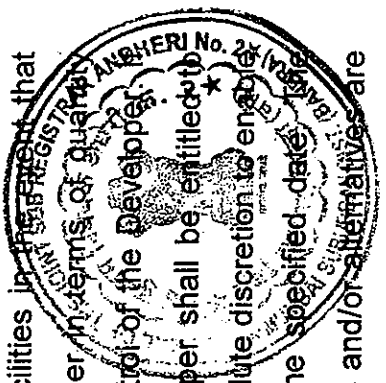
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7.3 Before the Purchaser/s is/are put in possession of the said Flat, the Developer shall confirm the final carpet area of the said Flat by furnishing the details of the changes, if any, in the carpet area thereof. The Parties agree and acknowledge	

that a change/variation (either due to planning constraints or due to any construction related exigencies) in such carpet area of the said Flat up to 3% (three percent) (plus or minus) is acceptable to each of the Parties hereto (hereinafter referred to as "**the Agreed Variation Limits**").

7.4 In the circumstances, if the carpet area of the said Flat is at a variation (increase or a decrease) from what is agreed under this Agreement (but within the Agreed Variation Limits) then neither Party shall have any claim against the other for such variation and the Purchaser/s shall not seek a discount or rebate or reduction of the Purchase Price or any other amounts on account of decrease in the carpet area of the said Flat within the Agreed Variation Limits.

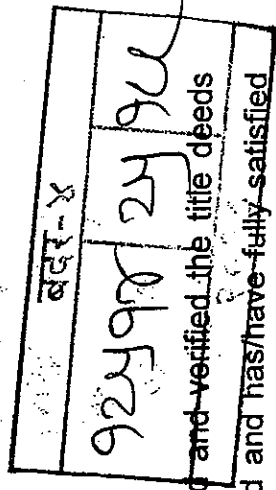
8 DESCRIPTION OF COMMON AND INTERNAL AMENITIES:

It is expressly agreed that the Proposed Building shall contain the common amenities and facilities as set out in Part A of Annexure 'L' hereto and the said Flat shall contain specifications, fixtures, fittings, and amenities as set out in Part B of Annexure 'L' hereto (hereinafter referred to as the "**said Amenities and Facilities**") and the Purchaser/s confirm/s that the Developer shall not be liable to provide any other additional specifications fixtures, fittings and amenities in the said Flat. It is specifically agreed between the Parties hereto that the Developer shall have the right to change/alter/substitute the said Amenities and Facilities in the event that there is any uncertainty about the availability thereof, either in terms of quantity and/or quality and/or for any other reason beyond the control of the Developer. Any change as aforesaid becomes necessary, the Developer shall be entitled to choose the substitutes and/or alternatives thereof in its absolute discretion to enable the Developer to offer possession of the said Flat on the specified date. The Developer shall however try to ensure that such substitutes and/or alternatives are similar to the amenities as hereunder agreed, in quality and quantity, as far as may be reasonably possible and subject to availability. The Purchaser/s agree/s not to claim any rebate and/or discount and/or concession in the Purchase Price on account of such change/substitution.



9 PURCHASER/S' SATISFACTION ON TITLE:

9.1 The Purchaser/s has/have independently inspected and verified the title deeds and all papers and documents hereinabove recited and has/have fully satisfied himself/herself/themselves about the ownership of the said Land by the said Society, the termination by the Society of Shubh's appointment as the previous developer, the entitlement of the Developer to undertake redevelopment of the said Land and the entitlement of the Developer to enter into this Agreement.



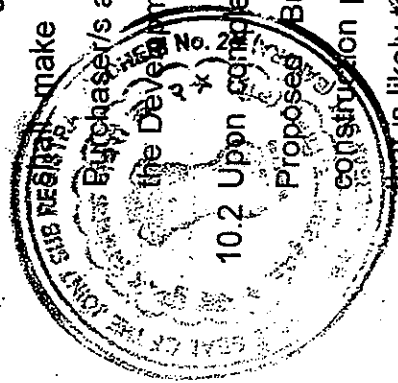
9.2 The Purchaser/s shall not be entitled to further investigate the title of the Society to the said Land and/or the entitlement of the Developer to construct the Proposed Building thereon and to enter into this Agreement and/or be entitled to make any requisition or raise any objection with regard to any other matters relating thereto.

9.3 The Purchaser/s has/have also taken inspection of the MHADA Offer Letters, MHADA NOCs, orders and approved plans, IoD, amended approved plans and CC issued by the MCGM and the undertakings given by the Developer/Society to the MHADA and the MCGM; and other concerned authorities, and other relevant documents and papers including the municipal assessment bills, city survey records and other documents mentioned in the RERA, the RERA Rules, the MOFA and the MOFA Rules framed there under and the Purchaser/s confirm/s that he/she/they has/have entered into this Agreement after inspecting and understanding the aforesaid documents and papers.

10 PURCHASER/S TO BECOME MEMBER/S OF THE SAID SOCIETY:

10.1 Pursuant to receipt of the Occupation/Occupancy Certificate in relation to the Proposed Building and after all the premises in the Proposed Building are agreed to be sold by the Developer under duly registered documents on the broad lines of this Agreement and subject to receipt of the entire Purchase Price hereunder agreed to be paid by the Purchaser/s to the Developer as provided in Annexure 'K' hereto and further subject to payment by the Purchaser/s of all other amounts hereunder agreed to be paid by the Purchaser/s to the Developer, the Developer make the requisite application to the said Society for inducting the Purchaser/s as member/s in the said Society in accordance with the provisions of the Development Agreement.

10.2 Upon completion of the entire Project, viz. completion of construction of the Proposed Building and after consuming and utilizing the full available construction potential of the entire said Land (including the additional potential that is likely to accrue to the said Land at any time hereafter), the Developer shall require the Purchaser/s to become the member of the said Society by paying the admission fee of Rs. 100/- (Rupees One Hundred Only) and an amount of Rs. 500/- (Rupees Five Hundred Only) or such other amount as may be demanded by the Society towards the share money for 5 (five) fully paid up Shares of the said Society and also by paying the amounts towards proportionate sinking fund/corpus fund to the said Society.



11 INCIDENTAL RIGHTS OF THE DEVELOPER:

11.1 The Developer has further informed the Purchaser/s that subject only to the terms and conditions of the Development Agreement, the Developer retains the

right to sell, transfer, assign in favour of any person/s and/or deal with (a) future rights in respect of the said Land; (b) the balance development potential/rights in respect of the said Land (i.e. after having utilized the FSI available for the construction of the Proposed Building and as per the plans already submitted and/or to be submitted by the Developer from time to time and as per the proposed total scheme of development); (c) various rights that may accrue to and over the said Land in the future including additional development potential as recited above; and (d) the rights for advertising, signage and hoarding for advertising in the compound, common areas and facade of the said Land and Proposed Building (the rights referred to in above are hereinafter collectively referred to as "the Incidental Rights").

11.2 The Incidental Rights include without limitation, the right of use of the said Land as a receiving plot and/or to consume or fully exploit by utilizing TDR and/or DRC which the Developer and/or its nominee/s may be entitled to, from time to time, at the Developer's sole and absolute discretion. The Developer is also entitled from time to time to deal with and/or dispose of all or any of the Incidental Rights, by way of sale, assignment, lease, transfer, mortgage and/or in any other manner whatsoever as it may in its absolute discretion think fit and proper from time to time and at its entire discretion and convenience transfer such rights to any person/s.

11.3 The Purchaser/s expressly consent/s and agree/s that the Purchaser/s shall not claim any rebate or reduction in the purchase price in respect of the said Flat and/or any other benefit/right from the Developer and/or such persons and/or in future as a result of any development that may be undertaken either by the Developer and/or its nominee/s and/or person/s.

11.4 The Purchaser/s further agree/s and acknowledge/s that the Developer shall be solely and exclusively be entitled to use and exploit all common areas and the compound of the Proposed Building, the façade of the Proposed Building and the terrace on the top of the Proposed Building for advertising purposes and any other appropriate location as Developer may deem fit and shall be entitled to create such third party rights in respect of such advertising rights and shall be entitled to the entire Purchase Price in that behalf and the Purchaser/s shall not object thereto either in his/her/their personal capacity/ies or in his/her/their capacity/ies as the member/s of the said Society.

12 NO OBJECTION TO DEVELOPMENT/CONSTRUCTION:

12.1 As aforesaid, the Developer shall be constructing the Proposed Building and additional structures/wings/floors therein as stated above on the said Land and the Purchaser/s is/are not entitled to and shall not object to such construction for



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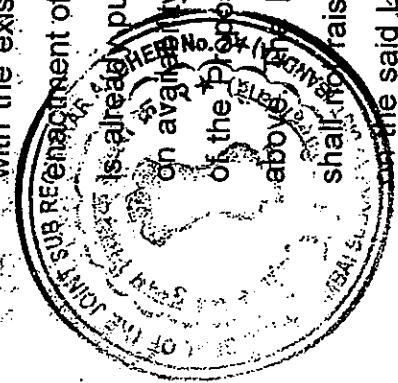
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any reasons whatsoever and howsoever arising, at any time hereafter;

12.2 It is further agreed that save and except the aforesaid terrace over the top most habitable floor in the Proposed Building (which may be of an area lesser than the area of the plinth), the Developer is entitled to sell the terrace/s or pocket terrace/s or extended balcony/ies, which may be abutting the respective premises for the exclusive use of the purchaser/s of such premises (whether or not the same are approved as common areas). Further the Developer may at its sole and absolute discretion, grant license for exclusive use or maintenance in respect of the terraces to the purchaser/occupant of the premises that is abutting (next to) the terrace. The terrace/s, if so permitted to be used by the Developer, shall not be enclosed by the respective purchaser/occupant without the permission in writing obtained from MCGM and other concerned authorities and the Developer. The Purchaser/s hereby give his/her/their no-objection to such rights being retained by the Developer in respect of such terrace/s (and the right to allot the same as aforesaid) and the Purchaser/s shall not object thereto and/or claim any such terraces and/or any part thereof as common areas and/or have/make any other claim in respect of such terraces against the Developer and/or its nominee/s/ allottee/s /transferee/s/ licensee/s.

12.3 As recited above, it is reasonably expected by the Developer that the FSI for consumption on the said Land shall be increased (including by virtue of proposed amendments to the DCR), from the FSI that is presently approved under per the existing building approvals and from what is presently approvable in accordance with the existing provisions of the DCR; (including inter alia by virtue of the re-issuance/ amendment of the applicable DCR as per the draft Development Plan 2034, which is already published for objections/suggestions); and thereby the Developer will be able to construct further floors as a part of the Proposed Building in addition to the presently approved floors as recited above. Purchaser/s confirm/s that the Purchaser/s have no objection and shall not raise any objection to the Developer putting up additional construction on the said Land by increasing the number of floors in the Proposed Building as such or in any other manner whatsoever.



12.4 The Developer shall have full power and absolute authority, if so permitted by the ~~supperged authorities,~~ to make additions to and/or construct additional building/s or structure/s or wing/s on the said Land and/or additional storey/s in the ~~Proposed Building~~ including *inter alia* as recited above and such additional building/s/structure/s/wing/s/storey/s shall be the sole, exclusive and absolute property of the Developer. The Developer shall be entitled to dispose of such additional building/s/structure/s/wing/s/storey/s in such manner as the Developer may deem fit and proper in its sole and absolute discretion. The Developer shall

be entitled to amend/alter/modify the layout plan of the said Land as also construct additional building/s/structure/s/wing/s/storey/s on the said Land or any portion or portions thereof and the Developer shall be entitled to dispose of the premises in such additional building/s/structure/s/wing/s/storey/s as the Developer may deem fit proper in its sole and absolute discretion. The Purchaser/s is/are not entitled to object thereto and shall not object thereto and this Clause [12.4] shall always operate as the Purchaser's/Purchasers' irrevocable, absolute and unconditional no objection in that behalf. This Clause [12.4] shall operate as and shall be deemed to be the consent of the Purchaser/s in accordance with provisions of RERA, RERA Rules, MOFA and MOFA Rules and in particular Section 14 of RERA and sections 7 and 7A of MOFA.

13 ENTITLEMENT OF THE PURCHASER/S TO RAISE LOAN:

The Purchaser/s is/are, at his/her/their sole risk, liability and responsibility, free to raise a loan from any financial institution or bank, for acquiring the said Flat by offering the rights of the Purchaser/s hereby created, as a security. However, such loan should be strictly personal to the Purchaser/s and the right of the Developer to receive the balance Purchase Price and other sums as hereunder provided from the Purchaser/s, shall override the rights of the financial institution/bank/organization/employer in respect of the loan so availed of by the Purchaser/s. No sum of such loan will be disbursed to the Purchaser/s till the entire amount of Purchase Price (as per Annexure 'K' hereto) is received by the Developer and till the Developer has received all other amounts hereunder receivable by the Developer from the Purchaser/s. The repayment of the loans, interest and other charges on such loan shall be the sole responsibility of the Purchaser/s. Once the Purchaser/s has/have paid the full Purchase Price as payable under this Agreement and other amounts hereunder agreed to be paid by the Purchaser/s and has/have taken possession of the said Flat, thereafter due to non-payment of the loan by the Purchaser/s, the recourse available to the financial institution would be only against the said Flat and against the Purchaser/s personally and not against the said Land, the Proposed Building or any one of them or any of the other premises in the Proposed Building, and not against any other assets/rights of the Developer or the said Society.

14 COMMON AREAS:

It is expressly agreed that the Purchaser/s along with the other occupants of premises in the Proposed Building shall be proportionately entitled to use, occupy and enjoy the common areas and facilities in the Proposed Building and the nature, extent and description of such common areas and facilities which the Purchaser/s will proportionately enjoy in the common areas and facilities is set out in Part A

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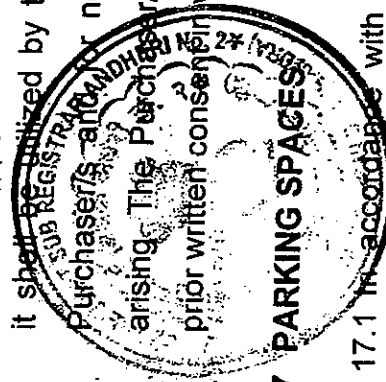
(limited common areas) and Part B (common areas) of the Third Schedule hereunder written. The Purchaser/s shall not claim use or entitlement to use any areas in the Proposed Building on the ground that the same are approved as common areas in the plans; and the only common areas that the Purchaser/s is/are expecting to use/enjoy and claim to be entitled to use/enjoy are as set out in the **Fourth Schedule**, subject to what is set out therein.

15 RIGHT OF THE PURCHASER/S RESTRICTED TO THE SAID FLAT ONLY:

It is clarified that the right of the Purchaser/s is restricted to the said Flat agreed to be sold to him/her/them by the Developer as per the floor plan annexed hereto as Annexure 'J' and use and enjoyment of common areas and utilities in common as aforesaid and the Purchaser/s shall not be entitled to claim any right to any open space or passage, staircase, open parking space, stilt parking spaces, basement parking spaces or any other area in to or upon the said Land and/or the Proposed Building or any other space surrounding the Proposed Building or any of them in any manner whatsoever, as the same belongs to and are the sole, exclusive and absolute property of the Developer.

16 NO CHANGE OF USER:

It is expressly agreed, by and between the Developer and the Purchaser/s that the said Flat is agreed to be sold to the Purchaser/s for use as a residential flat only and it shall be utilized by the Purchaser/s for the purpose for which it is sold to the Purchaser/s and for no other purpose or purposes whatsoever and howsoever arising. The Purchaser/s agree/s not to change the user of the said Flat, without prior written consent in writing of the Developer and the concerned authorities.



17 PARKING SPACES

17.1 In accordance with the provisions of the said Development Agreement, the Developer has agreed to provide certain car parking spaces to the Society for allotment to the existing members of the Society; and the Developer is entitled to and has been authorised by the Society allot the balance car parking spaces to the acquirers of the area available with the Developer for sale. The Developer shall accordingly earmark parking spaces (open, or on the parking floors or in the stilt or basement) of the Proposed Building for exclusive use thereof by certain acquirers of the premises in the Proposed Building depending on availability as the Developer has been authorised to do so by the Society under the Development Agreement. It is clarified that the Developer is not accepting any consideration/purchase price/amounts from any acquirer/s of the premises (which the Developer is entitled to sell as recited hereinabove) for allotment/earmarking of such parking spaces.

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17.2 The Society has in the Development Agreement already confirmed the allotment of the additional parking spaces by the Developer in favour of the acquirers of the free sale area in the Proposed Building that is available to the Developer under the Development Agreement. The Purchaser/s agree that the Developer shall be entitled to do such earmarking at its discretion and the Purchaser/s hereby accept/s the decisions taken by the Developer in relation to such earmarking of car parking spaces.

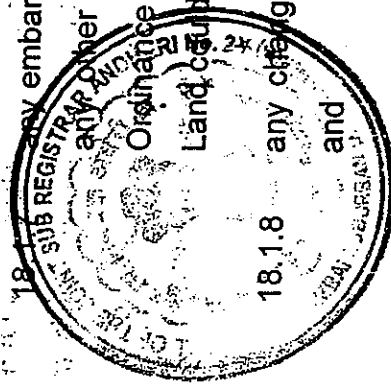
17.3 Notwithstanding what is stated in Clauses [17.1 and 17.2] above, the Purchaser/s acknowledge/s and understand/s that due to paucity of physical spaces and requirement of a larger number of car parking spaces, a majority of the car parking spaces that will be provided by the Developer in the Proposed Building, shall be in the form of an automated mechanical pit or tower parking system or multi-level stack parking systems or any other form of automated or mechanical parking wherein, there may be or may not be any specific identified spot/place which may be earmarked for a particular occupant of premises in the Proposed Building and which shall be designed to minimize the area and/or volume required for parking cars (hereinafter referred to as "the Mechanical Parking"). The Purchaser/s is/are aware that such Mechanical Parking involves or may involve operation of an automated machine for parking and removing cars from the Mechanical Parking system and the same could be time-consuming and the Purchaser/s acknowledge/s that the Purchaser/s has/have no objection to the same. The Purchaser/s is/are aware that such Mechanical Parking may also require a valet system by appointment of qualified drivers, for ease of parking and removing of vehicles from the parking slots in the Mechanical Parking system. The Purchaser/s hereby confirm/s that the Purchaser/s has/have no objection to the same and that the Purchaser/s shall not park his/her/their car/s at any other place in the Proposed Building. The Purchaser/s hereby agrees and undertakes that the Purchaser/s shall bear the costs and expenses of the maintenance of such Mechanical Parking system or also keep such valet parking facility at his/her/their costs for parking or removal of cars from the Mechanical Parking system. The Purchaser/s shall not refuse to bear such costs and/or expenses on the ground of non-utilisation of such Mechanical Parking system or valet parking facility or on any other ground whatsoever and howsoever arising. अदर - ४

18 DATE OF POSSESSION OF THE SAID FLAT:

18.1 The Developer agrees to offer to hand over possession of the said Flat to the Purchaser/s in the Proposed Building on or before 30th September, 2019 or within a period 7 (Seven) days from the date of obtaining Occupation/Occupancy Certificate in respect of the said Flat, whichever is later, subject to:

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- 18.1.1 easy availability of cement, steel and other building materials; and
- 18.1.2 any conditions beyond the reasonable control of the Developer, including acts of God like earthquake, perils of the sea or air, fire, flood, or any drought, explosion, sabotage etc.; and
- 18.1.3 any riots, bandhs, strikes and/or labour unrest and in consequence whereof and the construction on the said Land could be adversely affected; and
- 18.1.4 any geological, subsurface ground conditions as a result of which construction, development on the said Land and construction on and development of the said Land is delayed or no longer financially or technically viable; and
- 18.1.5 any disruptions, challenges and placement of legal and traditional impediments by third parties notwithstanding the granting of any and all approvals by the concerned authorities which delays or materially adversely affects the implementation of the construction activities on the said Land; and
- 18.1.6 any reasons like war, civil commotion, acts of criminals or of public enemy, insurrection, blockade, embargo terrorism, etc. in consequence whereof the construction activities on the said Land could be adversely affected; and

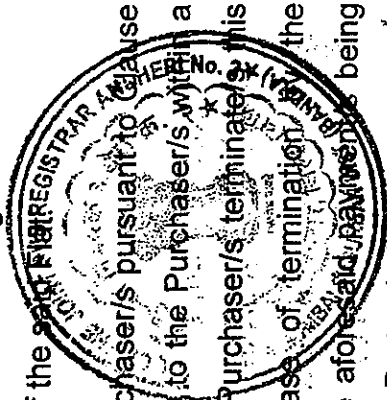


- 18.1.8 any change in byelaws, policy and regulations of statutory authorities; act of enemy, riots, civil commotion, or war or any court order or government notification, circular or order or subject to delay by the MCGM for approval of plans, grant of Occupation/Occupancy Certificate, or subject to delay in the grant of water, sewerage, electric, cable connection or any other service or any other cause, beyond the control of the Developer.

18.2 The date of delivery of possession of the said Flat is subject to certain terms as more particularly specified in the preceding Clause [18.1] and even after extension of the date of possession as stated in the preceding Clause [18.1], the Developer is unable to or fails to offer possession of the said Flat or license to enter the said Flat to the Purchaser/s, then and in such an event, the Purchaser/s

shall at its own discretion be entitled either (i) to continue with the arrangement as recorded in this Agreement and receive a compensation in the form of liquidated damages from the Developer to be calculated on a monthly basis at the Agreed Interest Rate on the amount of Purchase Price that is till then paid by the Purchaser/s to the Developer and received by the Developer, from the extended date of delivery of possession (extended due to any of the factors set out in Clause [18.1] hereof) till the date of offer of possession by the Developer to the Purchaser/s; or in the alternative (ii) to give notice to the Developer, thereby terminating this Agreement, in which event, the Developer shall refund to the Purchaser/s the amount of Purchase Price (but not any taxes, levies, charges, stamp duty, registration fees, brokerage, etc. or any other amounts, that may have been paid by the Purchaser/s) till then received by the Developer from the Purchaser/s hereunder together with interest at the Agreed Interest Rate from the date of receipt by the Developer of such amounts of Purchase Price from the Purchaser/s till the date of refund thereof to the Purchaser/s. It is clarified that the Developer shall not be liable to pay or refund to the Purchaser/s any additional amount/s either as liquidated damages or costs, charges, expenses the event of such termination. It is further clarified that in the event if the provisions of this Clause [18.2] are applicable and in such an event, if the Purchaser/s once exercises the option to continue with this Agreement (and not to terminate it), then the Purchaser/s shall not be subsequently be entitled to exercise the alternative option to terminate this Agreement, regardless of the further period of delay in the delivery of possession of the said Flat.

18.3 The refund to be made by the Developer to the Purchaser/s pursuant to Clause [18.2] (if applicable) shall be made by the Developer to the Purchaser/s within a period of 30 (thirty) days from the date when the Purchaser/s terminates this Agreement/s as per Clause [18.2] hereof. In case of termination of the Agreement/s as provided in Clause [18.2], upon the aforesaid, ~~payments~~ being made by the Developer to the Purchaser/s, neither Party shall have any claim against the other either in respect of the said Premises or otherwise arising out of this Agreement and the Developer shall be at liberty to sell and dispose of the said Premises and/or create third party rights therein in favour of any other person/s at and for such consideration and upon such terms and conditions as the Developer may deem fit and proper, in the Developer's sole and absolute discretion, without any reference and/or recourse to the Purchaser/s, it is clarified that in case of termination by the Purchaser/s as provided in this Clause, in the event if the Developer finds a willing buyer/purchaser to acquire the said Flat prior to the refund to the Purchaser/s under this Clause, then the Developer shall be entitled to sell the said Flat to such new buyer/purchaser but the Purchaser/s shall have a charge on the amounts receivable by the Developer from the new



~~such terms and conditions as~~
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discretion, without any reference and/or recourse to the Purchaser/s, it is clarified
that in case of termination by the Purchaser/s as provided in this Clause, in the
event if the Developer finds a willing buyer/purchaser to acquire the said Flat

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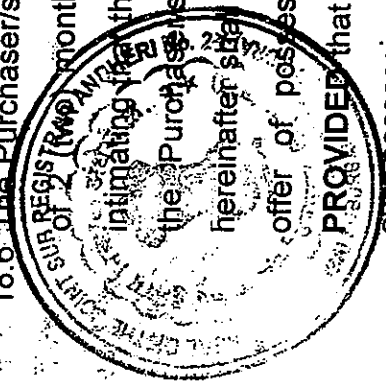
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purchaser/acquirer to the extent of the amounts receivable by the Purchaser/s under this Clause.

18.4 Save and except as provided in Clause [18.2] hereof, the Purchaser/s shall not be entitled to withdraw from this Agreement or terminate this Agreement; and in the event if the Purchaser/s for any reason/s communicates to the Developer that the Purchaser/s has/have so decided to withdraw from the this Agreement or terminate this Agreement other than for the reasons as set out in Clause [18.2] hereof, then the consequences of such withdrawal or termination shall be as set out in Clause [4] hereof.

18.5 Notwithstanding anything to the contrary contained in this Agreement and in particular in Clauses [18.2] to [18.4] hereof, if as a result of any legislative order or requisition or direction of the Government or public authorities, the Developer is unable to complete construction of the aforesaid Proposed Building and/or to give possession of the said Flat to the Purchaser/s, then and in such an event, the only responsibility and liability of the Developer will be, to refund to the Purchaser/s the amount of Purchase Price (but not any taxes, levies, charges, stamp duty, registration fees, brokerage, etc. or any other amounts that may have been paid by the Purchaser), till then received by the Developer from the Purchaser/s hereunder, without any interest thereon, and thereupon this Agreement shall ipso facto and automatically stand terminated.

18.6 The Purchaser/s shall take possession of the said Flat within a maximum period of ~~two~~ two months from the Developer giving written notice to the Purchaser/s intimating that the said Flat is ready for use and occupation; but the obligation of the Purchaser/s to bear and pay the maintenance charges as provided herein after shall commence at the expiry of a period of 7 (Seven) days from the offer of possession of the said Flat by the Developer to the Purchaser **PROVIDED** that if within a period of 5 (five) years from the date of offer to hand over possession of the said Flat to the Purchaser/s, the Purchaser/s brings/s to the notice of the Developer, any defect in the said Flat with regard to the material used therein or any unauthorized change in the construction of the Proposed Building, then, wherever possible such defects or unauthorized changes shall be rectified by the Developer at its own cost; and in case if it is not possible to rectify such defects or unauthorized changes, then the Purchaser/s shall be entitled to ~~receive from the Developer~~, reasonable compensation for such defect or change, based on the estimates provided by any Architect appointed/nominated by the Developer.



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18.7 Before delivery of possession or grant of license to enter the said Flat to the Purchaser/s, the Purchaser/s shall inspect the said Flat (including the size thereof) and the Amenities and Facilities provided; and thereafter the Purchaser/s

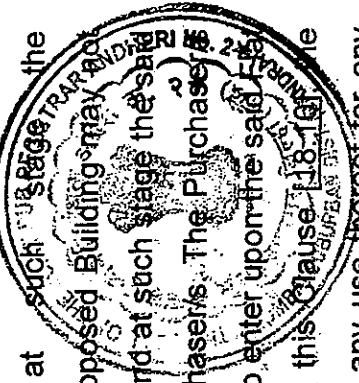
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will have no claim whatsoever and howsoever arising against the Developer with regard to any shortfall in size or the construction of the said Flat or the provision of the Amenities and Facilities.

18.8 The Purchaser/s shall be entitled to the possession of the said Flat only after the full Purchase Price as per Annexure 'K' hereto is paid by the Purchaser/s to the Developer; and the other sums mentioned hereunder are paid by the Purchaser/s to the Developer.

18.9 The Developer shall not put the Purchaser/s in possession of the said Flat unless and until the Purchaser/s has/have paid the entire Purchase Price as provided by Annexure 'K' hereto and all the other amounts payable by him/her/them hereunder and/or otherwise in respect of the said Flat to the Developer, as specified herein and upon the Developer having received the Completion Certificate or Occupancy/Occupation Certificate in respect of the said Flat.

18.10 Upon completion of construction of the Proposed Building, the Developer may at its discretion, permit the Purchaser/s to enter upon the said Flat, limited for the purpose of carrying out fit out works of non-structural nature like installation of fixture and furniture in the said Flat at the entire risks and costs of the Purchaser/s. The Purchaser/s acknowledge/s that the Developer shall not be obliged to permit the Purchaser/s to enter upon the said Flat under any circumstances and the same shall be entirely at the discretion of the Developer.



The Purchaser/s further acknowledge/s that at such stage as the Occupation/Occupancy Certificate in respect of the Proposed Building may be entered upon, the Purchaser/s shall not be capable of being occupied by the Purchaser/s. The Purchaser/s agree/s and undertake/s that in the event so permitted to enter upon the said Flat to carry out the said fit out works as contemplated in this Clause [18.10] of the Purchaser/s shall not occupy the same or commence any use thereof for any reasons whatsoever and howsoever arising. The Purchaser/s further agree/s and undertake/s that in the event if the Purchaser/s is/are so permitted to enter upon the said Flat to carry out the said fit out works as contemplated in this Clause [18.10] then in such an event, the Purchaser/s shall be solely and exclusively responsible and liable to ensure that the workmen, labourers, agents and other representatives of the Purchaser/s so entering upon the said Flat shall comply with and adhere to all health and safety guidelines, rules and regulations as may be prescribed by the Developer from time to time. The Purchaser/s acknowledge/s that Developer shall not be liable and/or responsible for untoward incident that may occur by virtue of the Purchaser/s being permitted to carry out the fit out works or to enter upon the said Flat as contemplated in this Clause [18.10].

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18.11 The Purchaser/s also agreed and undertake that prior to commencing any fit out or interior works in the said Flat, the Purchaser/s shall for the due adherence and performance with the terms and conditions of the Fit Out Manual (as may be drawn up by the Developer containing the guidelines for carrying out the fit-out works in the premises in the Proposed Building), keep deposited with the Developer a sum of Rs. 2,00,000/- (Rupees Two Lakhs Only) as a security deposit and which amount shall be refunded by the Developer to the Purchaser/s on completion of the fit out works. In the event if the Purchaser/s commit/s any breach/es of the terms and conditions of the Fit Out Manual or cause/s any damage or nuisance to the Proposed Building or any common areas therein or in any adjoining the said Flat, then and in any such event, the Developer shall be entitled to adjust or deduct any expenses incurred or likely to be incurred by the Developer from such security deposit for setting right such breach or rectifying such damage or nuisance caused. The Purchaser/s shall not dispute any adjustment or deduction from the security deposit on any ground whatsoever and howsoever arising.

18.12 Upon possession of the said Flat being offered to the Purchaser/s, he/she/they shall be entitled to the use and occupy the said Flat for the user specified herein only and for no other purpose whatsoever. Upon the Purchaser/s taking possession of the said Flat or license to enter the said Flat he/she/they shall have no claim against the Developer in respect of any item of work in the said Flat, which may be alleged not to have been carried out or completed.

19 REIMBURSEMENT OF EXPENSES AND MAINTENANCE CHARGES:

19.1 Over and above the amounts of the Purchase Price, as set out in Annexure 'K' hereto and other amounts agreed to be paid by the Purchaser/s to the Developer as set out hereinafter, the Purchaser/s shall, at the time of taking possession of the said Flat, within a maximum period of 7 (seven) days from the date of offer of delivery of possession of the said Flat (*whether or not the Purchaser/s has/have taken possession of the said Flat or not*), whichever is earlier pay to the Developer the following amounts:

19.1.1 A sum of Rs. 500/- towards acquiring of 5 (Five) shares of Rs.100/- each or a sum of Rs.250/- towards acquiring 5 (Five) shares of Rs.50/- each, as may be specified by the Society) of the said Society and entrance fee of Rs.100/- (Rupees One Hundred Only);

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for a sum of Rs.250/-	Deposit a sum of Rs. 50,000/- (Rupees Fifty thousand Only) towards

provisional maintenance charges for 12 (twelve) months in advance. Commencing a week after notice in writing is given by the Developer to the Purchaser/s that the said Flat, is ready for being occupied, the

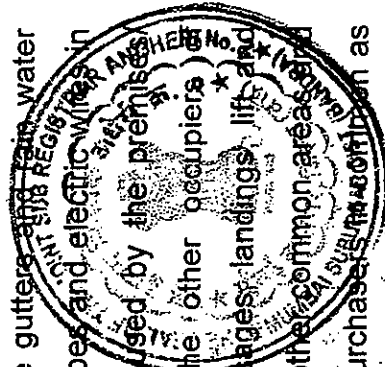
Purchaser/s shall be liable to bear and pay the proportionate share of the maintenance charges and other monthly outgoings in respect of the said Flat. After the completion of the initial 12 (twelve) months as aforesaid, the Purchaser/s shall be liable to bear and pay the maintenance charges in respect of the said Flat and the Purchaser/s further undertake/s to pay such provisional monthly contribution on or before the 5th day of each month in advance to the Developer or to the Society (if the management of the Proposed Building has been handed over to the Society); and the Purchaser/s shall not be entitled to withhold the same for any reason whatsoever. It is further agreed that the Purchaser/s will be liable to pay the Agreed Interest Rate demanded by the Developer for any delay in payment of such outgoings.

19.1.3 In addition to the proportionate property and municipal taxes, the maintenance charges payable by the Purchaser/s (which are to be borne and paid by the Purchaser/s on and from the date of taking possession of the said Flat or within a maximum period of 7 (seven) days from the date of offer of delivery of possession of the said Flat (*whether or not the Purchaser/s has/have taken possession of the said Flat or not*)) would include *inter alia* the following:

- i. The expenses of maintenance, repairing, redecorating, etc., of the main structures and in particular the gutters, ~~and~~ water pipes of the Proposed Building, water pipes and electric wires in under or upon the Proposed Building ~~used by the premises~~ premises holder/s in common with the other occupiers of premises and the main entrances, passages, landings, lift and staircase of the Proposed Building and other common areas and amenities as enjoyed by the premises purchaser/s ~~in common~~ as aforesaid and the boundary walls of the Proposed Building, compounds etc.

- ii. The cost of cleaning and lighting the passage, water pump, lifts, landings, staircases, common lights and other parts of the Proposed Building used by the premises purchaser/s in common as aforesaid.

- iii. The cost of the salaries of certain workers like clerks, accountant, liftmen, chowkidar, pump man, sweepers, drivers, house-keeping charges, etc., and the proportionate salary of certain part time workers like engineers, supervisors etc. their traveling expenses, welfare expenses like tea, coffee etc., the bonus to be given to them etc.



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- iv. The cost of working and maintenance of common lights, water pump, lifts, common sanitary units and other services charges.
- v. Premium for insurance of the Proposed Building (if and when taken).
- vi. The maintenance charges, cost, expenses and amounts required for maintenance and operation of various common equipment that may be installed in the Proposed Building including *inter alia* street lights, sewer line, storm water drain, water lines, internal roads, garden, civil, Mechanical Parking system, other mechanical and electrical system/s installed for reuse of the waste water, civil, mechanical and electrical system for rain water harvesting, high speed lifts, submersible pumps installed in tank for municipal water and tank for storage of tanker/bore well water, pumps installed for firefighting, tank for municipal water, overhead tank and other water tanks by whatever name called, firefighting system, common electric system (which may be installed for the lights, pumps, equipment, lifts, security system etc.), common plumbing system, common security system and such other expenses as are necessary or incidental for the maintenance and upkeep of the Proposed Building.



19.2 The Purchaser/s is/are aware that after the possession of the said Flat is offered to the Purchaser/s and after he /she/they is/are admitted as member/s of the said Society, it may take at least 12 (twelve) to 18 (eighteen) months for the Developer/Society to work out and inform each of the premises occupants in the Proposed Building about the exact breakup of the maintenance charges payable by him/her/them. Therefore, during such a period, the Developer/Society is likely to draw up ad-hoc bills towards maintenance. The Purchaser/s agree/s that he/she/they shall not raise any objection for payment of such ad-hoc bills and would allow the said Society a time period of 12 (twelve) to 18 (eighteen) months, or more from the date of he/she/they is/are admitted as member/s of the Society, to enable the Developer/Society to work out the exact details of the maintenance charges payable by him/her/them.

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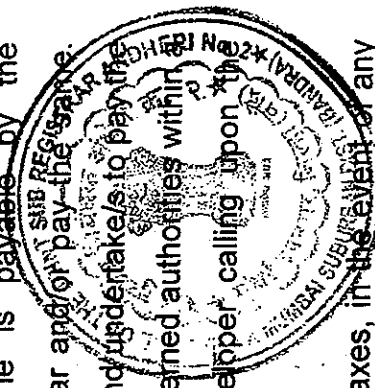
19.3 Over and above the Purchase Price and other amounts payable by the Purchaser/s, the Purchaser/s hereby agree/s that in that event of any amount becoming payable by way of levy or premium, taxes, cess, fees, charges, etc., after the date of this Agreement to MCGM or any other concerned local authority or to the State Government or in the event of any other payment for a similar nature becoming payable in respect of the said Land and/or in respect of the various premises to be constructed thereon, the same shall be paid by the Developer, however, the same would be reimbursed by the Purchaser/s to the Developer in proportion of the area of the said Flat to the total area of all the new premises being developed on the said Land.

20 TAXES:

20.1 The Purchaser/s is/are aware that the amount of Purchase Price as set out in Annexure 'K' hereto, is exclusive of the all the taxes applicable to transactions for the sale of constructed premises as levied by the State and Central Government through their respective Finance Acts and other legislations and various clarifications/notifications and regulations have made Value Added Tax and Service Tax (hereinafter referred to as "**the said Taxes**"). It is hereby agreed between the Parties and it is clarified that at the time of execution of this Agreement for Sale, that there is a liability for payment of the said Taxes on this Agreement for the sale of the said Flat by the Developer to the Purchaser/s. The Purchaser/s agree/s and undertake/s that the same is payable by the Purchaser/s and that the Developer is not liable to bear and/or pay the same. Therefore, the Purchaser/s hereby irrevocably agree/s and undertake/s to pay the amounts for the said Taxes to the Developer or the concerned authorities within a period of 7 (seven) days from the date of the Developer calling upon the Purchaser/s to do so, without any delay or demur.

20.2 It is hereby further agreed that in addition to the said Taxes, in the event of any amount becoming payable now or in the future by way of levy or premium, taxes, cess, fees, charges, sales tax, value-added tax, service tax, goods and services tax (if and when made applicable), or any other tax by whatever name called, at the time of execution of this Agreement and/or any time thereafter to any authority or to the State Government or to the Central Government or by the event of any other payment of a similar nature, save and except the tax on income of Developer, arising out of or in connection with transaction contemplated hereby, the Purchaser/s shall be solely liable to bear and pay the same and the Developer shall not be liable for the same.

20.3 Non-reimbursement/Non-payment of the said Taxes and other amounts mentioned in this Clause [20] by the Purchaser/s shall be deemed to mean non-payment of the Purchase Price amount to the Developer and the consequences



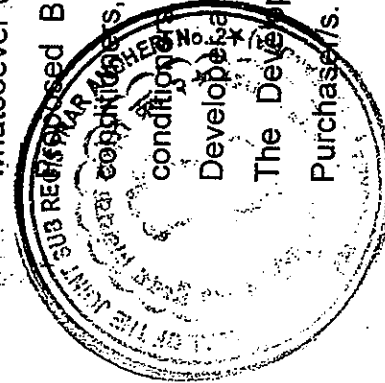
as mentioned in Clause [4] hereof shall apply.

21 BREACHES:

The Purchaser/s agree/s and undertake/s to and shall observe perform and comply with all the terms and conditions and covenants to be observed performed and complied with by the Purchaser/s as set out in this Agreement (save and except the obligation of the Purchaser/s to pay the balance Purchase Price and other sums as aforesaid, for which the consequences as mentioned in Clause [4] above would apply) if the Purchaser/s neglect/s, omit/s, or fail/s to observe and/or perform the said terms and conditions and covenants for any reason whatsoever then in such an event, the Developer shall be entitled after giving 1 (one) months' notice to remedy or rectify the default and in the event of the Purchaser/s failing to remedy or rectify the same within the said notice period, this Agreement shall be voidable at the option of the Developer and in the event of the Developer so treating this Agreement void, the consequences of termination as set out in Clause [4] hereof shall apply.

22 ELEVATION OF THE PROPOSED BUILDING:

The Purchaser/s shall not alter, amend, modify etc., the elevation of the said Flat or the Proposed Building whether the side, front or rear nor shall the Purchaser/s alter, amend, modify the entrance lobby, staircase, lift, passage/s, terrace etc. of the Proposed Building and shall keep the above in the same form as the Developer constructs the same and shall not at any time alter the said elevation in any manner whatsoever without the prior consent or alter the attachments to the elevation of the Proposed Building, including fixing or changing or altering grills, windows, air conditioning units, chajjas etc., The Purchaser/s further irrevocably agree/s to fix their air-ventilators, whether window or split only after the written permission of the Developer and at such places as may be earmarked by the Developer for the same. The Developer's decision in this regard would be final and binding on the Purchaser/s.



23 COVENANTS OF THE PURCHASER:

23.1 The Purchaser/s with an intention to bring all persons into whose hands the said Flat may come, do hereby represent/s and assure/s to and undertake/s and covenant/s with the Developer as follows:

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23.2 To maintain the said Flat at the Purchaser's/Purchasers' own cost in good and tenable repair and	

condition from the date the possession of the said Flat is offered to the Purchaser/s and to not do anything or suffer anything to be done in or to the Proposed Building and to the balconies, elevation- projections, staircase or any passage, which may be against the rules, regulations or bye-laws of the

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concerned local or any other authority nor to the said Flat itself or any part thereof;

23.2.1 Not to enclose the open balcony, flower bed, ducts or any other open area pertaining to the said Flat, whereby any FSI whatsoever is deemed to be consumed and without prejudice thereto not to do any act, deed, matter or thing, whereby any rights of the Developer/the said Society are in any manner whatsoever prejudiced/adversely affected;

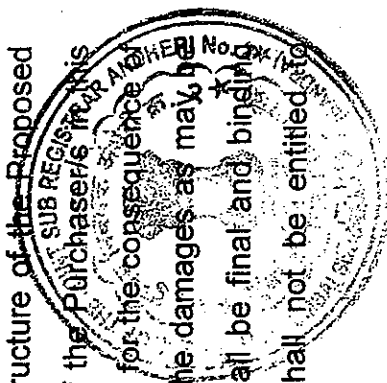
23.2.2 Not to carry out in or around the said Flat any alteration/changes of structural nature without the prior written approval of the Developer and the Structural Engineers and the RCC Consultants of the Proposed Building;

23.2.3 To ensure that no nuisance/annoyance/ inconvenience is caused to the other occupants of the Proposed Building by any act of the Purchaser/s;

23.2.4 Not to store in the said Flat any goods which are of hazardous, combustible or dangerous nature, save and except domestic gas for cooking purposes, or goods which are so heavy so as to damage the construction or structure of the Proposed Building or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried any heavy packages, showcases, cupboards on the upper floors which may damage or is likely to damage the staircase, common passage or any other structure of the Proposed Building. On account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be personally liable for the consequence of the breach and shall be liable to bear and pay the damages as may be determined by the Developer and the same shall be final and binding upon the Purchaser/s and the Purchaser/s shall not be entitled to question the same;

23.2.5 To carry out at his/her/their own cost all the internal repairs to the said Flat and maintain the said Flat in the same condition, state and order in which it was delivered by the Developer to the Purchaser/s (usual wear and tear excepted);

23.2.6 Not to demolish the said Flat or any part thereof including interior and the walls, windows, doors, etc., thereof, nor at any time make or cause to be made any addition or any alteration in the elevation and outside colour scheme of the Proposed Building and shall keep the portion, sewers, drains, pipes, in the said Flat and appurtenance/s thereto in good, tenantable repair and condition and in particular so as to support, shelter and protect the other parts of the Proposed Building and shall not chisel



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or any other manner damage the columns, beams, walls, slabs or RCC
partis or other structural members in the said Flat without the prior
written permission of the Developer and/or the said Society;

- 23.2.7 Not to do or permit to be done any act, deed, matter or thing, which may
render void or void able any insurance of the Proposed Building or any
part thereof or whereby any increase premium shall become payable in
respect of the insurance;
- 23.2.8 Not to throw dirt, rubbish, rags, garbage or other refuse or permit the
same to be thrown from the said Flat in the compound or on the terrace
or on the other premises or any portion of the said Land;
- 23.2.9 To bear and pay any increase in local taxes, water charges, insurances
and such other levy/ if any which are imposed by the concerned
local/public authority either on account of change of user or otherwise in
respect of the said Flat by the Purchaser/s.

