

OCCUPATION CERTIFICATE



MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*
[CHE/A-343/BP(W.S)/AP - BCC/AMEND(2) of 18 February 2019]

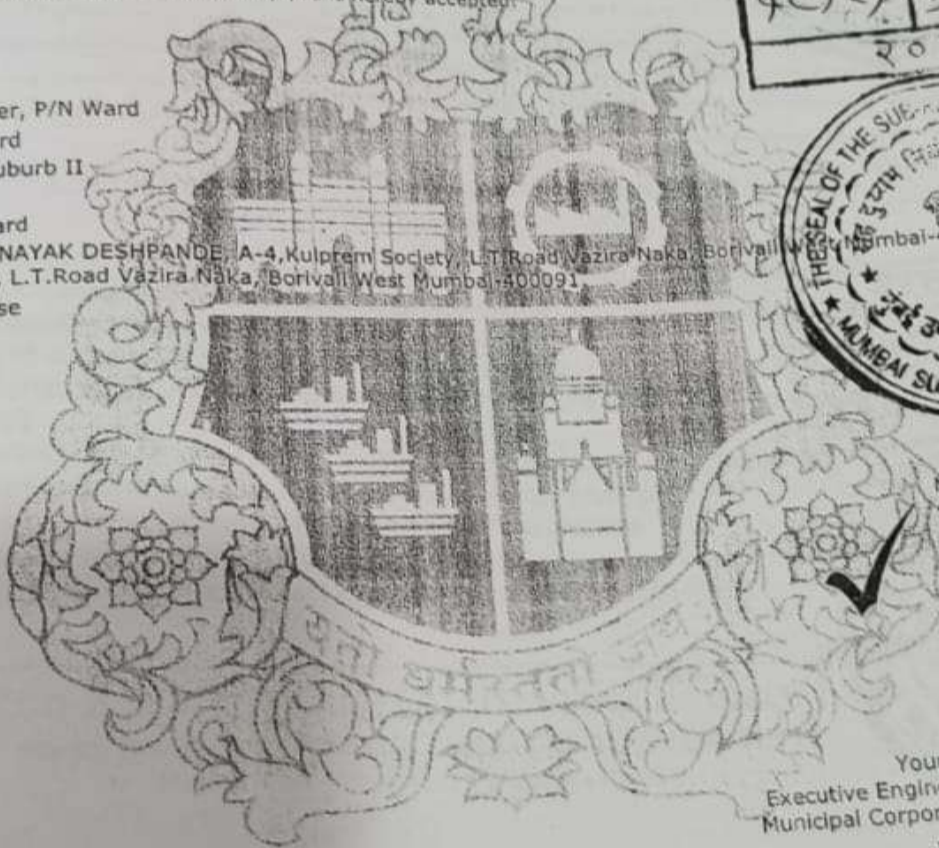
To: Shri. Adcon Infrastructure,
Shop no. 9 Prathmesh Kutir, opp. Agarwal Estate, S.V. Road, Jogeshwari (West)..

Dear Applicant/Owners,

The full development work of Residential building comprising of stillt + 1st to 7th upper floors, on plot bearing C.S.No./CTS No. 169,169/1 to 10 of village MALAD (E) at Mumbai is completed under the supervision of Shri. AMIT VINAYAK DESHPANDE, Architect, Lic. No. CA/2006/38844, Shri. Jatu Asrar Ahmad, RCC Consultant, Lic. No. STR/3/54 and Shri. DILIP G. CHANDGUDE, Site supervisor, Lic.No. C/87/SS-1 and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/A-343/BP(W.S)/AP CFO dated 09 January 2019. The building is occupied and completion certificate submitted by you is hereby accepted.

98929 34 42
2023

- Copy To :-
1. Asstt. Commissioner, P/N Ward
 2. A.A. & C., P/N Ward
 3. EE (V), Western Suburb II
 4. M.I., P/N Ward
 5. A.E.W.W., P/N Ward
 6. Architect, AMIT VINAYAK DESHPANDE, A-4, Kulprem Society, L.T.Road Vazira Naka, Borivalli West Mumbai-400091
- For information please



Name : ASHOK KUMAR AGARWAL
Designation : Executive Engineer
Organization : Municipal Corporation of Greater Mumbai
Date : 18-Feb-2019 13: 59:08

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
P/N Ward



MUNICIPAL CORPORATION OF GREATER MUMBAI
 FORM 'A'
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
 No CHE/A-343/BP(W.S)/AP
 COMMENCEMENT CERTIFICATE

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To: Adcon Infrastructure
 M/s. Shop no. 9 Prathmesh kutir, opp. Agarwal Estate,
 S.V. Road, Jogeshwari (West)

Sir, With reference to your application No. CHE/A-343/BP(W.S)/AP Dated. 21/12/2017 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 44 of the Maharashtra Regional and Town Planning Act, 1966, dated 21/12/2017 of the Mumbai Municipal Corporation Act 1888 to erect a building in P/N Ward situated at NA Road / Street in P/N 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 :-
 - 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. Assistant Engineer P Ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 6/5/2018

Adcon Residency Co-Op. Housing Society Ltd.