23.3 The Purchaser/s shall not be entitled to transfer, assign or part with the interest or
any benefit of this Agreement, without the prior written permission of the
Developer, until all the dues payable by the Purchaser/s to the Developer
hereunder and/or otherwise are fully paid up;

23.4 The Purchaser/s shall abide by, observe and perform all the rules, regulations
and bye-laws of the said Society as also the additions, alterations or
amendments thereof that may be made from time to time for protection and
maintenance of the Proposed Building and the premises therein and for the
observance and performance of the building rules, regulations and bye-laws for
the time being of the concerned local authority and the Government and other
public bodies and not commit breach thereof and in the event of the Purchaser/s
committing breach thereof and/or any act in contravention of the above provision,
the Purchaser/s shall be personally responsible and liable for the consequences
thereof to the said Society and/or the concerned authority and/or other public
authority;

23.5 The Purchaser/s shall also observe, perform and comply with all the stipulations,
terms and conditions laid down by the said Society regarding the occupation and
use of the said Flat and shall bear and pay and contribute regularly and
punctually towards the taxes, expenses or other outgoings as may be required to
be paid from time to time;

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23.5 The Purchaser/s shall permit the Developer and its surveyors and agents with or without workmen and others, at all reasonable times, to enter into and upon the said Land/Proposed Building/said Flat and/or any part thereof to view and examine the state and condition thereof, and to carry out the repair or

23.6 The Purchaser/s shall permit the Developer and its surveyors and agents with or
without workmen and others, at all reasonable times, to enter into and upon the
said Land/Proposed Building/said Flat and/or any part thereof to view and
examine the state and condition thereof, and to carry out the repair or

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replacements therein for a period of 5 (Five) years from the Purchaser/s being put in possession of the said Flat;

23.7 The Purchaser/s undertake/s not to enclose any passage/s, lobby or other common areas in the Proposed Building in any manner whatsoever;

23.8 The Developer shall provide to the Purchaser/s the water connection in respect to said Flat. The Developer shall not be held liable or responsible in any respects whatsoever if the concerned authorities are unable to provide the water supply to the said Flat;

23.9 The Purchaser/s is/are also aware that the Developer has paid to MCGM the various premiums towards the staircase, lift lobby, passages, premium FSI, Fungible FSI etc. and shall not raise any objection with regard thereto;

23.10 The Purchaser/s is/are aware of various concessions, approvals granted to the Developer at the time of construction of the Proposed Building including the condoning of open space deficiencies and the Purchaser/s undertake/s not to raise any objection in respect of the open space deficiency and shall also not raise any objection in respect to the construction and/or development activities carried on in the adjoining plots; and

23.11 The Purchaser/s has/have also read and understood the terms and conditions and the obligations as prescribed in the various approvals and sanctions obtained by the Developer and that some of such conditions and/or obligations shall require compliance in continuity even after the development and construction of the Proposed Building is completed and after the management of the Proposed Building is handed over to the Society and the Purchaser/s has/have agreed to abide by and comply with such continuing conditions and obligations.

23.1 The Purchaser/s is/are aware that the construction of the Proposed Building approved with inadequate sizes of the rooms and the floor to floor height approved for construction in the Proposed Building is 2.85 mts; and the Purchaser/s shall not raise any objections with regard thereto and/or make any claims against the MCGM or MHADA or any other concerned authorities with regard thereto.

23.2 The Purchaser/s is/are aware that as per one of the conditions imposed by the MCGM whilst sanctioning the plans for construction of the Proposed Building, the MCGM has prescribed that the dry and wet garbage generated in the Proposed Building shall be kept separate and that the dry garbage and wet garbage shall be treated separately on the said Land by the occupants of the New Building (including the Purchaser/s herein); and the Purchaser/s shall comply with such



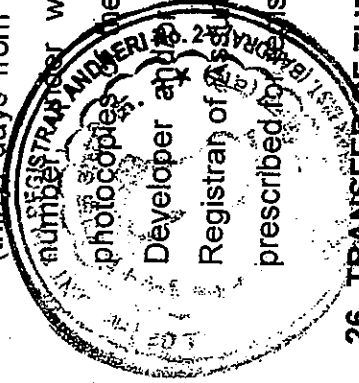
condition and any further/other conditions as may be prescribed by the MCGM with regard to garbage generated from the Proposed Building.

24 INDEMNITY:

The Purchaser/s is/are aware that only on the basis of and relying on the representations, assurances, declarations, covenants and warranties made by him/her/them herein, the Developer has agreed to and is executing this Agreement and Purchaser/s hereby agree/s to indemnify and keep indemnified the Developer absolutely and forever from and against all and any damage or loss that may be caused to the Developer including *inter alia* against and in respect of all actions, demands, suits, proceedings, penalties, impositions, losses, damages, costs, charges and expenses, that may be caused to or incurred, sustained or suffered by the Developer, by virtue of any of the aforesaid representations, assurances, declarations, covenants and warranties made by the Purchaser/s being untrue and/or as a result of the Developer entering in to this Agreement and/or any other present/future writings with the Purchaser/s and/or arising there from.

25 STAMP DUTY AND REGISTRATION:

At the time of execution of this Agreement the Purchaser/s shall pay the applicable amount of stamp duty and registration charges etc. and other out of pocket expenses, payable in respect of this Agreement and the Purchaser/s shall lodge this Agreement for registration with the concerned Sub-Registrar of Assurances within a period of 15 (fifteen) days from the execution hereof; and shall within a period of 30 (thirty) days from the date of execution hereof inform the Developer of the serial



26 TRANSFER OF THE SAID FLAT:

If the Purchaser/s, before being put in possession of the said Flat, desire/s to sell or transfer his/her/their interest in the said Flat or wishes to transfer or give the benefit of this Agreement to person, the same shall be done only after the Purchaser/s obtains the prior written permission of the Developer in that behalf. In the event of the Developer granting such consent, the Purchaser/s shall be liable to and shall pay to the Developer such sums as the Developer may in its absolute discretion determine by way of the transfer charges and administrative and other costs, charges, expenses pertaining to the same **PROVIDED HOWEVER** that such transferee/s/assignee/s of the Purchaser/s shall always be bound and liable by the

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the Developer granting

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terms, conditions and covenants hereof and on the part of the Purchaser/s to be observed, performed and complied with. All the provisions of this Agreement shall *ipso facto* and automatically apply mutatis mutandis to such transferee/s/assignee/s also.

27 MISCELLANEOUS:

27.1 **Co-operation:** The Purchaser/s shall, from time to time, sign and execute all applications, papers and documents, and do all the acts, deeds, matters and things as the Developer may require, for safe guarding the interest of the Developer to the Proposed Building and/or the premises therein.

27.2 **Notices:** All letters, circulars, receipts and/or notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served, if posted or dispatched to the Purchaser/s by Registered Post Acknowledgement Due ("RPAD") or mailed at the electronic mail (e-mail) address as provided by the Purchaser/s to the Developer or hand delivered at the address hereunder stated and shall effectually and completely discharge the Developer:

Flat No. 603, Markaz View, Next to Millat School,

S.V Road, Jogeshwari (West), Mumbai - 400102,

Maharashtra

27.3 **Income Tax PAN:** The Parties are setting out here under their respective Income Tax Permanent Account Numbers:

27.3.1 Developer : **ACMFS5317G**

27.3.2 Purchaser/s : **ARTPS8106P**

27.4 **TDS:** all amounts towards the Purchase Price/consideration as payable by the Purchaser/s to the Developer in accordance with Annexure 'K' hereto, shall be made by the Purchaser/s, subject to deduction of tax at source as per the provisions of Section 194IA of the Income Tax Act, 1961; and the Purchaser/s shall within the time prescribed by the provisions of the Income Tax Act, 1961 and the Rules framed there under, furnish to the Developer the requisite certificates of deduction of tax at source. It is clarified that non-payment of the amount of the deduction of tax at source to the concerned authorities or non-furnishing by the Purchaser/s of the requisite certificate of deduction of tax at source to the Developer shall be deemed to be a breach equivalent to non-payment of Purchase Price amount and shall accordingly attract the consequences as mentioned in Clause [4] hereof.



27.5 Obligations: all obligations of the Purchaser/s and covenants made by the Purchaser/s herein shall be deemed to be obligations and/or covenants, as the case may be, running with immoveable property and the observance, performance and compliance with such obligations and/or covenants shall be the responsibility of all persons into whose hands the said Flat may come.

27.6 Lien and Charge of the Developer: Notwithstanding anything contained herein, the Developer shall, in respect of any amount remaining unpaid by Purchaser/s under the terms and conditions of this Agreement, have a first lien and charge on the said Flat agreed to be purchased by the Purchaser/s hereunder.

27.7 Dispute Resolution:

27.7.1 To the extent that the Maharashtra Real Estate Regulatory Authority may have exclusive jurisdiction under the applicable provisions of RERA and under the RERA Rules, all disputes between the Parties shall be brought before and be adjudicated by the Maharashtra Real Estate Regulatory Authority.

27.7.2 Subject to what is provided in Clause [27.7.1], any dispute, controversy, claim or disagreement of any kind whatsoever between or among the Parties in connection with or arising out of this Agreement or the breach, termination or invalidity thereof shall be referred to and finally resolved by arbitration. The invoking of arbitration in case of a Dispute shall not affect the termination of this Agreement (if terminated in accordance with the provisions hereof). The seat of the arbitration shall be Mumbai, India and the arbitration proceedings shall be conducted under and in accordance with the provisions of the Arbitration and Conciliation Act, 1996, or any re-enactment thereof in force in India at the time such arbitration is commenced. The arbitration proceedings shall be conducted by a sole arbitrator to be mutually appointed by the Parties and failing such mutual agreement on the appointment, the sole arbitrator shall be appointed in accordance with the provisions of the Arbitration and Conciliation Act, 1996. The language of the arbitration proceedings shall be English. The



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27.8 Jurisdiction: Subject to what is provided in Clause [27.7] above, the Courts in Mumbai shall have exclusive jurisdiction to try and entertain all disputes between the Parties hereto arising out of this Agreement or otherwise pertaining to the

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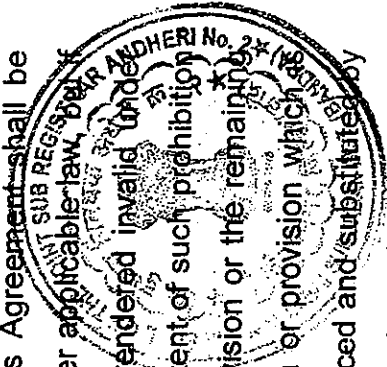
said Premises.

27.9 No Demise or Grant or Assignment: The Purchaser/s shall have no right, title, interest, share, claim demand of any nature whatsoever and howsoever arising in to upon the said Land and/or the Proposed Building and/or otherwise howsoever against the Developer, save and except in respect of the said Flat. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Land and/or the Proposed Building and/or any part thereof.

27.10 No Waiver: Any delay or indulgence shown by the Developer in enforcing the terms of agreement or any forbearance or giving of time to the Purchaser/s shall not be construed as a waiver on the part of the Developer of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser/s nor shall the same in any manner prejudice any rights of the Developer hereunder or in law.

27.11 Name of the Proposed Building: Unless otherwise decided by the Developer the name of the Proposed Building shall be Platinum Tower – 4, and shall always have as its prefix the word "Platinum", being the brand name of the Developer. The Purchaser/s shall not either in his/her/their personal capacity/ies or in his/her/their capacity/ies as the member/s of the said Society seek to alter or modify the name of the Proposed Building, without the prior written consent of the Developer.

27.12 Enforceability: Whenever possible, each provision of this Agreement shall be interpreted in such manner as to be effective and valid under applicable law. ~~any provision of this Agreement should be prohibited or rendered invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity without invalidating the remainder of such provision or the remaining provisions of this Agreement. Any unenforceable provision or provision which is ineffective or invalid under the applicable law shall be replaced and substituted by the Parties acting in good faith, by a provision which most nearly reflects the Parties' intent in entering into such unenforceable provision or provision which is ineffective or invalid under the applicable law.~~



27.13 Entire Agreement: The Parties hereto acknowledge, declare and confirm that this Agreement represents the entire and only agreement ~~between themselves regarding the subject matter hereof and no modifications hereto shall be valid and binding unless the same are reduced to writing and signed by both the Parties~~

~~between themselves regarding the subject matter hereof and no modifications hereto shall be valid and binding unless the same are reduced to writing and signed by both the Parties~~
S. S. S. 15/01/2018

27.14 Headings: The headings, subheadings, titles, subtitles used for the clauses under this Agreement are only for the sake of convenience and easy identification of the provisions and headings, subheadings, titles, subtitles to Clauses or paragraphs are for information only and shall not form part of the operative provisions of this

Agreement or the Schedules and Annexures hereto and shall be ignored in construing and interpreting the same.

THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel land admeasuring 877.47 square meters including 824.89square meters as per lease deed and 52.58 square meters tit bit land and forming part of larger land bearing CTS No. 195 (pt) at D. N. Nagar, Village Andheri, Taluka Andheri, Mumbai Suburban District and bounded as follows:

- On or towards the North by : 40 Feet wide Road
- On or towards the South by : Boundary of MHADA Layout
- On or towards the East by : Building No.3
- On or towards the West by : Building No.5

THE SECOND SCHEDULE ABOVE REFERRED TO

Flat No. 108, on the 1st Floor, admeasuring approximately 30.01 square meters carpet area (excluding the area of the balconies) (as per the definition of the term "carpet area" under Section 2 (k) of RERA); and in addition thereto having an attached/enclosed balcony with an area of 0.65 square meters carpet area, thus aggregating to an area of 30.66 square meters in the Proposed Building to be constructed on the said Land more particularly described in the First Schedule hereinabove written. It is clarified that the carpet area as mentioned hereinabove (excluding the area of balcony) is computed in accordance with the provisions of Section 2 (k) of RERA and as per the RERA Rules (viz. the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but including the area covered by the internal partition walls of the apartment).

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However, the carpet area of the said Flat in the presently approved plans (as approved by the MCGM in accordance with the provisions of the applicable DCR) is reflected as	
29.69 square meters	

P. Anand Bhalerao

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THE THIRD SCHEDULE ABOVE REFERRED TO

Common Areas and Facilities

PART A - LIMITED COMMON AREAS

- i. All the Purchaser/s of Flats on each floor will have a proportionate un-divided interest with their fellow neighbors on the same floor in respect of the flat entrance lobby and lift lobby at every floor adjacent to the respective flats;
- ii. Parking Spaces in accordance with the provisions of Clause [17] of this Agreement.

PART B - COMMON AREAS

The Purchaser/s will have a proportionate un-divided interest in the following along with acquirers/holders of the premises in the Proposed Building:

- i. Entrance lobby on the Ground Floor,
- ii. Society office room.
- iii. Gymnasium as permissible by MCGM
- iv. Lifts provided in the Proposed Building.
- v. Staircase of the Proposed Building including the floor landing and the mid-flooring, for the purpose of ingress and egress.
- vi. Terrace on the topmost floor of the Proposed Building.



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IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribe their respective hands on the day and year the first above written.

SIGNED SEALED AND DELIVERED

By the within named "Developer"

Shivkrupa Gruhpravesh LLP, pursuant to a resolution passed at the meeting of the Partners

of the Developer held on 4th July, 2017, by the hands of its Authorised Signatory

Mr. Gurminder Singh

in the presence of two independent witnesses

1. **KANCHAN JHA**

2. **SANDEEP DHANAWADE**

SIGNED AND DELIVERED

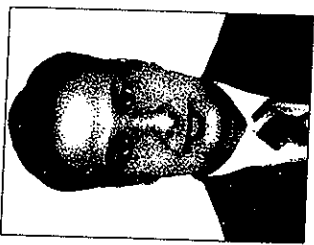
By the within named Purchaser/s

Smt. Alma Begum Sulman Shah

in the presence of two independent witnesses

1. **KANCHAN JHA**

2. **SANDEEP DHANAWADE**

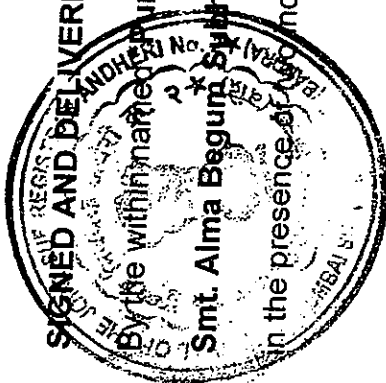


) For SHIVKRUPA GRUHPRAVESH LLP

) *Gurinder Singh*
DESIGNATED PARTNER



) *Alma Begum*



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RECEIPT

Received with thanks an aggregate sum of **Rs. 50,95,000/-** (Rupees Fifty Lakh Ninety Five Thousand Only) from, **Mrs. Alma Begum Subhan Shah.**

WE SAY RECEIVED

For SHIVKRUPA GRUHPRAVESH LLP



Authorized Signatory



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हमीपत्र

आम्ही,

- १) लिहून देणार
पत्ता
M/S. SHIVKRUPA GRUHPRAVESH LLP
801 & 802, 8th Floor, Peninsula Heights,
C.D. Barfiwala Marg, Juhu Lane, Andheri (W).
- २) लिहून घेणार
पत्ता
Smt. Alma Begum Subhan Shah,
Flat No. 603, Markaz View, Next to Millat School,
S.V. Road, Jogeshwari (West), Mumbai - 400102.

या हमीपत्राद्वारे सह दुर्यम निबंधक अंधेरी क्र. २ यांना हमी देतो की, सदर दस्तामध्ये नमूद मिळकतीसोबत कोणतेही वाहनतळ (car parking) याची विक्री, हस्तांतरण होत नाही.

दिनांक:- 26/12/2018

ठिकाण:- MUMBAI



सही

१) लिहून देणार MR. GURMINDER SINGH

SMT. ALMA BEGUM SUBHAN SHAH P. Alma Begum

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SHIVKRUPA GRUHPRAVESH LLP (LLP I. NO.: AAC-0090)



1st Floor, Premsons Shopping Centre, Station Road,
Jogeshwari (E), Mumbai 400 060 ☎ +91-22-2827-1000

✉ info@platinumcorp.in • www.platinumcorp.in

PRICELESS LIFESTYLE

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE PARTNERS OF SHIVKRUPA GRUHPRAVESH LLP AT THEIR MEETING HELD ON 04th JULY 2017 AT THE REGISTERED OFFICE OF THE LLP AT 1ST FLOOR , PREMSONS SHOPPING CENTRE, PREMSONS COMPOUND , OPP. JAIN TEMPLE , CAVES ROAD , JOGESHWARI-EAST, MUMBAI-400060 AT 12 NOON

"RESOLVED THAT the LLP do execute Agreements For Sale, Memorandum of Understanding, Allotment Letters, Letters of Intent and other incidental documents and writings (collectively "the Documents") with various flat purchaser/s/transferee/s for creating third party rights in respect of the flats comprising the area that the LLP is entitled to sell/transfer in the building, namely "Platinum Tower-4", being constructed by the LLP on the leasehold plot of D.N. Nagar Shivkrupa Co-operative Housing Society Limited at plot of Building No.4, C.T.S. No. 195 (pt) of Village Andheri, Taluka Andheri, Mumbai Suburban District at D.N. Nagar, Andheri (West), Mumbai-400 053."

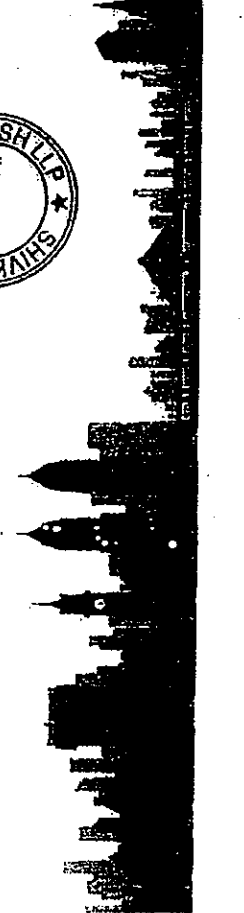
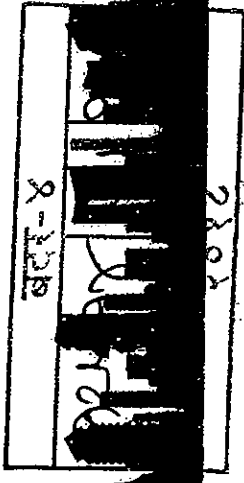
"FURTHER RESOLVED THAT Mr. Vishal Navin Ratanghayra, Mr. Gurminder Singh Seera and Mr. Shrivatsa Pradeep Vakil, the Designated Partners and Authorized Signatories of the LLP be and are hereby severally authorized by the partners to sign and execute on behalf of the LLP, all or any of such Documents."

"FURTHER RESOLVED THAT Mr. Vishal Navin Ratanghayra, Mr. Gurminder Singh Seera and Mr. Shrivatsa Pradeep Vakil, the Designated Partners and Authorized Signatories of the LLP be and are hereby severally authorized (either in person or through their respective Constituted Attorneys) to lodge the Documents, for registration and to severally attend (either in person or through their respective Constituted Attorneys) the office of the concerned Sub-Registrar of Assurances and Registrar of Assurances and to severally execute (either in person or through their respective Constituted Attorneys) such documents and to have such documents registered as per the provisions of the Registration Act, 1908."

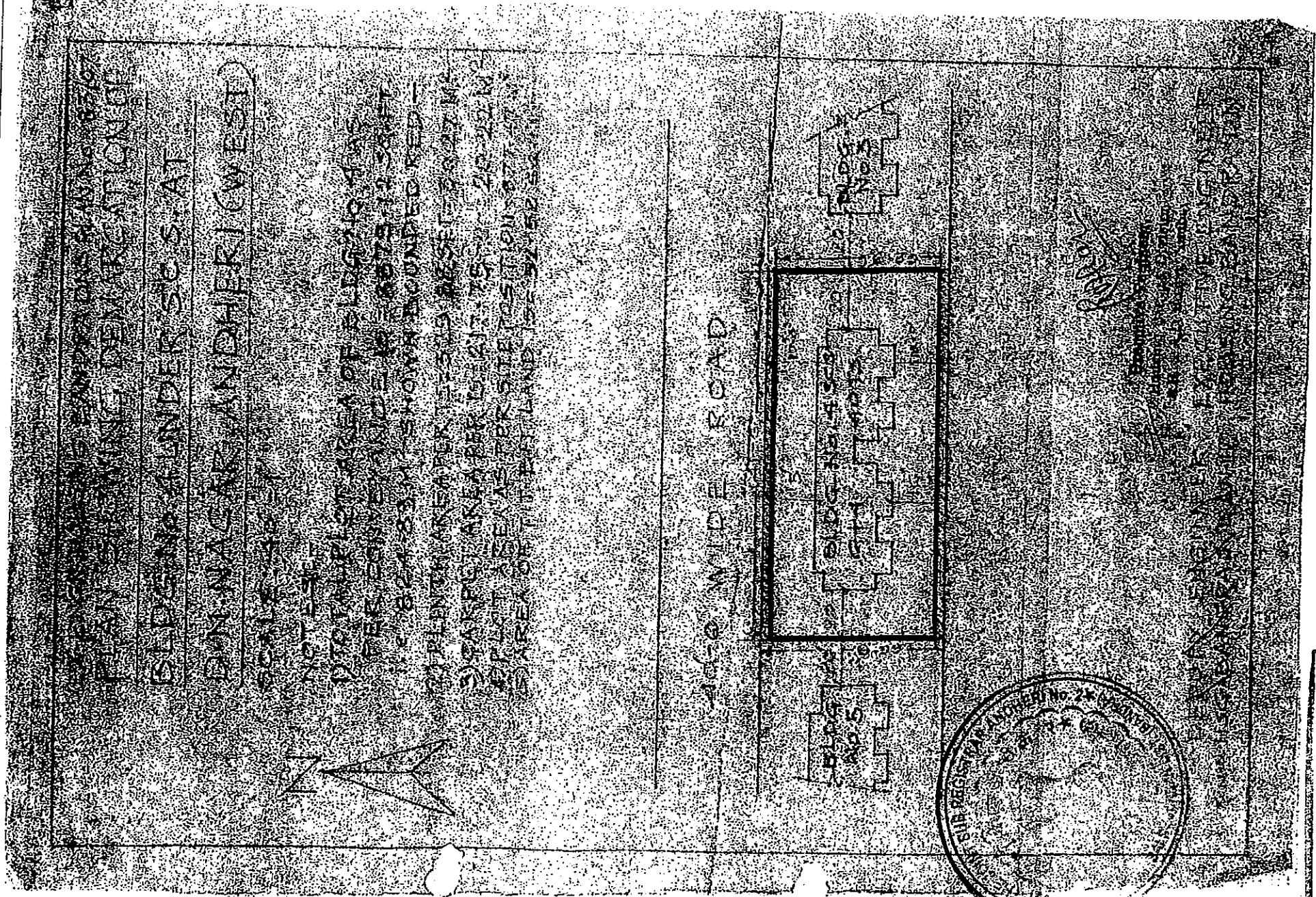
Certified to be a True Copy - Dated this 04th day of July, 2017.

FOR SHIVKRUPA GRUHPRAVESH LLP

Shrivatsa Pradeep Vakil
DESIGNATED PARTNER



ANNEXURE - 'A'



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ANNEXURE - 'B'

विई गृहनिर्माण व क्षेत्रविकास मंडळ
म्हाडाचा घटक)

MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
A MHADA UNIT)



म्हाडा
MHADA

No.CO/MB/E.E. RDC/NOC/F-378/1041 /2012
Dated: 07-07-2012

OFFER LETTER

To,
The Secretary,
Shivkrupa Co-op Hsg. Soc. Ltd.
Bldg.No. 4, D.N.Nagar,Andheri (W).
Mumbai-400 053.

Sub:- Request for N.O.C. for proposed Redevelopment of Bldg. No. 4, known as **Shivkrupa Co-op Hsg.Soc. Ltd.** on CTS No. 195(PL),at D.N.Nagar, Andheri (W), Mumbai-400 053.
Ref:- 1) Your Society's architect letter dated 05/05/2010
2) Mumbai Board Resolution No. 262 / 2912 dated 30.12.2010.

Sir,

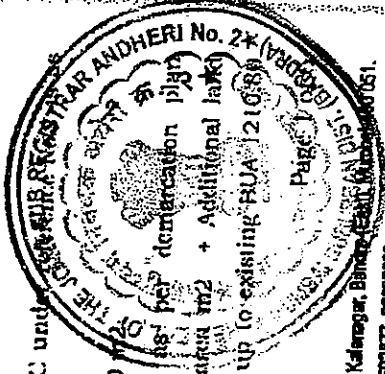
With reference to the above-mentioned subject, it is to inform you that the Mumbai Board vide its resolution No.262/2912 dtd. 30.12.2010 has considered your request for :-

- Allotment of Additional Buildable area of 982.87 m² (i.e. Residential 796.14 m² + 186.73m² Commercial) beyond existing BUA as per 2.50 FSI on demarcated plot.
- As per MHADA Resolution No.6422 dtd.07/08/2009 add. Land area admeasuring 52.58 m² is to be amalgamated while executing rectification lease deed.

Allotment already approved in the past vide NOC und follows :-

- Allotment of Existing Buildable Area of 1210.80 m²
The above allotment is on sub-divided plot admeasuring about 877.47 m² (i.e. lease 824.89 m² + Additional 52.58m²). The total built up area should be permitted up to existing BUA 1210.80

दिलिनिर्माण मंडळ, कल्याण, कॅम्पे (पूर्व), फ्लॉक - ४०० ०५५.
दफ्तारी ६६४०५०००, २६५९२८०७, २६५९२६२२
फॅक्स नं. : ०२२-२६५९२०५८ / २६५९०६६० कल्पेटी.क्र. ८१३५



Gita Niman Bhawan, Kalyanagar, Bhandra, East, Mumbai-400 051.
Phone : 66405000, 26592877, 26592822.
Fax No. : 022-26592058 / 26590680 Post Box No. 8135


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1210.80 m² + Allotment of Additional Buildable area of 982.87m² (i.e. Residential 716.14 m² + 186.73 m² Commercial) thus total BUA 2193.67 m² only & Existing 40 T/s + Additional 4 T/s + 9 Shops (retain carpet area upto 45,00m² as per Government Resolution No. ११०२/१.१६.३.३/१११११) [A.2.1.1. शिर्षक २००९].

MHADA's Resolution no. 6260 Dt. 04/06/2007, A. R. 6349 dated 25/11/2008, A. R. No. 6383 dated 24/02/2009 & A. R. No. 6397 dated 5/05/2009 and A.R.No.6422 dated 07/08/2009 are applicable in the instant case.

Your Society will have to submit an Undertaking & Indemnity Bond in prescribed pro-forma to agree to all conditions as may be given under the NOC Letter and also requested to submit the photographs of size 20 cm x 30 cm of existing building and additional land available.

Hence you are requested to make the following payment towards the use of Additional B.U.A. of 982.87m² (i.e. Residential 796.14 m² + Commercial 186.73 m²)



Sl. No.	Particular	Amount in Rs.
1	1) Residential 6000/21 Commercial 2000/22 Water Removal (6600 x 1 Bldgs)	Already Paid 5600.00
2	2) Approval fees (40 T/s x 500 per T/s)	20000.00
3	3) Premium towards additional buildable area for residential use of 796.14 sq. mtr. by charging Rs. 25120/- @. 40% of current Ready Reckoner Rate for 2012 (i.e. 40% of 62800/-) as per MHADA Reso.No. 6260 dt 4/06/2007 & MHADA Reso.No. 6397 Dt.05/05/2009. & MHADA Reso.No. 6422 dt 07/08/2009	1,99,99,036.80
4	4) Premium towards additional buildable area for commercial use of 186.73 sq. mtr. by charging Rs. 37680/- @. 60% of current Ready Reckoner Rate for 2012 (i.e. 60% of 62800/-) as per MHADA Reso.No. 6260 dt 4/06/2007 & MHADA Reso.No. 6397 Dt.05/05/2009. & MHADA Reso.No. 6422 dt 07/08/2009	70,35,986.40
5	5) Water charges Deposit as per CP-I/A's Circular dated 02/06/2009. (1 Bldg. x 100000.00)	1,00,000.00
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7	On site Infrastructure charges on Additional BUA of 982.87 m ² @ Rs.100/- per Sq. Foot (i.e. 982.87m ² x 10.764 x Rs.100)	10,57,961.26
8	Total Amount	Rs. 2,82,19,584.46
9	Deduct (-) Amount of Office Infrastructure Charges on amount mentioned on Sr.No.14 (5) & (6) as above (Rs. 27035023.20 x 12.5%)	Rs. 33,79,377.90
10	Total Amount	Rs. 24840206.56
11	Total in words Rs. Two Crore Forty Eight Lakhs Forty Thousand Two Hundred Seven only.	Rs. 2,48,40,207.00

1) The society will have to make full payment for use of additional built up Area & others as stated above (i.e. Sr. No. 11) within 6 months from the date of issue of this letter. If society fails to make this payment within six months then the Offer Letter will stand cancelled.

2) The Society's Architect will have to verify the area and dimension as per site report given by Executive Engineer/Housing/Randru Division and submit report about confirmation.

3) This allotment is subject to payment of Stamp duty if/ as and when may be imposed by the Govt. of Maharashtra (Under the relevance provisions of Maharashtra Stamp Duty Act. The allottee will have to submit an Undertaking to this effect on Stamp paper worth Rs.250/-)

4) MCGM has incurred expenditure for on site infrastructure prior to modification in DCR 33 (5) and after modification in DCR 33 (5). The Pro-rata premium shall be payable by the society & the pro-rata premium of revised layout under DCR 33 (5) with 2.5 FSI shall also payable by society as and communicated, a notarized undertaking incorporating above shall be submitted in this office before final NOC.

5) It is binding on society to pay any arrears if any for the earlier NOC issued more particularly on site and office infrastructure charges and when communicated by Mumbai Board.



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6) The pro-rata premium for approval of revised layout under DCR 33 (5) with 2.5 FSI shall also be payable by society as and when communicated to you.

7) 60 % of BUA should be in the form of EWS/LIG/MIG as per Govt. order dtd. 26.08.2009.

8) All conditions in lease deed are applicable to the society

9) Your society will abide by all terms and conditions as may be given under NOC letter.

10) Your society will have to submit No dues certificate from concerned Estate Manager before issue of NOC.

11) Your Society will have to submit development agreement before NOC.

12) Your society will have to submit Property cards and CTS Plans as per approved sub-division Plot area before issue of NOC.

13) The Society will have to submit new resolution before issue of NOC for the proposed redevelopment as per 2.5 FSI wherein 70% Consent of members will be necessary.

Your society will have to submit Xerox copy of minute book about resolution for development with 2.5 F.S.I., before NOC.

Additional Tit-Bit Plot/ NTBNIB are beyond lease plot area is allotted along with to 2.5 FSI of the said Tit-Bit/NTBNIB plot to facilitate redevelopment on the total plot and to treat additional housing stock. These Tit-Bit/NTBNIB plot are the property of MHADA and the permissible FSI on them are a part of balance FSI in the layout. On approval of the layout, 2.5 FSI on roads, Open spaces and such Tit-Bit plot shall be clubbed for



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computation of prorata HUA per tenement and shall be duly adjusted by deducting 2.5 FSI on TIT-BIT/NTBNE plot already allotted to the society.

16) MHADA reserve its right to withdraw, change, alter, amended their offer letter and conditions mentioned therein in future at any point of time without giving any reason to do so.

17) It should be sole responsibility of society to obtain the approval of plans/FSI from MCGM and this allotment is made subject to approval of MCGM.

An amount of Rs. 2,48,40,207.00 (in words- Rs. Two Crore Forty Eight Lakhs Forty Thousand Two Hundred Seven only) may be paid in the office of the Chief Accounts Officer/ Mumbai Board, Third Floor, Griha Nirman Bhavan, Bandra (E), Mumbai - 400051. By Demand Draft/ Pay Order payable or by cash from 10.00 A.M. to 2.30 P.M. on all working days and produce certified Xerox copy the receipt in this office.

Your society should pay offline Infrastructure charges as per modified DCR 33 (5) Clause (5) An amount of Rs. 33,79,378.00/- (in words Rs. Thirty Three Lakhs Seventy Nine Thousand Three Hundred Seventy Eight only), in the office of the Executive Engineer, Building Proposal Department (WS), M.C.G.M., R.K. Parkar Marg, Above Bhabha Hospital Bldg., Bandra (west), Mumbai - 400 050 and produce certified Xerox copy of the receipt in this office.

On receipt of the same the NOC will be processed under certain terms and condition, which may please, be noted.

Draft Copy Approved by CO./M.B.

2:

Sub Off
for Chief Officer
Mumbai Board



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Forwarded to information and necessary action in the matter to the: -

1. Executive Engineer, Housing /Bandra/ Maintenance/ Division.
He is directed to take necessary action as per demarcation & as per prevailing policy of MHADA.
2. Estate Manager (II), / M.B.
He is directed to recover all the dues from the society and intimate the same to this office.
3. Asst. Land Manager / (Andheri) M.B.
He is directed to recover any dues, land revenue, audit remarks if any pending with the society and intimate the same to this office.
4. Chief Accounts Officer/M.B
He is directed to recover the amount of offer letter on time and furnish certified copy to this office. As well as check above calculation of offer letter thoroughly, if any changes/ irregularities found in the said offer letter intimate to this office accordingly.
5. Copy to Shri Baniya/ Sr.Clerk & Shri Mane./Jr.Clerk for MIS Record



(Signature)
for Chief Officer
Mumbai Board

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मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(स्थाजाचा घटक)

MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)

ANNEXURE - 'C1'



म्हारा
MHADA

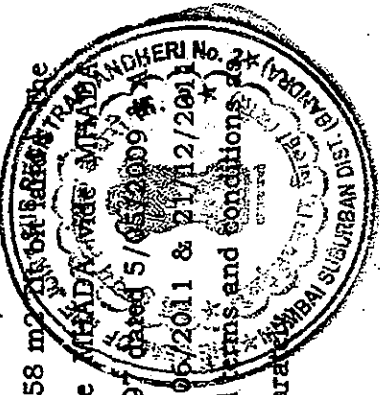
NO.CO/MB/REE/NOC/F-378/1163/2014
Date: 16 OCT 2014

To,
The Executive Engineer,
Building Proposal Department (WS),
M.C.G.M. R.K. Patkar Marg,
Bhaba Hospital Building, Bandra (W),
Mumbai-400 050.

Sub : Proposal for grant of N. O. C. for Redevelopment of existing Building No. 4, Known as D.N.Nagar Shivkrupa Co-Op. Housing Society Ltd. Bearing C.T.S. No. 195 (pt.) at D.N.Nagar, Andheri (W), Mumbai 400 053.

Ref : 1 Mumbai Boards resolution No. 262/2912 dt. 30/12/2010
2 Mumbai Boards Offer letter No. CO/MB/E.E.RDC/NOC/F-378/1041/2012 dt. 07/07/2012
3 Society's letter dt.15/07/2014

The applicant has complied with all requisites for obtaining No Objection Certificate (NOC) for redevelopment of their building under subject. There is no objection of this office to his undertaking construction as per the proposal of the said society under certain terms and conditions, on the Plot admeasuring about 877.47 m² as per Executive Engineer / Bandra Division's Demarcation (i.e. 824.89 m² as per lease area + 52.58 m² as per the N.O.C. granted as per policy laid down by the MHADA vide M.P.A. Resolution Nos. 6260 Dt. 04/06/2007, A. R. No. 6397 dated 5/05/2009 & R. No. 6422 dated 07.08.2009 circular dated 16/06/2011 & 21/12/2011 subject to following conditions. The other additional terms and conditions as per Annexure-I shall also apply & are appended separately.



गृहनिर्माण भवन, कलागार, बांद्रे (पूर्व), मुंबई - ४०० ०५१.
दुरध्वनी ६६४०५००, २६५९०६६०, ६६४०५३९८
फॅक्स नं.: ०२२-२६५९१५४४, २६५९२०५८

A Gritha Nilman Bhanvan, Kalamgar, Bandra (East), Mumbai-400 051.
Phon: 66405300, 26590680, 66405398
Fax No. : 022-26591544, 26592058

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- 1 The work of redevelopment should be carried out as per plans submitted to this office along with detailed proposal, as per prior approval of M.C.G.M.
- 2 Necessary Approvals to the plans from M.C.G.M. should be obtained before starting of work.
- 3 The work should be carried out under the supervision of the Competent Registered Architect and Licensed Structural Engineer.
- 4 The work should be carried out entirely at applicant's own risk and cost and MHAD Board will not be responsible for any mishap or irregularity at any time.
- 5 a) The built up area permitted as per statement below.

Sr.No	Built up Area	Area in sq.mtr.
1.	Plot area considered for FSI as per demarcation plan of Executive Engineer / Bandra Division / MB A) Area as per lease 824.89 m ² B) Tnt hit land 52.58 m ²	877.47
2.	FSI permissible	2.5
3.	Total Built up Area permissible (877.47 X 2.5 FSI)	2193.67
4.	Less Existing Built up Area (Residential use)	1210.80
5.	Additional Built up area allotted by MHADA now through this NOC for Residential purpose	796.14
6.	Additional Built up area allotted by MHADA now through this NOC for Commercial purpose	186.73
7.	Additional area to be allotted vide this NOC (St. No. 5+6)	982.87
8.	Total built up area permitted vide this NOC with 2.5 FSI	2193.67
9.	Existing No. of tenements	40



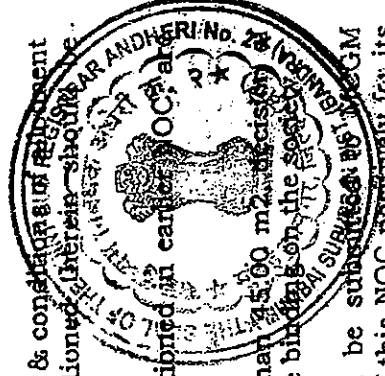
- 6 No additional F.S.I. should be utilized other than mentioned above.
- 7 The work should be carried out within the land or plot leased by the Board / as per approved subdivision.

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Responsibility of any damage or loss of adjoining properties if any will vest entirely with the society and M.H. & A.D. Board will not be responsible in any manner.

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- 9 The user of this construction should be restricted to **RESIDENTIAL + COMMERCIAL** purpose only. Separate permission for other user will have to be obtained.
- 10 Barbed wire fencing/ chain link Compound wall along boundary line is permitted after getting demarcation fixed from the Executive Engineer Bandra Division Mumbai board.
- 11 The Society shall have to construct and maintain separate underground water tank, pump house and overhead water tank to meet requirement of the proposed and existing development and obtain separate water meter & water connection.
- 12 The society shall have to obtain approval for amended plans as and when amended else the NOC for Occupation Certificate from M.C.G.M. will not be granted.
- 13 One set of plan along with letter should be forwarded to the office of REE/MB as token of your approval.
- 14 The Chief Officer / Mumbai Board reserve the right to cancel NOC without giving any notice.
- 15 All the terms and conditions mentioned in the accompanying list (Annexure-1) appended to this letter will be applicable to the society.
- 16 The redevelopment proposal should be prepared adhering to the Development Plan reservation, Building regulations and any other rules applicable to Building construction by the Building Proposal Dept. in MCGM.
- 17 Before obtaining Occupation Certificate from M.C.G.M. a prior consent letter duly signed by Chief Officer / Mumbai Board should be obtained.
- 18 All the dues should be cleared by Society before issue of Occupation Certificate.
- 19 The society / Lease shall abide all the terms & conditions of reservation of amenity plot in which reservation mentioned therein should be handed over to MHADA.
- 20 All the terms & conditions, which are mentioned in the NOC, are binding on the applicant society.
- 21 As regards area of rehab T/s being more than 2500 sq. m. as per MHADA in Note on "Upward Mobility" will be binding on the society.
- 22 The plans of the proposed building shall be submitted to MCGM within six months from the date of issue of this NOC positively for its approval, failing which the NOC will stand cancelled.



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- 23 The NOC holder will have to communicate the actual date of commencement of work and to submit progress report of the redevelopment scheme by every month till completion of scheme to the Executive Engineer / Bandra Divn. / M.B. under intimation to this office.
- 24 If NOC holder fails to start the redevelopment work within 12 months from the date of issue of NOC, the right it reserved to cancel the NOC by this office.
- 25 The reconstruction of new building for the rehabilitation of old occupiers shall be completed within a period of 30 months from the date of issue of this NOC. In case NOC holder fails to do so, extension to the above time limit may be granted depending on the merit of the case and on payment of an extension fee as may be decided by the office from time to time.
- 26 After issue of NOC, during course of demolition of old buildings & during course of redevelopment work if any mishap / collapse occur, the entire responsibility of the same will lie with NOC holder. However all the necessary precautionary measures shall be taken to avoid mishap / collapse and the work of demolition & redevelopment shall be carried out under strict supervision of Architect and R.C.C. Consultant.
- 27 The proposal of issue of NOC for obtaining occupation Certificate from MCGM to the newly constructed building will have to be submitted along-with the following documents / information..
 Copy of approved plan along-with copy of IOD & C.C. from MCGM. The name of the occupiers against concerned tenements proposed to be allotted in new building should be clearly shown in the plan along-with carpet area to be given. Matching statement i.e. Name of occupant, Room No.; existing area and proposed allotted area.
 The concerned Architect & NOC Holder / Developer should give certificate that the newly constructed building is in accordance with the plans approved by MCGM & the tenements constructed for rehabilitation of the occupiers of building are as per the areas and amenities as prescribed in the agreement executed with the occupiers.
- c) Photographs of the newly constructed building taken from various angles.



28 If it is subsequently found that the documents / information submitted with your application for NOC are incorrect or forged, mis-leading then this NOC will be cancelled and NOC holder will be held responsible for the consequences / losses, if any thereof if arises in future.

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- 29 Necessary trial pits / trial borers shall be taken at the captioned property to ascertain the bearing capacity of the soil and foundation shall be designed accordingly. R.C.C. design of the new proposed building shall be prepared taking into account the aspect of Mumbai Seismic Zone and same should be got approved from R.C.C. Consultant / Structural Engineer, registered with MCGM.
- 30 As far as possible separate building for rehabilitation of existing tenants & for the purpose of free sale, taking into account the plot area of the captioned property shall be constructed. The NOC holder has to form the independent Co.Op.Hsg.Society for rehab building of tenants as well as for free sale component after giving possession to the existing tenants & prospective buyers, wherever possible.
- 31 If, the NOC holder proposes to construct separate buildings for rehab and free sale, then the Commencement Certificate for free sale buildings shall be issued only after the work of rehab buildings is started.
- 32 MHADA reserve its right to withdraw, change, alter, amend their offer letter and conditions mentioned therein in future at any point of time without giving any reason to do so.
- 33 The road widening that may be proposed in the revised layout will be binding on the society & the society should handover the affected area of road widening to the MCGM at their own cost.
- 34 60% of total built up area should be in the form of EWS/ LIG/ MIG.
- 35 All terms & conditions of sale deed & lease deed are binding on the society.
- 36 Area of R.G. to be retained after redevelopment as per D.C. Rule & should be kept easily accessible for all residents in the layout.
- 37 The Built up area generated on road & scheme RG will be adjusted against additional FSI. Allotted to the HIG earlier and CRZ affected plots, if any & then the balance area will be allotted on pro-rata basis & same be binding on the society.
- 38 On approval to revised layout plan by MCGM, all terms & conditions laid down therein shall be binding on the society.
- 39 The society shall have to follow the Co-Op Dept's G.R. No. 24 (100%) 2007 & 554/14-स, दि. 3 जानेवारी 2009 for redevelopment.
- 40 As per शासन निर्णय क्र. बंक्र ११०९ / स.क्र. ३६ / निर्णय / दिनांक 26.08.2009 (तुळू) / दिनांक 26.08.2009-महो. 08/10/2013, Clause 5(b)(iii) have to maintain 40 Existing Ts of carpet area up to Rs. 5,00/- Sq. Yds. excluding fungible FSI as available as per Govt. Notification No. TPB 4315/123/CR-47/2013/UD-11 Dtd. 08/10/2013, Clause 5(b)(iii)



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It is, therefore, directed that the proposed work should be carried out strictly adhering to the terms and conditions as mentioned above. In case of any breach to above condition & other terms and conditions annexed herewith, the NOC will stand cancelled.