(Regd. No. MUM/DWP/HSG/TC/15909/2019-2020/YEAR 2019)

Pushpa Park, Malad (East), Mumbai - 400097.

(Registered under the Maharashtra Co-Operative Societies Act, 1960)

(Authorised Share Capital Rs.1,00,000/- divided into 2000 shares of Rs.50/- each)



No. of Shares: 10

Members Reg. No.: 28

Share Certificate No.: 28

Mr. Bankim Prabodh Randeria

This is to Certify that

of Flat No. **603** is / are the Registered Holder (s) of 10 fully paid up Share of Rs. 50/-

(Rupees Fifty each) numbered from No. **271** to No. **280** Both inclusive in Adcon Residency

Co-Op. Housing Society Ltd., Pushpa Park, Malad (East) Mumbai - 400097.

Laws of the said Society.

Given under the Common Seal of the said Society and

Authorised M.C. Member

M.C. Member

Secretary

Chairman

20/09/20

20/09/20

20/09/20

20/09/20

20/09/20





07/11/2017

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मुख्य निवडणूक : महानु. नि. बोरीवली 6

दस्त क्रमांक : 12459/2017

नोंदणी :

Regn.63m

गावाचे नाव : 1) कुरार

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- (1) विलेखाचा प्रकार करारनामा
(2) मोबदला 2174000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी वेतो की पट्टेदार ते समुध करावे) 2174000

- (4) भू-मापन, पोटहिम्मा व घरक्रमांक (असल्यास)

1) पानिकेचे नाव: मुंबई म. न. पा. इतर वर्णन : सदनािका नं: 608/8/6 मुंबई, इमारतीचे नाव: एडकोन रेसिडेन्सी, ब्लॉक नं: ब्लॉक नं 58 मुंबई 400097 (C.T.S. Number: 169, 169/1 to 1

- (5) क्षेत्रफळ

1) 23.42 चौ मीटर

- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा

- (7) दस्तऐवज करून देणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1). नाव:-में एडकोन इन्फ्रास्ट्रक्चर चे भागीदार आदिल खातिद कोचरा तर्फे मुंबईचे रागर अब्दुल शकुर सेलीया बय-25, पत्ता:-प्लॉट नं: 702-ग, माला नं: 7 वा मजला, इमारतीचे नाव 22, विसनेस पोईंट, ब्लॉक नं: एम व्ही रोड, रोड नं: अंधेरी पश्चिम, मुंबई, महाराष्ट्र, मुम्बई पिन कोड:-400058 पॅन नं:-AASFAB643F

- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1). नाव:-शंकिम प्रबोध रांदेरीया बय:-50, पत्ता:-, 26 जयवंत ब्लॉक, शांतावाडी जे पी रोड, अंधेरी पश्चिम, मुंबई, अंधेरी हाईडवॉ स्टडीअॅण, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400058 पॅन नं:-ADWPR1407M

- (9) दस्तऐवज करून दिल्याचा दिनांक

02/11/2017

- (10) दस्त नोंदणी केल्याचा दिनांक

07/11/2017

- (11) अनुक्रमांक, खंड व पृष्ठ

12459/2017

- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क

108800

- (13) बाजारभावाप्रमाणे नोंदणी शुल्क

21800

- (14) शेर



मुल्यांकनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाना तपशील दस्तप्रकारानुसार आवश्यक नाही

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

खरी प्रत

of the Seller

er's Name

Birth

l address

SELLER'S KYC PARTICULARS

BANKIM PRABODH RANDE
PRABODH KANTILAL RANDE
04.07.1967
Flat No. 150
Ltd.