Now, MHADA is considering the proposal for amendment of the layout for 2.5 FSI. Further 2.5 FSI is granted to the applicant on the notionally sub-divided area, hence the proposal should be considered for 2.5 FSI and all the directives given in the Govt. Resolution of U.D.D. vide No. TPB /4308 /74 /C.NO.11 /2008 /UD-11, dated 6/12/2008 shall be applicable to the applicant.

Encl. : Annexure-1
(Draft approved by CO/MB)

Sd/-
For Chief Officer,
M. H. & A. D. Board,
Mumbai

Copy to the Secretary: Building No. 4, D.N.Nagar Shivkrupa Co-Op. Housing Society Ltd. Bearing C.T.S. No. 195 (pt.) at D.N.Nagar, Andheri (W), Mumbai 400 053 for information.

Copy to Architect: M/s Space Moulders, 281/229, Motilal nagar No. 1, Goregaon (W) Mumbai-400 104 for information.

- Copy forwarded to information and necessary action in the matter to the:-
Executive Engineer, Housing Bandra Division.
- i) He is directed to take necessary action as per demarcation & as per prevailing policy of MHADA.
 - ii) He is directed to recover all the dues from the society concerned to Estate Department & intimate the same to this office.
 - iii) He is directed to recover any dues, land revenue, audit remarks concerned to Land Department if any pending with the society & intimate the same to this office.

2. Chief Accounts Officer/M.B.

He is directed to recover the amount of offer letter on time & furnish certified copy to this office. As well as check above calculation of offer letter thoroughly. If any changes / irregularities found in the said offer letter, intimate to this office accordingly.

3. Copy to Shri Kulkarni / Sr. Clerk & Shri. Mane /Jr. Clerk for MIS record.
4. Architect layout cell, M.B. for information.



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Sd/-
For Chief Officer,
M. H. & A. D. Board,
Mumbai

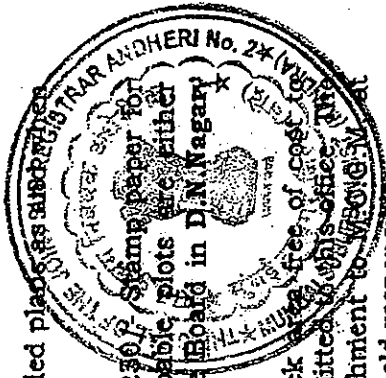
ANNEXURE - I

(Conditions made applicable to NOC granted vide No. 89 /MB/REE/
NOC/F-378/ 11 63 /2014. Dated: 16 OCT 2014)

TERMS AND CONDITIONS

The additional build able area is granted as per policy laid down by MHADA vied NOC mentioned above as per resolution no.5998 dated:09/01/2004 and amended A.R.No.6041, dt.29/7/2004, A.R.No. 6260 Dt. 04/06/2007 , A. R. 6349 dated 25/11/2008, A. R. No. 6383 dated 24/02/2009 , A. R. No. 6397 dated 5/05/2009 & A.R. No. 6422 dated 07.08.2009 are subject to following terms and conditions.

1. All the terms and conditions mentioned in the Layout which was processed to M.C.G.M shall be applicable to the society.
2. The set of plans approved by M.C.G.M. duly certified by the Architect should be submitted to this office before commencement of work.
3. The society will have to construct and maintain separate tank if necessary with approval of M.C.G.M
4. The society will have to enter into a separate Lease Agreement of Society & will have to get the rectification deed done through concerned Estate Manager & Legal Department of the Board for additional area granted before asking for Occupation Certificate form M.C.G.M.
5. The society will have to submit stability of the existing structure / proposed work through Registered Licensed Structural Engineer by M.C.G.M.
6. The society will have to obtain separate P. R. card as per the approved sub division / plot leased out by the board duly signed by S. L. R. before asking for Occupation Permission from M.C.G.M.
7. The society will have to obtain approval for amended plans as attached to the Society amends the plans.
8. The society should submit undertaking on Rs. 250/- Stamp paper for not having any objection if the newly developable plots are either developed by the Board or by the allotted of the Board in D.N.Nagar, Andheri layout.
9. The Society will have to hand over the set back area free of cost to MCGM & proof of the same will have to be submitted to this office. The society will have to inform about form encroachment to MCGM at their own cost and M.H.A.D. Board shall not be held responsible.



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10. The pro-rata charges towards construction of D. P. as implemented by MCGM will be paid from the premium received from the society for the purchase of additional BUA for which receipts shall be submitted by the society from MCGM in favor of Chief Accounts Officer / MHAD Board.
11. The Society will have to submit Undertaking on Rs. 250/- stamp paper agreeing to pay the difference in premium if any as and when MHADA reviews the policy for allotment of F.S.I. / T.D.R. (Form V).
12. Before issuing the NOC for Occupation Tanker Water or Extra Water charges payment clearance should be produced by the Society.
13. The redevelopment Proposal should be approved adhering to the Development Plan reservation, Building regulations and any other rules applicable to Building construction by the Building Proposal Dept. in MCGM.
14. The charges as may be levied by MCGM, from time to time (apart from FSI charges), for e.g. Pro-rata charges for Roads, shall be paid by the society to MCGM directly, on demand from MCGM.
15. The society shall indemnify MHADA against any legal action regarding payment of stamp duty for a) Transfer of built tenements to beneficiaries and b) Purchase of balance FSI /T. D. R. etc. as may be required under provisions of Stamp Duty Act.
- It is therefore, directed that the proposed work should be carried out strictly adhering to the terms and conditions mentioned as above. In case of any breach to above condition the NOC will stand cancelled.
- This allotment is subject to payment of Stamp duty if / as and when may be imposed by the Govt. of Maharashtra (Under the relevance provisions of Maharashtra Stamp Duty Act. The allottee will have to submit an Undertaking to this effect on Stamp paper worth Rs.100/-)
18. MCGM has incurred expenditure for on site infrastructure prior to modification in DCR 33 (5) and after modification in DCR 33 (5). The Pro-rata premium shall be payable by the society as and when competent authority communicates to you.
19. Any deficit premium for approval of revised layout under DCR 33 (5) with 2.5 FSI shall also be payable by society as and when communicated to you.



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(Draft approved by CO/MB)


For Chief Officer,
M. H. & A. D. Board,
Mumbai

**MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)**



NO.CO/MB/REE/NOC /F-378/137/2016
Date: 03 SEP 2016

To, The
Executive Engineer
Building Proposal Department (WS),
M.C.G.M., R.K. Patkar Marg,
Bhaba Hospital Building,
Bandra (W), Mumbai-400 050.

Subject: N. O. C. for proposed redevelopment of existing Building No.4, Known as D.N. Nagar, Shivkrupa Co-Op. Housing Society Ltd., CTS No. 195(pt), S. No.106-A, D.N. Nagar, Andheri (W) Mumbai - under DCR 33(S).

Reference: 1 NOC vide no. CO/MB/REE/NOC/F-378/1163/ 2014 dated 16/10/2014.
2 This office offer letter No. CO/MB/REE/NOC/F-378/13/2016, dated 02/01/2016.
3 Society's letter dated 30/07/2016.
4 Chief Account Officer / Mumbai Board's letter No. 2491 dated 20/08/2016.

Sir,

The applicant has complied with all requisites for obtaining No Objection Certificate (NOC) for redevelopment of their building under subject. There is no objection of this office to his undertaking construction as per the proposal of the said society under certain terms and conditions.

Allotment of additional BUA approved previously and now allotted is as under:

- i) Allotment of Existing Buildable area of 1210.80 m² for Residential Use +Additional BUA of 982.87m² (for Residential use 796.14 m² + 186.73 m² Commercial use) i.e. total BUA is 2193.67 m² allotted vide NOC dated 16/10/2014.
- ii) Allotment of additional BUA of 2000.00 m² (for Residential use through F.S.I. balance layout F.S.I. for this NOC, thus total BUA = 4193.67m² only

गृहनिर्माण भवन, कलाजगर, वॉर्ड (पूर्व), मुंबई - ४०० ०५१.
दूरध्वनी ६६४०५०००/२६५९२८७७ / २६५९२८८१
फॅक्स नं. : ०२२-२६५९२०५८



Gita Nimtan Bhanan, Kalamangan, Andheri (W), Mumbai
Phone : 66405000 / 26592877 / 26592878
Fax No. : 022-26592058

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The NOC is granted as per policy laid down by the MHADA vide MHADA Resolution Nos. 6260 Dt.04/06/2007, A. R. No. 6397 dated 5/05/2009 & A. R. No. 6422 dated 07.08.2009 circular dated 16/06/2011 & 21/12/2011 subject to following conditions. The other additional terms and conditions as per Annexure-I shall also apply & are appended separately.

- 1 The work of redevelopment should be carried out as per plans submitted to this office along with detailed proposal, as per prior approval of M.C.G.M.
- 2 Necessary Approvals to the plans from M.C.G.M. should be obtained before starting of work.
- 3 The work should be carried out under the supervision of the Competent Registered Architect and Licensed Structural Engineer.
- 4 The work should be carried out entirely at applicant's own risk and cost and MHADA Board will not be responsible for any mishap or irregularity at any time.

5 The built up area permitted as per statement below.

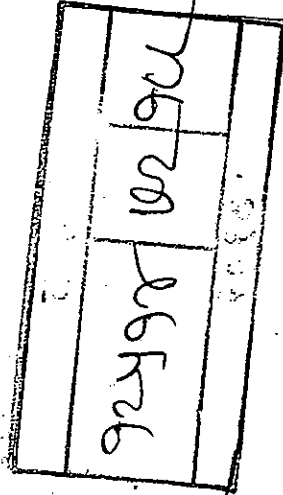
Sr. No.	Built up Area	In m2
1.	Plot area as per demarcation plan of Executive Engineer Bandra Div. / Mumbai Board	877.47
2.	a) Area as per lease b) Tit Bit Land FSI permissible	824.89 m2 52.58 m2 2.5
4.	Total Built up Area permitted vide previous NOC dt. 16/10/2014. (877.47 x 2.5 FSI) Existing BUA + Additional BUA (Residential use 796.14 m2 +186.72 m2 Commercial use)	2193.67
5.	Additional BUA allotted by MHADA vide this NOC for 2000.00 m2 (for Residential use) from balance layout F.S.I.	2000.00
6.	Total built up area permitted. (Sr. No. 4+5)	4193.67



The work should be carried out within the land underneath & adjacent area for existing members / tenements should be retained as per G.R. शहर विभागाच्या १०३/व.क. ३६/११११ दिनांक २६/०८/२००९.

The work should be carried out within the land underneath & adjacent area for existing members / tenements should be retained as per G.R. शहर विभागाच्या १०३/व.क. ३६/११११ दिनांक २६/०८/२००९.

Responsibility of any damage or loss of adjoining properties if any will vest entirely with the society and M.H. & A. D. Board will not be responsible in any manner.

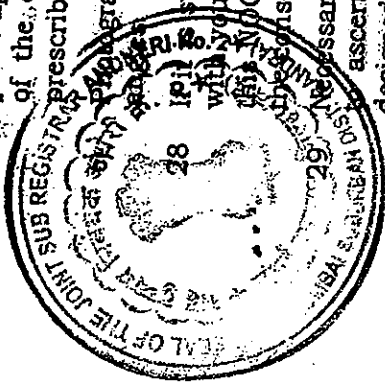


- 10 The user of this construction under this NOC should be restricted to Residential purpose only. Separate permission for other user will have to be obtained.
- 10 Barbed wire fencing/ chain link Compound wall along boundary line is permitted after getting demarcation fixed from the Executive Engineer Bandra Division, Mumbai Board.
- 11 The Society shall have to construct and maintain separate underground water tank, pump house and overhead water tank to meet requirement of the proposed and existing development and obtain separate water meter & water connection.
- 12 The society shall have to obtain approval for amended plans as and when amended else the NOC for Occupation Certificate from M.C.G.M. will not be granted.
- 13 One set of plan along with letter should be forwarded to the office of Resident Executive Engineer / Mumbai Board as token of your approval.
- 14 The Chief Officer / Mumbai Board reserves the right to cancel NOC without giving any notice.
- 15 All the terms and conditions mentioned in earlier Offer letters, NOC letters & the accompanying list (Annexure-1) appended to this letter will be applicable to the society.
- 16 The redevelopment proposal should be prepared adhering to the Development Plan reservation, Building regulations and any other rules applicable to Building construction by the Building Proposal Dept. in MCGM.
- 17 The plans of the proposed building shall be submitted to MCGM within six months from the date of issue of this NOC positively for its approval, failing which the NOC will stand cancelled.
- 18 The NOC holder will have to communicate the actual date of commencement of work and to submit progress report of the redevelopment scheme by every month till completion of scheme to the Executive Engineer / Bandra Divn. / M.B. under intimation to this office.
- 19 If NOC holder fails to start the redevelopment work within 12 months from the date of issue of NOC, the right is reserved to cancel the NOC by this office.
- 20 The reconstruction of new building for the rehabilitation of old occupiers shall be completed within a period of 30 months from the date of issue of this NOC. In case NOC holder fails to do so, extension to the above time limit may be granted depending on the merits of the case and on payment of an extension fee as may be decided by the office at any time.



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- 21 The road widening that may be proposed in the revised layout will be binding on the society & the society should handover the affected area of road widening to the MCGM at their own cost.
- 22 60% of total BUA should be in the form of EWS / LIG / MIG.
- 23 As per A.R. 6615 dt. 06/08/2013, if MCGM denies to approve the additional BUA allotted by MHADA or suggest amendment in large quantity then Hon. V.P./A reserve the right to cancel, withdraw or any corrections.
- 24 It is binding to the Society and MCGM to strictly follow the Govt. G.R. शासन निर्णय क्र. वेडक ११०१/ग.क्र.३६/गुनि. मालय dated 26/08/2009.
- 25 All terms & conditions of lease deed and sale deed are binding on the society.
- 26 After issue of NOC, during course of demolition of old buildings & during course of redevelopment work if any mishap / collapse occur, the entire responsibility of the same will lie with NOC holder. However all the necessary precautionary measures shall be taken to avoid mishap / collapse and the work of demolition & redevelopment shall be carried out under strict supervision of Architect and R.C.C. Consultant.
- 27 The proposal of issue of NOC for obtaining occupation Certificate from MCGM to the newly constructed building will have to be submitted along-with the following documents / information.
- a) Copy of approved plan along-with copy of IOD & C.C. from MCGM. The name of the occupiers against concerned tenements proposed to be allotted in new building should be clearly shown in the plan along-with carpet area to be given. Matching statement i.e. Name of occupant, Room No., existing area and proposed allotted area.
- b) The concerned Architect & NOC Holder / Developer should give certificate that the newly constructed building is in accordance with the plans approved by MCGM & the tenements constructed for rehabilitation of the occupiers of building are as per the areas and amenities as prescribed in the agreement executed with the occupiers.
- 28 The photographs of the newly constructed building taken from various angles with your application for NOC are incorrect or forged, miss-leading then the NOC will be cancelled and NOC holder will be held responsible for all the consequences / losses, if any thereof if arises in future.
- 29 Necessary trial pits / trial bores shall be taken at the captioned property to ascertain the bearing capacity of the soil and foundation shall be designed accordingly. R.C.C. design of the new proposed building shall be prepared taking into account the aspect of Mumbai Seismic Zone and same should be got approved from R.C.C. Consultant / Structural Engineer, registered with MCGM.



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30 Approval to revised layout plan by MCGM, all terms & conditions laid down therein shall be binding on the society.

- 31 By this letter you are requested not to issue Occupation Certificate unless consent letter duly signed by Chief Officer / Mumbai Board is obtained and submitted to your Department by the applicant.
- 32 The area allotted from balance layout F.S.I. i.e. 2000.00 sq.mt. (Residential Use) It will be sole responsibility of the society to get approval for the same, from MCGM.
- 33 All the dues should be cleared by Society before issue of Occupation Certificate including offsite infrastructure charges.
- 34 Allotment of the layout pro-rata B.U.A. / balance layout F.S.I. in this case will not create any in balance of F.S.I. / B.U.A. in the layout though the same is note approved as per FSI 3.00 as per D.C.R. 33(5) dated 08/10/2013 Government notification.

It is, therefore, directed that the proposed work should be carried out strictly adhering to the terms and conditions as mentioned above. In case of any breach to above condition & other terms and conditions annexed herewith, the NOC will stand cancelled.

Now, MHADA is considering the proposal for amendment of the layout for 2.5 FSI. Further 2.5 FSI is granted to the applicant on the notionally subdivided area, hence the proposal should be considered for 2.5 FSI and pro-rata there of all the directives given in the Govt. Resolution of U.D.D. vide No. TPB /4308 /74 /C.NO.11 /2008 /UD-11, dated 06/12/2008 shall be applicable to the applicant.

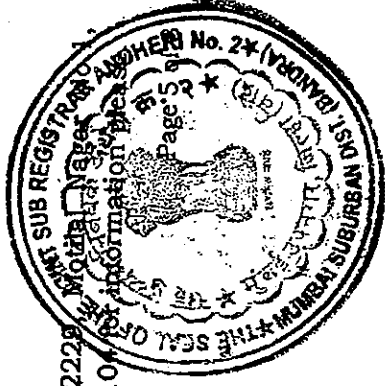
Encl.: Annexure-1
(Draft approved by C.O. /M.B.)

-Sd/-

For Chief Officer,
M. H. & A. D. Board,
Mumbai

Copy to: The Secretary, D.N. Nagar, Shivkrupa Co-op Hsg. Soc. Ltd., Building No.4, CTS No. 195(pt), S. No.106-A, D.N. Nagar Vibhag, J.P. Road, Andheri (W), Mumbai - 400 053 for information.


Copy to Architect : M/s. Space Moulders, 281/2229 Shreerang Sabele Marg, Goregaon (W) Mumbai - 400104



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Copy forwarded to information and necessary action in the matter to the:-
1. Deputy Chief Engineer -West / Mumbai Board for information please.
2. Executive Engineer, Housing Bandra Division / Mumbai Board

- i) He is directed to take necessary action as per demarcation & as per prevailing policy of MHADA.
 - ii) He is directed to recover all the dues from the society concerned to Estate Department & intimate the same to this office.
 - iii) He is directed to recover any dues, land revenue, audit remarks concerned to Land Department if any pending with the society & intimate the same to this office.
3. Architect Layout Cell / Mumbai Board for information.
 4. Copy to Sr. Clerk for MIS record.


For Chief Officer,
M. H. & A. D. Board,
Mumbai



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(Conditions made applicable to NOC granted vide No. CO /MB /REE /NOC /
/F-378/1371 /2016. Date : 03 SEP 2016

ANNEXURE -I

TERMS AND CONDITIONS

The additional build able area is granted as per policy laid down by MHADA amended A.R.No.6041, dt.29/7/2004, A. R. No. 6260 Dt. 04/06/2007, A. R. 6349 dated 25/11/2008, A. R. No. 6383 dated 24/02/2009, A. R. No. 6397 dated 5/05/2009 & A.R. No. 6422 dated 07.08.2009 are subject to following terms and conditions.

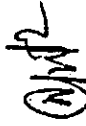
1. All the terms and conditions mentioned in the Layout which was processed to M.C.G.M shall be applicable to the society.
2. The set of plans approved by M.C.G.M. duly certified by the Architect should be submitted to this office before commencement of work.
3. The society will have to construct and maintain separate tank if necessary with approval of M.C.G.M.
4. The society will have to enter into a separate Lease Agreement of Society & Manager & Legal Department of the Board for additional area granted before asking for Occupation Certificate from M.C.G.M.
5. The society will have to submit stability of the existing structure / proposed work through Registered Licensed Structural Engineer by M.C.G.M.
6. The society will have to obtain separate P. R. card as per the approved sub division / plot leased out by the board duly signed by S. L. R. before asking for Occupation Permission from M.C.G.M.
7. The society will have to obtain approval for amended plans as and when the Society amends the plans.
8. The Society will have to hand over the setback area free of cost to MCGM & proof of the same will have to be submitted to this office. The society will have to inform about form encroachment to M.C.G.M. at their own cost and M.H.A.D. Board shall not be held responsible.
9. The pro-rata charges towards construction of D. P. as implemented by MCGM will be paid from the premium received from the society for the purchase of additional BUA for which receipts shall be submitted by the society from MCGM in favor of Chief Accounts Officer / MHAD Board.
10. Before issuing the NOC for Occupation Tanker Water or Extra Water charges payment clearance should be produced by the Society.
11. The redevelopment Proposal should be approved according to the Development Plan reservation, Building regulations and other rules applicable to Building construction by the Building Proposal Department, MCGM.



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12. The charges as may be levied by MCGM, from time to time (apart from FSI charges), for e.g. Pro-rata charges for Roads, shall be paid by the society to MCGM directly, on demand from MCGM.
13. The society shall indemnify MHADA against any legal action regarding payment of stamp duty for a) Transfer of built tenements to beneficiaries and b) Purchase of balance FSI / T. D. R. etc. as may be required under provisions of Stamp Duty Act.
14. It is therefore, directed that the proposed work should be carried out strictly adhering to the terms and conditions mentioned as above. In case of any breach to above condition the NOC will stand cancelled.
15. MCGM has incurred expenditure for onsite infrastructure prior to modification in DCR 33 (5) and after modification in DCR 33 (5). The Pro-rata premium shall be payable by the society as and when competent authority communicates to you.
16. The Pro-rata premium for approval of revised layout under DCR 33 (5) with 3.00 FSI shall also be payable by society as and when communicated to you.

(Draft approved by C.O./M.B.)


For Chief Officer,
M. H. & A. D. Board,
Mumbai



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ANNEXURE - C3

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)

MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)



म्हाडा
MHADA

NO.CO/MB/REE/NOC/F-378/1802 / 2017
Date:- 08 DEC 2017

To, The
Executive Engineer
Building Proposal Department (WS),
M.C.G.M., R.K. Patkar Marg,
Bhaba Hospital Building,
Bandra (W), Mumbai-400 050.

Subject: N. O. C. for proposed redevelopment of existing Building No.4, Known as **Shivkrupa** Co-Op. Housing Society Ltd., CTS No. 195(pt), S. No. 106-A, D.N. Nagar, Andheri (W) Mumbai i - 400 053- under DCR 33(5).

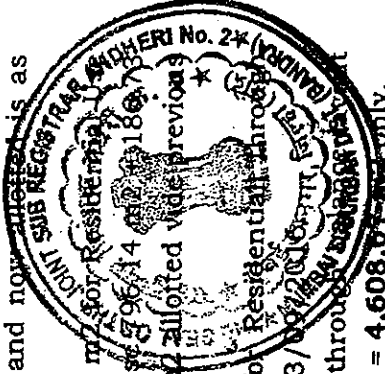
Reference: 1 NOC vide no. CO/MB/REE/NOC/F-378/1163/ 2014
Dated 16/10/2014.
2 NOC vide no. CO/MB/REE/NOC/F-378/1371/ 2016
Dated 03/09/2016.
3 This office offer letter No. CO/MB/REE/NOC/F-378/408/2017, dated 30/03/2017.
4 Society's Letter dt. 26/10/2017.
5 Chief Account Officer / Mumbai Board's letter No. 3319 dt. 07/11/2017.

Sir,

The applicant has complied with requisites for obtaining No Objection Certificate (NOC) for redevelopment of their building under subject. There is no objection of this office to undertake the construction as per the proposal of the said society under certain terms and conditions.

Allotment of additional BUA approved previously and now the same is as under:

- i) Allotment of Existing Buildable area of 1210.80 m² for Residential use + Additional BUA of 982.87m² (for Residential use) + 796.14 m² (for Commercial use) i.e. total BUA is 2193.67 m² (Allotted vide previous NOC dated 16/10/2014.
- ii) Allotment of additional BUA of 2000.00 m² (for Residential use) in balance layout F.S.I. vide previous NOC dated 03/09/2016.
- iii) Additional BUA of 415.00 m² (for Residential) through F.S.I. to be allotted by this NOC. thus total BUA = 4,608.67 m² only.



गृहनिर्माण भवन, कलातार, बोद्रे (पूर्व), मुंबई - ४०० ०५९,
दूरध्वनी ६६४०५०००, २६५९२७७७, २६५९०६६०, ६६४०५३९६,
फॅक्स नं. : ०२२-२६५९१५४४ / २६५९२०५८

Page 1 of 7
Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051
Phone : 66405000, 26592877, 26590660, 66405398
Fax No. : 022-26591544 / 26592058

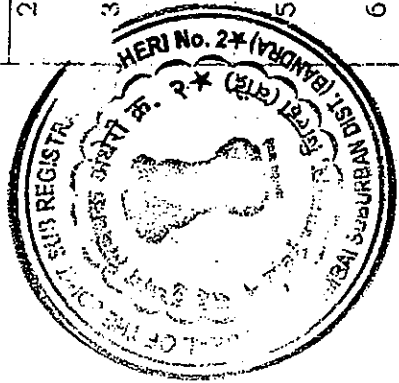
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The NOC is granted as per policy laid down by the MHADA vide MHADA Resolution Nos. 6260 Dt.04/06/2007, A. R. No. 6397 dated 05/05/2009 & A. R. No. 6422 dated 07.08.2009 circular dated 16/06/2011 & 21/12/2011 subject to following conditions. The other additional terms and conditions as per Annexure-I shall also apply & are appended separately.

- 1 The work of redevelopment should be carried out as per plans submitted to this office along with detailed proposal, as per prior approval of M.C.G.M.
- 2 Necessary Approvals to the plans from M.C.G.M. should be obtained before starting of work.
- 3 The work should be carried out under the supervision of the Competent Registered Architect and Licensed Structural Engineer.
- 4 The work should be carried out entirely at applicant's own risk and cost and MHADA Board will not be responsible for any mishap or irregularity at any time.
- 5 **The built up area permitted as per statement below.**

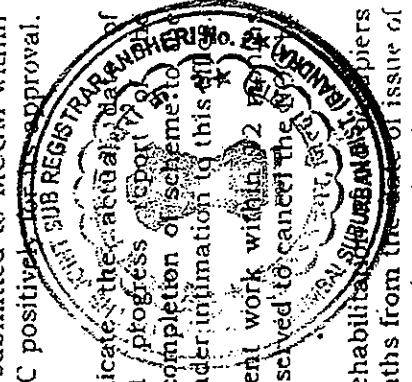
Sr. No.	Built up Area	In m2
1.	Plot area as per demarcation plan of Executive Engineer Bandra Div. / Mumbai Board a) Area as per lease 824.89 m2 b) Tit Bit Land 52.58 m2	877.47
2.	FSI permissible	2.5
3.	Total Built up Area permitted vide previous NOC dt. 16/10/2014, (877.47 x 2.5 FSI) Existing BUA 1210.80 m2 - Additional BUA 982.87m2 (Residential use 796.14 m2 +186.72 m2 Commercial use)	2193.67
5.	Additional BUA allotted by MHADA vide previous NOC dt. 03/09/2016 for 2000.00 m2 (for Residential use) from balance layout F.S.I.	2000.00
6.	Additional BUA to be allotted by MHADA vide this NOC for 415.00 m2 (for Residential use) from balance layout F.S.I.	415.00
7.	Total built up area permitted. (Sr. No. 3+4+5)	4,608.67



- 6 No additional F.S.I. should be utilized other than mentioned above and carpet area for existing members / tenements should be retained as per Govt. G.R. dated 21/08/2009.
- 7 The work should be carried out within the land underneath & appurtenant to the society / society's building or plot leased by the Board / as per approved subdivision.

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- 8 Responsibility of any damage or loss of adjoining properties if any will vest entirely with the society and M.H. & A. D. Board will not be responsible in any manner.
- 9 The user of this construction under this NOC should be restricted to **Residential purpose only**. Separate permission for other user will have to be obtained.
- 10 Barbed wire fencing/ chain link Compound wall along boundary line is permitted after getting demarcation fixed from the Executive Engineer Bandra Division, Mumbai Board.
- 11 The Society shall have to construct and maintain separate underground water tank, pump house and overhead water tank to meet requirement of the proposed and existing development and obtain separate water meter & water connection.
- 12 The society shall have to obtain approval for amended plans as and when amended else the NOC for Occupation Certificate from M.C.G.M. will not be granted.
- 13 One set of plan along with letter should be forwarded to the office of Resident Executive Engineer / Mumbai Board as token of your approval.
- 14 The Chief Officer / Mumbai Board reserves the right to cancel NOC without giving any notice.
- 15 All the terms and conditions mentioned in earlier Offer letters, NOC letters & the accompanying list (Annexure-I) appended to this letter will be applicable to the society.
- 16 The redevelopment proposal should be prepared adhering to the Development Plan reservation, Building regulations and any other rules applicable to Building construction by the Building Proposal Dept. in MCGM.
- 17 The plans of the proposed building shall be submitted to MCGM within six months from the date of issue of this NOC positively for approval. failing which the NOC will stand cancelled.
- 18 The NOC holder will have to communicate the actual date of commencement of work and to submit progress report to the redevelopment scheme by every month till completion of scheme to Executive Engineer / Bandra Divn. / M.B. under intimation to this office.
- 19 If NOC holder fails to start the redevelopment work within 2 months from the date of issue of NOC, the right is reserved to cancel the NOC from this office.
- 20 The reconstruction of new building for the rehabilitated owners shall be completed within a period of 30 months from the date of issue of this NOC. In case NOC holder fails to do so, extension to the above time limit may be granted depending on the merits of the case and on payment of an extension fee as may be decided by the office from time to time.



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- 21 The road widening that may be proposed in the revised layout will be binding on the society & the society should handover the affected area of road widening to the MCGM at their own cost.
- 22 As per A.R. 6615 dt. 06/08/2013, if MCGM denies to approve the additional BUA allotted by MHADA or suggest amendment in large quantity then Hon. V.P./A reserve the right to cancel, withdraw or any corrections.
- 23 It is binding to the Society and MCGM to strictly follow the Govt. G.R. शासन निर्णय क्र.सू.क. १०१/अ.क.३६/गुनिग. मंगळूरु dated 26/08/2009.
- 24 All terms & conditions of lease deed and sale deed are binding on the society.
- 25 After issue of NOC, during course of demolition of old buildings & during course of redevelopment work if any mishap / collapse occur, the entire responsibility of the same will lie with NOC holder. However all the necessary precautionary measures shall be taken to avoid mishap / collapse and the work of demolition & redevelopment shall be carried out under strict supervision of Architect and R.C.C. Consultant.
- 26 The proposal of issue of NOC for obtaining Occupation Certificate from MCGM to the newly constructed building will have to be submitted along-with the following documents / information.
- a) Copy of approved plan along with copy of JOD & C.C. from MCGM. The name of the occupiers against concerned tenements proposed to be allotted in new building should be clearly shown in the plan along-with carpet area to be given Matching statement i.e. Name of occupant, Room No., existing area and proposed allotted area.
- The concerned Architect & NOC Holder / Developer should give certificate that the newly constructed building is in accordance with the plans approved by MCGM & the tenements constructed for rehabilitation of the occupiers of building are as per the areas and amenities as prescribed in the agreement executed with the occupiers.
- Photographs of the newly constructed building taken from various angles.
- If it is subsequently found that the documents / information submitted with your application for NOC are incorrect or forged, miss-leading then this NOC will be cancelled and NOC holder will be held responsible for the consequences / losses, if any thereof arises in future.
- 28 Necessary trial pits / trial borers shall be taken at the captioned property to ascertain the bearing capacity of the soil and foundation shall be designed accordingly. R.C.C. design of the new proposed building shall be prepared taking into account the aspect of Mumbai Seismic Zone and same should be got approved from R.C.C. Consultant / Structural Engineer, registered with MCGM.
- 29 On approval to revised layout plan by MCGM, all terms & conditions laid down therein shall be binding on the society.



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- 30 By this letter you are requested not to issue Occupation Certificate unless consent letter duly signed by Chief Officer / Mumbai Board is obtained and submitted to your Department by the applicant.
- 31 The area allotted from balance layout F.S.I. i.e. **415.00** sq.mt. (Residential Use) It will be sole responsibility of the society to get approval for the same, from MCGM.
- 32 All the dues should be cleared by Society before issue of Occupation Certificate including effluent infrastructure charges.
- 33 Allotment of the layout pro-rata B.U.A. / balance layout F.S.I. in this case will not create any in balance of F.S.I. / B.U.A. in the layout though the same is not approved as per FSI 3.00 as per D.C.R. 33(5) dated 08/10/2013 Government notification.

It is therefore, directed that the proposed work should be carried out strictly adhering to the terms and conditions as mentioned above. In case of any breach to above condition & other terms and conditions annexed herewith, the NOC will stand cancelled.

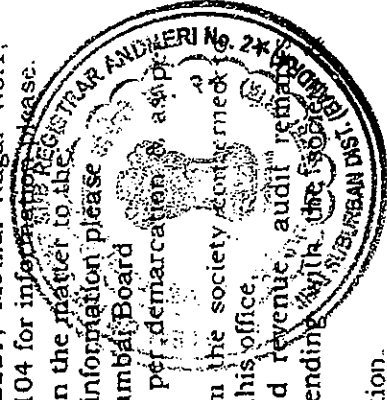
Encl.: Annexure-1
(Draft approved by C.O./M.B.)

-Sd/-
For Chief Officer,
M. H. & A. D. Board,
Mumbai

Copy to: The Secretary, D.N. Nagar, Shivkrupa Co-op Hsg. Soc. Ltd., Building No.4, CTS No. 195(p4), S. No.106-A, D.N. Nagar Vibhag, J.P. Road, Andheri (W), Mumbai - 400 053 for information.

Copy to Architect : M/s. Space Moulders, 281/2229, Motilal Nagar No.1, Shreerang Sabele Marg, Goregaon (W) Mumbai - 400104 for information please.

- Copy forwarded to information and necessary action in the matter to the Registrar, Mumbai.
1. Deputy Chief Engineer -West / Mumbai Board for information please
 2. Executive Engineer, Housing Bandra Division / Mumbai Board
 - i) He is directed to take necessary action as per demarcation as per prevailing policy of MHADA.
 - ii) He is directed to recover all the dues from the society concerned to Estate Department & intimate the same to this office.
 - iii) He is directed to recover any dues, land revenue, audit return, concerned to Land Department if any pending with the office. intimate the same to this office.
3. Architect Layout Cell / Mumbai Board for information.
4. Copy to Sr. Clerk for MIS record.



M.H. & A.D.

For Chief Officer,
M. H. & A. D. Board,
Mumbai

Page 5 of 7

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ANNEXURE -I
**(Conditions made applicable to NOC granted vide No. CO /MB /REE/NOC/
/F-378/1802- /2017. Date : 01.08.2017)**

TERMS AND CONDITIONS

The additional build able area is granted as per policy laid down by MHADA vide NOC mentioned above as per resolution no.5998 dated: 09/01/2004 and amended A.R.No.6041, dt.29/7/2004, A. R. No. 6260 Dt. 04/06/2007, A. R. 6349 dated 25/11/2008, A. R. No. 6383 dated 24/02/2009, A. R. No. 6397 dated 5/05/2009 & A.R. No. 6422 dated 07.08.2009 are subject to following terms and conditions.

1. All the terms and conditions mentioned in the Layout which was processed to M.C.G.M shall be applicable to the society.
2. The set of plans approved by M.C.G.M. duly certified by the Architect should be submitted to this office before commencement of work
3. The society will have to construct and maintain separate tank if necessary with approval of M.C.G.M.
4. The society will have to enter into a separate Lease Agreement of Society & will have to get the rectification deed done through concerned Estate Manager & Legal Department of the Board for additional area granted before asking for Occupation Certificate from M.C.G.M.
5. The society will have to submit stability of the existing structure / proposed work through Registered Licensed Structural Engineer by M.C.G.M.
6. The society will have to obtain separate P. R. card as per the approved subdivision / plot leased out by the board duly signed by S. L. R. before asking for Occupation Permission from M.C.G.M
7. The society will have to obtain approval for amended plans as and when the Society amends the plans.
8. The Society will have to hand over the setback area free of cost to MCGM & proof of the same will have to be submitted to this office. The society will have to inform about form encroachment to M.C.G.M. at their own cost and M.H.A.D. Board shall not be held responsible.
9. The pro-rata charges towards construction of D. P. as implemented by MCGM will be paid from the premium received from the society for the purchase of additional BUA for which receipts shall be submitted by the society from MCGM in favor of Chief Accounts Officer / MHAD Board.
10. Before issuing the NOC for Occupation Tanker Water or Extra Water charges payment clearance should be produced by the Society.
11. The redevelopment Proposal should be approved adhering to the Development Plan reservation, Building regulations and any other rules applicable to Building construction by the Building Proposal Dept. in MCGM.



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12. The charges as may be levied by MCCGM, from time to time (apart from FSI charges), for e.g. Pro rata charges for Roads, shall be paid by the society to MCCGM directly, on demand from MCCGM.
13. The society shall indemnify MHADA against any legal action regarding payment of stamp duty for Transfer of built tenements to beneficiaries and b) Purchase of balance FSI / T. D. R. etc. as may be required under provisions of Stamp Duty Act
14. It is therefore, directed that the proposed work should be carried out strictly adhering to the terms and conditions mentioned as above. In case of any breach to above condition the NOC will stand cancelled.
15. MCCGM has incurred expenditure for onsite infrastructure prior to modification in DCR 33 (5) and after modification in DCR 33 (5). The Pro rata premium shall be payable by the society as and when competent authority communicates to you

(Draft approved by C.O./M.B.)

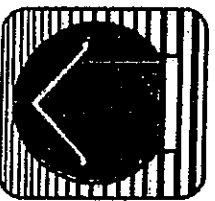
[Signature]
For Chief Officer,
 M H & A. D. Board,
 Mumbai



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मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)
MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)

ANNEXURE - '01'



No.CO/MB/REE/NOC/F-378/ 13 /2016
Date: 02 JAN 2016

OFFER LETTER

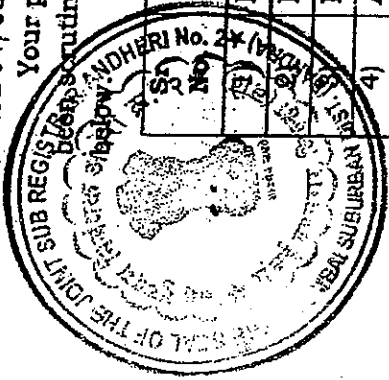
To,
The Secretary,
Shivkrupa Co-op Hsg. Soc. Ltd.,
Building No. 4, D.N. Nagar,
Andheri (W), Mumbai - 400 053.

Sub.:- Proposed Redevelopment of existing Building No.4, Known as Shivkrupa Co-Op. Housing Society Ltd., CTS No. 195(pt), S. No. 106-A, D.N. Nagar, Andheri (W) Mumbai under DCR 33(5).

Ref.:- 1) Society's letter dated 18/12/2015 addressed to Hon. VP/ A (WR no. 423 dated. 18/12/2015)
2) NOC vide no. CO/MB/REE/NOC/F-378/1163/ 2014 Dated 16/10/2014.
3) Hon'ble V.P. /A's approval Dt.30/12/2015.

With reference to the above mentioned subject, it is to inform you that Hon'ble V.P./A has considered your request for Allotment of additional Buildable area of 2000.00m² (Residential use) beyond existing BUA as per additional BUA from 10% V.P./A quota as per Authority resolution No. 6260 dated 04/06/2007.

Your proposal for additional BUA from Hon. VP/A discretionary quota has been scrutinized by this office & your proposal has been approved as mentioned

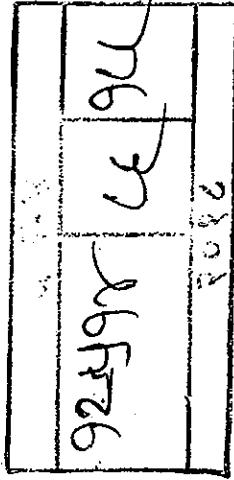


Particulars	Area in Sq.mtr.
Plot area as per indenture of Lease	877.47
Permissible FSI	2.5
Permissible BUA	2,193.67
Additional BUA to be allotted from Hon. VP/A discretionary quota (10% VP Quota)	2000.00

Page 1 of 7

गृहनिर्माण भवन, ककानगर, वॉर्ड (पूर्व), मुंबई - ४०० ०५१.
दूरध्वनी ६६४०५०००/२६५९२८७७ / २६५९२८८२
फॅक्स नं. : ०२२-२६५९२०५८

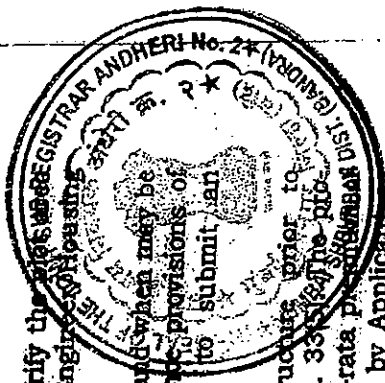
Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.
Phone : 66405000 / 26592877 / 26592881
Fax No. : 022-26592058



In this regard you are requested to make payment as mentioned below:-

Sr. No.	Particular	Amount in Rs.
1	Scrutiny Fees/- Residential Rs. 6000/-	6,000.00
2	Debris Removal Rs. 6600/- Per Bldg.	Already Paid
3	Layout approval fees (Rs. 500/- X per tenements)	Already Paid
4	Premium towards additional buildable area for Residential use of 2000.00sq.mtr. by charging Rs. 39,440/- @ 40% current Ready Reckoner Rate of 2015 (i.e. 40 % of Rs. 98600/-) as per MHADA Reso. No. 6260 Dtd. 04/06/2007 & MHADA Reso. No. 6397 Dtd. 05/05/2009 & A. R. No. 6422 Dtd. 07/08/2009.	7,88,80,000.00
5	Deduction of Off-site Infrastructure payable to MCGM as per Revised DCR 33(5) (7,88,80,000X12.5%)	(-)98,60,000.00
6	On site Infrastructure (2000.00cm ² X Rs. 100/ per sq.ft. X 10.764)	21,52,800.00
7	Deposit Amount for Water Charges as per CE-II / A's Circular dated 02.06.2009	Already Paid
8	Total Amount (Sr. No. 1+4-5+7)	7,11,78,800.00

- 1) Your society will have to submit an undertaking on stamp paper of Rs. 250/- for agreeing all the terms and conditions mentioned in the Annexure-1, then only NOC will be issued to the subjective proposal.
- 2) The society will have to make full payment at one time for use of additional built up Area/ Additional land area as stated above (i.e. Sr. No. 1 to 8) within 6 months from the date of issue of this letter. If society fails to make this payment within six months then the Offer Letter will stand cancelled. Thereafter, whenever the society will apply for revised offer letter it will be issued as per prevailing policy of MHADA.
- 3) The Society's Architect / Licensed Surveyor will have to verify the area and dimension as per site report given by Executive Engineer, Planning Bandra Division and submit report about confirmation.
- 4) This allotment is subject to payment of Stamp duty if / as and when may be imposed by the Govt. of Maharashtra (Under the relevant provisions of Maharashtra Stamp Duty Act. The allottee will have to submit an Undertaking to this effect on Stamp paper worth Rs.100/-)
- 5) M.C.G.M. has incurred expenditure for onsite infrastructure prior to modification in D.C.R. 33(5) & after modification in D.C.R. 33(5). The pro-rata premium shall be payable by the Applicant & the pro-rata premium on revised layout under D.C.R. 33(5) with shall also payable by Applicant and when communicated, a notarized undertaking incorporating above shall be submitted in this office before final NOC.



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- 6) The Pro-rata amount for approval of revised layout under DCR 33 (5) shall also be payable by society as and when communicated to you.
- 7) Your society will abide all terms and conditions as may be given under NOC letter.
- 8) Your society will have to submit No dues certificate from concerned Estate Manager before issue of NOC.
- 9) Allotment of the layout pro-rata B.U.A. / 10% Hon'ble V.P./A quota in this case will not create any imbalance of F.S.I. / B.U.A. in the layout though the same is not approved as per FSI 3.00 as per D.C.R. 33(5) dated 08/10/2013 Government notification.
- 10) Your society will have to submit Property cards and CTS Plans as per approved sub-division Plot area before issue of NOC.
- 11) Your society will have to submit Xerox copy of minute book about resolution for redevelopment before NOC.
- 12) 60% of total built up area should be in the form of EWS /LIG/MIG as per Govt. order dated. 26/08/2009.
- 13) All conditions in lease deed are applicable to the society.
- 14) Your society will have to submit duly signed & registered development agreement before NOC.
- 15) It is binding on society to pay any arrears if any for the earlier NOC issued more particularly onsite and offsite infrastructure charges as and when communicated by Mumbai Board.
- 16) This offer letter is issued only for payment purpose and for acceptance of offsite infrastructure amount by MCGM and not for any other approvals.
- 17) Society should be sole responsibility of society to obtain the approval of plans from MCGM and this allotment is made subject to approval of MCGM.
- 18) After approval of layout with 3.00 FSI from MCGM society will not be entitled to additional Pro-rata share of FSI. Society's Pro-rata share of FSI generated after approval of layout will be adjusted against 10% V.P. quota allotted to society and shall submit an undertaking to that effect.



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An amount of **Rs. 7,11,78,800/-** (In words- Rs. Seven Crores Eleven Lacs Seventy Eight Thousand Eight Hundred Only.) may be paid in the office of the Chief Accounts Officer/ Mumbai Board, Third Floor, Griha Nirman Bhavan, Bandra (E), Mumbai - 400051. By Demand Draft/ Pay Order or by cash from 10.00 A.M. to 2.30 P.M. on all working days and produce certified Xerox copy of the receipt in this office.

Your society should pay onsite Infrastructure charges as per modified DCR 33 (5) Clause (5) An amount of **Rs.98,60,000/-** (In words Rs. Ninety Eight Lacs Sixty Thousand Only.) in the office of the Executive Engineer Building Proposal Department (WS), M.C.G.M. R.K. Patkar Marg, Bhaba Hospital Building, Bandra (W), Mumbai-400 050 and produce certified Xerox copy of the receipt in this office.

On receipt of the same the NOC will be processed under certain terms and condition, which may please, be noted.

Encl.: Annexure-I
(Draft approved by C.O./M.B.)

-Sd/-
For Chief Officer,
M. H. & A. D. Board,
Mumbai

Copy forwarded to Executive Engineer Building Proposal Department (WS), M.C.G.M., R.K. Patkar Marg, Bhaba Hospital Building, Bandra (W), Mumbai-400050 You are requested to submit the report, payment made by the society of **Rs.98,60,000/-**He is informed to deposit the said amount & not to grant any permission on said offer letter.

Copy to Architect : M/s. Space Moulders, 281/2229, Moti Nagar, Shreerang Sabele Marg, Goregaon (W) Mumbai - 400104 for information please.

Copy forwarded to information and necessary action in the matter to the:-

1. Deputy Chief Engineer -West / Mumbai Board for information please.
 2. Executive Engineer, Housing Bandra Division / Mumbai Board
- i) He is directed to take necessary action as per demarcation as per prevailing policy of MHADA.



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- ii) He is directed to recover all the dues from the society concerned to Estate Department & intimate the same to this office.
- iii) He is directed to recover any dues, land revenue, audit remarks concerned to Land Department if any pending with the society & intimate the same to this office.

3. Chief Accounts Officer / Mumbai Board

He is directed to recover the amount of offer letter on time & furnish certified copy of the payment receipt to this office.

4. Architect Layout Cell / Mumbai Board for information.

5. Copy to Shri. Mane / Sr. Clerk for MIS record.

M.H.

**For Chief Officer,
M. H. & A. D. Board,
Mumbai**



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02 JAN 2016

Annexure-I

The Proposed Redevelopment of existing Building No.4, Known as Shivkrupa Co-Op. Housing Society Ltd., CTS No. 195 (pt.), S. No. 106-A, D.N. Nagar, Andheri (W) Mumbai under DCR 33(5) will be undertaken by the society as per following terms and conditions:-

TERMS AND CONDITIONS

1. All the terms and conditions mentioned in the lease agreement & conveyance is binding on the society.
2. The society will rectify lease agreement from concern MHADA department for additional area allotted by the MHADA before asking for consent letter for Occupation Certificate of MCGM.
3. The society will have to obtain separate P. R. card as per the approved additional area by the board duly signed by S. L. R. before asking for consent letter for Occupation Certificate of M.C.G.M.
4. This offer letter will not be misused for taking out any kind of permission from any departments.
5. The work of the proposed demolition & reconstruction of the new building will be undertaken by the society entirely at the risk and cost of the society and MHADA / MHADB will not be held responsible for any kind of damages or losses.
6. The society will undertake & entrust responsibility of the planning, designing approval from MCGM & day to day supervision of the proposed demolition and reconstruction / development of the new building by the Licensed Architect registered with the council of Architecture and licensed Structural Engineer.
7. The society is responsible for obtaining all necessary permissions, approvals for utilization of additional BUA from the MCGM & other concerned authorities (such as MOEF, MCZM, forest etc.) before starting of the work & MHADA is not responsible for MCGM / other authorities refuse to give permission for development of society's proposal.
8. Society will be responsible for any kind of litigation or legal consequence arising an account of the proposed of the building.
9. All the terms & conditions mentioned in the Occupation Certificate No. CO/MB/REE/NOC/F-378/ 13 /2015 is binding on the society.
10. Any kind of payment or constructed tenement asked by the MHADA will be fulfilled by the society.



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11. No additional FSI will be utilized by the society other than permitted by the MHADA.
12. The work will be carried out within the land underneath and appurtenant as per approved sub-divisions, demarcation and plot area allotted by the concerned department of MHADA
13. Responsibility of any damage or loss of adjoining properties if any will vest entirely with the applicant and MHADB will not be responsible in any manner.
14. The user of the proposed development/development will be as permitted by the MHADA.
15. The society will have to construct and maintain separate underground water tank, pump house and over-head tank to meet requirement of the proposed buildings and obtain separate water meter & water connection as per approvals of M.C.G.M.
16. The Society will construct compound wall along boundary line of the plot allotted by the Board and as per the demarcation given by the concerned Executive Engineer / M.B. and Land Manager / M.B.
17. Society will hand over the set-back free of to the MCGM at its own cost.
18. The society at its cost will undertake up-gradation of all existing infrastructure and also carry-out laying of new infrastructural services at its cost as suggested by MCGM, MHADA and any other concerned Authority.
19. All the terms and conditions of the layout approval of the MCGM will be binding on the society.

(Draft approved by C.O./M.B.)

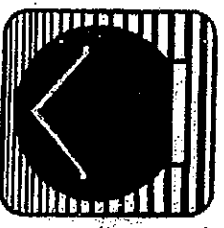


M.H.
For Chief Officer,
 M. H. & A. D. Board,
 Mumbai

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ANNEXURE - D2

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(महाडाचा घटक)
MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)



महाडा
MHADA

No.CO/MB/REE/NOC/F-378/ 408 /2017
Date: 30 MAR 2017

OFFER LETTER

To,
The Secretary,
Shivkrupa Co-op Hsg. Soc. Ltd.,
Building No. 4, D.N. Nagar,
Andheri (W), Mumbai - 400 053.

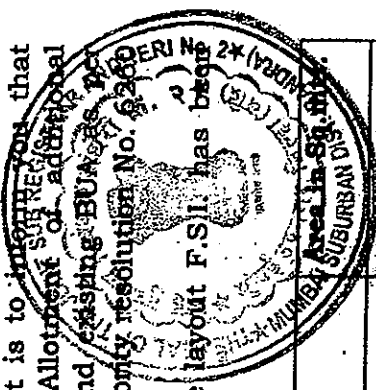
Sub.:- Proposed Redevelopment of existing Building No.4, Known as
Shivkrupa Co-Op. Housing Society Ltd., CTS No. 195(pt), S. No.
106-A, D.N. Nagar, Andheri (W) Mumbai under DCR 33(5).

- Ref.:-** 1) NOC vide no. CO/MB/REE/NOC/F-378/1163/ 2014
Dated 16/10/2014.
2) NOC vide no. CO/MB/REE/NOC/F-378/1371/2016
Dated 03/09/2016.
3) Society's letter dated 14/12/2016 & dated 07/03/2017
addressed to Hon. VP/ A. (WR no. 301 dated 07/03/2017)
4) Hon'ble V.P. /A's approval Dt. 27/03/2017.

With reference to the above mentioned subject, it is to inform you that Hon'ble V.P./A has considered your request for Allotment of additional Buildable area of 415.00 m² (Residential use) beyond existing BUA of additional BUA from balance layout F.S.I. as per Authority resolution No. 6260 Dt. 04/06/2007.

Your proposal for additional BUA from balance layout F.S.I. has been considered & approved as mentioned below.

Sr. No.	Particulars	
1)	Plot area as per indenture of Lease	877.47
2)	Permissible FSI	2.5
3)	Permissible BUA	2,193.67
4)	Additional BUA already allotted from Balance Layout F.S.I.	2000.00
5)	Total BUA	4193.67
6)	Additional BUA to be allotted now from Balance Layout F.S.I.	415.00



गृहनिर्माण भवन, कलानगर, वांद्रे (पूर्व), मुंबई - ४०० ०५३.
दुरध्वनी ६६४०५०००/२६५९२८७७ / २६५९२८८९
फॅक्स नं. : ०२२-२६५९२०५८

Gritha Nitman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.
Phone : 66405000/26592877/26592881
Fax No. : 022-26592058

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In this regard you are requested to make payment as mentioned below:-

Sr. No.	Particular	Amount in Rs.
1	Scrutiny Fees/- Residential Rs. 6000/-	6,000.00
2	Debris Removal Rs. 6600/- Per Bldg.	Already Paid
3	Layout approval fees (Rs. 500/- X per tenements)	Already Paid
4	Premium towards additional buildable area for Residential use of 415.00 sq.mtr. by charging Rs. 44,400/- @ 40% current Ready Reckoner Rate of 2016-17 (i.e. 40 % of Rs. 1,11,000/-) as per MHADA Reso. No. 6260 Dtd.04/06/2007 & MHADA Reso. No. 6397 Dtd.05/05/2009 & A. R. No. 6422 Dtd. 07/08/2009.	1,84,26,000.00
5	Deduction of Off-site Infrastructure payable to MCGM as per Revised DCR 33(5) (1,84,26,000 X 12.5%).	(-)23,03,250.00
6	On site Infrastructure (415.00m ² X Rs. 100/- per sq.ft. X 10.764)	4,46,706.00
7	Deposit Amount for Water Charges as per CE-II / A's Circular dated 02.06.2009	Already Paid
8	Total Amount (Sr. No. 1+2+3+4-5+6+7)	1,65,75,456.00

1) Your society will have to submit an undertaking on stamp paper of Rs. 250/- for agreeing all the terms and conditions mentioned in the Annexure-I, then only NOC will be issued to the subjective proposal.

2) The society will have to make full payment at one time for use of additional built up Area/ Additional land area as stated above (i.e. Sr. No. 1 to 8) within six months from the date of issue of this letter. If society fails to make this payment within six months then the Offer Letter will stand cancelled. Thereafter, whenever the society will apply for revised offer letter it will be treated as per prevailing policy of MHADA.

3) The Society's Architect / Licensed Surveyor will have to verify the plot area and dimension as per site report given by Executive Engineer/Housing Bandra Division and submit report about confirmation.

4) This allotment is subject to payment of Stamp duty if / as and when may be imposed by the Govt. of Maharashtra (Under the relevance provisions of Maharashtra Stamp Duty Act. The allottee will have to submit an Undertaking to this effect on Stamp paper worth Rs.100/-)

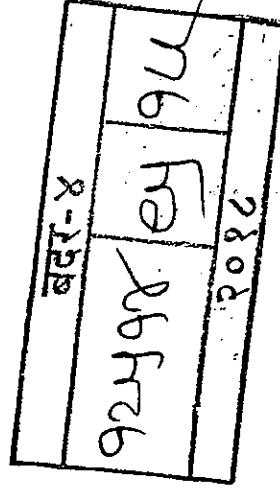
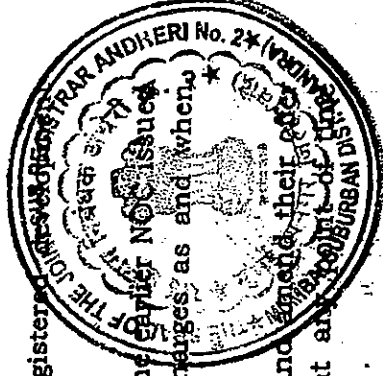
5) M.C.G.M. has incurred expenditure for onsite infrastructure prior to modification in D.C.R. 33(5) & after modification in D.C.R. 33(5). The pro-rata premium shall be payable by the Applicant & the pro-rata premium of revised layout under D.C.R. 33(5) with shall also payable by Applicant as and when communicated, a notarized undertaking incorporating above shall be submitted in this office before final NOC.



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- 6) The Pro-rata amount for approval of revised layout under DCR 33 (5) shall also be payable by society as and when communicated to you.
- 7) Your society will abide all terms and conditions as may be given under NOC letter.
- 8) Your society will have to submit No dues certificate from concerned Estate Manager before issue of NOC.
- 9) Allotment of the layout pro-rata B.U.A. / from Balance Layout F.S.I. in this case will not create any imbalance of F.S.I. / B.U.A. in the layout though the same is not approved as per FSI 3.00 as per D.C.R. 33(5) dated 08/10/2013 Government notification.
- 10) Your society will have to submit Property cards and CTS Plans as per approved sub-division Plot area before issue of NOC.
- 11) Your society will have to submit Xerox copy of minute book about resolution for redevelopment before NOC.
- 12) All conditions in lease deed are applicable to the society.
- 13) Your society will have to submit duly signed & registered agreement before NOC.
- 14) It is binding on society to pay any arrears if any for the earlier NOC issued more particularly onsite and offsite infrastructure charges as and when communicated by Mumbai Board.
- 15) MHADA reserve its right to withdraw, change, alter and amend their offer letter and conditions mentioned therein in future at any point of time without giving any reason to do so.
- 16) This offer letter is issued only for payment purpose and for acceptance of offsite infrastructure amount by MCGM and not for any other approvals.
- 17) The allotted additional Layout Balance F.S.I. will be reinstated after Layout approval.
- 18) It should be sole responsibility of society to obtain the approval of plans from MCGM and this allotment is made subject to approval of MCGM.



19) After approval of layout with 3.00 FSI from MCGM society will not be entitled to additional Pro-rata share of FSI. Society's Pro-rata share of FSI generated after approval of layout will be adjusted against balance layout F.S.I. allotted to society and shall submit an undertaking to that effect.

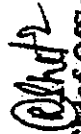
An amount of **Rs. 1,65,75,456/-** (In words- Rs. One Crores Sixty Five Lacs Seventy Five Thousand Four Hundred Fifty Six Only.) may be paid in the office of the Chief Accounts Officer/ Mumbai Board, Third Floor, Griha Nirman Bhavan, Bandra (E), Mumbai - 400051. By Demand Draft/ Pay Order or by cash from 10.00 A.M. to 2.30 P.M. on all working days and produce certified Xerox copy of the receipt in this office.

Your society should pay offsite Infrastructure charges as per modified DCR 33 (5) Clause (5) An amount of **Rs. 23,03,250/-** (In words Rs. Twenty Three Lacs Three Thousand Two Hundred Fifty Only.) in the office of the Executive Engineer Building Proposal Department (WS), M.C.G.M. R.K. Patkar Marg, Bhaba Hospital Building, Bandra (W), Mumbai-400 050 and produce certified Xerox copy of the receipt in this office.

On receipt of the same the NOC will be processed under certain terms and condition, which may please, be noted.

Encl.: Annexure-1
Draft approved by C.O./M.B.)




For Chief Officer,
M. H. & A. D. Board,
Mumbai

Copy forwarded to Executive Engineer Building Proposal Department (WS), M.C.G.M., R.K. Patkar Marg, Bhaba Hospital Building, Bandra (W), Mumbai-400 050 You are requested to submit the report, payment made by the society of **Rs. 23,03,250/-** He is informed to deposit the said amount & not to grant any permission on said offer letter.

Copy to Architect : M/s. Space Moulders, 281/2229, Motilal Nagar No.1, Shreerang Sabele Marg, Goregaon (W) Mumbai - 400104 for information please.

Copy forwarded to information and necessary action in the matter to the:-
1. Deputy Chief Engineer -West / Mumbai Board for information please.

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2. Executive Engineer, Housing Bandra Division / Mumbai Board

- i) He is directed to take necessary action as per demarcation & as per prevailing policy of MHADA.
 - ii) He is directed to recover all the dues from the society concerned to Estate Department & intimate the same to this office.
 - iii) He is directed to recover any dues, land revenue, audit remarks concerned to Land Department if any pending with the society & intimate the same to this office.
3. Chief Accounts Officer/ Mumbai Board
He is directed to recover the amount of offer letter on time & furnish certified copy of the payment receipt to this office.
4. Architect Layout Cell / Mumbai Board for information.
5. Copy to Sr. Clerk for MIS record.

AMT
For Chief Officer,
M. H. & A. D. Board,
Mumbai



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Annexure-I

The Proposed Redevelopment of existing Building No.4, Known as Shivkrupa Co-Op. Housing Society Ltd., CTS No. 195(pt), S. No. 106-A, D.N. Nagar, Andheri (W) Mumbai under DCR 33(5) will be undertaken by the society as per following terms and conditions:-

TERMS AND CONDITIONS

1. All the terms and conditions mentioned in the lease agreement & conveyance is binding on the society.
2. The society will rectify lease agreement from concern MHADA department for additional area allotted by the MHADA before asking for consent letter for Occupation Certificate of MCGM.
3. The society will have to obtain separate P. R. card as per the approved additional area by the board duly signed by S. L. R. before asking for consent letter for Occupation Certificate of M.C.G.M.
4. This offer letter will not be misused for taking out any kind of permission from any departments.
5. The work of the proposed demolition & reconstruction of the new building will be undertaken by the society entirely at the risk and cost of the society and MHADA / MHADB will not be held responsible for any kind of damages or losses.



The society will undertake & entrust responsibility of the planning, designing approval from MCGM & day to day supervision of the proposed demolition and reconstruction / development of the new building by the Licensed Architect registered with the council of Architecture and licensed Structural Engineer.

The society is responsible for obtaining all necessary permissions & approvals for utilization of additional BUA from the MCGM & other concerned authorities (such as MOEF, MCZM, forest etc.) before starting of the work & MHADA is not responsible for MCGM / other authorities refuse to give permission for development of society's proposal.

8. Society will be responsible for any kind of litigation or legal consequence arising an account of the proposed of the building.
9. All the terms & conditions mentioned in the Offer letter No. CO/MB/REE/NOC/F-378/ 408 /2017 is binding on the society.
10. Any kind of payment or constructed tenement asked by the MHADA will be fulfilled by the society.

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11. No additional FSI will be utilized by the society other than permitted by the MHADA.
12. The work will be carried out within the land underneath and appurtenant as per approved sub-divisions, demarcation and plot area allotted by the concerned department of MHADA
13. Responsibility of any damage or loss of adjoining properties if any will vest entirely with the applicant and MHADB will not be responsible in any manner.
14. The user of the proposed development/redevelopment will be as permitted by the MHADA.
15. The society will have to construct and maintain separate underground water tank, pump house and over-head tank to meet requirement of the proposed buildings and obtain separate water meter & water connection as per approvals of M.C.G.M.
16. The Society will construct compound wall along boundary line of the plot allotted by the Board and as per the demarcation given by the concerned Executive Engineer / M.B. and Land Manager / M.B.
17. Society will hand over the set-back free of to the MCGM at its own cost.
18. The society at its cost will undertake up-gradation of all existing infrastructure and also carry-out laying of new infrastructural services at its cost as suggested by MCGM, MHADA and any other concerned Authority.
19. All the terms and conditions of the layout approval of the MCGM will be binding on the society.

(Draft approved by C.O./M.B.)



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ANNEXURE- E

MUNICIPAL CORPORATION OF GREATER MUMBAI MUMBAI FIRE BRIGADE

Office of
The Chief Fire Officer,
Mumbai Fire Brigade,
Suburban Fire Station,
Mumbai Fire Station,
Agni Shamam Dal Marg,
Mumbai - 400 059.

No: ~~FB/HR/R-III/369~~
Date: 27/10/15

N.O.C. stipulating fire protection and firefighting requirements for amended NOC for proposed redevelopment of existing D. N. Nagar, Shiv Krupa CHSL bearing Building no: 04 CTS no. 195(pt), S. No. 106(A), MHADA layout, at D. N. Nagar, Andheri (W), for Shiv Krupa Gruhapraves L.L.P. C.A. to owner, Mumbai

Ref:1) Letter from A.E.B.P. (WS) KWS Ward u/no.
CHE/WS/1355/K/337/NEW dated 10/09/2015
2) Letter from M/s. Space Moulders, Architects.
3) M.F.B. No: HR/R III/369 dated 15/10/2015

E.E.P. (W.S.)

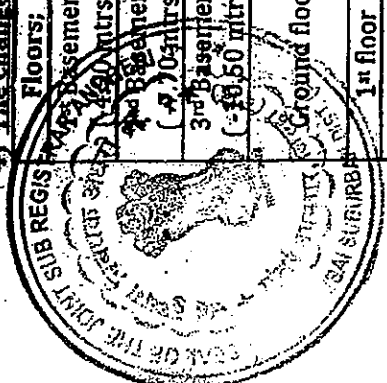
Please refer to this Office N.O.C. issued u/n FB/HR/R III/248 dated 17/10/2014, stipulating fire protection & fire-fighting requirements for construction of High Rise Residential building having three level basements (-10.50 mtrs.) + ground floor + 1st to 11th upper floors with a total height of 36.55 mtrs. measured from general ground floor to terrace level.

➤ Now the Architect has submitted amended plans for approval with following modifications:

- 1) Due to fungible FSI, Architect has now proposed additional five floors.
- 2) Architect has proposed 02 lifts instead of 03 lifts which is approved earlier NOC
- 3) Now the said building comprising of three level basements + ground floor + 1st to 16th upper floors with a total height of 50.25 mtrs. measured from general ground floor to terrace level.

4) The changed details of occupancy per floor are/ as follows:

Floors;	Occupancy per floor;
1 st Basement (-10.50 mtrs.)	Horizontal chess type car parking by way of 02 nos. of car lifts and UG tank on 1 st basement & services area on 2 nd & 3 rd basement
2 nd Basement (-7.00 mtrs.)	02 Entrance lobby, D.G. set room, space for car wash, society office, electric meter room, 02 nos. of car lifts, electrical substation, fire pump room and horizontal & two tier stack car parking
3 rd Basement (-3.50 mtrs.)	04 nos. of residential flats, 02 nos. of M.P. rooms and fitness center
Ground floor	04 nos. of residential flats, 04 nos. of M.P. rooms on each floor
1 st floor	03 nos. of residential flats, 03 nos. of M.P. rooms and part refuge area.
2 nd to 7 th & 9 th to 14 th & 16 th floor	04 nos. of residential flats, 03 nos. of M.P. rooms and part refuge area.
8 th floor	04 nos. of residential flats, 03 nos. of M.P. rooms and part refuge area.
15 th floor	04 nos. of residential flats, 03 nos. of M.P. rooms and part refuge area.
Terrace	Open to sky



Handwritten signatures and initials, including 'A. E. B. P.' and 'KWS'.

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5) No any other changes except mentioned above as shown on the plan shall be carried out at the building unless/until permitted by this department.

6) The said building has been provided with 02 nos. of enclosed type staircases, out of which 01 staircase having flight width of 01.20mtrs. which is leading from 3rd level basement to ground floor and other 01 staircase having flight width of 01.50 mtrs. is leading from ground floor to terrace level along with the provision of F.R.D. The staircases of building are externally located & adequately ventilated to outside air.

7) 02 nos. of lifts are proposed in said building, is leading from ground floor to all upper floors, out of which 01 lift of said building shall be treated as fire lift. The lift lobby / corridor at each upper floor are directly ventilated to outside air, as shown on the plans.

8) The site abuts on 12.20 mtrs. Road on North side.. The open spaces provided for the building are as follows:

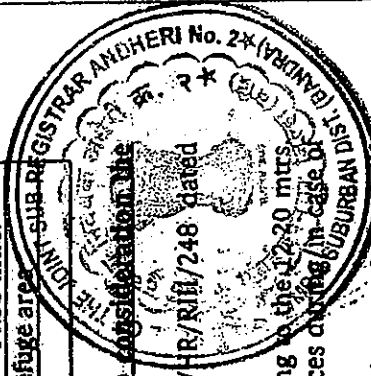
Direction	Open space
North	03.60 mtrs. to 03.70 mtrs. + 12.20 mtrs. wide Road.
South	04.53 mtrs. to 0491 mtrs.
East	04.50 mtra. To 04.57 mtrs.
West	06.12 mtrs. to 06.35 mtrs.

Refuge area is provided at 8th & 15th floor which is facing to the road sides with provision of FRD are as follows. Its area calculation shall be verified by E.E.B.P. (W.S.) as per rules and excess refuge area if any shall be counted in F.S.I. as per modified D.C.R.

Location of Refuge Area	Required Refuge Area	Proposed Refuge Area	Height of the Refuge level from ground level
8 th floor	94.79 sq mtrs.	94.90 sq mtrs	24.60 mtrs.
15 th floor	31.60 sq mtrs.	30.60 sq mtrs.	44.55 mtrs.
In addition to that terrace of the building will be treated as refuge area.			
If Refuge area beyond 4% shall be counted in F.S.I.			

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

- i. Architect already obtained the CFO NOC issued u/n FB/R/RM/248 dated 17/10/2014 for the said building.
- ii. The site abuts on 12.20 mtrs. Road on North side.
- iii. Refuge area is provided at 8th & 15th floor level which is facing to the road on North side which is easily accessible for fire appliances during in case of emergency.
- iv. Automatic sprinkler system shall be provided in each habitable room & entire lobby / passage of the building, all three basements & Podium level car parking area, as per the standard laid down by N.B.C. / B.I.S. Specification.
- v. The Architect has also been directed to provide Automatic smoke detection system in Electric meter room, fire pump panel room & lift machine rooms.
- vi. All the three basements shall be provided with 2.5% separate ventilation shaft for light and ventilation.



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- vii. Smoke check lobby is provided to each basement with the provision of FRD.
- viii. The Architect during course of discussion agreed to provide recommended active and passive fire protection requirements & also assured to provide any additional fire recommendation / requirements in future from Mumbai Fire Brigade Officer.

In view of above as far as this department is concerned there would be no objection for the construction high rise residential building comprising of three level basements + ground floor + 1st to 16th upper floors with a total height of 50.25 mtrs. measured from general ground floor to terrace level, subject to compliance of the following requirements:

All the requirement stipulated earlier vide N.O.C. u/n FB/HR/R/II/248 dated 17/10/2014 shall be strictly adhered to newly proposed floor i.e. extended up to 16th floor level along with the following additional / modified requirements:

1. **ELECTRIC CABLE SHAFT & ELECTRIC METER ROOMS. (Modified Requirements u/n FB/HR/R/II/248 dated 17/10/2014):**
 - i. Electric cable shafts shall be exclusively used for electric cables & should not open in staircase enclosure.
 - ii. Inspection doors for shafts shall have two hours fire resistance.
 - iii. Electric shafts 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.
 - iv. Electric wiring/ cable shall be non-toxic, non-flammable, low smoke hazard having copper core / fire resistance for the entire building with provision of F.R.L.S. / M.C.B.
 - v. Electric meter room shall be provided at location marked on the plans with electric emergency switch at the ground floor level. It shall be adequately ventilated & easily accessible.
 - vi. Low & medium voltage wiring running in shaft & in false ceiling should run in separate conduits.
 - vii. 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.
 - viii. Separate circuits for firefighting pumps, lifts, staircases & corridor lighting shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes, so that fuse in one circuit will not affect the others. Such circuits shall be protected at origin by an automatic circuit breaker with its no-volt coil removed.
 - ix. Master switches controlling essential service circuits shall be clearly labeled & provide in the lobby for emergency operations.
 - x. Automatic smoke detector system should be provided in electric junction box / shaft on each floor level with response indicator with main console panel on ground floor.
- ii. **ELECTRIC SUB-STATION. (Additional Requirements):**
 - i. Only dry type transformers shall be installed.
 - ii. The Existing Electric Sub Station Cabin shall be covered from all three sides either by 04 hours fire resistance brick masonry walls / R.C.C. of 9th thickness with provision of two hours fire resistant door.
 - iii. Entire installation of Sub-Station including Switchgear Room, Capacitors, & Transformer etc. shall be conforming to the Indian Electrical Act & Ruled framed their under.
 - iv. Cables in the cable trenches shall be coated with fire retardant material.



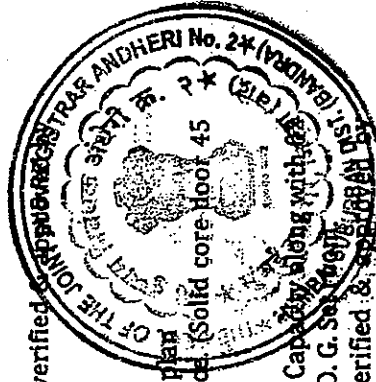
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- v. Electric wiring shall be having copper core having the fire resistance & low smoke hazard cables for the entire building with provision of E.L.C.B. /M.C.B.
 - vi. Automatic built-in-circuit breakers shall be provided in the Electric Sub-Stations.
 - vii. Transformer shall be suitably insulated and shall be designed for continuous operation at rated KVA at the secondary terminal under the prevailing service condition at a higher rated voltage.
 - viii. The design, treatment & construction of Transformer and breaking of the windings shall be such as to withstand the heavy, mechanical and thermal stresses, which may be experienced under the condition of daily cycle of heating and pulling due to fluctuation in load of dead short circuit on either side of the transformer.
 - ix. The capacity of the Electrical Sub-Stations shall be as per Electric supply company's requirements.
 - x. Adequate air and ventilation for Switchgear Room is essential to prevent condensation of moistures
 - xi. All parts of Switchgear and Transformer shall be got examined frequently and carefully for signs of overheating, tracking etc.
 - xii. Entrance, Exit & clear passage shall be kept free from obstruction.
 - xiii. Good housekeeping shall be maintained at the premises & flooring shall be kept free from oil spillage.
 - xiv. Smoking, Heating, Cooking use of naked light on the premises shall be strictly prohibited.
 - xv. Switches gears shall be housed in separate room, separated from the transformer base by a fire resistant wall of not less than four hours.
 - xvi. All security staff shall be well trained to use the firefighting equipment & summoned the fire brigade in case of emergency.
 - xvii. 02 nos. of Dry Chemical Powder (ABC) type fire extinguishers of 09 kgs. capacity each with ISI certification mark coupled with eight buckets filled with dry, clean sand shall be kept in the Electrical Sub-Station Cabin.
 - xviii. The Electric Sub-Stations area shall be kept prohibited and no unauthorized person shall be allowed to enter in the area.
 - xix. Location, place & capacity of the substation shall be inspected, verified & approved by concerned authorities.
- 3. D. G. SET ROOM: (Additional Requirements)**
- i. The D.G. Set Room shall be constructed at location marked in the plan
 - ii. The doors of the D.G. set room shall have 02 hours fire resistance (Solid core door 45 mm finished thicknesses.)
 - iii. Adequately ventilation shall be provided in the D.G. room.
 - iv. 02 nos. of dry chemical powder type fire extinguishers of 09 kgs. Capacity along with buckets filled with dry, clean shall be kept at the entrance of the D. G. Set Room.
 - v. Authenticity / approval of the premises shall be inspected, verified & approved by concerned department & municipal authorities of concerned Ward till their further process shall not be permitted.
 - vi. Location, place & capacity of the substation shall be inspected, verified & approved by concerned authorities.

4. 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 no combustible materials.



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5. MATERIALS FOR INTERIOR DECORATION / FURNISHING. (Additional Requirements);

The use of materials which are combustible in nature and may spread toxic, Fume / gases should not be used for interior decoration / furnishing, etc.

6. FIRE FIGHTING REQUIREMENTS; (Modified Requirements u/n.FB./HR./RIII/248 dated: 17/10/2014);

a) UNDERGROUND WATER STORAGE;

An underground water storage tank of 1,50,000 liters capacity shall be provided at location marked on the plan, as per the design specified in the rules with baffle wall & fire brigade collecting breaching.

b) OVERHEAD WATER STORAGE TANK;

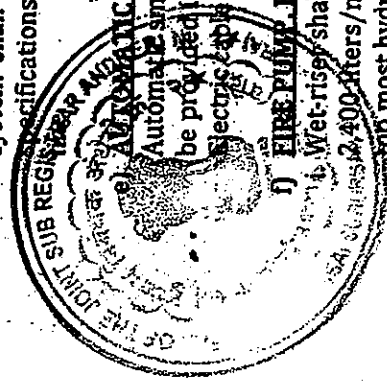
Tank of 25,000 liters capacity shall be provided at the terrace level. The design & layout shall be got approved from H.E.'s department prior to erection. The tank shall be connected to the wet riser through a booster pump through a non-return valve and gate valve.

c) WET RISER-CUM-DOWN COMER;

Wet riser of internal dia. of 15 cms. G.I."C" class pipe shall be provided with double hydrant outlet accessible from the lobby & hose reel at each floor as shown on the plans & in niches in such a way as not to reduce the width of the lobby / corridor. Pressure reducing discs or orifices shall be provided at lower level, so as not to exceed the pressure of 5.5 kgs./sq.cms. A fire service inlet on the external face of the building near the tank directly fronting the courtyards shall be provided to connect the mobile pump of the fire service to the wet riser & to the sprinkler system.

d) AUTOMATIC SPRINKLER SYSTEM;

Automatic sprinkler system shall be provided in Ground floor stilt and car parking area i.e. all three level basements, entire building including lift lobby & common corridor, in each habitable area/ rooms on each floor level. The automatic sprinkler system shall be installed as per the standard laid down by T.A.C. & relevant I.S. specifications. Fire service inlet shall be provided at ground level for the sprinkler



e) AUTOMATIC SMOKE DETECTION SYSTEM. (Additional Requirements);

Automatic smoke detection system with main console panel at ground floor level shall be provided in Society office, fitness center, Electric meter room, Electric substation, Electric cable shaft/junction box & lift machine rooms as per the standard.

f) FIRE PUMP, BOOSTER PUMP, SPRINKLER PUMP & JOCKEY PUMP;

Wet-riser shall be connected to a fire pump at ground level of capacity of not less than 900 liters/400-liters/min. capable of giving a pressure of not less than 3.2 kgs/ sq. cms. at the top most hydrant.

ii. Booster pump of 900 liters/min. capacity giving a pressure of not less than 3.2 kgs./sq. cms. at the top most hydrant out let of the wet-riser shall be provided at the terrace level.

iii. 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.

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- v. Operating switches for booster pumps shall be also provided in glass fronted boxes in lift lobbies at each floor.
- vi. All above pump should be surface mounted or vertical turbine type pump (submersible type pump not permitted) with adequate size of pump room for pump panel.

g) EXTERNAL HYDRANTS.

Courtyard hydrants shall be provided at distance of 30.00 mtrs each within the confines of the site of the wet riser-cum-down comer. Hose box with 02 hose & branch shall be equally distributed on ground floor as well as on each floor of the building near the hydrant outlet.

h) PORTABLE FIRE EXTINGUISHERS.

- i. 02 nos. of Dry Chemical Powder (A.B.C.) type fire extinguishers each of 06 kgs. Capacity having I.S.I. certification mark & 02 buckets filled with dry, clean sand shall be kept at the entrance of the Electric meter cabin, car parking area as well as at Lift Machine room.
- ii. 02 no. of Dry Chemical Powder (A.B.C.) type fire extinguishers each of 09 Kgs. capacity having I.S.I. certification mark shall be kept at the entrance of the Society office, fitness center, Sub Station and DG set room.
- iii. 02 nos. of ABC Type B.I.S. marked Portable Fire Extinguishers having capacity of 09 kgs. each, as per BIS:2190 of 1992 shall be provided in the lift lobby level at each floor level/ at prominent places.

i) ALTERNATE SOURCE OF POWER SUPPLY.

An alternate source of L.V. / H.V. supply from a separate sub-station as well as from D.G. set with appropriate change over switch shall be provided for fire pumps, booster pump, staircase and corridor lighting circuits & manual fire alarm system.

11) REFUGE AREA. (Modified Requirements u/n FB/HR/RM/248 dated 17/10/2014)

The Refuge area provided 8th & 15th floor level of the building shall be as per following requirements;

I. Manner of refuge area:

- i. The refuge area shall be so located that it shall preferably face the access road of the building.
- ii. The refuge area shall be provided with railing / parapet of 01.20 mtrs.
- iii. The refuge area shall have a door which shall be painted or fixed with a sign in luminous paint mentioning "REFUGE AREA"
- iv. The lift/s shall not be permitted to open into the refuge areas.
- v. The refuge area provided within building line shall be accessible passage/ staircase.

II. Use of refuge area:

- i. 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 when occur in the building and also for exercises/drills if conducted by the Fire Brigade Department
- ii. The refuge areas shall not be allowed to be used for any other purpose & it shall be the responsibility of the owner/occupier to maintain the same clean & free of encumbrances and encroachments at all times.



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III. Facilities to be provided at refuge area
Adequate emergency lighting facility & Drinking water facility shall be provided.

IV. Terrace and part terrace floor of the building as a refuge floor:

- i. The necessary facilities such as emergency lighting, drinking water etc. shall be provided.
- ii. The access door/s from the enclosed staircases 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".

V. Excess refuge area beyond 4% shall be counted in F.S.I.

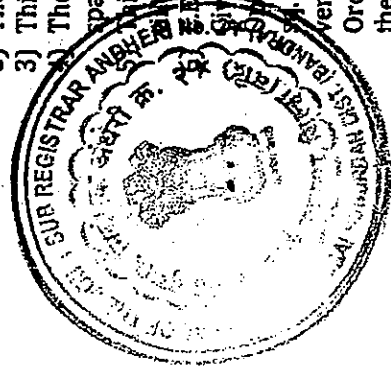
The party had earlier paid capitation fees of Rs. 1,81,505/- vide Receipt No. 5009489 (SAP DOC No 1001883632) dated 04.10.2014 on the gross built up area of 5855.00 sq mtrs as certified by the Architect.

Further the Party had paid additional Scrutiny fees of Rs. 99,370/-, vide Sap Receipt No. 1488059 (SAP DOC no. 1002304694) dated 15/10/2015, on the total gross built up area of sq. mtrs. 8025.00 as certified by the Architect vide his letter dated. 24/09/2015

However, E.E.B.P. (W.S.) is requested to verify the total built-up area & inform this department, if the same is found to be more for the purpose of levying additional Scrutiny fees, if required

* Note:

- 1) This N.O.C. is valid subject to approval from Hon'ble M.C. for deficiency in open space.
- 2) The firefighting installation shall be carried out by approved Licensed Agency.
- 3) This N.O.C. is issued from Fire Safety Point of view.
- 4) There shall not be any trees obstructing fire appliances reach in compulsory open spaces, required as per D.C.R.
- 5) This N.O.C. is subject to approval & verification of concerned authority of M.C.G.M. when further process shall not be permitted.
- 6) E.E.B.P. (W.S.) requested to scrutinized the plans as per amended D.C.R. & verify all work & all other requirements pertaining to Civil Engineering side including open spaces, Corridors, Staircases, Amendments, Podiums, Height, Refuge area in mtrs. & Floor occupancy of the building. E.E.B.P. (W.S.) is also requested to verify 06.00 mtrs. w. Open space & R.G. as per the Directives of Hon. M.C.'s office Order No. MGC/A/6647 dated 23/12/2013 & orders of Hon. Supreme Court & if these plans, given Open space & R.G. is not approvable then this N.O.C. shall be treated as cancelled & refer back to this department for revised N.O.C. also till then further process of issuing C.C. shall not be permitted.
- 7) The Area Calculation submitted by the architect in the plans shall be verified by E.E.B.P. (W.S.) & if any change then the proposal shall be referred back to this department.
- 8) Ch. Eng. D.P. / E.E.B.P. (W.S.) shall verify the proposal in context with Hon. M.C.'s Circulars issued u/r. no. Ch.E/32545/DP-Gen dated 24/02/2015 & u/r. no. Ch.E/34194/DP-Gen dated 10/03/2015 & verify the compliance as per the above



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said circulars. If the same is not complied with, this proposal shall be referred back to this department for issuing fresh N.O.C.

- 9) Necessary permission shall be obtained for D. G. Set / Electric Sub-station from concerned department and M.C.C.M before occupation of the building.
- 10) Necessary permission shall be obtained for Mechanical ventilation from A. E. Maintenance department before occupation of the building.

Copy to: M/s Space Moulders, Architects
Mumbai.


Dy. Chief Fire Officer
Mumbai Fire Brigade


Dy. Chief Fire Officer
Mumbai Fire Brigade


Dy. Chief Fire Officer
Mumbai Fire Brigade



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ANNEXURE - 'E1'

MUNICIPAL CORPORATION OF GREATER MUMBAI MUMBAI FIRE BRIGADE

No: CHEWS/1355/K/337(NEW)/CFO/R-III/4
Date: 23/02/2018

Sub: Amended N.O.C. stipulating the fire protection and fire fighting requirements for the proposed High Rise Residential building redevelopment of D. N. Nagar Shiv Krupa CHS Ltd bearing Building No. 4 on C.T.S No. 195(pf), Survey No. 106(A), MHADA Layout at D.N.Nagar, Andheri(W), Mumbai.

Ref: i) Proposal No. CHEWS/1355/K/337(NEW)/CFO submitted Online by M/s Space Moulders, Architect.
ii) M.F.B. No. HR/R-III/248 dated 17/10/2014.
iii) M.F.B. No. HR/R-III/369 dated 27/10/2015.
iv) M.F.B. Online No. CHEWS/1355/K/337(NEW)/CFO/R-III/3 dated 23/10/2017.

E.E. (B.P.) W.S.

In this case, please refer to this office NOC issued u/n. FB/HR/R-III/248 dated 17/10/2014, stipulating fire protection & fire fighting requirements for proposed construction of High Rise residential building having 3 basements (-10.50 mtrs) + ground floor + 11 upper residential floors with total height of 36.55 mtrs. measured from general ground level to terrace level.

Further, amended NOC issued u/n. FB/HR/R-III/369 dated 27/10/2015, stipulating fire protection & fire fighting requirements for proposed construction of High Rise residential building comprising of three level basements + ground floor + 1st to 16th upper floors with total height of 50.25 mtrs. measured from general ground level to terrace level.

Further, Online amended NOC issued u/n. CHEWS/1355/K/337(NEW)/CFO/R-III/3 dated 23/10/2017, stipulating fire protection & fire fighting requirements for proposed construction of High Rise residential building comprising of three level basements + ground floor partly on stilt + 1st to 16th upper floors with total height of 49.95 mtrs. measured from general ground level to terrace level

Now, Architect has submitted amended plans for approval & proposed the following amendments:

1. Architect has now proposed 02 residential flats and 01 multipurpose room on 1st floor integrated only nursing home on entire 1st floor as earlier approved.

2. Minor structural layout changes.

3. Refuge area location and area changed.

4. Minor floor wise user changes.

5. Open spaces are now as mentioned below.

6. Only these amendments/changes as stated above and stated in the attached Architects amended letter are approved on the plan.

7. No any other amendments/changes though reflected on the plans shall be carried out on the premises unless permitted by this department.

➤ **Floors proposed to be used for:**

Floors	User per floor
3 rd level Basement (-10.45 mtrs)	Chess Type Car parking by means of car lifts + Pump Room + Domestic Water Tank.
2 nd level Basement (-07.75 mtrs)	Chess Type Car parking by means of car lifts + Pump Room + Domestic Water Tank.
1 st level Basement (-04.95 mtrs)	02 Nos. Of Fire Fighting Water Storage Tanks + Chess Type car parking by means of car lifts
Ground Floor partly	Entrance Lobby + Electric Panel + Space for Electric meter

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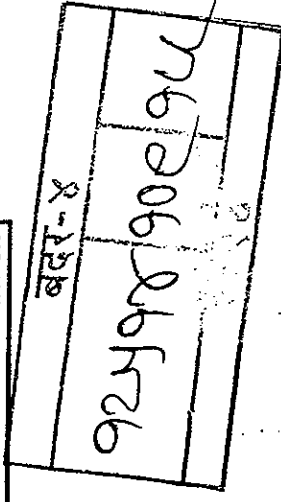
on stilt	room + Space for D.G. Set + Pump Room + low HT Meter room + Stack car parking + Society Office
1 st floor	02 Nos. of residential flats + 01 No. of Multipurpose Room + Nursing Home with 01.50 mtrs wide internal staircase (shall be of non-combustible material) + Hydraulic Stretcher Lift.
2 nd floor	04 Nos. of Residential Flats + 02 Nos. of Multipurpose Room + Fitness Centre
3 rd to 7 th & 9 th to 14 th & 16 th floors	04 Nos. of Residential Flats + 04 Nos. of Multipurpose Room
8 th floor	03 Nos. of Residential Flats + 03 Nos. of Multipurpose Room + Refuge Area
15 th floor	04 Nos. of Residential Flats + 03 Nos. of Multipurpose Room + Refuge Area
Terrace	O.H. Tank + open to sky to be treated as Refuge area

> Refuge area are provided as follows:

Refuge Floor	Refuge area [required]	Refuge area [proposed]	At the height of refuge Floor from ground level
8 th floor	105.48 sq.mtrs.	106.69 sq.mtrs.	24.30 mtrs
15 th floor	30.10 sq.mtrs.	30.60 sq.mtrs.	44.25 mtrs

Refuge area above 4 % shall be calculated in FSI. Its area calculation shall be verified by E.E. B.P.(S.R.A.) as per rules & excess refuge area if any, shall be counted in F.S.I. as per amended D.C.R. In addition to proposed refuge area, terrace floor of the building shall also be treated as Refuge Area.