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all Stamp Duty and Registration charges arising out of the transaction in respect of the said flat shall be borne by the

IN WITNESS WHEREOF, THE PARTIES HEREUNTO HAVE SUBSCRIBED THEIR RESPECTIVE HANDS TO THIS AGREEMENT ON THE DAY AND YEAR FIRST HEREINABOVE MENTIONED.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the residential Flat No. 603, on Sixth Floor, of the building known as "Adcon Residency Co-Operative Housing Society Limited", admeasuring about 210 Square Feet Carpet Area equivalent to 23.42 Square meters built up area situated on land bearing Plot No. 58, C.T.S. No.169/169-A, 169/1to10 of Village: Kurar, Taluka: Malad, situated at Pushpa Park, Road No. 4, Behind Classic Hotel, Malad (East), Mumbai-400 097, within the Registrar of District and Sub-District of Mumbai City and Mumbai Suburban together with 10 (ten) fully paid-up shares of the face value of ₹.50/- (Rupees Fifty Only) each, of the aggregate value of ₹. 500/- (Rupees Five Hundred Only) of the Adcon Residency Co-Operative. Housing Society Limited registered under The Maharashtra Co-operative Societies Act, bearing Share certificate No. 28 dated 23rd day of December, 2021 and bearing distinctive Shares Nos. 271 to 280. The said Building "Adcon Residency" was constructed in the year 2019 and consist of Stilt plus first to seventh upper floors with One lift.

B. P. Rande

[Signature]

N. S. Patel

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MR. BANKIM

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1. *[Signature]*

2. *[Signature]*

SIGNED

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9. That the Vendor declares that he had paid full consideration while purchasing the said flat and complied with all his obligations while purchasing the said flat and nothing is due and payable by the Vendor in respect to the said flat.
10. That the Vendor declare that he had duly complied with, and performed with all the Rules, Regulations and Bye-Laws of the said Society and that the Vendor have neither received any notice from the said Society for or in relation to any breach of any of the Rules, Regulations and Byelaws of the said Society nor there is any actions or proceedings pending against the Vendor instituted by the said Society or any member of the said society in respect of the said flat including any notice or action for expulsion or termination of the Vendor as the member of the said Society.
11. The Vendor declares that he has not received any notice for acquisition or requisition of the said flat and/or the said shares.
12. At present in the Records of the Society name of the Vendor is recorded as Member of the Society and the Vendor hereby agree to get the said flat and the said Shares transferred in favour of the Purchasers and all transfer charges and/or donations, for transfer of the said flat and the said share in the records of the society shall be borne by the Vendor and Purchasers equally.
13. That notwithstanding any act, deed, matter or thing whatsoever done, omitted by the Vendor or any person or persons lawfully or equitably claiming by, from, through, or in trust for the Vendor, the Vendor declare that he have full power and absolute authority in his own right to sell, transfer and relinquish all his rights, title and interest in the said flat and the said shares in favour of the Purchasers and neither Vendor nor any one on his behalf has committed, omitted done or suffered anything by virtue of which the Vendor right in the said Flat or said shares and incidental rights

B. P. Bandekar

[Signature]
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N. S. Patel

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will be paid by obtaining Housing Loan from any bank/co-operative bank/any other bank/NBFC's/ and Funds, etc. to the Vendor on or before 20th August, 2023 receipt whereof the Vendor doth hereby admit and and of and from the same doth hereby discharges for (Purchasers).

4. On payment of full and final consideration the Purchasers becomes absolute Owners of the said flat together with all its fixtures and fitting and the said shares and have acquired all right, title and interest in the said flat and Vendor shall cease to have any right, title or interest in the said flat and the said shares.
5. On payment of full and final consideration the Vendor have put the Purchasers in actual and physical possession of the said flat and the Purchasers shall continue to be in possession of the said flat hereafter as the absolute Owners thereof.
6. On payment of full and final consideration the Purchasers shall be fully entitled to quietly and peaceful enjoy, hold, use and occupy the said flat and the said shares as true, lawful and absolute owners of the said flat and the said shares together with all deposits and amounts lying to the credit of the Vendor in the said society's account for unto and to the use and benefit of the Purchasers without any hindrance, lien, charge, interest, denial, demand, interruption, eviction or claim of whatsoever nature from the Vendor or any person or persons claiming through, under or in trust for the Vendor.
7. The Vendor hereby declares that title to the said flat is clear, marketable and free from any encumbrances.
8. That the Vendor hereby declares that he is in lawful occupation of the said flat as absolute owner thereof.