Staircase description	Width of staircase	No. of Staircase	Open/ Enclosed
Leading from ground floor to terrace	01.50 mtrs wide	One	Enclosed
Leading from ground floor to first floor level (For Nursing Home)	01.50 mtrs wide	One	Open
Leading from ground floor to 3 level Basement	01.20 mtrs wide	One	Open
The staircase is externally located & adequately ventilated to the outside air.			
Lift	Profile	Nos. of lift	
Passenger lift	Leading from ground floor to top floor	02 Nos.	
Car lift	Leading from ground floor to 3 rd basement	02 Nos.	
One passenger lift shall be converted into fire lift as per norms. The lift lobby & common corridor at each floor level is directly ventilated to outside air as shown on			



the plan.

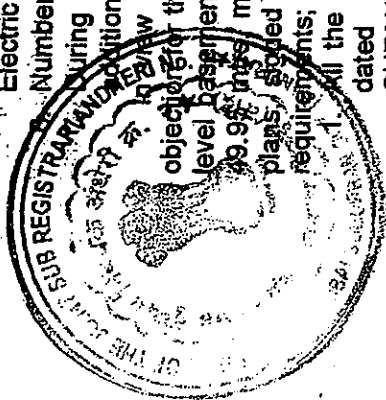
> The plot abuts on 12.20 mtrs wide Road on North side.

> The side open spaces all around the building are as under;

Bldg Line to plot boundary	
Sides	
North	03.60 mtrs. to 03.76 mtrs. + 12.20 mtrs. wide Road
South	04.61 mtrs. to 06.49 mtrs.
East	04.40 mtrs. to 04.60 mtrs.
West	06.12 mtrs. to 06.35 mtrs.

> The proposal is considered favourably in view of the facts that:

1. E.E.B.P.(W.S.) K ward already issued I.O.D.u/n CHEWS/1355/K/337(new) dated 26/07/2015.
2. This department already issued N.O.C.'s u/n. FB/HR/R-III/248 dated 17/10/2014, FB/HR/R-III/369 dated 27/10/2015 CHEWS/1355/K/337(NEW)/CFO/R-III/3 dated 23/10/2017 & this NOC is for certain amendments.
3. The plot abuts on 12.20 mtrs wide Road on North side.
4. Automatic sprinkler system shall be provided in Nursing Home, society office, fitness center, in each flat on each floor level, in lift lobby/ common corridor at each floor level, in all basements as well as in entire car parking area as per standards laid down by T.A.C. or relevant I.S. specifications.
5. Automatic smoke detection system with main console panel at ground floor level shall be provided in electric meter room, society office, fitness area, Nursing Home, Electric Panel, DG Set, Low HT Room & lift machine room, as per IS specification.



1. All the Fire Protection & Fire-Fighting requirements stipulated u/n. FB/HR/R-III/248 dated 17/10/2014, FB/HR/R-III/369 dated 27/10/2015, & CHEWS/1355/K/337(NEW)/CFO/R-III/3 dated 23/10/2017 shall be strictly adhered to with the following additional / modified requirements;
2. All above pump should be surface mounted or vertical turbine type pump (submersible type pump not permitted) with adequate size of pump room for pump panel.
3. All the applicable permissions/licenses etc. shall be obtained from all competent Municipal authorities for the trade or other licensable activity.
4. Certificate from Chief Engineer (M. & E.) for the Mechanical ventilation system for lift lobby ventilation shall be obtained and produced at the time of occupation.

Earlier, the party has paid Scrutiny fees of Rs. 1,81,505/- vide, Sap Receipt no. 5009489 & SAP. Doc. No. 1001883632 dated 04/10/2014, on the total built up area of 5,855.00 Sq. mtrs. as certified by the Architect.

Further, the Party has paid additional Scrutiny fees of Rs. 99,370/- vide, Sap Receipt no. 5009489 & SAP. Doc. No. 1002304694 dated 15/10/2015, on the total built up area of 8,025.00 Sq. mtrs. as certified by the Architect.

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Page 3 of 4	

Further the Party has paid additional Scrutiny fees of Rs. 63985/- vide, Receipt No. 2975118 & 2975119 with SAP DOC No. 1003083688 dated 08/10/2017, on the total built up area of 8,020.00 Sq. mtrs. as certified by the Architect vide letter dated 27/09/2017.

Now Architect vide his letter submitted online dated 20/12/2017 certified the gross built up area as of now is 8020.00 sq. mtrs i.e. there is no change in gross built up area hence no additional scrutiny fees is levied.

However, E.E.B.P. (W.S.) is requested to verify the total built-up area & inform this department, if the same is found to be more for the purpose of levying additional Scrutiny fees, if required.

The Width of the Abutting road/Access road, open spaces mentioned in this N.O.C. are as per plans submitted by the Architect attached herewith. These parameters shall be verified by E.E.B.P.(W.S.) 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.

This N.O.C. is issued for the proposed building from Fire risk/Fire safety point of view only. The Plans approved along with this N.O.C. are approved from Fire risk/Fire safety point of view only. Approval of this plan does not mean in any way of allowing construction of the building. It is the Architects/Developer's responsibility to take necessary prior approval from all concerned authorities for the proposed construction of the building

↓ Note:

- 1) The fire-fighting installation shall be carried out by approved Licensed Agency.
- 2) There shall not be any trees obstructing fire appliances reach in compulsory open spaces, required as per D.C.R.
- 3) The Area Calculation submitted by the architect in the plans shall be verified by E.E.B.P. (W.S.) & if any change then the proposal shall be referred back to this department.
- 4) E.E.B.P. (W.S.) requested to scrutinized the plans as per amended D.C.R. & verify civil work & all other requirements pertaining to civil Engineering including open spaces, corridors, staircases, amendments, height, refuge-area in sq. mtrs. & floor occupancy of the building. E.E.B.P. (W.S.) is also requested to verify 06.00 mtrs. wide open space & R.G. as per the Directives of Hon'ble C.S. office order no. MGC/A/6647 dated 23.12.2013 & orders of Hon'ble Supreme Court. & if these plans, given open space & R.G. is not approvable then this N.O.C. shall be treated as cancelled & refer back to this department for revised N.O.C.
- 5) E.E.B.P. (W.S.) shall verify the proposal in context with Hon'ble M.C.s. Circulars issued u/r. no. Ch.E/32545/DP-Gen dated 24/02/2015 & u/r. no. Ch.E/3419#IDPF/Gen dated 10/03/2015 & verify the compliance as per the above said circulars. If the same is not complied with, this proposal shall be referred back to this department for issuing fresh N.O.C.
- 6) Schematic drawings shall be submitted for fixed fire fighting installations before commissioning of the work & shall be got approved from this department.
- 7) This N.O.C. is issued from Fire Safety Point of view only.

A.D.F.O. D.S. Patil
Proposal Scrutinized &
Draft prepared

Abhay

Vasudeo

Kale

A.V.Kale

Dy.C.F.O.- R-III
(Final Approval)

Harishchandra Raghu Shetty

D.F.O. H.R.Shetty.

Scrutinized and Verified

Draft prepared

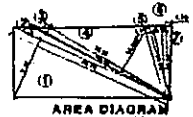
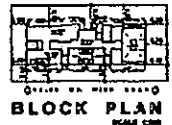
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Abhay Vasudeo

Kale

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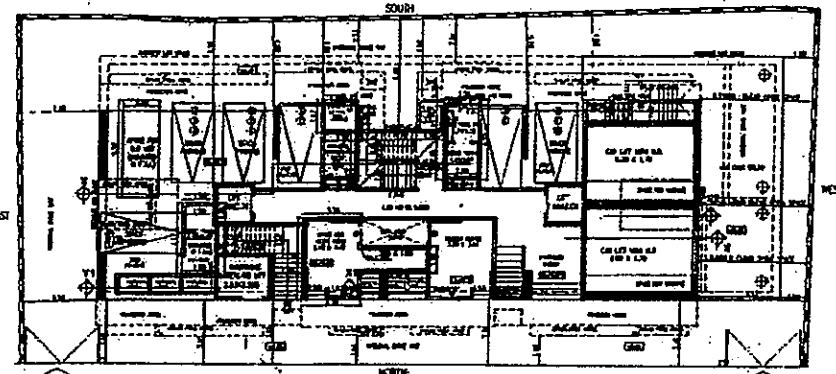
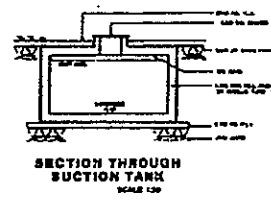
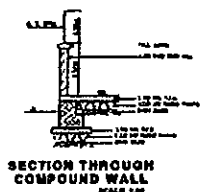
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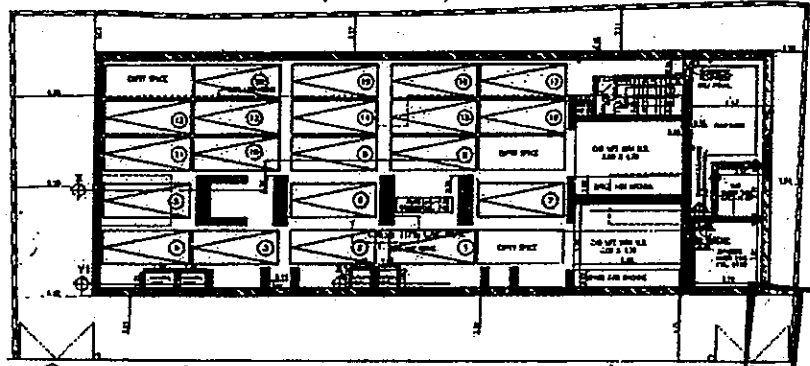
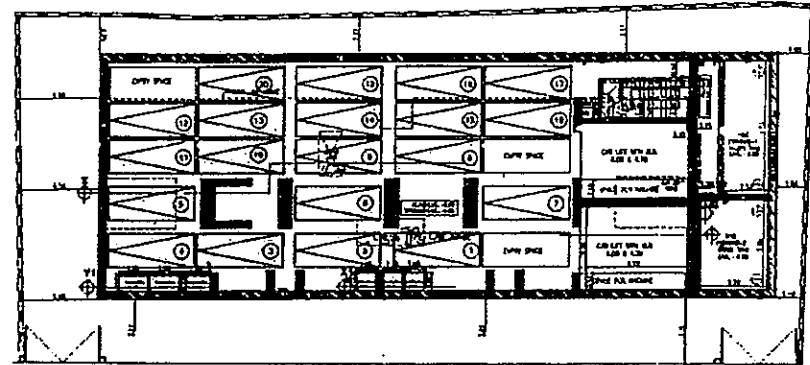
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 MINIMUM VEGETATION REQUIRED = 23.25 Sqm
 MINIMUM VEGETATION PROVIDED = 31.25 Sqm

TOTAL PARKING REQUIRED = 50
 TOTAL PARKING PROVIDED = 70

FLOOR	NO. PARK.	SMALL PARK.	TOTAL
GR. FLD.	08	16	24
1ST. FL.	11	09	20
2ND. FL.	12	09	21
3RD. FL.	12	09	21
TOTAL	43	43	86



NOTES:
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 2. ALL WALLS ARE 230 MM THICK UNLESS OTHERWISE SPECIFIED.



FORM - II

NAME OF THE PROJECT: **SPACE MOULDERS**

NAME OF THE ARCHITECT: **Hatishcha ndra Raghu Shetty**

NAME OF THE CLIENT: **Abhay Vacuum o Kals**

DATE OF ISSUE: **20/05/2024**

SCALE: **1:500**

PROJECT NO: **12345**

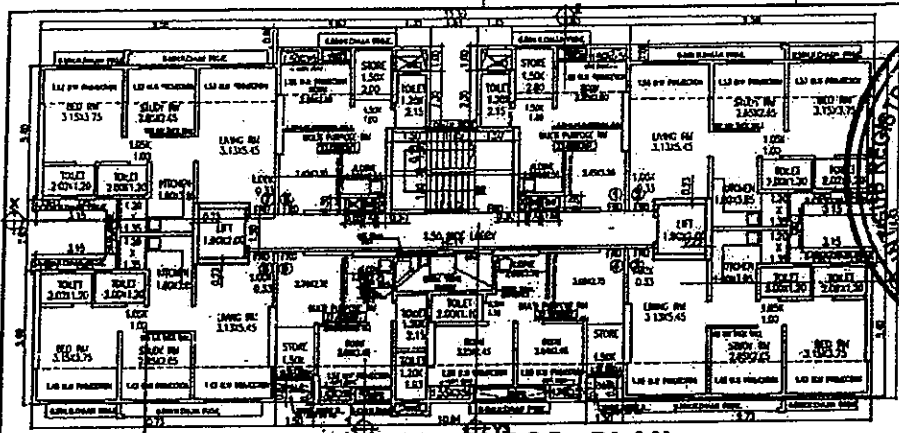
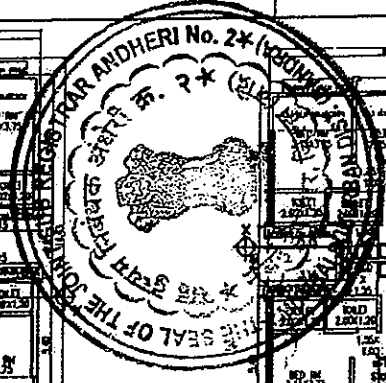
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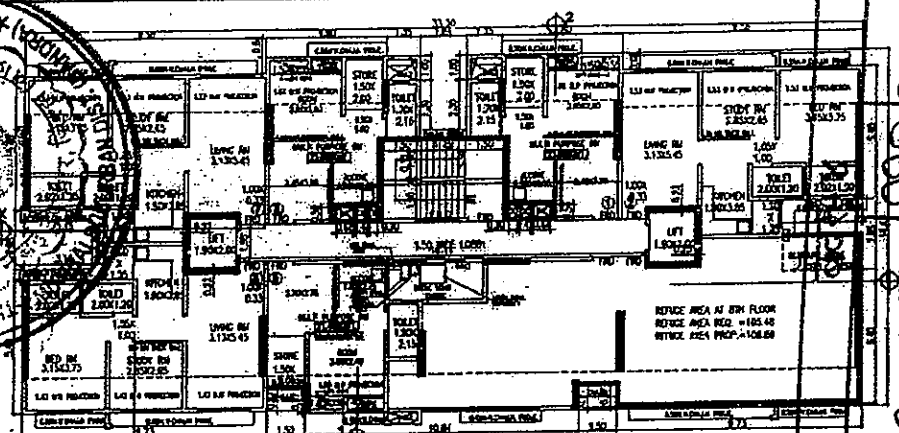
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Handwritten signature and date: **26/5/24**

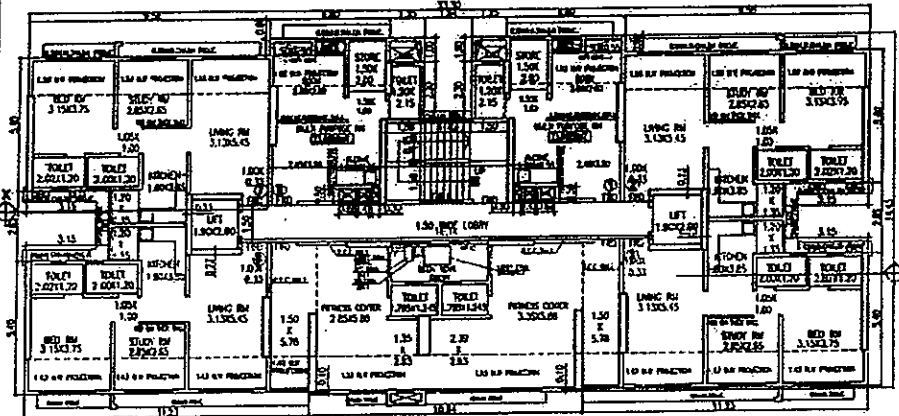


TYPICAL FLOOR PLAN SCALE 1:100
3RD, 6TH, 12TH & 16TH FLOOR

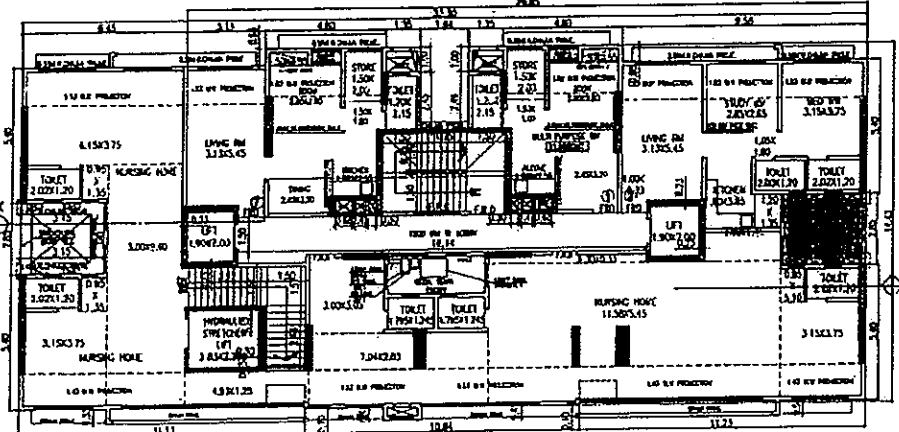


8TH FLOOR PLAN SCALE 1:100
REFUGE FLOOR PLAN

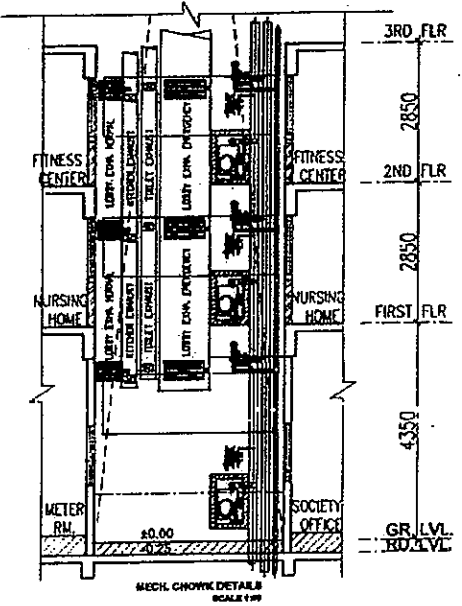
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2ND FLOOR PLAN SCALE 1:100



1ST FLOOR PLAN SCALE 1:100



**Harishchandra
Raghu Shetty**

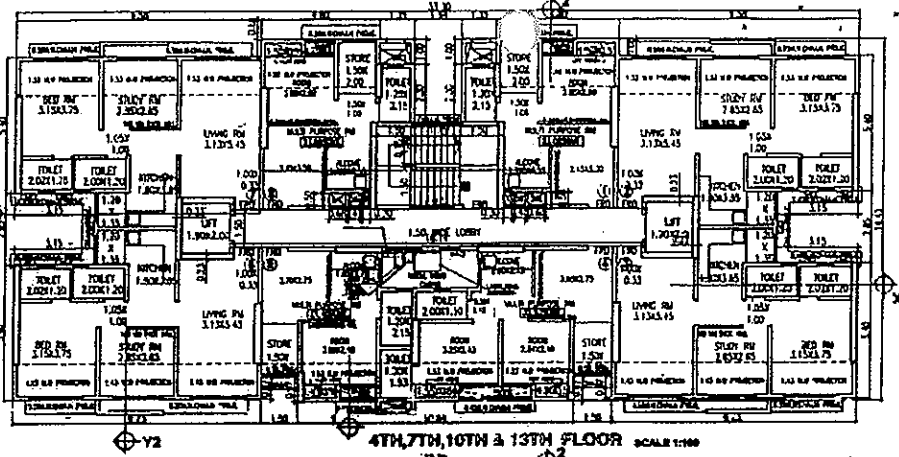
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**Abhay
Vasudeo
Kale**

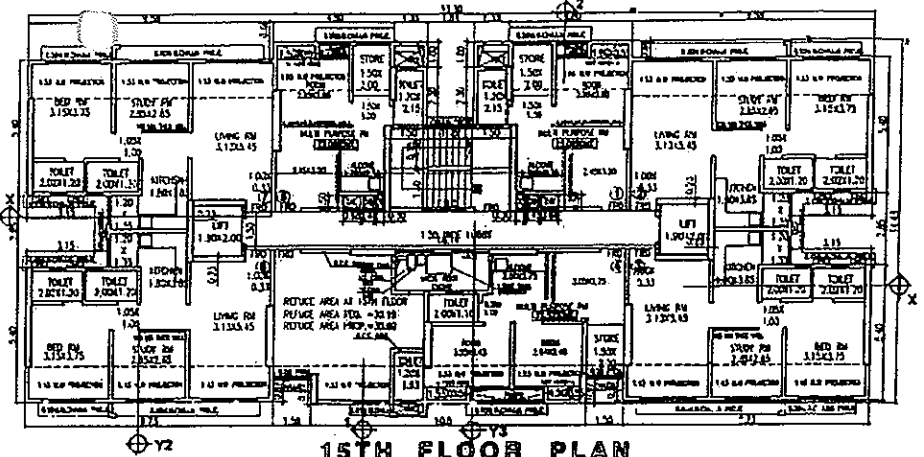
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Abhay Vasudeo Kale
Date: 2018.02.24
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NOTES :
ALL MAIN DOOR, SERVICE DOOR, ELECTRIC DUCT DOOR & REFUGE DOOR
WILL BE F.R.D.

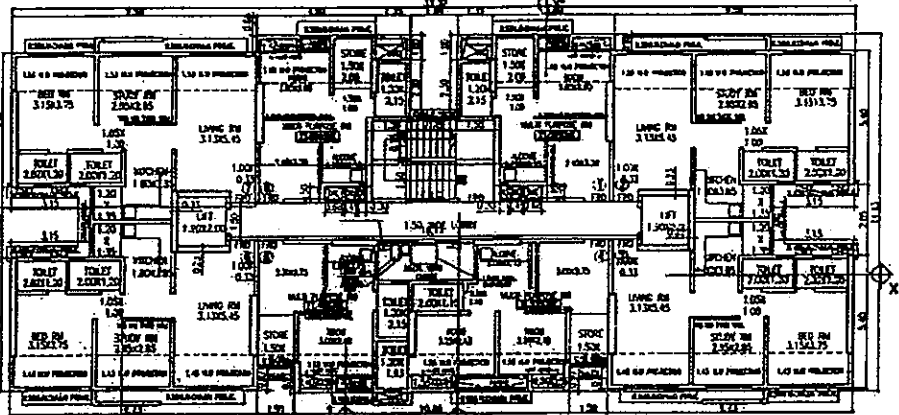
F O R M - II	
STAMP OF DATE OF RECEIPT OF PLANS :	 SPACE MOULDERS An Architectural Studio CHANDAN PRASHANKAR KALEKAR
STAMP OF APPROVAL OF PLANS :	
NAME AND SIGN. OF OWNER :	JOB TITLE: Proposed Redevelopment of D.N. NAGAR Shivdnyan C.H.S.I. Bearing No. Existing Bldg. No.4, C.T.S. No. 188/2/3 and 188/1A, 188A, D.N. NAGAR, Andheri (W) Mumbai, for SHIVKRUPA GRUHPRAVESH LLP.
SHIVKRUPA GRUHPRAVESH LLP CA TO OWNER	DRAWING TITLE: DWG. FOR MUN. APPROVAL
CONTENTS OF SHEET :	 NORTH AS STATED 2017 02 04 SCALE 1:100 DRAWN RAGHU
TYPICAL & REFUGE FLOOR PLAN	
JOB NO: RDP / DNA / US / 07 / 213	
DRWG. NO: RDP / DNA / 02 - 04	



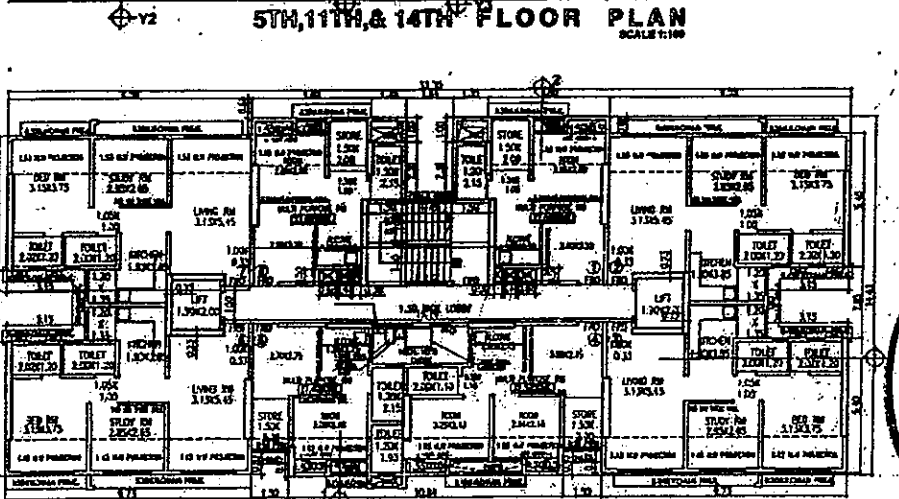
4TH, 7TH, 10TH & 13TH FLOOR SCALE 1:100



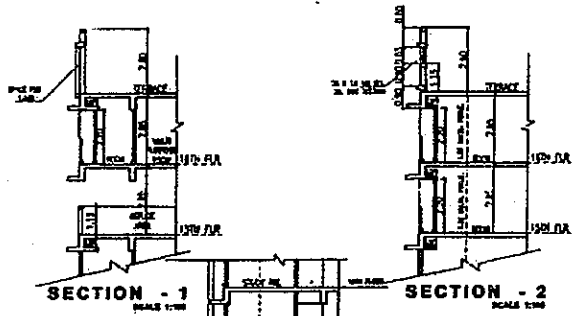
15TH FLOOR PLAN (REFUGE PLAN) SCALE 1:100



5TH, 11TH & 14TH FLOOR PLAN SCALE 1:100



9TH FLOOR PLAN SCALE 1:100

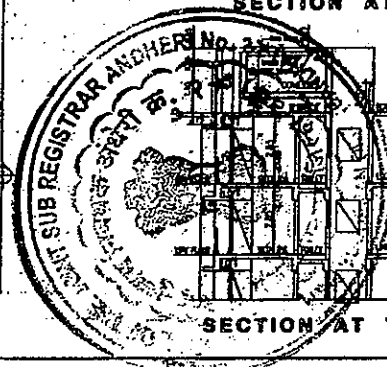


SECTION - 1 SCALE 1:20

SECTION - 2 SCALE 1:20

SECTION AT Y2-Y2 SCALE 1:20

SECTION AT Y3-Y3 SCALE 1:20



Harishchandra
Raghu Shetty

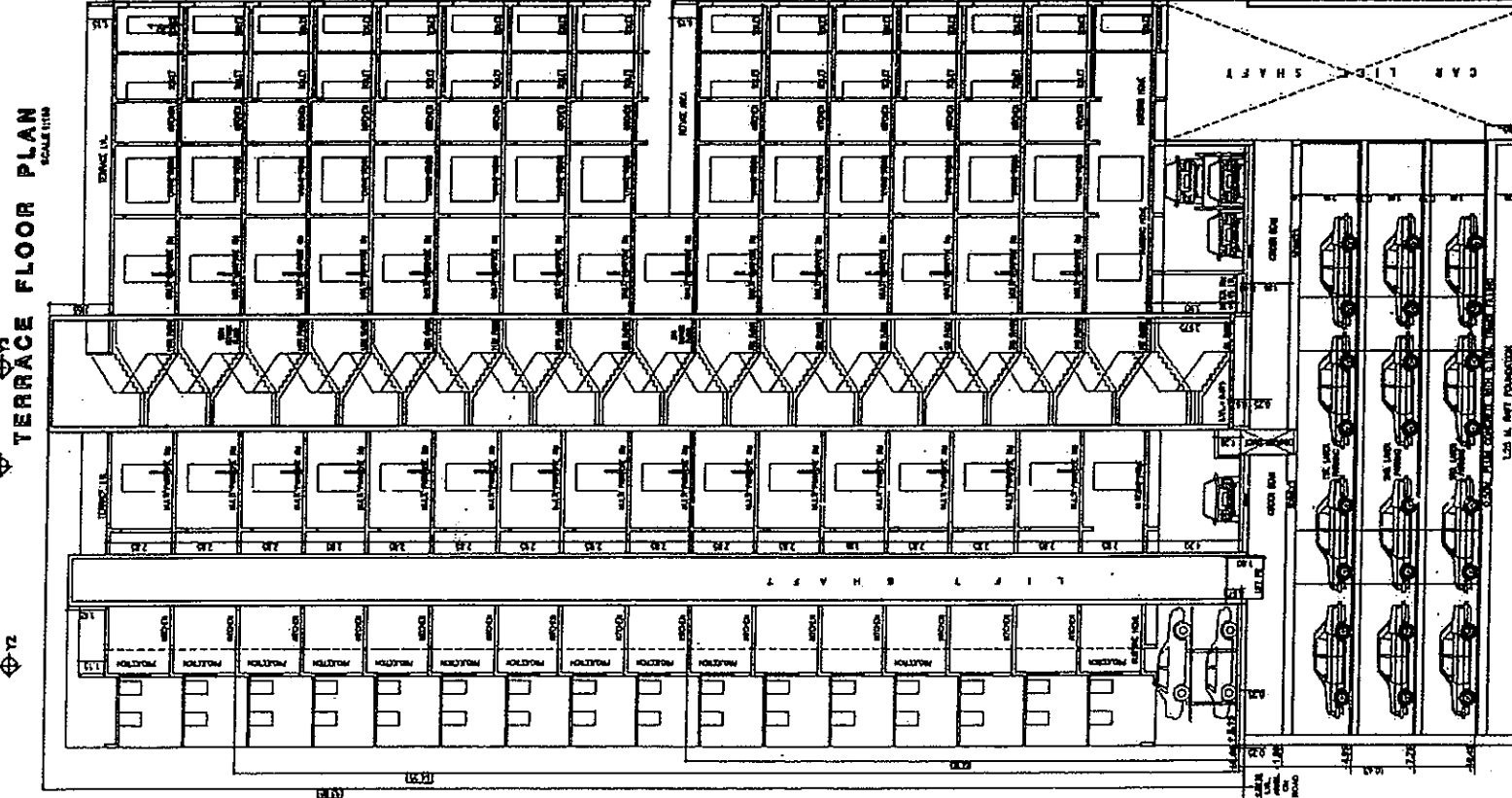
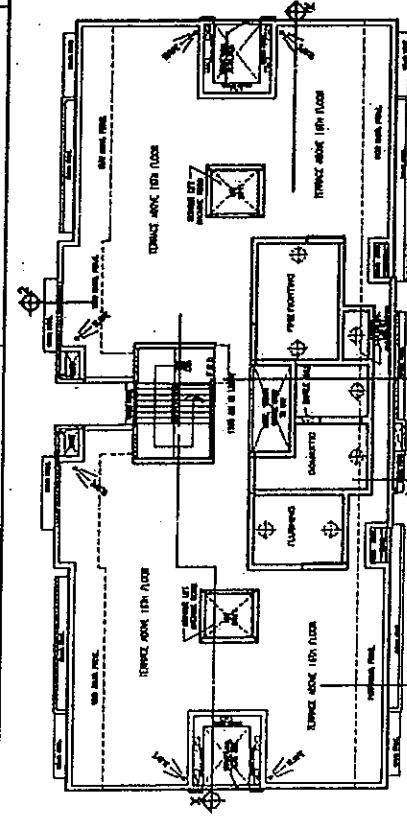
Abhay
Vasudeo
Kale

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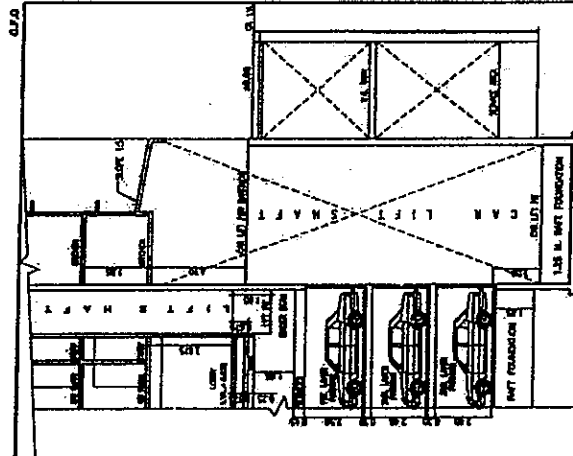
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Date: 2018.02.24 07:11:42 +05'30'

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WILL BE F.P.R.

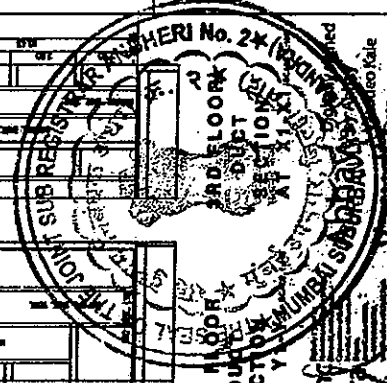
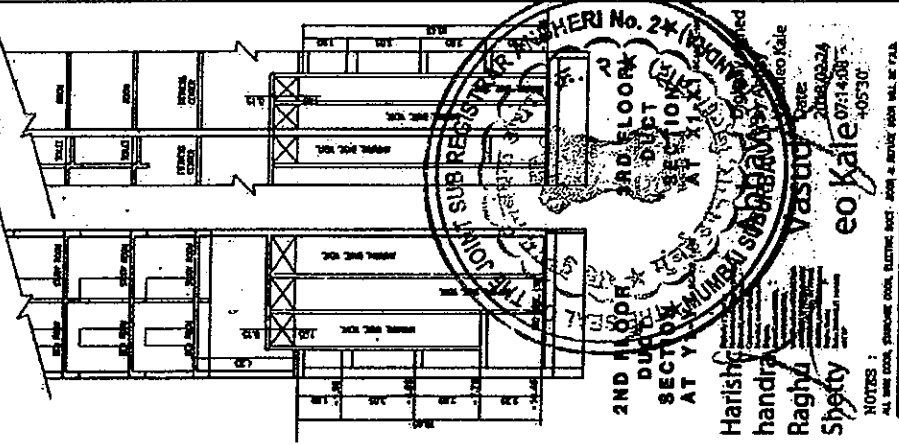
F O R M - II	
STAMP OF DATE OF RECEIPT OF PLANS :	
STAMP OF APPROVAL OF PLANS :	
NAME AND SIGNATURE OF OWNER :	<p>Shri. S. S. Shetty Proprietor Space Moulders An Architectural Studio No. 10, 11th Floor, 12th Street, 13th Cross, 14th Lane, 15th Avenue, 16th Block, 17th Phase, 18th Stage, 19th Colony, 20th Society, 21st Group, 22nd Estate, 23rd Locality, 24th Area, 25th Zone, 26th District, 27th Region, 28th State, 29th Country, 30th World.</p>
NAME AND SIGNATURE OF ARCHITECT :	<p>Shri. S. S. Shetty Proprietor Space Moulders An Architectural Studio No. 10, 11th Floor, 12th Street, 13th Cross, 14th Lane, 15th Avenue, 16th Block, 17th Phase, 18th Stage, 19th Colony, 20th Society, 21st Group, 22nd Estate, 23rd Locality, 24th Area, 25th Zone, 26th District, 27th Region, 28th State, 29th Country, 30th World.</p>
CONTENT OF SHEET :	<p>TYPICAL TEN JOBE FLOOR PLAN SECTIONS</p>
JOB NO. / RDP / DNA / US / 187 / MBB	<p>PROJECT TITLE: CONV. FOR MUNI APPROVAL</p>
DRWG NO. / RDP / DNA / 03 - 04	<p>DATE: 2018.02.24</p>



SECTION AT X-X SCALE 1/8



SECTION AT X2-X2 SCALE 1/8



REGISTERED ARCHITECT
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NOTES:
1. ALL WALLS, PARTITION WALLS, EXTERIOR WALLS, AND ROOF SHALL BE VASTU.
2. ALL ROOF SHALL BE CONCRETE WITH 10% W.P. AND 10% W.P. SHALL BE VASTU.

F O R M - II

STAMP OF DATE OF RECEIPT OF PLANS

SPACE
MOLDERS
CHANDUR
MANGALURU
KERALA

NAME AND SIGN. OF OWNER:	
NAME AND SIGN. OF ARCHITECT:	
DATE OF ISSUE:	
JOB NO.:	
DATE OF RECEIPT:	
JOB TITLE:	
DATE OF APPROVAL:	
APPROVED BY:	
DATE OF APPROVAL:	
APPROVED BY:	

ANNEXURE - 'F'

Bmpp-3536-2005-15,000 Forms.

(4 Pages F/B)

This I.O.D./C.C. is issued subject to the provision of Urban Land ceiling and Regulation Act. 1976

EC/48

Form 346
88

Ex. Engineer Bldg. Proposal (W.S.)
H and K - Wards
Municipal Office, R. K. Patkar Marg,
Bandra (West), Mumbai - 400 050

Intimation of Disapproval under Section 346 of the Mumbai
Municipal Corporation Act, as amended up to date.

27 AUG 2015

No. CHE/WS/1355/K/337 (NEW)

MEMORANDUM

Municipal Office,
Mumbai

M/s. Shivkrupa Gruhapravesh L.L.P., C.A. to Shivkrupa CHSL

With reference to your Notice, letter No. 1737 dated 28/07/2014 and delivered on 2000 and details of redevelopment of Building No. 4 known as D.N. Nagar Shiv Krupa C.H.S. Ltd. on plot bearing C.T.S. No. 195 (pt) of village Andheri at D.N. Nagar MHADA Layout, Andheri (West), Mumbai, furnished to me under your letter, dated 20. I have to inform you that I cannot approve the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons :-

A. CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK / BEFORE PLINTH C.C.

- 1) SUB REGISTRATION certificate under section 44/69 (1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
- 2) The existing boundary wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding as per D.C. Regulation No. 3827 before starting the work.
- 3) That the adjoining plot will not be filled upto a reduced level of atleast 28.04 mtr. T.H.D. or and will not be levelled, rolled and consolidated and sloped towards road side, before starting the work.
- 4) That the Structural Engineer will not be appointed. Supervision memo as per appendix XI (Attachment 5) will not be submitted by him.
- 5) That the structural design and calculations for the proposed work and for existing building showing adequate safety thereof to take up the additional load will not be submitted before C.C.
- 6) That the sanitary arrangement shall not be carried out as per Municipal specifications and drainage layout will not be submitted before C.C.

- () That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.
- () That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise **26 AUG 2016** will be at liberty to proceed with the said building or work at any time before the **26 AUG 2016** day of 200 , but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time and force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

[Signature]
Executive Engineer, Building Proposals.
Zone K Wards

SPECIAL INSTRUCTIONS.

- (1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.
- (2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

- (3) Under Bye Law No.8, the Commissioner has fixed the following levels :-

"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be -

"(a) Not less than 60 cms. above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street."

"(b) Not less than 60 cms. above every portion of the ground within 160 cms. of such street."

"(c) Not less than 28.04 mtr. above Town Hall Datum."

- (4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay the property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen 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 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's department.
- (5) Your attention is further drawn to the provision of Service 353-A about the necessity of obtaining occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471, if necessary.

- (6) Proposed date of commencement of work should be communicated as per requirements of Section 347(1) (aaa) of the Bombay Municipal Corporation Act.

- (7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburban District.

- (8) Necessary permission for non-agricultural use of the land shall be obtained from the Collector, Mumbai Suburban District before the work is started. The non-agricultural assessment shall be paid at the site that may be fixed by the Collector under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes accompanying this Intimation of Disapproval. अज्ञ-४

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2.7 AUG 2015.

Ex. Engineer Bldg. Proposal (W.S.)
H. K. - Wards
Municipal Office, R. K. Patkar Marg,
Bandra (West), Mumbai - 400 050

CHE/WS/1355/K337 (NEW)

- 7) That the registered undertaking and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will not be obtained from Asst. Commissioner [K/West] that the ownership of the setback land will not be transferred in the name of M.C.G.M. before demolition of existing building.
- 8) That the Registered Agreement with the existing tenant alongwith the list will not be submitted before C.C.
- 9) That the consent letter from the existing tenants for the proposed additions/alterations in their tenement will not be submitted before C.C.
- 10) That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
- 11) That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.
- 12) That the requirements of N.O.C. of (i) Reliance Energy, [ii] S.G. [iii] P.C.O., [iv] A.A. & C. K/West, [v] S.P. [vi] S.W.D., [vii] M.T.N.L., [viii] H.E. will not be obtained and the requisitions if any will not be complied with before occupation certificate / B.C.C.
- 13) That the basement will not comply with basement rules and regulations and registered for not misusing the basement will not be submitted before C.C.
- 14) That the qualified/registered site supervisor through architect/structural Engineer will not be appointed before applying for C.C.
- 15) That "All Dies Clearance Certificate" related to H.E.'s dept. from the concerned A.E.W. (West Ward) shall not be submitted before applying for C.C.
- 16) That the copy of the sanctioned layout/sub-division/amalgamation approved under the terms and conditions thereof will not be submitted before C.C. and compliance thereof will not be done before submission of B.C.C
- 17) That the NOC from Society alongwith certified extract of General Body Resolution for development/additions and alterations will not be submitted before C.C.
- 18) For the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.
- 19) That the registered undertaking in prescribed proforma agreeing to demolish the excess area beyond permissible FSI shall not be submitted before asking for C.C.
- 20) That the requisite premium as intimated will not be paid before applying for C.C.



CHE/WS/1355/K/337 (NEW)

- 21) That the registered undertaking shall not be submitted for payment of difference in premium paid and calculated as per revised land rates.
- 22) That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by the Insecticide Officer for inspection of water tanks by providing safe but stable ladder, etc. and requirements as communicated by the Insecticide Office shall not be complied with.
- 23) That the Phase programme will not be got approved before asking for C.C.
- 24) That the Janata Insurance Policy in the name of site or policy to cover the compensation claims arising out of workman's compensation Act 1923 will not be taken out before starting the work and also will not be renewed during the construction work.
- 25) That the N.O.C. from Superintendent of Garden for tree authority shall not be submitted.
- 26) That the soil investigation will not be done and report thereof will not be submitted with structural design.
- 27) That the building will not be designed with the requirements of all relevant IS codes including IS code 1893 for earthquake design while granting occupation certificate from Structural Engineer to that effect will be insisted.
- 28) That no main beam in R.C.C. framed structure shall not be less than 230 mm wide. The size of the columns shall also not be governed as per the applicable I.S. Code.
- 29) That all the cantilevers [projections] shall not be designed for five times the load as per code 1893-2002. This also includes the columns projecting beyond the terrace and cantilever the overhead water storage tank, etc.
- 30) That the R.C.C. framed structures. the external walls shall be less than 230 mm thick if the masonry or 150 mm autoclaved cellular concrete block excluding plaster thick plaster that is circulated under No.CE/5591 of 15.4.1974.
- 31) That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.
- 32) That the phasewise programme for removal of the debris shall not be submitted and got approved.
- 33) That the registered undertaking for not misusing the part / pocket terraces / A.H.IJs. and area claimed free of F.S.I. will not be submitted.
- 34) That the registered undertaking for water proofing of terrace and Nahani traps shall not be submitted.



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27 AUG 2015

CHE/WS/1355/K/337 (NEW)

Ex. Engineer Bldg. Proposal (W.S.)
H and K - Wards
Municipal Office, R. K. Patkar Marg,
Bandra (West), Mumbai - 400 050

- 35) That the N.O.C. from E.E.[T&C] for parking layout in the hasement shall not be submitted.
- 36) That the Indemnity Bond for compliance of I.O.D. conditions shall not be submitted.
- 37) That the owner/developer shall not display a board at site before starting the work giving the details such as name and address of the owner/developer, architect and structural engineer, approval no. and date of the layout and building proposal, date of issue of C.C., area of the plot, permissible built up area, built up area approved, number of floors etc.
- 38) That the authorized Pvt Pest Control Agency to give anti malaria treatment shall not be appointed in consultation with P.C.O.[K/West].
- 39) That the N.O.C. from E.E. Mech. (E.I.) P&D for the provision of artificial light, ventilation and / or A.H.U. shall not be submitted.
- 40) That the sheet piling along with diaphragm wall shall not be constructed taking all the precautionary measures under the strict supervision of registered Structural Engineer before actual work of basement is taken in hand after issue of C.C.
- 41) That the RUT shall not be submitted by the developer to sell the tenements/flats on carpet area basis only and to abide by the provision of MOFA (Act) amended upto date and the I.B. indemnifying the MCGM and its employees from any legal complications arising from the MOFA. will be submitted.
- 42) That the necessary remarks for training of nalla/construction of SWD will not be obtained from the Municipal Eng. (SWD) City and Central Cell before plinth C.C. and compliance of said remarks will not be insisted before granting full C.C. for the building.
- 43) That the debris removal deposit of Rs. 45,000/- or Rs. 22/- per sq.mtr. of the built up area. which is verified will not be paid before further C.C.
- 44) That the 'Debris Management Plan' shall not be got approved from Executive Engineer [Env.] and the conditions therein shall not be complied with.
- 45) That the N.O.C. from Collector - M.S.D. for excavation of land shall not be submitted.
- 46) That the labour welfare tax as per circular No. Dy.Ch.Eng/3663/BP (City) Dt. 30.9.2011 shall not be paid before asking for C.C.

47) That the developer shall not submit the registered undertaking agreeing to comply with & follow all the rules, regulations, circulars, directives related to the safety of construction labors/workers, issued time to time by the department of building & other construction labours/Government of Maharashtra.

48) That the developer will not intimate the prospective buyer and existing tenants regarding concessions availed for deficiency in open space, deficient parking space, etc. as well as not objecting neighbourhood development with deficient open spaces etc. and the clause shall

not be incorporated in sale agreement so as to make aware prospective buyer/ members about deficient open space/maneuvering spaces.

- 49) That the R.U.T. shall not be submitted by the developer stating that they will not take any objection in future for the development on adjoining plot with deficient open spaces and also condition will be incorporated about deficient open spaces of proposed bldg. in the sale agreement of flats.
- 50) That the Registered Undertaking stating that the conditions of E.E. (T & C) NOC shall not be complied with and to that effect the mechanized parking equipped with safety measures will be maintained permanently in safe condition to avoid any mishap and an indemnity bond indemnifying MCGM and its officers against any litigation, costs, damages, etc. arising out of failure of mechanized system /nuisance due to mechanized system to any person shall not be submitted.
- 51) That the R.U.T. shall not be submitted by the developer stating that fungible compensatory FSI for rehabilitation component shall not be used for sale component.
- 52) That the NOC from the Registrar of Societies under Section 79A shall not be submitted.
- 53) That the registered undertaking shall not be submitted for payment of difference for fungible, open space deficiency or any type of premium retrospectively as & when demanded by M.C.G.M.
- 54) That the work shall not be carried out between sunrise and sunset.
- 55) That the R.U.T. & Indemnity Bond shall not be submitted stating that owner/developer and concerned Architect/Lic. Surveyor shall compile and preserve the following documents:
a) Ownership documents.
b) Copies of IOD, CC subsequent amendments, OCC, BCC and corresponding canvas mounted plans.
c) Copies of Soil Investigation Report.
d) RCC details and canvas mounted structural drawings.
e) Structural Stability Certificate from Lic. Structural Engineer.
f) Structural audit reports.
g) All details of repairs carried out in the buildings.
h) Supervision certificate issued by Lic. Site Supervisor.
i) Building Completion Certificate issued by Lic. Surveyor / Architect.
j) NOC and Completion Certificate issued by C.F.O.
k) Fire safety audit carried out as per the requirement of C.F.O.



The above documents shall be handed over to the end user/prospective society within a period of 30 days increase of redevelopment of properties and in other cases, within 90 days after granting occupation certificate by the developer. The end user/prospective society shall preserve and maintain the abovesaid documents/plans and subsequent periodical structural audit reports and repair history. Further, the end user/ prospective society shall carry out necessary repairs/structural audit/fire safety audit, etc. at regular intervals as per requirement of C.F.O. A copy of the sample agreement to be executed with the prospective buyers incorporating the above conditions shall not be submitted to this office.

24/08/2024
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12.7 AUG 2015

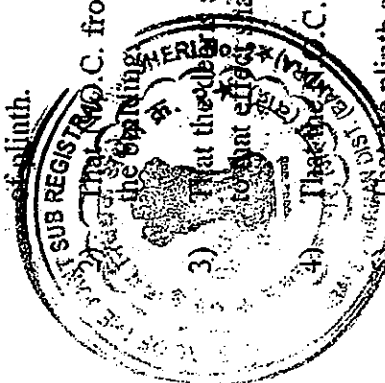
CHE/WS/1355/K/337 (NEW)

Ex. Engineer Bldg. Proposal (W.S.)
H and K - Wards
Municipal Office, R. K. Patkar Marg,
Bandra (West), Mumbai - 400 050

- 56) That all the structural members below the ground shall not be designed considering the effect of chlorinated water, sulphur water, seepage water, etc. and any other possible chemical effect and due care while constructing the same shall not be taken and completion certificate to that effect shall not be submitted from the Licensed Structural Engineer.
- 57) That the R.U.T. shall not be submitted by the owner/developer for maintaining the noise levels as per the norms of Pollution Control Board.
- 58) That the R.U.T. shall not be submitted for not misusing the additional parking proposed for full potential of F.S.I. and will count the same in FSI or will be handed over to M.C.G.M. free of cost, if the building is not constructed for full potential.
- 59) That the revised remarks as per Revised Draft Plan 2034 shall not be submitted.
- 60) That the R.U.T. from developer/owner stating that the developer will hand over the excess parking to MCGM, free of cost, in case of full consumption of FSI/TDR shall not be submitted.

B. CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C.

- 1) That the notice in the form of appendix XVI of D.C.R. shall not be submitted on completion of plinth.
- 2) That the C.C. from Civil Aviation department will not be obtained for the proposed height of the building.
- 3) That the building shall not be transported to the respective Municipal dumping site and challan for that effect shall not be submitted to this office for record.
- 4) That the C.C. from A.A. & C. [K/West] shall not be submitted.
- 5) That the plinth stability certificate from R.C.C. consultant shall not be submitted.



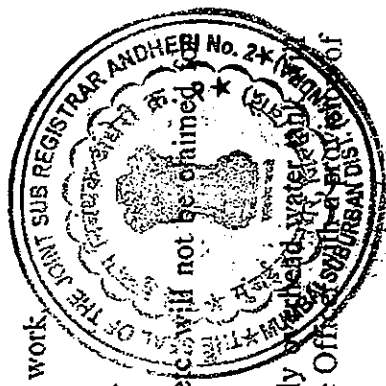
- 6) That the work-start notice shall not be submitted.
- 7) That C.C. shall not be granted beyond plinth level unless the concerned owner / builder satisfies the competent authority that he has moved the concerned authorities / utilities for providing connection in this regard & advance connection [not commissioned] is taken as per the specifications.
- 8) That the testing of building material to be used on the subject work shall not be done and results of the same will not be submitted periodically.
- | | |
|-------|-------|
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- 9) That the quality control for building work / for structural work / supervision of the work shall not be done and certificate to that effect shall not be submitted periodically in proforma.
- 10) That the monthly status report shall not be submitted regularly.

CHE/WS/1355/K/337 (NEW)

11) That the A.M.S.L. of the completed work upto plinth/stilt/podium level, as applicable, shall not be verified and submitted

C. GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C. :-

- 1) That some of drains will not be laid internally with C.I. pipes.
- 2) That the dust bin will not be provided as per C.E.'s circular No. CE/9297/II dated 26.6.1978.
- 3) That the surface drainage arrangement will not be made in consultation with E.E.(S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.
- 4) That the existing well will not be covered with R.C.C. slab.
- 5) That the 10' wide paved pathway upto staircase will not be provided.
- 6) That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon; and will not be levelled and developed before requesting to grant permission to occupy the bldg. or submitting the B.C.C. whichever is earlier.
- 7) That the name plate/board showing plot no., name of the bldg. etc. shall not be displayed at a prominent place before O.C.C./B.C.C.
- 8) That the carriage entrance will not be provided before starting the work.
- 9) That the parking spaces will not be provided as per D.C.R. No.36.
- 10) That B.C.C. will not be obtained and IOD and debris deposit etc. will not be obtained & refund within a period of six years from the date of occupation.
- 11) That every part of the building constructed and more particularly overhead water tank will not be provided with the proper access for the staff of Insecticide Office & staff of URBAN DISTRICT OFFICE.
- 12) That the owner/developer will not hand over the possession to the prospective buyer before obtaining occupation permission.
- 13) That the letter box of appropriate size shall not be provided for all the tenements at the ground floor.
- 14) That the infrastructural works such as construction of hand-holes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, room/space for telecom installations etc. required for providing telecom services shall not be provided.
- 15) That the regulation No.45 and 46 of D.C. Reg. 1991 shall not be complied.



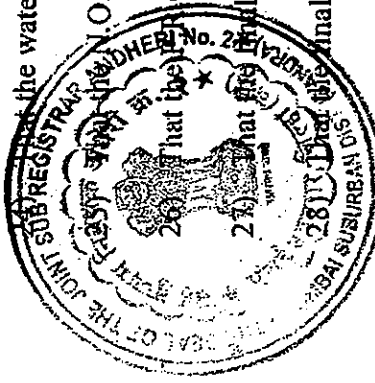
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27 AUG 2015

**Ex. Engineer Bldg. Proposal (W.S.)
H and K - Wards
Municipal Office, R. K. Patkar Marg,
Bandra (West), Mumbai - 400 050**

CHE/WS/1355/K/337 (NEW)

- 16) That the provisions of Rain Water Harvesting as per the design prepared by approved consultants in the field shall not be made to the satisfaction of Municipal Commissioner while developing plots having area more than 300 Sq.Mts. as per Govt. notification under Sec.37[2] of M.R.T.P. Act, 1966.
- 17) That the requisition from fire safety point of view as per D.C.R.91 shall not be compiled with.
- 18) That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.
- 19) That the Drainage Completion Certificate shall not be submitted.
- 20) That the Lift Inspector's completion certificate shall not be submitted.
- 21) That the structural stability certificate shall not be submitted.
- 22) That the Site Supervisor's completion certificate shall not be submitted.
- 23) That the smoke test certificate shall not be submitted.
- 24) That the water proofing certificate shall not be submitted.
- 25) That the N.O.C. from A.A. & C. [K/West] shall not be submitted.
- 26) That the Electrical Card for amalgamated plots in the name of applicant shall not be submitted.
- 27) That the final completion certificate from C.F.O. shall not be submitted.
- 28) That the final N.O.C. from MHADA shall not be submitted.
- 29) That the completion certificate for Rain Water Harvesting System from Consultant shall not be submitted.
- 30) That the completion certificate from E.E. Mech. (E.I.) P&D for the provision of artificial light, ventilation and / or A.H.U. shall not be submitted.
- 31) That the Energy Conservation Systems as stipulated vide circular under No.CHE/M&E/1063 dated 15/06/2008 shall not be complied with.
- 32) That the list of documents required to be scanned and legible scanned image shall not be submitted.
- 33) That the A.M.S.L. of completed work (top of building) shall not be verified and submitted.



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CHE/WS/1355/K/337 (NEW)

D) CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C. :-

1. That the certificate under Sec.270-A of the B.M.C. Act will not be obtained from H.E.'s department regarding adequacy of water supply.

27/05/2015
[Signature]
Ex. Engr. Bldg. Prop. (W.S.) K Ward
Brihan Mumbai Mahanagar Palika



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27 AUG 2015,

CHE/WS/1355/K/337 (NEW)

Ex. Engineer Bldg. Proposal (W.S.)
H and K - Wards
Municipal Office, R. K. Parkar Marg,
Bandra (West), Mumbai - 400 050

NOTES 3

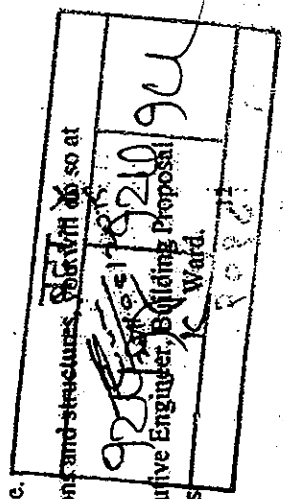
- (1) The work should not be started unless objections from A1 to A6r are complied with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained any shed to house and store for constructional purposes, 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 a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- (5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over and road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 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 purposes. Failing this, it will be presume the Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) 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 stabled in front of the property. The scaffoldings, bricks, metal, sand preps 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.
- (8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) **SUB REGS FOR THE PLINTH** should not be started before the same is shown to this office Sub-Engineer concerned and permission obtained from him regarding correctness of the open spaces and dimensions. **SEWER STREET CONNECTIONS**, if necessary, should be made simultaneously with work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath. All the terms and conditions of the approved layout / sub-division under No. _____ of _____ No. Building and Drainage Completion Certificate will be accepted non water connection granted (except for the constructional purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provisions of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in Concrete having broken glass pieces at the rate of 125 cubic meters per 1.0 sq.mts. below payment.
- (18) The compound wall or fencing should be constructed clear of the road 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 provide the owner's holding.
- (19) No work should be started unless the existing structure proposed to be demolished are demolished.



27 AUG 2015

CHE/WS/1355/K/337 (NEW)

- (20) This intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 12(h)(F) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347(1)(aa) for 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 Disapproval 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 with drawn.
- (21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following.
- (i) Specific plans in respect of evicting or rehousing the existing tenants on hour starting their number and the area in occupation of each.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail or the Alternative accommodation in the proposed structure at standard rent.
 - (iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first before starting the work.
- (23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) The bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 mt.
- (25) The work should not be started above first floor level unless the No Objection Certificate from Civil Aviation Authorities, where necessary is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) Positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal Corporation Act.
- (29) No new well, tank, pound, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 281-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers 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 huge screw on highly serving the purpose of a lock and the warning pipes of the ribbert pressure screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 4.5 ft. in diameter the cistern shall be made easily, safely and permanently accessible by providing a firm fixed ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed an its lower ends in cement concrete block.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- (32) (a) Louvers should be provided as required Bye-law No.5(b).
(b) Lintels of Arches should be provided over Door and Window opening.
(c) The drains should be laid as require under section 234-1(a).
(d) The inspection chamber should be plastered inside and outside.
- (33) If the proposed additional is intended to be carried out on old foundation and structures, you shall be so at your own risk.



COPY 10 - ARCHITECT OWNED

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ANNEXURE - 'F1'

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. CHE/WS/1355/K/337(NEW)

1 APR 2016

To,
Shri Chandan Kelekar
of M/s. Space Moulders
Architect
281/2229, Motilal Nagar No. 1,
Goregaon (W),
Mumbai 400 104.

Ex. Engineer Bldg. Proposal (W.S.)
H and K - Wards
Municipal Office, R. K. Patkar Marg,
Bandra (West), Mumbai - 400 050

Owner,
M/s. Shiv Krupa Gruhapravesh L.L.P.,
C.A. to Owner
D.N.Nagar Shiv Krupa C.H.S. Ltd.

Sub : Proposed redevelopment of building No. 4 known as D.N.
Nagar Shiv Krupa C.H.S. Ltd. on plot bearing C.T.S. no.
195(pt) of village Andheri at D.N. Nagar MHADA Layout,
Andheri (West), Mumbai.

Ref : Your application dated

Sir,

With reference to your above letter, this is to inform you that the above plans, submitted by you are hereby approved subject to following conditions:

1. That all the conditions of IOD under even number dtd. 26.08.2015 shall be complied with.
2. That structural stability certificate from structural engineer shall be submitted for extension / additional floors.
3. That the revised R.C.C. drawing / designs calculations shall be submitted through the Licensed Structural Engineer.

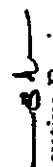
Revised By Law 4(c).



That the work shall be carried out between sunrise and sunset only.
All Dues Clearance Certificate" related to H.E.'s dept. from the
accepted A.E.W.(K/W Ward) shall be submitted before applying for C.C.
M.O.C. from A.A. & C. K/W
for handover excess parking to MCGM.

A copy of set of amended plans duly signed / stamped is hereby
forwarded as a token of approval.

Yours faithfully,


Executive Engineer
(Building Proposal)WS-K ward

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Ex Engineer Bldg. Proposal (W.S.)
H. - 3 K - Wards
M. Municipal Office, R. K. Pathar Marg,
Bandra (West), Mumbai - 400 050

Copy to

1. ✓ Owner - M/s. Shiv Krupa Gruhapravesh L.L.P.,
C.A. to Owner of Shiv Krupa C.H.S. Ltd
2. Asst. Commissioner 'K' West Ward.
3. Designated Officer, K/West Ward.
4. A.E. (W.W) K/West Ward.

R.S.
21/04/2016
Executive Engineer
(Building Proposal)WS-K ward



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ANNEXURE- 'F2'

MUNICIPAL CORPORATION OF GREATER MUMBAI
CHE/WS/1355/K 337(New)

To,
Shri Chandan Kelekar
of M/s. Space Moulders
Architect
281/2229, Motilal Nagar No. 1,
Goregaon (W),
Mumbai 400 104.


Sub:- Proposed redevelopment of existing building No.4 known as
D.N. Nagar, Shivkrupa C.H.S. Ltd. on plot bearing C.T.S.
No.195(pt) of village Andheri , D.N. Nagar MHIADA Layout,
Andheri (W)

Gentleman,

There is no objection to your carrying out the work as per amended plans submitted by you vide your letter under reference for which competent authority has accorded sanction, subject to the following conditions :-

- 1) That all the conditions of this office I.O.D. under even no. dated shall be complied with.
- 2) That the Structural Stability Certificate from Structural Engineer shall be submitted
- 3) That the work shall be carried out between 6.00 am to 10.00 p.m. only (as per Circular No.ChE/DP/7749/Gen dated 07.06.2016
- 4) That the N.O.C. of A.A.& C. K/West Ward shall be submitted.
- 5) That the all dues clearance certificate from A.E.W.W. K/West shall be submitted.
- 6) That the R.U.T. shall be submitted from C.A. to Owner stating that Society office and Fytness Centre shall not be misused in future & same shall be handed over to Society.

Yours faithfully,

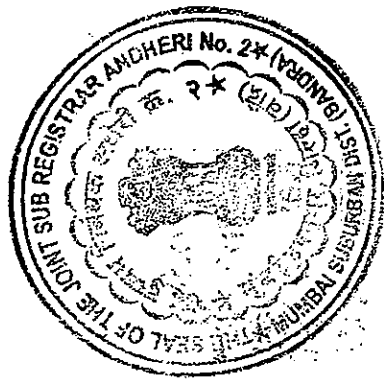
 Joint Sub-Region of the Greater Mumbai Municipal Corporation Western Region S.E.P. (W) S/KWS2	Gurav Shivadas Krishna A.E.P.W.S. "KWS"	Prakash Rajaram Rasa Executive Engineer Building Proposals (Western Suburbs) "K" Ward
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Copy to:

- 1) Shivkrupa Gruhpravesh L.L.P
- 2) Asst. Commissioner K/West Ward
- 3) A.E.W.W., K/West Ward
- 4) D.O. K/West Ward



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ANNEXURE - 'F3'



MUNICIPAL CORPORATION OF GREATER MUMBAI CHEWS/1355/K 337(New) Did:-03/05/2018

Office of the Dy. Ch. Engineer,
Building Proposal (Western Sub)-I
1st Floor, R.K. Patkar Marg,
Bandra (West), Mumbai 400 050

To, Shri Chandan Kelekar of M/s. Space Moulders Architect 281/2229, Motilal Nagar No. 1, Goregaon (W), Mumbai 400 104.	Shri Gurminder Singh Seera Designated Partner Shivkrupa Gruhpravesh L.L.P, C.A to D N Nagar Shivkrupa CHS Ltd., 1st floor, Premsons Shopping Center, Premsons Compound, Caves Rd., Opp Jain Temple, Jogeshwari (E), Mum-60
--	--

Sub: Proposed redevelopment of existing building No.4 known as D.N. Nagar, Shivkrupa C.H.S. Ltd. on plot bearing C.T.S. No.195(pt) of village Andheri, D.N. Nagar MHADA Layout, Andheri (W), Mumbai - 400 058.

Ref.:- Your online submission

Gentleman,

There is no objection to your carrying out the work as per amended plans submitted by you vide your letter under reference for which competent authority has accorded

subject to the following conditions:

1) That every part of the building constructed and more particularly overhead water tank will be provided with proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.

2) That the revised R.C.C. drawing/designs, calculations shall be submitted through Licensed Structural Engineer.

3) That the letter box shall be provided at the ground floor for all the tenements.

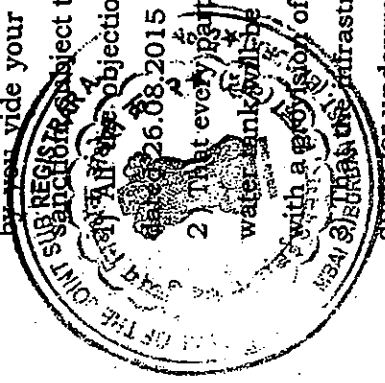
4) That the regulation No.45 and 46 of D.C.Reg.1991 shall be complied with.

5) That the owner/developer shall not be hand over the possession to the prospective buyers before obtaining occupation permission.

6) That the revised R.C.C. drawing/designs, calculations shall be submitted through Licensed Structural Engineer.

7) That the condition of revised bye-law 4 (c) shall be complied with.

8) That the condition of revised bye-law 4 (c) shall be complied with.



- 9) That the Janata Insurance Policy & Workman compensation insurance in the name of site under reference shall be submitted
- 10) That the A.A. & C., K/West Ward shall be submitted.
- 11) That the all payments shall be made.
- 12) That the dry and wet garbage shall be separate 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 M.C.G.M. The necessary condition in Sale Agreement to that effect shall be incorporated by the Developer / Owner.
- 13) That the construction work shall be carried out between 6.00 am to 10.00 pm. only (as per circular no. CHE/DP/7749/Gen dtd.07.06.2016.
- 14) That the all dues clearance certificate from A.E.W.W. [K/West] shall be submitted.
- 15) That the A.M.S.L. (GVK) of completed work shall not be verified and submitted.
- 16) That the revised CFO NOC shall be submitted.
- 17) The condition regarding inadequate size of the rooms & height of habitable room shall be incorporated in sale agreement
- 18) That all the conditions and directions specified in the order of Hon'ble Supreme Court dated 15/03/2018 in Dumping Ground case will not be complied with before starting demolition of structures and/or starting any construction work.
- 19) That adequate safeguards are not employed in consultation with SWM Dept. of MCGM for preventing dispersal of particles through air
- 20) That the Professional Person's certificate shall be submitted before re endorsement of CC.
- 21) The construction and demolition waste shall be handled and transported to the designated unloading site i.e. JNPT SEZ Phase-I, near JNPT Port, Road No. 348A, beside Dastan Toll Plaza, Parvel-Uran Road, Dist. Raigad as approved by E.E.(SWM) vide NOC dated 20.04.2018 and comply with the conditions mentioned in the said NOC
- 22) The Bank Guarantee submitted as per Hon. Supreme Court Directives shall be revalidated time to time and shall submitted to this office.
- 23) As you have availed the "installment payment facility", the installment shall be paid on due dates.

Kunal
Anil
Vaidya

Kiran
Damodar
Bari

S.B.B.P.(W,S,)KWS2 A.E.B.P.W.S."KWS"

Yours faithfully,

Prakash
Rajaram Rasal
Executive Engineer
Building Proposals
(Western Suburbs)"K
"Ward



- Copy to :
- 1) Assistant Commissioner, K/West Ward
 - 2) A.E.W.W., K/West Ward
 - 3) D.O. K/West Ward

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C-3 ANNEXURE-'G'
MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

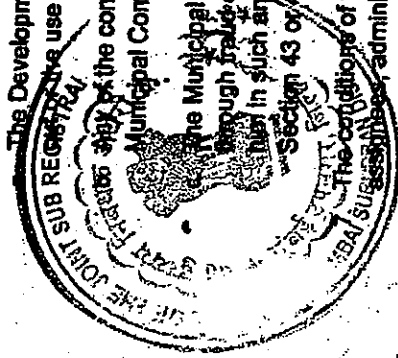
No CHEMS/1355/K/337(NEW)
COMMENCEMENT CERTIFICATE

To,
M/s Shivkrupa Gruhapravesh LLP
B-106, Concord 2nd cross Lane, Lokhandwala
Complex, Andheri(W)-53

Sir,
With reference to your application No. CHEMS/1355/K/337(NEW) Dated. 20/11/2016 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 20/11/2016 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. 198(p4), Division / Village / Town Planning Scheme No. ANDHERI situated at _____ Road / Street. D n nagar In KJE Ward Ward

The Commencement Certificate / Building Permit is granted on the following conditions:-

1. The land vacated on consequence of the 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 person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-



The Development work in respect of which permission is granted under this certificate is not carried out through fraud or misrepresentation and the applicant and every person deriving title through or under this in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.

The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. Prakash R. Rasal(Exe.Eng.(B.P.) W.S.1 K Ward) Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 27/12/2017

The Commencement certificate is for carrying out the work up to top of Stilt i.e. 4.65m ht above AGL as per approved plan dt.31.03.2016

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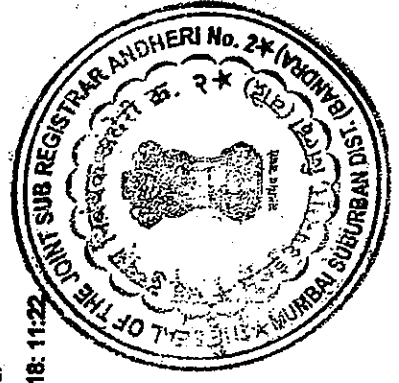
For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai

Executive Engineer, Building Proposal
Western Suburb I K/E Ward Ward

Cc to:
1. Architect.
2. Collector Mumbai Suburban /Mumbai District.

Issued on	Valid upto	Remarks	Signature
28/12/2016	27/12/2017	top of Silt i.e. 4.85m ht above AGL as per approved plan dt.31.03.2016	

Document certified by
Prakash Rajaram Rasal
<rasalprakash@ymail.in>
Name : Prakash Rajaram Rasal
Designation : Executive Engineer
Organization : Municipal Corporation of Greater Mumbai
Date : 28-Dec-2016 18:11:22



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ANNEXURE - 'G1'

C - 3

MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
No CHE/MS/1355/K/337(NEW)
COMMENCEMENT CERTIFICATE

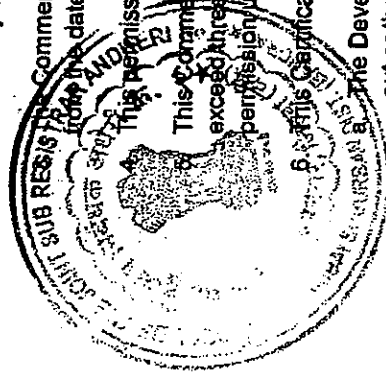
To,
M/s Shivkrupa Gruhapraves LLP
B-106, Concord 2nd cross Lane, Lokhandwala
Complex, Andheri(W)-53

Sir,

With reference to your application No. CHE/MS/1355/K/337(NEW) Dated, 24/3/2017 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 24/3/2017 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. 195(pt), Division / Village / Town Planning Scheme No. ANDHERI situated at D n nagar Road / Street in KJE Ward.

The Commencement Certificate / Building Permit is granted on the following conditions:-

1. The land vacated on consequence of the 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 person until occupancy permission has been granted.



This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years; provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.

This permission does not entitle you to develop land which does not vest in you.

This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years; provided further that such lapse 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 Municipal Commissioner for Greater Mumbai 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 conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
- c. The Municipal Commissioner of Greater Mumbai 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 45 of 45 of the Maharashtra Regional and Town Planning Act, 1966.

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Section 45 of 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, Section 45 of 45 of the Maharashtra Regional and Town Planning Act, 1966.	
CHE/MS/1355/K/337(NEW)	

assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. Kiran D. Bari (AE BP KWS) Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto

Issue On : 28/12/2016

Valid Upto :

Remark :

Approved By

E.E.B.P.K

Executive Engineer

Issue On : 19/7/2017

Valid Upto : 25/8/2017

Remark :

Re-endorsed C.C. & C.C. i.e. up top of 5th floor (Height: 18.60 m.) as per plan dated 01.04.2017



CHEMS/1355/K/337 (NEW)

Page 2 of 3 on 7/19/2017 4:14:44 PM

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Document certified by
Kiran Damodar Bajaj
<baribmc@gmail.com>
Name : Kiran Damodar Bajaj
Designation : Assistant Engineer
Organization : Municipal Corporation
Mumbai
Date : 18-07-2017 16:14:56

For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai

Cc to :
1. Architect
2. Collector Mumbai Suburban /Mumbai District.

Assistant Engineer . Building Proposal
Western Suburb | K/E Ward Ward



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CHEMMS/355/K/337(NEM)	

ANNEXURE - 'G2'

C-3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHEWS/1355/K/337(NEW)

COMMENCEMENT CERTIFICATE

To,
Gurminder Singh Seera, Partner, M/s Shivkrupa
Gruhapravesh LLP C.A. to D.N. Nagar Shivkrupa
CHS Ltd.

B-106, Concord 2nd cross Lane, Lokhandwala
Complex, Andheri(W)-53

Sir,

With reference to your application No. CHEWS/1355/K/337(NEW) Dated. 22/3/2018 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 22/3/2018 of the Mumbai Municipal Corporation Act-1988 to erect a building in Building development work of on plot No. - C.T.S. No. 195(pt), Division Village/ Town, Planning Scheme No. ANDHERI situated at D n nagar Road / Street in K/E Ward Ward

The Commencement Certificate / Building Permit is granted on the following conditions:-

1. The land vacated on consequence of the 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 person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year by such extended period shall be in no case exceed three years provided further that such lapses shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - 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 conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai 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 or 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 Municipal Commissioner has appointed Shri. Shri.Kiran D. Bari (AE BP KWS) Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.



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CC - 1355/K337

This CC is valid upto

Issue On : 28/12/2016

Valid Upto :

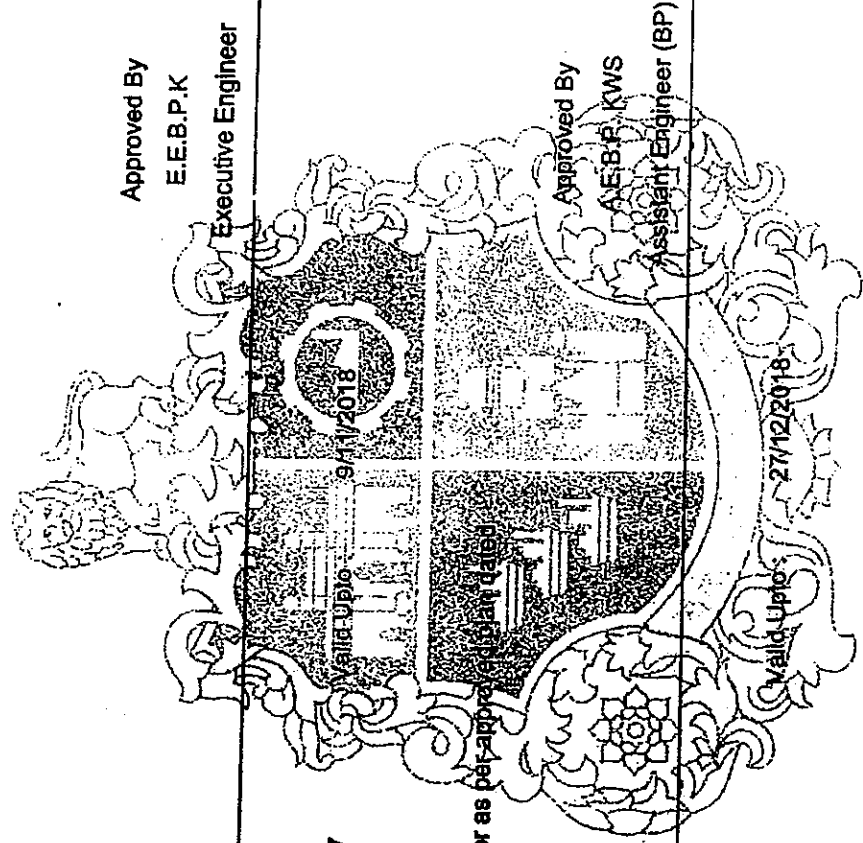
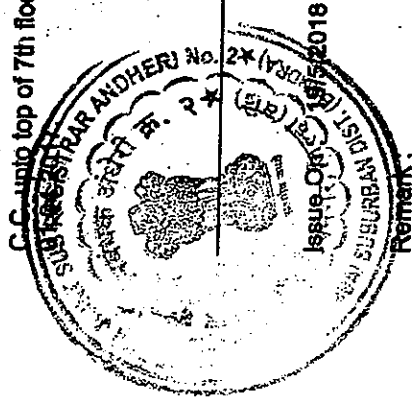
Remark :

Approved By
E.E.B.P.K
Executive Engineer

Issue On : 10/11/2017

Remark :

CC upto top of 7th floor as per approved plan dated



C.C. upto top of 10th floor (i.e.ht. 32.85 mt.AGL) as per approved plan dated 03.05.2018.

Note:- You shall handle & transport Construction & Demolition Waste to designated unloading site - JNPT SEZ Phase-I, near JNPT Port, Road No. 348A, Beside Dastan Toll Plaza, Panvel-Uran Road, Dist. Raigad as per SWM NOC dated 20.04.2018

CHEWS/1355/K337(NEW)

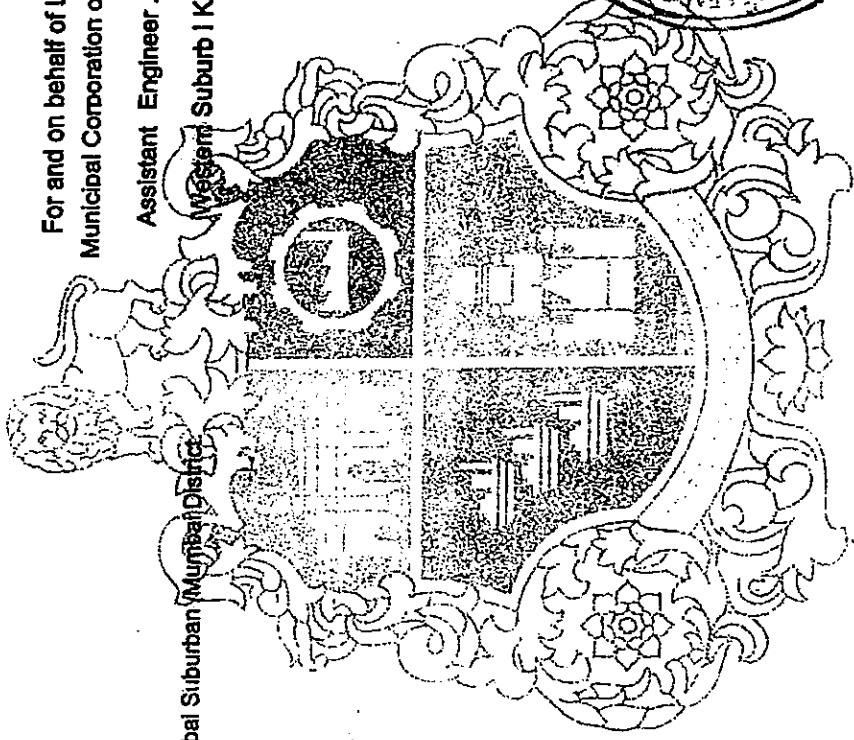
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✓
Name: Kiren Damodar Bari
Designation: Assistant
Engineer
Organization: Municipal
Corporation Of Greater Mumbai
Date: 18-May-2016 17: 11:43

Cc to:
1. Architect,
2. Collector Mumbai Suburban (Mumbai District)

For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai

Assistant Engineer . Building Proposal
Western Suburb I K/E Ward Ward



CHE/MS/1355/K/337(NEW)

Page 3 of 3 On 19-May-2018

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ANNEXURE - 'H'

KANGA & CO.
ADVOCATES & SOLICITORS
ESTABLISHED 1890
128th YEAR
2015 - 2016

Ready money Mansion, 43, Veer Nariman Road, Mumbai - 400 001, India, Tel : (91 22) 6623 0000, 6633 2288, 2204 2288 Fax : (91 22) 6633 9656, 6633 9657
Email : mail@kangacompany.com, www.kangacompany.com

M. L. Bhakta • A. M. Desai • K. M. Vasconji • B. D. Damodar • S. S. Vaidya • A. R. Amin • Ms. P. G. Mehta • R. V. Gandhi • C. S. Thakkar
R. P. Bhatt • Ms. A. S. Murray • P. S. Damodar • B. S. Vaidya • Ms. M. D. Mody • Ms. Shriha V. Sampal • Kunal S. Vaidya

MLB/SS/5949 /2015

REPORT ON TITLE

Re: All that piece and parcel of leasehold land admeasuring 811.75 square meters bearing Survey No. 106/1A, 1/6A and corresponding C.T.S. No.195 (part) situate at D. N. Nagar, Village Andheri, Taluka Andheri, Mumbai Suburban District together with the Building No.4 standing thereon.

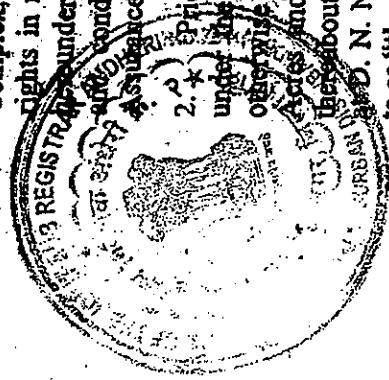
TO WHOMSOEVER IT MAY CONCERN

We have investigated the title of our clients SHIVKRUPA GRUHPRAVESH LLP, a Limited Liability Partnership entity formed and incorporated under the provisions of the Limited Liability Partnership Act, 2008 and having its registered office at B-106, Concord, 2nd Cross Lane, Lokhandwala Complex, Andheri (West), Mumbai - 400 053 (the "LLP"), to the development rights in respect of the Property as more particularly described in the Schedule under written, on the basis of perusal of copies of documents submitted to us and having conducted searches in the offices of the concerned Sub-Registrar of Stamps and the revenue records.

Prior to 1977, the Maharashtra Housing Board, a corporation established under the Mumbai Housing Board Act, 1948 was seized and possessed of or otherwise sufficiently entitled to all that piece and parcel of land admeasuring 148 Acres and Gunthas or thereabouts equivalent to 6,02,777.11 square metres or thereabouts, bearing Survey No. 106-A of Village Andheri lying being and situate in D. N. Nagar, Taluka Andheri, Mumbai Suburban District (hereinafter referred to as "the Larger Property").

3. The Government of Maharashtra thereafter constituted the Maharashtra Housing and Area Development Authority ("MHADA") under the Maharashtra Housing and Area Development Authority Act, 1976 ("MHAD Act") and by virtue thereof, the Maharashtra Housing Board came to be dissolved by operation of law.

4. By virtue of the clauses (a) and (b) of Section 189 of the MHAD Act, all the movable and immovable property and interest of whatsoever nature and kind which vested in the erstwhile Mumbai Housing Board was deemed to be transferred to and vested in MHADA, without further assurance, subject to all limitations and conditions and rights or interests of any person, body or authority and all rights, liabilities and obligations of the Mumbai Housing Board including



those arising under any agreement or contract were deemed to be the rights, liabilities and obligations of MHADA. In the circumstances, MHADA was sufficiently seized and possessed of and otherwise became entitled to the Larger Property.

5. The Mumbai Housing Board had built and constructed a building being Building No.4 comprising of 40 tenements ("the Building"), on a portion of the Larger Property admeasuring 824.89 square meters or thereabouts including the appurtenant land ("the Plot") for housing persons belonging to the S.C.S. Income Group for residential purpose. The tenements in the Building have been allotted to individual allottees who have formed themselves into a co-operative housing society being the D.N. Nagar Shivkrupa Co-operative Housing Society Ltd., ("the Society") under the provisions of the Maharashtra Co-operative Societies Act, 1960 and bearing registration No.BOM/W/KP/HSG/9872/1997-98 dated 12th March, 1998.

6. MHADA being the successor of the erstwhile Mumbai Housing Board and being the owner and otherwise well and sufficiently entitled to the Plot and the Building thereon, at the request of the Society agreed to convey the Building by way of sale and to grant the Plot being the piece of land underneath and appurtenant to the Building by way of lease to the Society.

7. In pursuance of the above, by and under an Indenture of Lease dated 7th August, 2007 made between MHADA (therein referred to as "the Authority") of the One Part and the Society (therein referred to as "the Society") of the Other Part, registered with Sub-Registrar of Assurances at Andheri No. 2 under Serial No. BDR-4/6056 of 2007, MHADA demised the Plot, namely, all that portion of the Larger Property admeasuring 824.89 square meters including appurtenant land by way of lease, unto the Society for a term of 99 years with effect from 1st August 1995 for residential use, for the lease rent and in the manner therein contained.

8. By and under a Deed of Sale dated 7th August, 2007 made between MHADA (therein referred to as "the Authority") of the One Part and the Society (therein referred to as "the Society") of the Other Part, registered with the Sub-Registrar of Assurances at Andheri No. 2 under Serial No. BDR-4/6055 of 2007, MHADA conveyed, granted and assured unto the Society therein the Building, that is, the residential building bearing No.4 standing on the Plot and comprising of 40 tenements allotted to individual allottees, for the consideration and in the manner therein contained.

The Plot and the Building are hereinafter collectively referred to as the "Property" and more particularly described in the Schedule hereunder written.

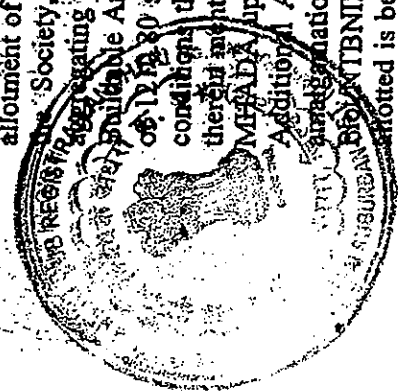


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9. By and under an Agreement for Development dated 22nd June, 2011 made between the Society (therein referred to as "the Society") of the First Part, and Messrs. Shubh Enterprise (therein referred to as "the Developers") of the Second Part, the Society agreed to grant to Messrs. Shubh Enterprise ("Shubh") the development rights in respect of the Property, inter alia, to develop the Property by consuming the Floor Space Index ("FSI") including Transferable Development Rights ("TDR") as may be permissible on the Plot by demolishing the Building and to construct a new building in accordance with the plans and specifications approved by the Municipal Corporation of Greater Mumbai ("MCGM") and to provide a flat to each member of the Society in the new building, free of cost. To this effect, the Society granted Shubh all powers, authorities and an irrevocable license to enter upon the Property for construction. The Agreement for Development dated 22nd June, 2011 was however not stamped with the requisite stamp duty payable thereon and registered as required under the provisions of the Registration Act, 1908. No separate Irrevocable Power of Attorney incidental to the aforementioned Agreement for Development was executed by the Society in favour of Shubh.

10. The members of the Society had by their individual Consent Letters executed in favour of Shubh, consented to the development of the Property by Shubh and confirmed the Agreement for Development executed by the Society in its favour.

11. MHADA, by an offer letter dated 7th July, 2012 issued to the Society ("the Offer Letter"), permitted the proposed reconstruction of the existing building of the Society under the provisions of the Development Control Regulations for Greater Mumbai, 1991 (as amended). By the Offer Letter, MHADA has approved allotment of an Additional Area of 52.58 sq. metres out of the Larger Property, to the Society, in addition to the Plot admeasuring 824.89 sq. mtrs., thereby aggregating to a total area of 877.47 sq. mtrs., alongwith sanctioning an Additional Area of 982.87 sq. mtrs., in addition to the then existing Built Up Area of 17,230 sq. mtrs., aggregating to 2193.67 sq. mtrs., subject to the terms and conditions therein contained, payment of amounts to MHADA and the MCGM therein mentioned and conditional upon a No Objection Certificate to be issued by MHADA upon receipt of the amounts thereunder mentioned. The allotment of Additional Area is also subject to execution of a Rectification Lease Deed for amalgamation of the same (the Additional Area is referred to as the "Tit-Bit Plot/NTBNIB Plot"). Under the Offer Letter, the Tit-Bit Plot/NTBNIB Plot allotted is beyond the lease plot area and is allotted alongwith 2.5 FSI thereon to facilitate the redevelopment on the total plot for creating additional housing stock. It is further stated that the Tit-Bit Plot is the property of MHADA and the permissible FSI thereon is a part of balance FSI in the layout. The Offer Letter also stipulates that on approval of the layout, 2.5 FSI on roads, open spaces and



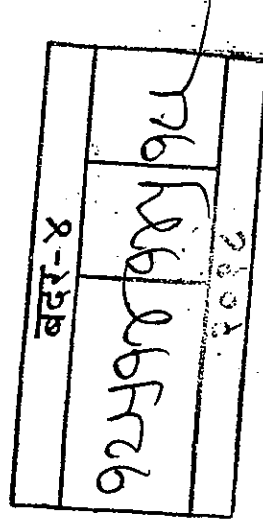
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the Tit-Bit Plot shall be clubbed for computation of prorata Built Up Area per tenement in the Building and shall be duly adjusted by deducting 2.5 FSI on the Tit-Bit/NIBNTB plot already allotted to the Society.

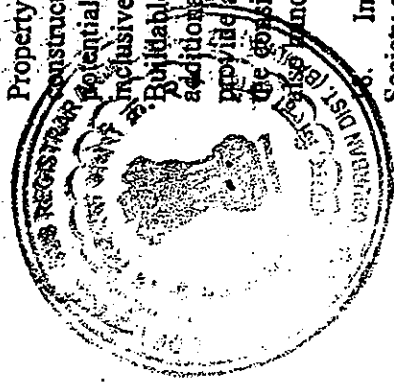
12. After making the initial payments to MHADA towards the premium for use of the Additional Built Up Area and others as demanded under the Offer Letter, Shubh failed to obtain requisite approvals from MHADA and MCGM for completing the redevelopment of the Property and committed breach of the terms and conditions of the Agreement for Development dated 22nd June, 2011. In view thereof, by its letter dated 4th December, 2013 the Society set out the delays and defaults committed by Shubh and demanded that unless considerable progress is achieved by it, the Society is desirous of terminating the said Agreement for Development. Shubh, by its letter dated 6th January, 2014 informed the Society of its inability to fulfill its commitments including making timely payments of rent to all the members of the Society.

13. In the Special General Body Meeting of the Society held on 22nd February 2014, a resolution to terminate the appointment of Shubh as Developer to redevelop the Property and cancel all documents executed in its favour was unanimously passed by the members of the Society. The Society by its letter dated 25th February, 2014 informed Shubh about the termination of the Agreement for Development dated 22nd June, 2011 and called upon it to no longer hold itself as the entity undertaking the redevelopment of the Property.

14. By a Deed of Cancellation dated 2nd April, 2014 executed between the Society (therein referred to as the "Society") of the One Part and Shubh (therein referred to as the "Developer") of the Other Part, the Society and Shubh inter alia, cancelled and terminated the Agreement for Development dated 22nd June, 2011 and all documents and writings executed between the Society and Shubh in connection with the redevelopment of the Property including declarations/consent/letters/affidavits executed by members of the Society in favour of Shubh. By and under the said Deed of Cancellation, Shubh inter alia, declared and confirmed that it had no right, title, interest, claim or demand in the Property and that the Society is entitled to create third party rights therein including appointing developers for the purpose of redevelopment of the Property in the manner it may deem fit. Shubh further declared and confirmed that it has not encumbered or charged the development rights in its favour in the Property for availing any financial assistance from any banks, financial institutions or any other person or entity and that notwithstanding the same, if any loans or financial assistance is availed of by it, it shall be Shubh's sole responsibility and liability to repay such loans and all other amounts payable thereunder without affecting the Property, the Society and/or its members in any manner whatsoever.



15. By and under a Declaration-cum-Indemnity dated 5th April, 2014 executed by Shubh in favour of the Society, Shubh declared and confirmed to have waived all its rights and claims against the Society and its members in respect of the redevelopment of the Property.
16. Meanwhile, in the Special General Body Meeting held on 22nd February, 2014, the members of the Society considered and accepted the offer made by the Shivkrupa Gruhpravesh LLP, a Limited Liability Partnership formed under the provisions of the Limited Liability Partnership Act, 2008 and having its registered office at B-106, Concord, 2nd Cross Lane, Lokhandwala Complex, Andheri (West), Mumbai - 400 053 ("the LLP") and further, unanimously resolved to appoint it as the new developer for undertaking the redevelopment of the Property together the Additional Area (i.e, the Tit-Bit Plot/NIBNTB Plot) and the Additional Buildable Area allotted to the Society under the Offer Letter of MHADA. Thereafter, in the Special General Body Meeting held on 5th April, 2014, the Society reconfirmed the appointment of the LLP as the developer to undertake the redevelopment of the Society's property and approved the drafts of the Development Agreement and Irrevocable Power of Attorney. The Society also empowered its Managing Committee to execute and register the Development Agreement and the Irrevocable Power of Attorney therewith in favour of the LLP.
17. By and under a Development Agreement dated 5th April, 2014 made between the Society (therein referred to as "the Society") of the First Part and the LLP (therein referred to as "the Developer") of the Second Part, registered with the Sub-Registrar of Assurances, Andheri No. 1 under Serial No. BDR-1/5004 of 2014, the Society, inter alia, irrevocably appointed the LLP as the developer of the Property for redevelopment thereof by demolishing the existing Building and to construct new building/s on the Plot, to use and utilise the maximum development potential available on the Plot in accordance with the Offer Letter (which is inclusive of the Additional Area admeasuring 52.58 sq. mtrs., and the Additional Buildable Area of 982.87 sq. mtrs., amongst other sanctions) as well as any additional FSI that may be made available for consumption on the Plot and to provide a flat to each member of the Society in the new building, free of cost, for the consideration and on the terms and conditions therein contained. The Society also empowered the LLP to execute and register the Development Agreement and the Irrevocable Power of Attorney therewith in favour of the LLP.



In pursuance of the Development Agreement dated 5th April, 2014, the Society executed an Irrevocable Power of Attorney dated 5th April, 2014 in favour of the LLP acting through its Partners viz., Mr. Vishal Ratanghaya and Mr. Gurminder Singh and granted all requisite powers and authorities in respect of the redevelopment of the Property (alongwith the areas sanctioned under the Offer Letter). The Irrevocable Power of Attorney dated 5th April, 2014 is registered with

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the Sub-Registrar of Assurances, Andheri No. 1 under Serial No. BDR-1/5005 of 2014.

19. We have perused the Property Register Cards in respect of the CTS No.195 and CTS Nos.195/1 to 138. The Larger Property bearing CTS No.195 is shown in the name of "Maharashtra Housing Board". The name of the Society has not been mutated and/or recorded as the Lessee in the Property Register Card in respect of the Plot of land out of the Larger Property admeasuring 824.89 sq. mtrs., demised in favour of the Society under the Indenture of Lease dated 7th August, 2007.

20. We have caused searches to be conducted in the offices of the concerned Sub-Registrar of Assurances at Bandra and Mumbai for the last 45 years and also in the revenue records maintained in respect of the Property alongwith the Additional Area/Tit-Bit Plot (including the mutations in respect of Aakar Phod Patrak and Kami Jast Patrak) since the year 1931, through Mr. D.K.Patil who has submitted his report dated 7th July, 2014. No adverse entries, claims or encumbrances were found in respect of the Property and/or the development rights granted to the LLP. The Society has by its letter dated 30th June 2015 declared that pursuant to the Development Agreement dated 6th April, 2014 no further transactions whatsoever have been made with respect to the Property.

21. We have caused public notices to be issued in the Economic Times and Navshakti on 30th April, 2015 for investigating the title of the LLP with respect to the development rights of the Property alongwith the areas sanctioned under the Offer Letter. In response thereto, we have received claims and objections inter alia from several allottees of Shubh individually and/or through their Advocates and from Shubh by its letter dated 14th May, 2015 amongst other claims and objections.

(a) The objections received by us majorly pertain to claims and demands made on the basis of (i) diverse allotment letters issued by Shubh with respect to booking/reservation of residential flats in the free sale area in proposed/new building/s on the Property; and (ii) buyback agreements entered into by Shubh with its purchasers offering to refund the booking amounts advanced by them towards booking/reservation of flats in the free sale area in the proposed new building/s on the Property. In our view, all the claims and objections received are money claims against Shubh and none of the objections are substantiated or supported by any documentary evidence against the LLP. Thus, all the claims are necessarily against Shubh alone, whose appointment as the developer of the Property has been terminated by the Society which termination has been accepted by Shubh unconditionally and in pursuance thereof has executed Deed of Cancellation of all the agreements and writings executed by the Society in its favour.



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Additionally, as mentioned hereinabove, by and under a Declaration-cum-Indemnity dated 5th April, 2014 executed by Shubh in favour of the Society, Shubh has declared and confirmed to have waived all its rights and claims against the Society and its members in respect of the redevelopment of the Property. None of the claims received have any charge or encumbrance on the Property. In the circumstances, the LLP has by our letters dated 17th and 18th June, 2015 respectively, refuted, waived, rejected and abandoned all the claims and objections received in response to our public notices.

(b) By its letter dated 14th May, 2015, Shubh has claimed compensation/reimbursement of expenses from the Society and the LLP for the work done by it on the Property. Shubh has accepted its failure and inability to redevelop the Property. The Society has by a unanimous resolution passed in its Special General Body Meeting held on 23rd February 2014 terminated the appointment of Shubh as the developer to redevelop the Property, which termination Shubh had accepted unconditionally and in pursuance thereof has executed Deed of Cancellation of all the agreements and writings executed by the Society in its favour. Additionally, as mentioned hereinabove, by and under a Declaration-cum-Indemnity dated 5th April, 2014 executed by Shubh in favour of the Society, Shubh has declared and confirmed to have waived all its rights and claims against the Society and its members in respect of the redevelopment of the Property. In our view therefore, the claim and objection received from Shubh in respect of the Property is false, unjustified and does not survive against the Property. In the circumstances, the LLP has by our letter dated 18th June, 2015 refuted, waived, rejected and abandoned the claim and objection received from Shubh in response to our public notices.



The LLP through its Designated Partner, Mr. Gurminder Singh, has represented to us that:

the LLP has been validly formed and constituted under the provisions of the Limited Liability Partnership Act, 2008;

there are no mortgages, charges, liens, encumbrances of any nature subsisting on the Property and/or the development rights granted to the LLP;

(iii) the Property and the development rights granted to the LLP are not subject to any pending litigation, dispute or attachment either before or after judgment nor is there any restraining order or injunction passed by any

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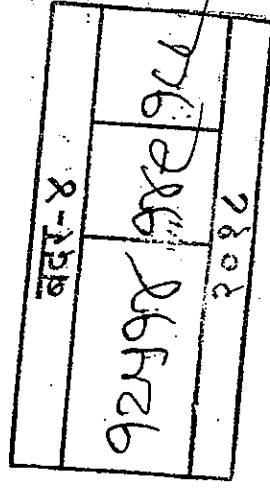
court or authority pertaining to the Property or any part thereof or on the development rights granted to the LLP;

- (iv) all the title deeds, documents and writings in favour of the Society with respect to the Property are valid and subsisting and have not been cancelled/terminated or threatened to be cancelled or terminated;
- (v) the Development Agreement dated 5th April, 2014 executed in favour of the LLP is valid and subsisting and has not been cancelled/terminated or threatened to be cancelled or terminated at any point of time;
- (vi) the rights under the Development Agreement dated 5th April, 2014 have not been assigned or transferred by the LLP nor has it entered into any agreements, memorandum of understanding or any other writing creating third party rights therein; the powers and authorities granted under the Irrevocable Power of Attorney to the LLP in connection with the redevelopment of the Property have been not been revoked or altered any time; and

(vii) the LLP is in physical possession of the Society's property in pursuance of the Development Agreement executed in favour of the LLP.

23. In our view, Shivkrupa Gruhpravesh LLP is entitled to undertake redevelopment of the Property by demolition of the Buildings existing on the said Plot, to construct new building/s thereon and to deal with the surplus area in the manner as provided under the Development Agreement dated 5th April, 2014. Subject to the above and based on the representations made to us, in our opinion,

- (i) the Society viz. D.N. Nagar Shivkrupa Co-operative Housing Society Limited is entitled to the leasehold right, title and interest in the said Plot and is the owner of the Buildings viz., Building No. 408 standing on the said Plot and
- (ii) Shivkrupa Gruhpravesh LLP is entitled to the development rights of the Property as described in the Schedule hereunder, to develop, to develop the Property in accordance with and subject to the terms and conditions of the Offer Letter of MHADA and its title to the said development rights, is clear and marketable.



THE SCHEDULE REFERRED TO ABOVE

(Description of the said Property)

All that piece and parcel of land admeasuring 824.89 sq. mtrs., of the undivided larger land bearing Survey No.106-A and corresponding C.T.S. No.195 (part), lying being and situate at D. N. Nagar, Village Andheri, Taluka Andheri, Mumbai Suburban District, together with the building/structures being Building No.4 standing thereon and bounded as follows:

On or towards the North by	:	40 feet wide road
On or towards the South by	:	MHADA boundary
On or towards the East by	:	Building No.3
On or towards the West by	:	Building No.5

Dated this 4th day of July, 2015

Kanga & Company,

M. S. Kulkarni
Partner



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ANNEXURE - 'I'



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 :
P51800000494

Project: Platinum Tower-4, Plot Bearing / CTS / Survey / Final Plot No.: 195 PT, SURVEY NO 106/1A, 1/6/41 Andheri, Andheri, Mumbai Suburban, 400060;

1. Shivkrupa Gruhpravesh Lip having its registered office / principal place of business at Tehsil: **Andheri, District: Mumbai Suburban, Pin: 400060.**

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 schedule 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 (f) of sub-section (2) of section 4 read with Rule 5;

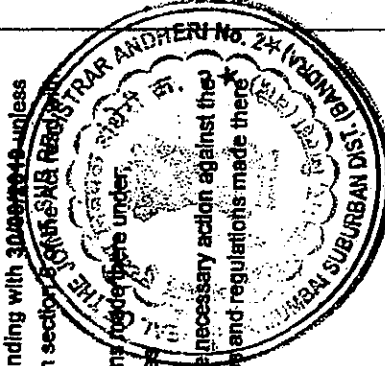
OR

That entire of the amounts to be realised hereinafter by promoter for 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 18/07/2017 and ending with 30/06/2019, unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act, unless rule 6.

- The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder.
- 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 thereunder.



Signature valid
Digitally Signed by
Dr. Vignesh Venkatesh Prabhuram
(Secretary, Maharashtra)
Date: 18/07/2017 2:35:00 PM

Dated: 18/07/2017

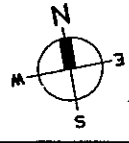
Place: Mumbai

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

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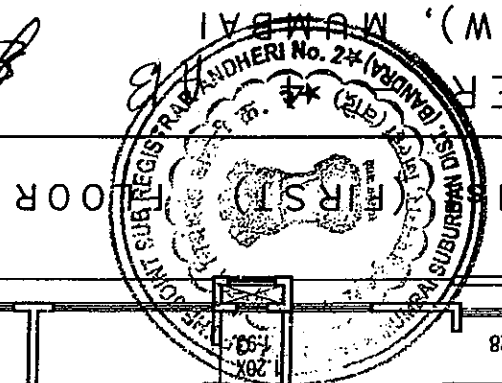
	276	286
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SHIKRUPA GRUHPRAVESH LLP	NAME OF DEVELOPER
SPACE MOULDERS	NAME OF ARCHITECT

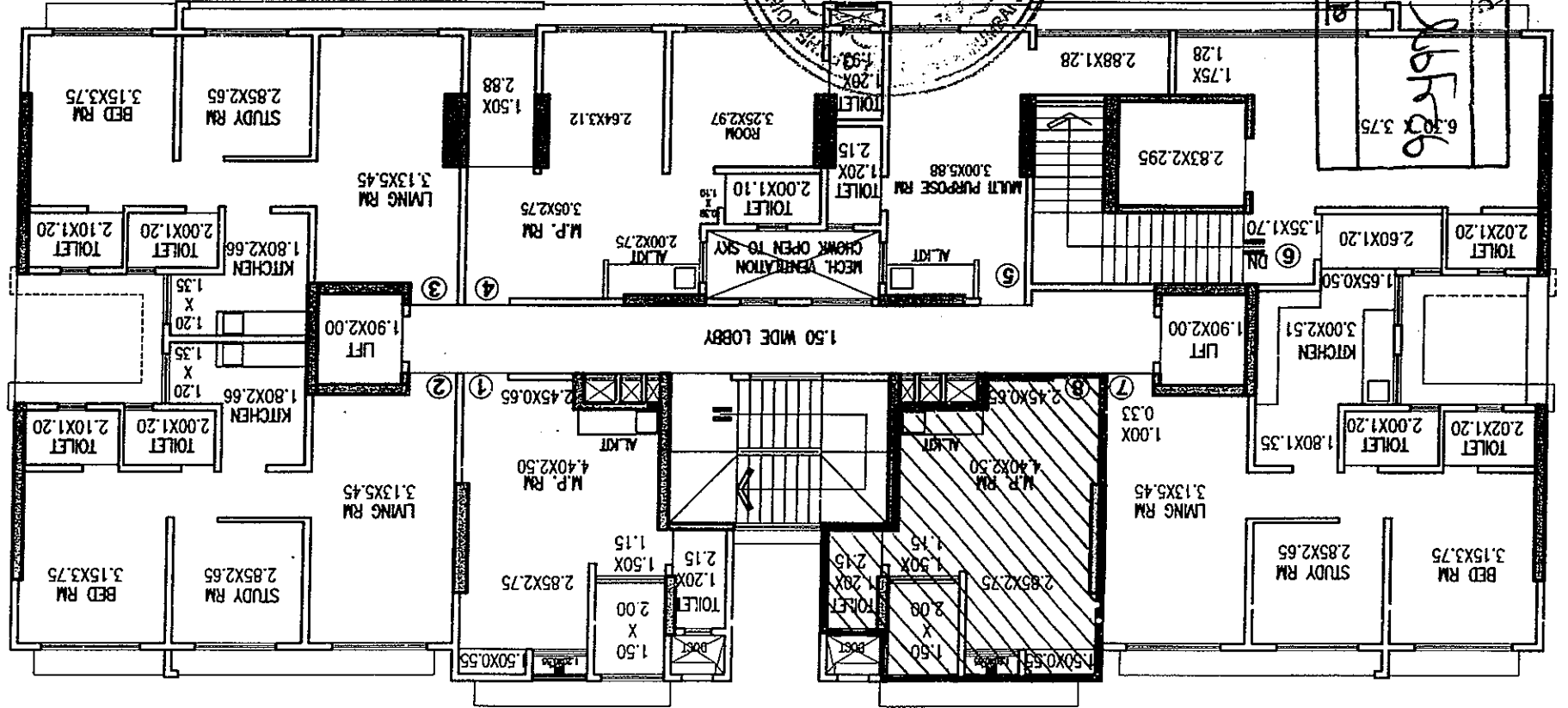
PLATINUM TOWER (W), MUMBAI

D.N. NAGAR, ANDHERI (W), MUMBAI



FIRST FLOOR PLAN

Handwritten notes: 2800, 8-1250, and 2650.



ANNEXURE - 'J'



7/6	7/6
7/6	7/6
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7/6	7/6

ANNEXURE - 'K'

DETAILS OF CONSIDERATION AND INSTALLMENTS OF CONSIDERATION


The total consideration (purchase price) payable by the Purchaser/s to the Developer in respect of the said Flat shall be **Rs.1,03,95,000/- (Rupees One Crore Three Lakh Ninety Five Thousand Only)**.

1. All cheques, pay orders, demand drafts issued towards sale bookings, allotment receipts and/or installments by the Purchaser/s in respect of Consideration Value shall be issued favouring "SHIVKRUPA GRUHPRAVESH LLP Escrow Account' bearing account no.01590350000105" with HDFC Bank or in such other name as may be communicated to the Purchaser/s in writing by the Developer.

2. The Purchaser/s have already paid to the Developer a sum of **Rs. 50,95,000/- (Rupees Fifty Lakh Ninety Five Thousand Only)** out of the Consideration Value and the balance amount of **Rs. 53,00,000/- (Rupees Fifty Three Lakh Only)** (hereinafter referred to as "the Balance Consideration") is to be paid by the Purchaser/s to the Developer.

3. The Total Consideration is to be paid by the Purchaser/s to the Developer in the following installments:

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Payments to be made in the following manner	Amount to be paid
Amount paid by the Purchaser/s to the Developer prior to the execution hereof (the payment and receipt whereof the Developer doth hereby admit and acknowledge).	 Rs. 50,95,000/- (Rupees Fifty Lakh Ninety Five Thousand Only)
Amount payable by purchaser on execution of Agreement For Sale & 85% of Work Completion	Rs. 37,40,750/- (Rupees Thirty Seven Lakh Forty Thousand Seven Hundred Fifty Only)
On handover of possession of Apartment or on receipt of OC or BCC whichever is earlier	Rs. 15,59,250/- (Rupees Fifteen Lakh Fifty Nine Thousand Two Fifty Only)
TOTAL	Rs. 1,03,95,000/-

Total Amount in Words: (Rupees One Crore Three Lakh Ninety Five Thousand Only)

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ANNEXURE - 'L'

LIST OF THE SAID AMENITIES AND FACILITIES

PART A

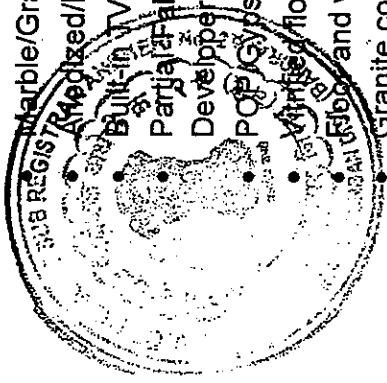
COMMON AMENITIES AND FACILITIES FOR THE ENTIRE PROPOSED BUILDING

- RCC framed structure with transfer girder system
- Underground Basements for car parking with RCC retaining walls
- RCC raft footing
- Well-designed compound wall and entrance gate
- Well decorated entrance lobby
- Provision of Wi-Fi connectivity in entrance lobby
- Paving at ground level and stilt area
- Automated chess type mechanical car parking in basements
- Mechanical stack parking at stilt level
- Passenger lifts of reputed make
- Gymnasium area as permissible by MCGM
- CCTV and Intercom system
- Planters and open-to-air seating at terrace level
- Provision of Rain Water Harvesting system

PART B

SPECIFICIATIONS, AMENITIES FIXTURES, FITTINGS, AND AMENITIES TO BE PROVIDED IN THE SAID FLAT

- Main entrance flush door with safety lock and quality branded hardware
Marble/Granite/Wooden jambs for doors and windows
- Medized/Powder coated aluminium sliding/openable windows
- Built-in TV Unit in Living room - as per Developer's design
- Partial false ceiling with LED lights in Living room and bedroom(s) - as per Developer's design
- POP/Gypsum finished Internal walls with quality paint
- Vitrified flooring of reputed make in all rooms
- Fibre and wall tiles of reputed make in kitchen and bathroom(s)
- Granite cooking/preparation platform in kitchen
- Storage cabinets under platform counter and overhead storage shelves in kitchen - as per Developer's design
- Stainless steel sink and cooking hob/stove of reputed make in kitchen
- Provision of water purifier connection in kitchen
- Provision of geyser and exhaust fan connection in kitchen and bathroom(s)
- European WC, Washbasin and C.P. fittings of reputed make in bathroom(s)
- Generalled UPVC/ CPVC/ GI plumbing
- Concealed copper wiring and electrical points
- Provision of Telephone and Cable TV points
- Modular switches and plug points of reputed make



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ANNEXURE - 'M'

The purchaser shall also make an additional payment to the Developer for total sum of **Rs. 6,00,600/- (Rupees Six Lakh Six Hundred Only)** along with applicable Service Tax and/or any other Government Tax/charges/levies etc. Out of this a sum of **Rs. 2,00,000/- (Rupees Two Lakh Only)** shall be payable simultaneous to execution of this Agreement. Balance amount would be payable on or before handing over of the said flat to the Purchaser for fit-out possession (herein after referred to "**Charges for Development & Betterment Facilities**") The said Charges for Development & Betterment Facilities shall include the following costs:

CHARGES FOR DEVELOPMENT & BETTERMENT FACILITIES

1.	Development Charges, Infrastructure Charges, Betterment charges, charges for various utility meters/connections, Gymnasium charges etc.	Rs. 5,30,000/-
2.	12 months' advance maintenance & Society membership charges	Rs. 50,600/-
3.	Legal & Documentation Fees	Rs. 20,000/-
Total		Rs. 6,00,600/-



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सह दुर्यम निबंधक अंधेरी-1

एमटीएनएल ईमारत, दुसरा मजला, लव्लुभाई पार्क, पारशी कॉलनी,
अंधेरी (पश्चिम), मुंबई-58.

जा.क्र.वाट्टि/आस्था/अं-1/ 200E/20960

दिनांक २२/८/२०१०

प्रति,

संक्रटरी

मे. शिवकृपा को ओं ही सोसा लि,
बिल्डिंग क्र.4, डी.एन.नगर, अंधेरी पश्चिम,
मुंबई-53.

विषय :- झोन प्रमाणपत्र निळणेबाबत

गौजे-अंधेरी, ता-अंधेरी, सिटीएस नं.195 पार्क, ही मिळकत मुल्यदर विभाग
क्र.39/198अ ऐवजी मुल्यदर विभाग क्र.39/198 मध्ये समाविष्ट करणेबाबत.

संदर्भ:- 1. आपला दिनांक 06/04/2017 रोजीचा अर्ज.

2. या कार्यालयाचे जा.क्र.वाट्टि/आस्था/अं-1/226/17 दि.07/04/2017 रोजीचे पत्र.

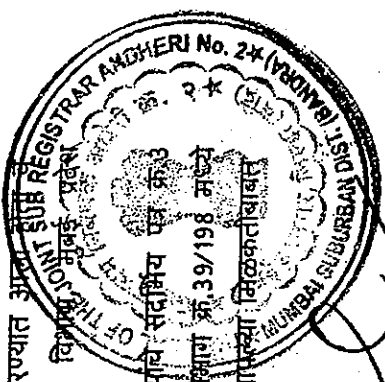
3. मा.उपसंचालक, नगर रचना आणि मुल्यनिर्धारण विभाग, मुंबई प्रदेश (मुल्यांकन)
यांचे जा.क्र.उसंनर/मुंअ/(मु)493 दि.27/07/2017 रोजीचे पत्र.

महोदय,

प्रस्तुत प्रकरणी आपणास कळविण्यात येते की, गौजे-अंधेरी येथील सीटीएस नं.195 पार्क मधील मिळकतीचा
झोन निश्चित करण्याबाबत संदर्भिय पत्र क्र.1 अन्वये या कार्यालयात आपण विनंती अर्ज सादर करण्यात आला
त्याअनुषंगाने या कार्यालयाने आपला अर्ज मा.उपसंचालक, नगर रचना आणि मुल्यनिर्धारण विभाग, मुंबई प्रदेश
(मुल्यांकन) यांचे कार्यालयाकडे सादर करण्यात आला होता.

मा.उपसंचालक, नगर रचना आणि मुल्यनिर्धारण विभाग, मुंबई प्रदेश (मुल्यांकन) यांचे संदर्भिय पत्र क्र.3
अन्वये आपले अर्जाचे अवलोकन करून आपल्या संदर्भिय अर्जात नमूद जागेचे स्थान हे मुल्यदर विभाग क्र.39/198 मध्ये
समाविष्ट करण्यात आले आहे. सदर बाब हि या प्रकरणाशीच संबंधीत आहे. सबब योग्यप्रमाणे आपण आपल्या मिळकतीबाबत
वरीलप्रमाणे कार्यवाही करावी.

सोबत :- माहितीकरिता संदर्भिय पत्र क्र.3 ची प्रत.



सह. मुख्यमंत्रिनिबंधक अंधेरी क्र.१
मुंबई उपनगर जिल्हा.

बदर-४	
१२५१४१५९१५	
	२०१६

नगर रचना आणि मूल्यनिर्धारण विभाग
मुंबई प्रदेश (मूल्यांकन), मुंबई

जा.क्र.उसंनर/मुप्र(सु)/४८३

जुने जकात गृह, डी.डी.ईमारत,
1 ला मजला, शहीद भगतसिंग मार्ग,
फोर्ट, मुंबई -- 400023.
दिनांक: - 26/6/2017.

प्रति,

सह दुय्यम निबंधक,
अंधेरी क्र. 1

विषय :- मूल्यदर विभाग निश्चित करून मिळणेबाबत.

मौजे अंधेरी, ता. अंधेरी, जि.मुंबई उपनगर, सिटीएस क्र. 195 पैकी, डी.एन.नगर
मधील मिळकत (LIG K-4)

संदर्भ :- 1. आपले पत्र क्रमांक ज्ञान निश्चिती /226/2017, दि. 07/04/2017.

2. "शिवकृपा" को. ऑप. हौ. सो. लि. बिल्डींग नं. 4, डी. एन. नगर, अंधेरी (प) यांचा
दि. 06/04/2017 रोजीचा अर्ज आपले नावे

3. मा. सह संचालक नगर रचना(मूल्यांकन)पुणे यांचे पत्र क्रमांक सहसंनर(सु)पु/मौ.अंधेरी/
सि. स. नं 195/762, दि. 25.7.2017

विषयाकित प्रकरणी आपल्या संदर्भाधिन पत्र क्र 1 च्या अनुषंगाने संदर्भ क्र.3 नुसारचे मा. सह संचालक, नगर
रचना (मूल्यांकन), महाराष्ट्र राज्य, पुणे यांचे मार्गदर्शन विचारात घेवून खालील तक्त्यात नमूद केल्याप्रमाणे मिळकतीचा
मूल्यदर विभाग निश्चित केला आहे. तरी त्याप्रमाणे मूल्यदर विभाग विचारात घेऊन प्रकरणी आवश्यक ती कार्यवाही

क्र.	मौजे अंधेरी येथील सि. टी. एस. क्र. 195 (पार्ट) डी. एन. नगर	कोणत्या विभागातून वगळणे तो मूल्यदर विभाग क्रमांक	ज्या विभागात समाविष्ट करावयाचा तो मूल्यदर विभाग क्रमांक	तालुका :- अंधेरी	मौजे गांव:- अंधेरी
1	मौजे अंधेरी येथील सि. टी. एस. क्र. 195 (पार्ट) डी. एन. नगर	3	4	5	6
			39/198	2017-18	अंधेरी येथील डी. एन. नगर मधील म्हाडा लेआऊटचा सि. टी. एस. क्र. 195पार्ट ही मिळकत अंधेरी विभागातील मूल्यदर विभाग क्र. 39/198, 39/198A, या वेगवेगळ्या उपविभागात अंतर्भूत आहे. तथापि संदर्भित अर्जात नमूद केलेल्या जागेचे स्थान हे मूल्यदर विभाग क्र. 39/198 मध्ये समाविष्ट आहे.

बत्तर-४०४-४
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उपसंचालक, नगर रचना
मुंबई प्रदेश(मूल्यांकन) मुंबई

विष्णुगण/मौजे -- अंधेरी

तालुका/न. भु. मा. का. -- न. भू. अ. अंधेरी

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन
रपत्रक/ का. नं.

प्लॉट नंबर

क्षेत्र
चौ.मी.

धारणाधिकार

शासनाला दिलेल्या आकरणीचा किंवा भाड्याचा
तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

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आप

सुविधाधिकार

हक्काचा मुल धारक

महाराष्ट्र हाऊसिंग बोर्ड

पडदेवार

इतर भाग

इतर सरे

दिनांक

व्यवहार

खंड क्रमांक

नविस घटक (भा)

पडदेवार (स) किंवा भाग (भा)



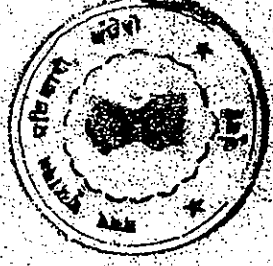
तपासणी करणारा -

खरी नक्कल -

न. भू. अ. अंधेरी

मुंबई उपनगर जिल्हा

अर्ज क्रमांक ... 3.8.42	एखून शुल्क ... १
अर्ज स्वीकारल्याची तारीख: 29.11.1987	नक्कल तयार करणारा: 29
नक्कल तयार करणारा: 29.11.1987	कापद शुल्क ... २
नक्कल दिलेली तारीख: 29.11.1987	एखून शुल्क ... 22
नक्कल तयार करणारा: 29.11.1987	
नक्कल तपासणी करणारा: ...	



खरी नक्कल

प्रमुख लिपिक

नगर भूमापन अधिकारी अंधेरी

नगर भूमापन अधिकारी

अंधेरी

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SPACE HOLDERS

28/22/87, Mumbai-1

Gandhinagar (West)

Mumbai-400 104

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मालमत्ता पत्रक

विभाग/मोजे -- अंधेरी तालुका/न.भु.मा.का. -- न.भु.अ.अंधेरी जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूतलन क्रमांक / का. क्र. नं. प्लॉट नंबर क्षेत्र चौ.मी.

धारणाधिकार

शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

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ह-१

सुविधाधिकार

हक्काचा मुळ धारक महाराष्ट्र हाऊसिंग बोर्ड

वर्ष

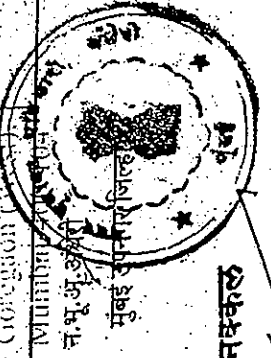
पट्टेदार

इतर भार

इतर शोरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (भा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
०३/१०/१९९१	S.I - मा. जिल्हाधिकारी मुंबई उपनगर मुंबई थाचेकडील आदेश क्र.सी./ कार्य -७ / यो.वि/ एस्.आर ६८४ दि.१९/७/७९ चे पोटविभाजन करणेबाबतचे मंजूर आदेशान्वये व या कार्यालयाकडील आदेश क्र.नं. भू. अंधेरी / नं. भू. क्र. १९५/२/९१ दि. ३/१०/९१ अन्वये न. भू. क्र. १९५/२ चे मिळकत फ्रीकेवर राखल असलेले एवंग ४८५३.६ चौ.मी. क्षेत्रात मंजूर पोट विभाजन आदेशानुसार पोटविभाजन केले व ३३३.१ चौ.मी. क्षेत्राची नवीन मिळकत मिळकत पत्रिका उघडली त्यास नवीन न.भू. क्र. १९५/२ व असा न.भू. क्र. १९५/२ चे मिळकत फ्रीकेचा रोज वसूल त्यास न.भू. क्र. १९५/२ अ असा			सही - ०५/१०/१९९१ जि. नि. भू. अ. तथा न. भू. अ. क्र. ४
२९/०९/२००७	अर्जा क्रमांक ३६५२ वा. अ. मुंबई उपनगर जिल्हा थाचे- अर्जा क्रमांक II ३३४/७ दि. १९/१०/९१ १९/१०/९१ दि. १९/१०/९१ चे कडील आदेशानुसार न.भू. क्र. १९५/२ व असा अन्वये न. भू. क्र. १९५/२ व असा मुलाकारणी अर्जा क्रमांक ३६५२ राखल केले.		पट्टेदार - " डी.एन.नगर स्नेह को.ओप होसींग/ सोसायटी लिमिटेड " क्षेत्र ५७७.५२ चौ.मी.] TRUE COPY <i>S. J. J. J.</i> S.P. JOULDERS 28/22-7, Madhav Nagar-I, Goregaon (W), Mumbai-400 073 नं. भू. अ. अंधेरी मुंबई उपनगर जिल्हा	क. फार क्र. २४१ प्रमाणे सही - २९/९/०७ नं. भू. अ. अंधेरी

तपासणी करणारा	अर्जा क्रमांक	खरी नक्कल	एकूण नोंदी
अर्ज स्विकारल्याची तारीख	३६५२	३	३
नक्कल तयार झाल्याची तारीख	२९/१५/९१	६	६
नक्कल दिलेली तारीख	३१/१०/९१	२	२
नक्कल तयार करणारा	अ. अ. अ. अ.	६	६
नक्कल तपासणी करणारा			



खरी नक्कल
द्वारा भूसापन अधिकारी
अंधेरी

१२५१४ १६११५

दिनांक	स्ववहार	खंड क्रमांक	नविन धारक (या) पड्टेदार (य) किंवा भार (आ)	साक्षात्कृत
०३/१०/१९९१	मा. जिल्हाधिकारी मु. उप. मु. यांचे कडील आदेश क्र. सी / कार्या-७/ मो. वि/ एस्. आर. ६८४ दि. १९/७/९१ चे पोटविधान मंत्र आदेश व. मा इस्टेट मनेजर (W) म. ही. बोर्ड, मुंबई यांचेकडील No. ८४९ दि. २०/५/७० चा. ताबा पावती व. या कार्यालयाकडील आदेश क्र. न. भु. अंधेरी/न. भु. क्र. ११५/२/९१ दि. ३/१०/९१ अन्वये ३३३.१ चौ. मी. क्षेत्राची नवीन मिळकत पत्रिका उघडवली व त्यात नवीन न. भु. क्र. ११५/२ व असा नमूद केला.		(H) डॉ. श्रीमती नलिनीताई एन्. चव्हाण	सही - ०५/१०/१९९१ जि. नि. भु. अ. तथा न. भु. अ. क्र. ४ मुंबई
२८/०४/१९९२	अर्जदार डॉ. श्रीमती नलिनीताई एन्. चव्हाण यांचा दिनांक २४/१२/९१ चा अर्ज दिनांक १३/३/९२ रोजी दिलेला संत्य प्रतिसेवा जबाब व दिनांक २८/४/९२ चे हमी पत्र (Indemnity Bond) व या कार्यालयाकडील आदेश क्र. न. भु. अंधेरी न. भु. क्र. ११५/२ब/९२ दिनांक २८/४/९२ अन्वये कळवेल सधरी नाव दाखल.		(H) श्री. नारायणराव संखाराम चव्हाण	सही - २८/०४/१९९२ जि. नि. भु. अ. तथा न. भु. अ. क्र. ४ मुंबई
२०/१२/२०००	मा. अ. भु. अ. मुंबई उपनगर जिल्हा यांचेकडील क्र. न. भु. अ. भु. अ. अंधेरी/न. भु. क्र. ११५/२अ, २ब/२०००/१९६१ दि. २४/१०/२००० चे पुनर्वांशिकन आदेशान्वये अर्जदार यांचा दिनांक २७/११/२००० चा जबाब, दिनांक २०/१२/२००० ची पुनर्वादी व इ. कडील आदेश दि. २०/१२/२००० अन्वये न. भु. क्र. ११५/२ ब या मिळकत पत्रिकेवरील दि. ३/१०/९१ व दि. २८/४/९२ चा नोंदी रद्द करून धारक सधरी महाराष्ट्र हाऊसिंग बोर्ड व पड्टेदार सधरी डॉ. श्रीमती नलिनीताई एन्. चव्हाण व श्री. नारायणराव संखाराम चव्हाण यांची नावे दाखल करून संज्ञा प्रकार एच-२ केला.		पड्टेदार - १) श्रीमती नलिनीताई एन्. चव्हाण २) श्री. नारायणराव संखाराम चव्हाण	सही - २०/१२/२००० जि. नि. भु. अ. अंधेरी
१२/०६/२००६	श्री. नारायण संखाराम चव्हाण हे दि. ६.३.०६ रोजी मृत झालेले अर्जदार यांनी मृत्यूचा मुळ दाखला व धारसांबाबत शतीपुती बंधन सधरी सादर केलेले पड्टेदार सधरी सामाईक दाखल असलेले नांव कमी केले.			सही - २०/०६/२००६



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Petelekar
SPACE MOULDERS
28/222V, Malviya Nagar-1,
Goregaon (West),
Mumbai-411 104.

सही -
म. अ. अंधेरी

बंदर -	१२५१४	व. नं. १६३/१७
व. नं.		२०१८



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08/06/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 1
दस्ता क्रमांक : 5004/2014
नोंदणी :
Regn:63m

गावाचे नाव: 1) अंधेरी

(1) विलोबाचा प्रकार	डेव्हलपमेंट अॅग्रीमेंट
(2) मोबदला	110574500
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	42820000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णित. इतर माहिती: डेव्हलपमेंट अॅग्रीमेंट: जमीन व बांधकाम, शिवकृपा, डी एन नगर शिवकृपा को ऑप हीसिंग सोसायटी लिमिटेड, बिल्डिंग नं 4, डी एन नगर, लिंक रोड, अंधेरी पश्चिम, मुंबई- ४०००५३. अभिनिर्णित दस्त: AD/J/1100900/475/2014/291. बाजारसूल्य रु. 4,28,20,000/- व मोबदला रु. 11,05,74,500/- व त्यावर भरलेले मुद्रांक शुल्क रु 55,29,400/-, सि टी एस नं १९५ (पार्ट) मोजे अंधेरी. ((C.T.S. Number: 195(PART) ;))
(5) क्षेत्रफळ	1) 877.47 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमानामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- डी. एन. नगर शिवकृपा को ऑप हीसिंग सोसायटी लिमिटेड तर्फे अध्यक्ष श्री आत्माराम जी दळवी वय:- 61; पत्ता:- प्लॉट नं: टेनमेंट नं १३६, माळा नं: मजला, इमारतीचे नाव: डी. एन. नगर शिवकृपा को ऑप हीसिंग सोसायटी लिमिटेड, बिल्डिंग नं ४, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: डी. एन. नगर, लिंक रोड, महाराष्ट्र, मुंबई. पिन कोड:- 400053 पॅन नं:- AAKAS9648F 2): नाव:- डी. एन. नगर शिवकृपा को ऑप हीसिंग सोसायटी लिमिटेड तर्फे सचिव श्री हरीलाल कळवा गुप्ता वय:- 51; पत्ता:- प्लॉट नं: टेनमेंट नं १५३, माळा नं: मजला, इमारतीचे नाव: डी. एन. नगर शिवकृपा को ऑप हीसिंग सोसायटी लिमिटेड, बिल्डिंग नं ४, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: डी. एन. नगर, लिंक रोड, महाराष्ट्र, मुंबई. पिन कोड:- 400053 पॅन नं:- AAKAS9648F 3): नाव:- डी. एन. नगर शिवकृपा को-ऑप हीसिंग सोसायटी लिमिटेड तर्फे सचिव श्री राजेश वासुदेव घुरके वय:- 53; पत्ता:- प्लॉट नं: टेनमेंट नं १५६, माळा नं: मजला, इमारतीचे नाव: डी. एन. नगर शिवकृपा को ऑप हीसिंग सोसायटी लिमिटेड, बिल्डिंग नं ४, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: डी. एन. नगर, लिंक रोड, महाराष्ट्र, मुंबई. पिन कोड:- 400053 पॅन नं:- AAKAS9648F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमानामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- शिवकृपा गृहप्रवेश एव एल पी तर्फे भागीदार श्री विशाल शिवाजीराव गुरव, पत्ता:- प्लॉट नं: अफिस नं की-१०६, माळा नं: पहिला मजला, इमारतीचे नाव: अंधेरी पश्चिम, मुंबई, रोड नं: 2 रा क्रॉस लेन, लोखंडवाला कॉम्प्लेक्स, अंधेरी पश्चिम, मुंबई, रोड नं: डी. एन. नगर, लिंक रोड, महाराष्ट्र, मुंबई. पिन कोड:- 400053 पॅन नं:- ACMFS5317G
(9) दस्तऐवज करून दिल्याचा दिनांक	05/04/2014
(10) दस्त नोंदणी केल्याचा दिनांक	21/06/2014
(11) अनुक्रमांक, खंड व पृष्ठ	5004/2014
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	5529300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) श्रेता	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णित दस्त कारणाचा तपशील अभिनिर्णित दस्त

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



बदर-४
9249896490
२०१८



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पावती

Original/Duplicate

Thursday, July 14, 2016

8:19 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 6223 दिनांक: 14/07/2016

गावाचे नाव: मजास
दस्तऐवजाचा अनुक्रमांक: बदर/17-5864-2016
दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: गुरमींदर सीरा

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 14

₹. 100.00
₹. 280.00

एकूण:

₹. 380.00

आपणास मूळ दस्त, यंत्रनेल प्रिंट, सूची-२ अंदाजे
8:36 PM ह्या वेळेस मिळेल.

बाजार मुल्य: ₹. 1/-

मोबदला ₹. 0/-

भरलेले मुद्रांक शुल्क: ₹. 500/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002555948201617M दिनांक: 14/07/2016

बँकेचे नाव व पत्ता:

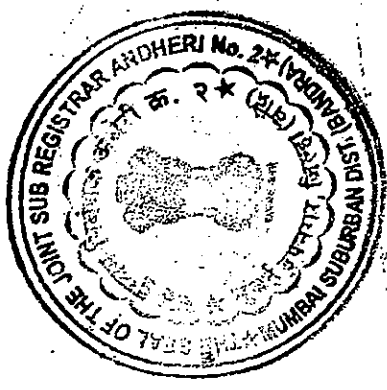
2) देयकाचा प्रकार: By Cash रकम: ₹ 280/-

Handwritten signature

Handwritten signature
सह. दु. नि. का. अधीरी 6

सह. दुय्यम निबंधक, अधीरी - ६
मुंबई उपनगर जिल्हा,

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 9/8/16/9E



बदर-४	9224989E09U	२०१६
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CHALLAN
MTR Form Number-6

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209	9
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DEFACED FOR RS: 600.00

USER
TOR564(BDR17)

GRN MH00025565	16-10-1016		52864		09/07/2016 18:28:34	48(F)
Department	AMOUNT		REGISTRATION NO. 2X (MUMBAI) SUBREGISTRATION NO. 2X (MUMBAI)		09/07/2016 18:28:34	48(F)
Type of Payment	100.00		Stamp Duty		14/07/2016 15:13:58.64	
Payer Details TAX ID (If Any) PAN No. (If Applicable) Full Name Flat/Block No. Premises/Building Road/Street Area/Locality Town/City/District PIN Remarks (If Any)						
Office Name Location Year Amount In Rs.			GURMINDER SINGH SEERA MUMBAI 2016-2017 One Time 500.00			
Account Head Details Stamp Duty			100.00 CAVES ROAD, JOGESHWARI (EAST) 4 0 0 0 6 0			
Amount In Words			Six Hundred Rupees Only			
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque/DD No.		Cheque-DD Details		Bank CIN	REF No.	CP53047264
Name of Bank		Validity		Date		
Name of Branch		Digitally signed		Bank-Branch		
Mobile No. : Not Available		VIRTUAL TFS		Scroll No. , Date		



Gandhi

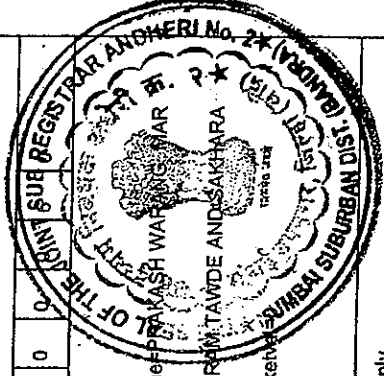
MUMBAI
Date: 20/07/14
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Location: India



CHALLAN
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बिंदर - 90/		
		209६

GRN	MH002555948201617M	BARCODE		Date	09/07/2016-18:38:00	Form ID	48(f)
Department	Inspector General Of Registration						
Type of Payment	Stamp Duty	TAX ID (If Any)					
	Registration Fee	PAN No. (If Applicable)					
Office Name	SDR1_JT SUB REGISTRAR ANDHERI NO 1	Full Name	GURMINDER SINGH SEERA				
Location	MUMBAI	Flat/Block No.	PREMSONS SHOPPING CENTRE,				
Year	2016-2017 One Time	Premises/Building					
Account Head Details		Amount In Rs.					
0030045601	Stamp Duty	500.00	Road/Street	CAVES ROAD, "			
0030063301	Registration Fee	100.00	Area/Locality	JOGESHWARI (EAST)			
			Town/City/District				
			PIN	4 0 0			
			Remarks (If Any)	SecondPartyName PRAKASH WARSAR UTI SUPAL SHIVRAM TAWDE AND SAKHARA M WALVE--Market			
Total		Amount In	Six Hundred Rupees Only				
		Words	600.00				
Payment Details	STATE BANK OF INDIA						
FOR USE IN RECEIVING BANK							
Cheque/DD Details		Bank CIN	REF No.	0004065206460213032181CP5304726A			
Cheque/DD No		Date	09/07/2016-18:38:00				
Name of Bank		Bank-Branch	STATE BANK OF INDIA				
Name of Branch		Scroll No. , Date	9899 13/07/2016				
Mobile No. : Not Available							



Handwritten signature or initials.

बदर - 96/	✓		
		२	७
		२०९६	



२-१२६	७६	०१६	२६५२६
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१९९९ - १७७ / १४	२	२७
SINGH		
<u>POWER OF ATTORNEY २०१६</u>		

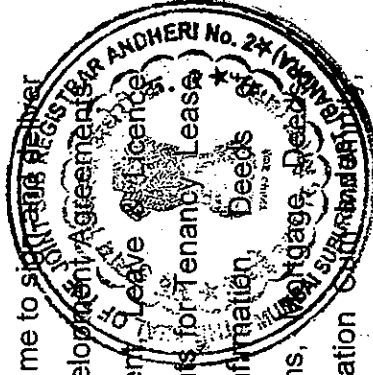
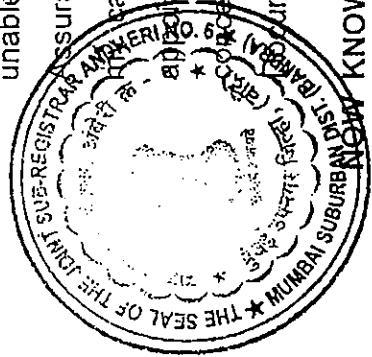
TO ALL TO WHOM THESE PRESENTS SHALL COME, I, GURMINDER SINGH SEERA, age 37 years, having my address at 1st Floor, Premsons Shopping Centre, Premsons Compound, Caves Road, Jogeshwari (East), Mumbai - 400060 SEND GREETINGS:

WHEREAS:-

A. I carry on business in my individual capacity and in my capacities as a proprietor of various proprietary concerns, as a partner of various firms, as a member of association of persons, as a designated partner or partner of various limited liability partnership firms and as a director of various private limited companies. All these firms, limited liability partnerships companies and association of persons are interalia engaged in carrying out business of development and construction activities and other activities incidental thereto.

B. In order to run my business smoothly, it is necessary for me to sign various documents including but not limited to the Development Agreement, Agreement for Sale of Flats, Agreement for Allotment, Leave Licence Agreement, Memorandum of Understanding, Agreements for Tenancy Lease Deed, Indenture of Sub-Leases, Deeds of Confirmation, Rectification, Conveyance, Undertakings, Declarations, Permanent Alternative Agreements, Affidavits, Declaration Undertaking to MCGM, and any other instruments/documents or deeds by whatever name called, as may be required for registration and to admit execution thereof on my behalf before the concerned Sub-Registrar of Assurances and to get the same registered in accordance with law.

C. Due to my pre-occupations and frequent travel out of Mumbai, I may be unable to personally attend the office of the concerned Sub-Registrar of Assurances for admitting execution of the Documents, so executed by me in my capacity as stated in Recital A above and as such I am desirous of appointing some fit and proper person for attending the office of the concerned Sub-Registrar of Assurances in order to admit execution of the Documents executed by me and have such documents registered as per law.



Sub-Registrar of Assurances
92498 90994
out of Mumbai, I may be
concerned Sub-Registrar of Assurances

NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT I, Gurminder Singh Seera, do hereby nominate, constitute and appoint Mr. Prakash Warang having his office at 1st Floor, Premsons Shopping Centre, Premsons Compound, Caves Road, Jogeshwari (East), Mumbai - 400060, to be my true and lawful

(Signature)

910/61	2	5	2093
222	2	2	



8-222	92498	9102	911
	206	911	



बदर - १७/१५	
५६६	९
२०१६	

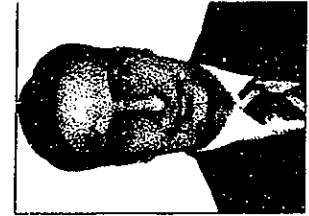
Attorneys for me, in my name and on my behalf to do only the following acts, deeds, matters and things as specifically stated hereinafter:

1. To present and lodge the Documents executed by me in my aforesaid capacities for registration before the concerned Sub-Registrar of Assurances or any other officer empowered to register documents in accordance with the provisions of the Registration Act, 1908; and to admit execution thereof on my behalf before the concerned Sub-Registrar of Assurances or any other officer empowered to register documents in accordance with the provisions of the Registration Act, 1908; and to have the said Documents registered according to law and to do all other acts, deeds, matters and things pertaining thereto.
2. To do all acts, deeds, matters and things as may be required to effectively obtain registration of the Documents as aforesaid and for the said purpose to sign and deliver all requisite challans, forms, receipts and other incidental writings.
3. To receive back the documents lodged for registration from the office of the concerned Sub-Registrar of Assurances and to sign and deliver all necessary discharges and receipts for the said purpose.
4. **GENERALLY TO DO AND PERFORM** all acts, deeds, matters and things necessary and convenient for all or any of the purposes aforesaid and to do thereto and for giving full effect to the authority herein before contained.
5. And I hereby agree to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done by virtue of these presents.



IN WITNESS WHEREOF I have hereunto put my hand at Mumbai this 12th day of JULY, 2016.

SIGNED & DELIVERED BY
With in named



Gurmit



Signature

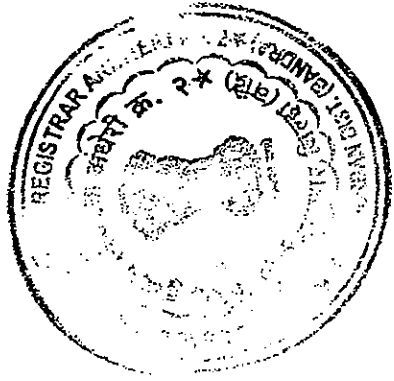
Left hand thumb impression

GURMINDER SINGH SEERA



बदर - ४	
१२५१४	१७३१५५
२०१६	

बादर - १७/११		
५६४	९	
		२०१६



बादर - १४		
२६५२६	२०१६	



I ACCEPT:

बदर - 96/11		
बदर 1	96	
		2098



MR. PRAKASH WARANG

Prakash Warang
Signature



Left hand thumb impression

17 Sakharam Chandrakant Wajpe. - 8.0.1986



2 SHIVRAM T. TAWDE - Tawde

बदर-8		
92498	9104	911
		2098



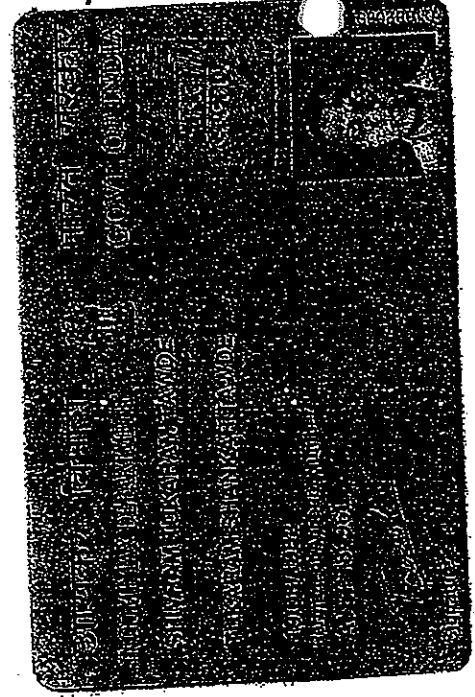
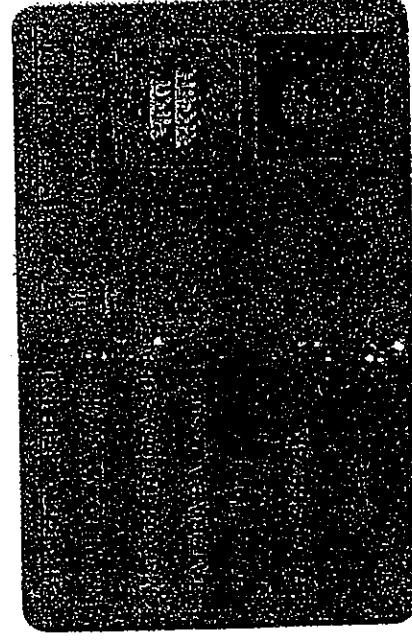
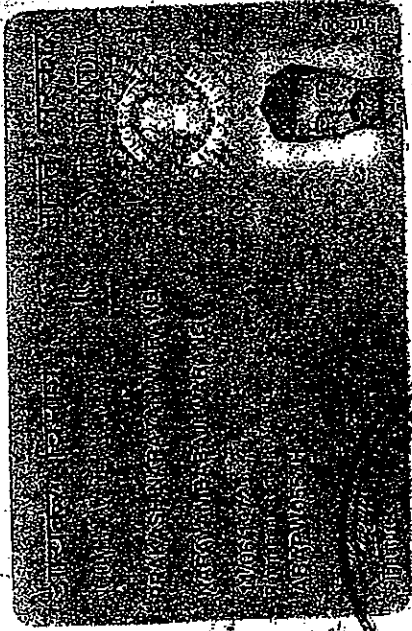
बंदर - १७/६१	१७	१७
१७	२	
		२०१६



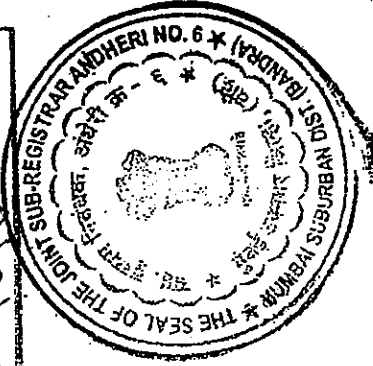
१७	२
२०१६	



2098	26	96	2098
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2098	26	96	2098
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Address: 8th FLOOR AND 7th FLOOR, 142, POKHARA, ROAD, MIDC, MAROL INDIA, WEST, MUMBAI
 400053

Current Bill Amount (वर्तमान बिल राशि) ₹	9,360.00
Net other charges (नैट ऑथर चार्जेस) ₹	0.00
Post Dues (पोस्ट ड्यूस) ₹	0.00
Total Amount Payable (कुल देय राशि) ₹	9,360.00
Pending Security Deposit (निवृत्त सुरक्षा राशि) ₹	3,870.00

Bill No	99125418780	Tariff Cat.	LTI - Residential
Bill Date	09.05.2016	Next Meter	
Bill Period	07.04.2016 To 06.05.2016	Reading Date	06.05.2016
Bill Month	MAY 2016	MRU	W0506415
Meter No.	ST078116	Consumer	Welcome
Metered Units	797	Type of Supply	3PHASE
Units Billed	876	Zone	SC01

Bill Amount On or Before Disc Date -
18.05.2016 Rs. 9,281.00

Bill Amount On or Before Due Date* -
30.05.2016 Rs. 9,360.00
 *Due Date applicable for current bill amount only.
 Past dues payable immediately.

Bill Amount After Due Date* -
30.05.2016 Rs. 9,547.00

CUSTOMER RELATIONS AND BILL PAYMENT OPTIONS (ग्राहक रिश्ता व बिल भुगतान विकल्प)

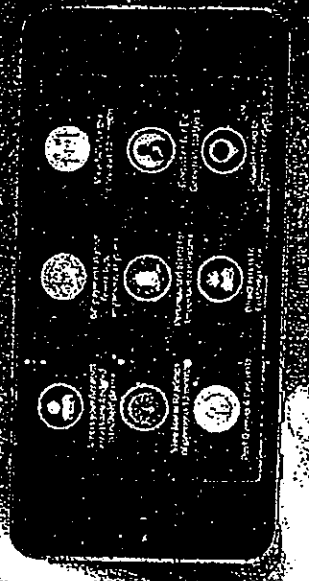
* Power Customer Relations Center / Cash & Cheque Counter - MON TO SAT: 900 TO 17:00 HRS & LUNCH: 14:30 TO 14:50 HRS. 2ND & 4TH FLOOR, 142, POKHARA, ROAD, MIDC, MAROL INDIA, WEST, MUMBAI 400053
 Shop No 07, 7A Shri Hari Co-op Society, RTO Road, Lohandwala Complex, Landmark-Nxt to Ambadkar Hall, Andheri (W) Mumbai 400072
 Unit No. 8, 55, Corporate Avenue, Sakl Vihar Rd, Opp. Sakl Vihar Telephone Exchange, Sakl Naka, Mumbai 400072

Electronic Drop Box
 • TATA POWER CUSTOMER CARE, RTO ANDHERI (W) Andheri (W) Mumbai 400053
 Cheque Kiosk
 • Tata Power Customer Care Center, Unit 08, 55 Corporate Avenue, Sakl Vihar Rd, Opp Sakl vihar telephone exchange, Andheri (E) Mumbai 400069
 • MIDC Marol Industries Association Office Plot no P15, seat no 14, MIDC Marol Andheri (E) Mumbai 400069
 Tata Power Drop Box
 • Westam Industrial Co-Op. Estate I Ltd. Central Road, Opposite Seepz, Marol MIDC, Andheri (E) Mumbai 400068
 • Zenith Chemicals, Plot No. B 6, Street No. 5, Cross Road B, Marol, Andheri (E) Mumbai 400069

Cash payments are also accepted at iz Cevn World Outlets, SUIVIDHAA Outlets & ICICI Bank Branches (Over the counter Cash payments only) Cheque payments are also accepted at Kolaba.

Electronic Clearing Service (ECS) - for hassle free Bill Payment: Please register one time to avail this facility.
 For complete list of Customer Relations Centre / Online Payment and other cash and cheque collection centres, please log on to cp.tatapower.com

For schedule of planned outage, please visit "Power Interruptions" on cp.tatapower.com or check with your respective Society / Facility



ENJOY HOST OF CONVENIENCES, AT A TOUCH

Tata Power's Mobile App is on its way...
 Available on:

Look for download the app is also available on cp.tatapower.com

MESSAGE TO THE CONSUMER

Dear Consumer, you may observe higher than average power consumption by airconditioners/refrigerators due to the summer heat. You can save on your consumption by opting for energy efficient appliances. Please visit the BE GREEN page at cp.tatapower.com for details.

Tips to Save Electricity

1. Switch off the lights and fans when not in use.
2. Switch off the mains when the appliances are not in use.

वर्क ऑफ द जॉय केस	
Chief - Distribution	Sunil Jagdekar
Customer Service	9229909029



Summary1 (GoshwaraBhag-1)

गुरुवार, 14 जुलै 2016 8:19 म.नं.

दस्त गोशवारा भाग-1

बदर 17
दस्त क्रमांक: 5864/2016

दस्त क्रमांक: बदर17 /5864/2016

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

बदर - 90/17		
93	90	17
2096		

डु. नि. सह. डु. नि. बदर17 यांचे कार्यालयात

अ. क्र. 5864 वर दि.14-07-2016

रोजी 8:18 म.नं. वा. हजर केला.

पावती दिनांक: 14/07/2016

सादरकरणाराचे नाव: गुरमींदर सीरा

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 280.00

पृष्ठांची संख्या: 14

दस्त हजर करणाऱ्याची सही:

एकुण: 380.00

सह. डु. नि. का. अंधेरी 6

सह. दुय्यम निबंधक, अंधेरी क्र. 6

संबई उपनगर जिल्हा
संबई प्रकर. कुलमुंबयोरपत्र

सह. डु. नि. का. अंधेरी 6

सह. दुय्यम निबंधक, अंधेरी क्र. 6

संबई उपनगर जिल्हा

मुद्रांक शुल्क: (48-अ) जेव्हा एकाच संव्यवहाराच्या संबंधात एका किंवा अधिक दस्तऐवजांची नोंदणी करण्याच्या एकमेव प्रयोजनासाठी किंवा असे एक किंवा अधिक दस्तऐवज निष्पादित केल्याचे कबूल करण्यासाठी केला असेल तेव्हा

14/07/2016 08:15:57 PM ची वेळ: (सादरीकरण)

14/07/2016 08:16:33 PM ची वेळ: (फी)



प्रमाणित करणेत येते की, या दस्तामध्ये एकूण 93...पाने आठ

प्रतिज्ञापत्र

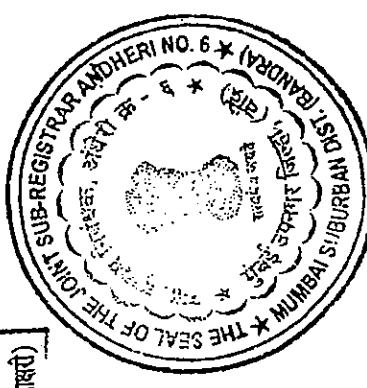
सदर दस्तऐवज हा नोंदणी क्रमांक १०८ अंतर्गत असलेल्या तत्समसुत्राच नोंदणीस दाखल केलेला आहे. दस्तातील मगदूम, निष्पादक व्यक्ती, साक्षीदार व सोबत ओडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता वैधता कावदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक जे सेपेपरणे जबाबदार राहतील.

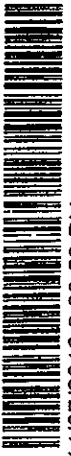
सह. डु. नि. का. अंधेरी 6
सह. दुय्यम निबंधक, अंधेरी क्र. 6
मुंबई उपनगर जिल्हा

दिनांक देणारे (दिनांकासहीत स्वाक्षरी)

दिनांक देणारे (दिनांकासहीत स्वाक्षरी)

बदर - 8	92498	90	90
			2096





14/07/2016 8 33:58 PM

दस्ता क्रमांक : बंदर-17/5864/2016

दस्ताचा प्रकार : कुलमुखल्यारपत्र

बंदर - 96/ IV	
दस्त गोप्यवारा भाग-2	96/98
96/98	98
2096	

बंदर-17
दस्ता क्रमांक:5864/2016

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: गुरमींदर सीरा पत्ता: 101, पहीला मजला, प्रेमसन्स शॉपींग सेंटर, प्रेमसन्स कंपाउंड, जोगेश्वरी ईस्ट, केव्ज रोड, जोगेश्वरी पूर्व, MAHARASHTRA, MUMBAI, Non-Government. पिन नंबर: AWJPS4246D	कुलमुखल्यार देणार वय :-38 स्वाक्षरी: 		
2	नाव: प्रकाश नारायण वारंग पत्ता: ब्लॉक नं: 101, माळा नं: पहीला मजला, इमारतीचे नाव: प्रेमसन्स शॉपींग सेंटर, प्रेमसन्स कंपाउंड, ब्लॉक नं: जोगेश्वरी ईस्ट, रोड नं: केव्ज रोड, महाराष्ट्र, मुम्बई. पिन नंबर: ABAPW0557H	पोवर ऑफ अटॉर्नी होल्डर वय :-43 स्वाक्षरी: 		

बरील दस्तऐवज करून देणार तथाकथीत कुलमुखल्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ: 14 / 07 / 2016 08 : 17 : 35 PM

ओळख:-

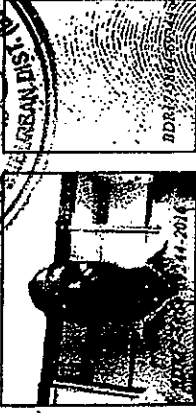
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख प्रत्येकतात
छायाचित्रे

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: शिवराम तुकाराम तावडे
वय: 34

पत्ता: पहीला मजला, प्रेमसन्स शॉपींग सेंटर, ताहिरा कंपाउंड,
जोगेश्वरी ईस्ट
पिन कोड: 400060

स्वाक्षरी



2 नाव: सखाराम चंद्रकांत वाळवे
वय: 25

पत्ता: पहीला मजला, प्रेमसन्स शॉपींग सेंटर, जोगेश्वरी ईस्ट, फ.
पिन कोड: 400060

स्वाक्षरी



शिक्षा क्र.4 ची वेळ: 14 / 07 / 2016 08 : 18 : 09 PM

शिक्षा क्र.5 ची वेळ: 14 / 07 / 2016 08 : 18 : 24 PM नोंदणी पुस्तक 4 मध्ये

राष्ट्रिय शिक्षा अंधेरी 6
सह दुय्यम निबंधक, अंधेरी क्र. 6

मुंबई उपनगर जिल्हा निव्वारी Payment Details.

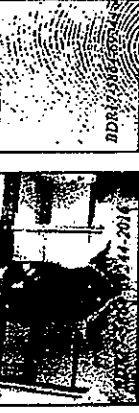
बंदर - 8
9249891994
Defacement Number 36001584960201617

sr.
1 Epayment Number
MH002555948201617M

Know Your Rights as Registrants

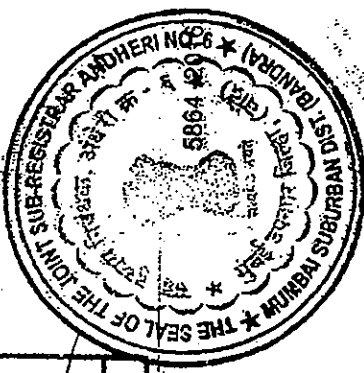
1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.learnta@gmail.com



बंदर-96/ YCEDR / 2096
पुस्तक क्रमांक 96 क्रमांक YCEDR वर
नोंदला.
दिनांक 2.8.माहे).....5864/2096

सह दुय्यम निबंधक, अंधेरी-6
मुंबई उपनगर जिल्हा

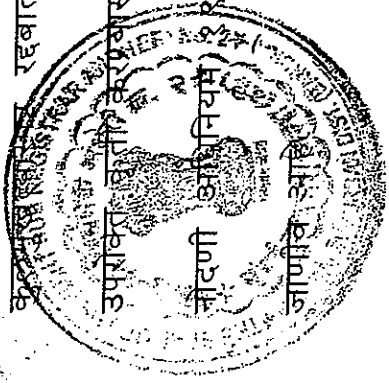


घोषणापत्र

मी MR. PRAKASH N. WARANG याद्वारे घोषित करतो की, दुय्यम निबंधक अंधेरी

~~...~~ यांचे कार्यालयात AGREEMENT FOR SALE या शिर्षकाचा दस्त नोंदणीसाठी

सादर करण्यात आला आहे. श्री. GURMINDER SINGH SEERA व इ. यांनी दिनांक १२/०७/२०१६ रोजी मला दिलेल्या कुलमुखत्यारपत्राचे आधारे मी, सादर दस्त नोंदणीस सादर केला आहे / निष्पादित करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे



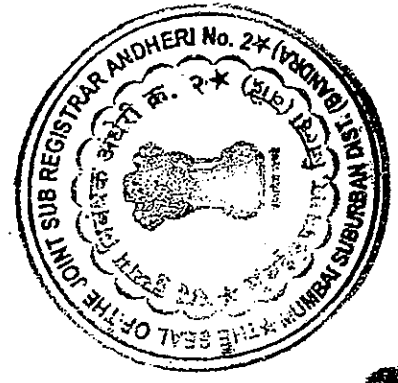
रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून

दिनांक १२/०७/२०१६

कुलमुखत्यारपत्रधारकाचे नाव व सही

बदर-४	
१२५१४९०२१५	
२०१६	

शुद्ध विधि
INCOME TAX DEPARTMENT
SHIKRUPA GRUHPRAVESH LLP
 17/01/2014
 Permanent Account Number
ACMFSS97G
 31012014



Handwritten signature

8-2218	9249891896	2086
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शुद्ध विधि
INCOME TAX DEPARTMENT
GOVT OF INDIA
PRANSHIVARANWARANGI
NARAYANBABANWARANGI
 11/06/1972
 Permanent Account Number
ABAPW0557H

स्थायी लेखा संख्या

PERMANENT ACCOUNT NUMBER
ARTPS8106P



नाम / NAME
ALMA BEGUM SUBHAN SHAH

पिता का नाम / FATHER'S NAME
CHINNA SUBHAN MOGEL

जन्म तिथि / DATE OF BIRTH
21-06-1964

हस्ताक्षर / SIGNATURE

P. Ahma Begum

P. Ahma

आयोग के अध्यक्ष (कंप्यूटर क्षेत्र)
Commissioner of Income-tax (Computer Operations)

P. Ahma Begum



सामान्य मागसाचा अधिकार

आयना बेगम सुबान शाह

Alma Begum Subhan Shah Paltan


जन्म वर्ष / Year of Birth : 1964

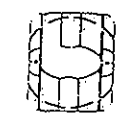
स्त्री / Female

9934 4997 7047

आधार - सामान्य मागसाचा अधिकार

बंदी-४	१२५१४	१०४
	१०४	१०४


THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
 Lic. No. MH47 2016 00045
 Valid Till: 08-06-2022 (M)


 AUTHORISATION TO DRIVE FULL DRIVING CLASS
 OF VEHICLES THROUGHOUT INDIA
 COV (CO) 28-08-2016
 MCWG 28-08-2016

Name: SAMIR DAVE
 S/D/W of SHIRISH LAVE
 A/C: A-5, SANGEETA BLDG 2ND FLR S.V.R.D
 BORIVLI(W) BORIVLI(W)
 MUMBAI
 PIN: 400082

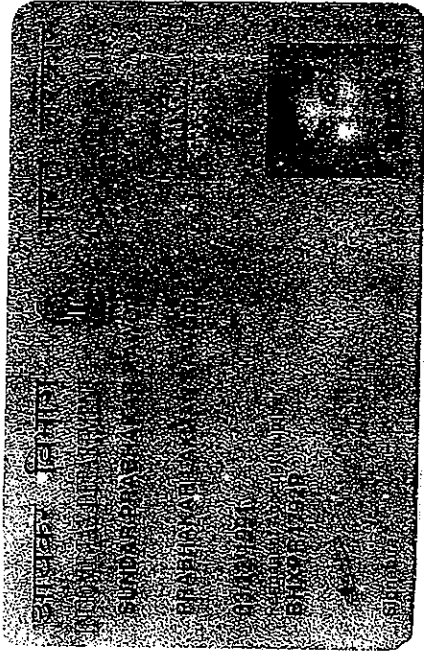
Signature & ID of Issuing Authority: MH47 20163

 Signature/Thumb Impression of Holder

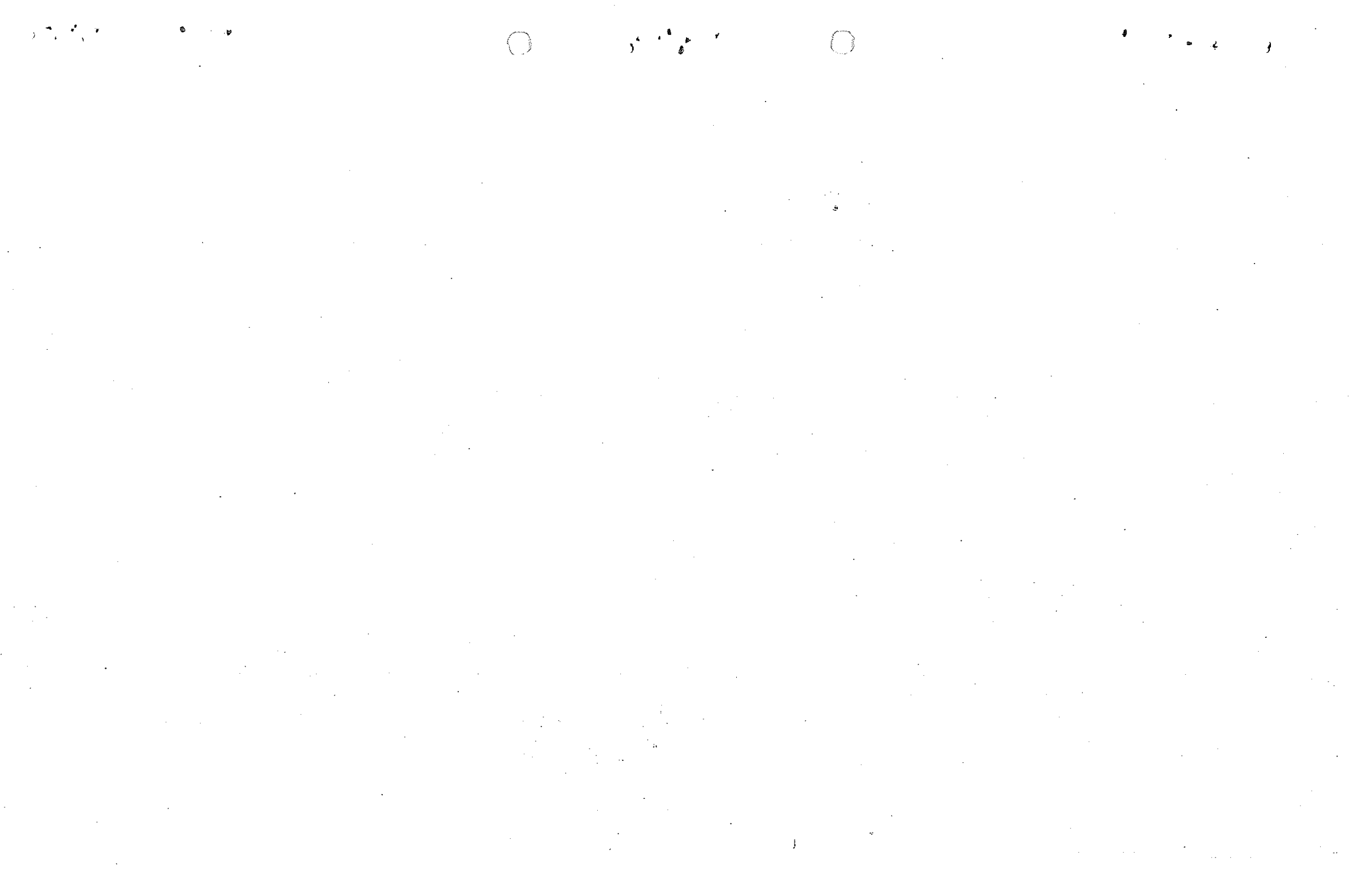

Samir Dave



SR



बदल-४:	
१२५१११११११११११	१५६
१५६	१५६



323/12514

बुधवार, 26 डिसेंबर 2018 8:54 म.नं.

दस्त गोषवारा भाग-1

बदर4

दस्त क्रमांक: 12514/2018

दस्त क्रमांक: बदर4 /12514/2018

बाजार मूल्य: रु. 67,44,000/- मौबदला: रु. 1,03,95,000/-

मगलेले मुद्रांक शुल्क: रु. 5,19,750/-

डु. नि. सह: डु. नि. बदर4 यांचे कार्यालयात
अ. क्र. 12514 बर दि. 26-12-2018
रोजी 8:54 म.नं. वा. हजर केला.

पावती दिनांक: 26/12/2018

सादरकरणाऱ्याचे नाव: अल्मा बेगम चिन्ता सुभानशाह पठाण

नॉदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 3760.00

पृष्ठाची संख्या: 188

दस्त मुद्रांक करणाऱ्याची सही:

एकूण: 33760.00



दस्ताचा प्रकार: करारनामा

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

शिक्षा क्रं. 1 26 / 12 / 2018 08 : 54 : 42 PM ची वेळ: (सादरकरण)

शिक्षा क्रं. 2 26 / 12 / 2018 08 : 56 : 22 PM ची वेळ: (फी)

मि. गणेश

सर्वा दस्तऐवज हा नोंदणी कायदा 1906 अंतर्गत असलेल्या तरतुदीनुसार
नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती,
सक्षीधार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची
सत्यता, वैयक्ता कायदेशीर बाबीसाठी दस्त निष्पादक व कमुनीधारक हे
संपूर्णपणे जबाबदार राहतील.

लिहू देणारे

लिहू देणारे

बदर-४
92497 94 90
२७२८



१२५१४	१५५	१५५
१-११११		११११

Summary-2(दस्त गणवारा भाग - २)



26/12/2018 8:55:47 PM

दस्त क्रमांक: बदर-4/12514/2018

दस्ताचा प्रकार: -करारनामा

दस्त गणवारा भाग-2

बदर-4

दस्त क्रमांक: 12514/2018

अनु क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार अगठ्याचा ठसा

1 नाव: शिवकृपा गृहप्रवेश एल पी तर्फे भागीदार गुरामिंदर विरग निरा तर्फे मुखत्यार (कवुलीजवावसाठी) विहून देणार

वय: -46

पत्ता: लॉट नं: ऑफिस नं ८०१ आणि ८०२, माळा नं: स्वाक्षरी:-

८ वा मजला, इमारतीचे नाव: पेनिन्सुला हाईट्स,

ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: सी. डी.

वर्फीवाला लेन, जुहू लेन, महाराष्ट्र, मुंबई.
पॅन नंबर: ACMFS5317G



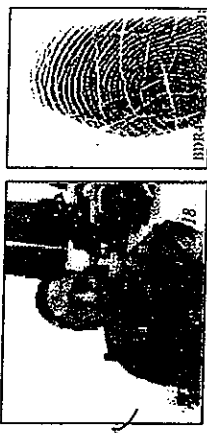
2 नाव: अस्मा बेगम चिना सुभातशाह पठाण विहून घेणार

पत्ता: ब्लॉट नं: सदनिका क्रमांक ६०३, माळा नं: ६ वा वय: -54

मजला, इमारतीचे नाव: मार्कज व्ह्यू ब्यु, मिल्लत

शाळा जवळ, ब्लॉक नं: जोगेश्वरी पश्चिम, मुंबई, रोड P Anve Road

नं: स्वामी विवेकानंद रोड, महाराष्ट्र, मुंबई.
पॅन नंबर: ARTPS8106P



वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात

शिक्रा क्र.3 ची वेळ: 26 / 12 / 2018 08 : 58 : 01 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात,

अनु क्र.

पक्षकाराचे नाव व पत्ता

1 नाव: समीर शिरीष दवे

वय: 45

पत्ता: ऑफिस नं ८०१ आणि ८०२, ८ वा मजला, पेनिन्सुला

हाईट्स, सी. डी. वर्फीवाला लेन, जुहू लेन, अंधेरी पश्चिम, मुंबई

पिन कोड: 400058

स्वाक्षरी

[Signature]



2 नाव: सुंदर प्रभाकर राउळ

वय: 27

पत्ता: ऑफिस नं ८०१ आणि ८०२, ८ वा मजला, पेनिन्सुला

हाईट्स, सी. डी. वर्फीवाला लेन, जुहू लेन, अंधेरी पश्चिम, मुंबई

पिन कोड: 400058

स्वाक्षरी

[Signature]



बदर-४

92498 व त्याची ओळख पटविताने

अध्याचित्र अगठ्याचा ठसा

शिक्रा क्र.4 ची वेळ: 26 / 12 / 2018 08 : 58 : 39 PM

शिक्रा क्र.5 ची वेळ: 26 / 12 / 2018 08 : 59 : 04 PM नोंदणी पुस्तक 1 मध्ये

प. सुखम निबंधक, अंधेरी-२

मुंबई उपनगर बिल्डिंग, Payment Desk

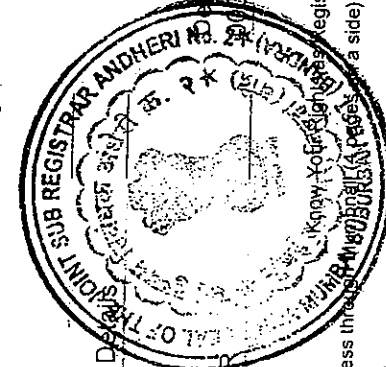
प्रमाणित करायान येते की, या

दस्तामध्ये एकूण १५५ पाने आहेत.

पुस्तक क्र. १/बदर-४/अगठ्या क्र. १२५१४ २०१८

वर नोंदला गेलेला दिनांक: ०४/१२/२०१८

[Signature]



sr. Epayment Number

1 MH009839114201819

Placement Number

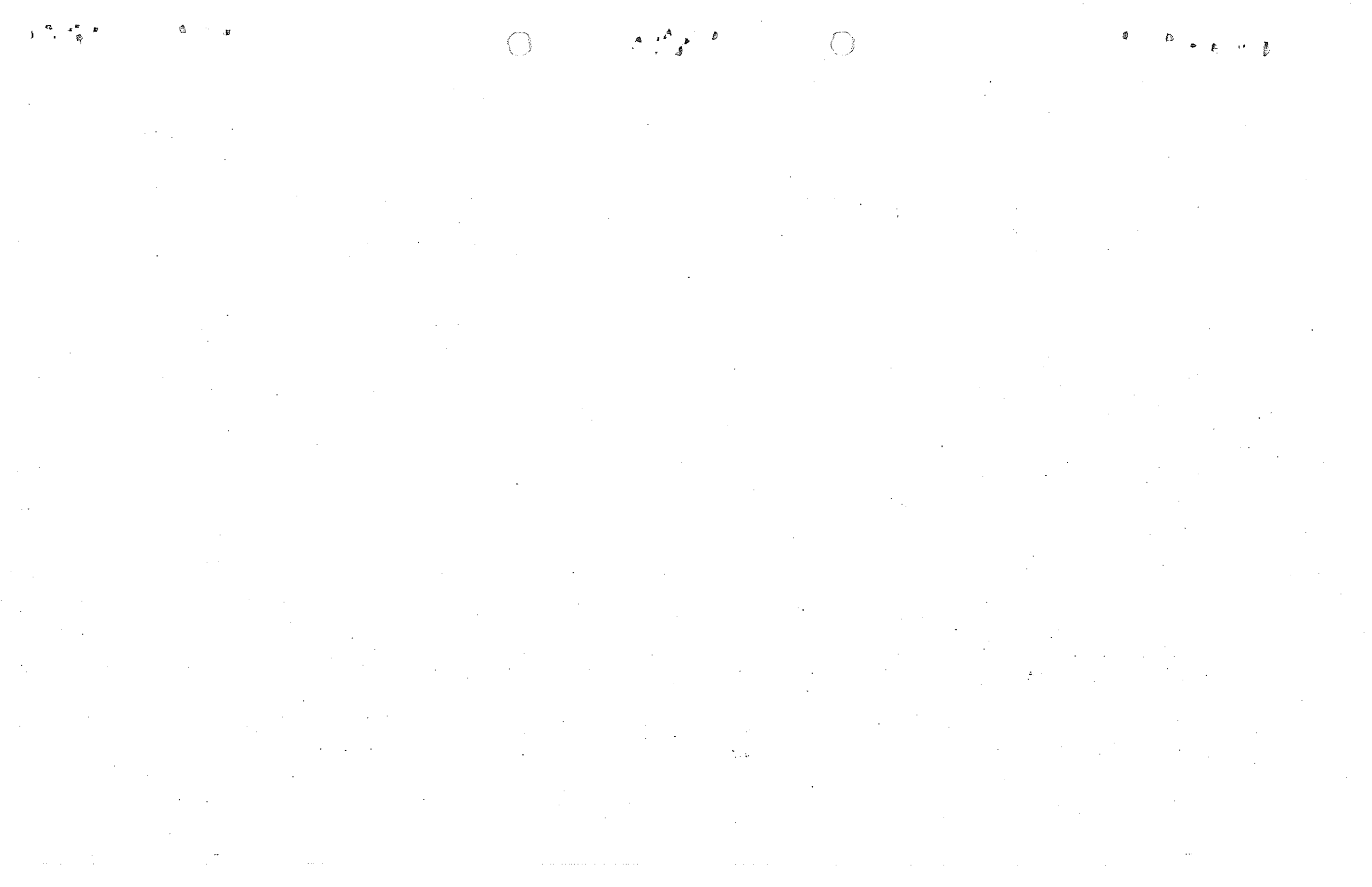
5399210201819

सह. दुय्यम निबंधक, अंधेरी क्र. २
मुंबई उपनगर जिल्हा

12514 /2018

1. Verify Scanned Document for correctness through (a side) printout after scanning.
2. Get print immediately after registration.

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26/12/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 2

दस्ता क्रमांक : 12514/2018

नोंदणी :

Regn:63m

गावाचे नाव : अंधेरी

(1) विलेखाचा प्रकार करारनामा

(2) भोबदला 10395000

(3) बाजारभाव(भाडेपट्टयाच्या 6744000

बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: सदनिका क्रमांक 108, माळा नं: पहिला मजला, इमारतीचे नाव: ज्यटिनम टॉवर 4, डी एन नगर शिवकृपा को ऑप ही सो सि, ब्लॉक नं: अंधेरी पश्चिम, मुंबई 400053, रोड नं: ऑफ जयप्रकाश रोड, डी.एन.नगर, इतर माहिती: सदनिका चे क्षेत्र 30.66 चौ मी कारपेट म्हणजे 33.72 चौ मी बांधीवरि (प्रमाणे). सी टी एस नं 195(पार्ट)मोजे अंधेरी((C.T.S. Number : 195 (PART) ;)

(5) क्षेत्रफळ 1) 33.72 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1) नाव: शिवकृपा गृहप्रवेश एल एल पी तर्फे भागीदार गुरमिंदर सिंग सिरा तर्फे मुखत्यार (कबुलीजवाबसाठी) प्रकाश नारायण वारंग वय:-46; पत्ता:-प्लॉट नं: ऑफिस नं ८०१ आणि ८०२, माळा नं: ८ बां मजला, इमारतीचे नाव: पेनिस्सुला हाईट्स, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: सी. डी. बर्फीवाला लेन, जुहू लेन, महाराष्ट्र, मुंबई. पिन कोड:-400068 पॅन नं:-ACMFS5317G

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1) नाव:-अल्मा बेगम चिना सुभानशाह पठाण वय:-54; पत्ता:-प्लॉट नं: सदनिका क्रमांक ६०३, माळा नं: ६ वा मजला , इमारतीचे नाव: मार्केज व्ह्यू यु, मिल्लत शाळा जवळ, ब्लॉक नं: जोगेश्वरी पश्चिम, मुंबई, रोड नं: स्वामी विवेकानंद रोड , महाराष्ट्र, मुंबई. पिन कोड:-400102 पत्ता नं:-ARTPS8106P

(9) दस्तऐवज करून दिल्याचा दिनांक 26/12/2018

(10) दस्त नोंदणी केल्याचा दिनांक 26/12/2018

(1) अनुक्रमांक, खंड व पृष्ठ 12514/2018

(2) बाजारभावाप्रमाणे मुद्रांक शुल्क 519750

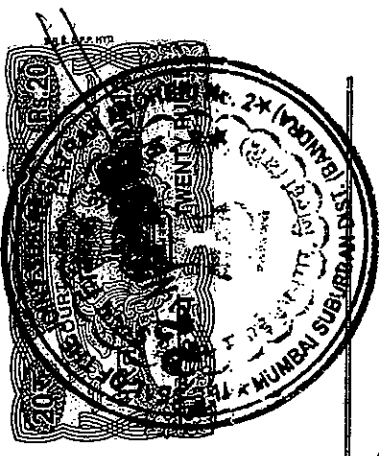
(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



DR. दुय्यम निबंधक अंधेरी-२

साई उतार खिल्ला

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