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N. S. Patel

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NOW THIS AGREEMENT FOR SALE WITNESSETH AND IT IS HEREBY
AGREED TO BY AND BETWEEN THE PARTIES HEREUNTO

1. The parties hereto have agreed, recorded and deposited the recitals contained hereinabove shall form integral part of the Agreement for Sale as if the same are set out and/or reproduced and incorporated therein.
2. On payment of full and final consideration the Vendor sold, transferred, conveyed and assigned the said flat (i.e., Flat No. 603, on Sixth Floor, of the building known as "Adcon Residency Co-Operative Housing Society Limited", admeasuring about 210 Square Feet Carpet Area equivalent to 23.42 Square meters built up area situated on land bearing Plot No. 58, C.T.S.No.169/169-A, 169/1to10 of Village: Kurar, Taluka: Malad, situated at Pushpa Park Road No. 4, Behind Classic Hotel, Malad (East), Mumbai-400 097, within the Registrar of District and Sub-District of Mumbai City and Mumbai Suburban) more particularly mentioned in the Schedule hereunder written to the Purchasers for lump-sum consideration of ₹.40,00,000/- (Rupees Forty Lakhs only) free from all encumbrances, liens, charges, demands, mortgages and free from all reasonable doubts together with all his rights, title and interest in the said ten fully paid-up shares of the face value of ₹. 50/- each (of aggregate value of ₹. 500/-) under bearing Share Certificate No. 28 bearing Distinctive Nos. 271 to 280, in the Capital of the said Society (including Share Money, deposits, sinking fund etc.) and as incidental thereto all and singular the beneficial rights, title, interest and property of the Vendor.
3. That on or before execution of this agreement the Purchasers had paid a sum of ₹.30,00,000/- (Rupees Thirty Lakhs Only) towards part consideration and balance amount of ₹.10,00,000/- (Rupees

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h) The Vendor is seized and possessed of the said flat as mentioned in possession of all the original title deeds/agreement in respect of the said flat;

The Vendor and I have agreed to sell the said flat and transfer all his right, title and interest in respect of the said flat along with the mentioned above in favour of the Purchasers free from all encumbrances and reasonable doubts;

j) The said Society granted "No Objection" on 22/07/2023 for transfer of the said flat and the said Shares in favour of the Purchasers interalia to the effect that the said Society has no objection to the Purchasers being admitted as members of the said Society and for transfer of the said shares by the Vendor in favour of the Purchasers and all incidental rights as such shareholders including transfer of the said flat and allotment thereof to the name of the Purchasers in the records of the said society.

k) The Vendor assures, declares and confirms that he had paid all the dues to the Society and to all statutory authorities, before the execution of this Agreement For Sale, which have been invoiced, charged and accrued to it in respect of the said flat.

l) The Vendor have agreed to transfer all his rights, title and interest in the said shares along with his right, title and interest in the said flat free from all encumbrances and reasonable doubts which the Purchasers had agreed to purchase from the Vendor for the fixed amount i.e. total sum of ₹.40,00,000/- (Rupees Forty lakhs only) and hence, these presents on the following terms and conditions mutually agreed upon by and between the parties hereto.

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- c) The said developers after completing the construction of the said Building and after receiving entire amounts including interest payable by the Vendor under the said Agreement dated: 02/11/2017 put the Vendor into actual possession of the said flat;
- d) A Co-operative Housing Society of the said Building has since been formed and registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 in the name and style of "ADCON RESIDENCY CO-OPERATIVE HOUSING SOCIETY LIMITED" vide Registration No. MUM/DWP/HSG/TC/15909/2019-2020 of 2019 (Hereinafter referred to as "**THE SAID SOCIETY**" for sake of brevity);
- e) The Vendor have been duly admitted as member of the said society in respect of the said flat and as member of the said Society being Member's Registration No. 28, the Vendor is holding 10 (ten) fully paid-up shares of Rs. 50/- (Rupees Fifty Only) each under Share Certificate No. 28 bearing Distinctive Nos. 271 to 280 (Both inclusive) dated: 23.12.2021. (Hereinafter called "**THE SAID SHARES**");
- f) The Vendor becomes the Owner-Member of the said Flat and the said society as owner thereof.
- g) The Vendor have agreed to sell the said Flat together with all its fixtures and fittings on what is known as ownership basis, to the Purchasers along with the said Shares;

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WHEREAS



Adcon Infrastructure a partnership firm carrying on business at 7th Floor, 22, Business Point, S. V. Road, Andheri 400 058, hereinafter called the developers of the and the Vendor, therein called the other part, the developers by an Agreement for Sale executed on dated: 02/11/2017 registered under serial No. BRL-6-12459-2017 before the Sub-Registered of Assurance on 07/11/2017 transferred all their right, title, interest, and whatsoever on ownership basis to the Vendor in respect of a Flat No. 603, on Sixth Floor, of the building known as "ADCON RESIDENCY", admeasuring about 210 Square Feet Carpet Area equivalent to 23.42 Square meters built up area situated on land bearing Plot No. 58, C.T.S. No.169/169-A, 169/1to10 of Village: Kurar, Taluka: Malad, situated at Pushpa Park, Road No. 4, Behind Classic Hotel, Malad (East), Mumbai-400 097, within the Registrar of District and Sub-District of Mumbai City and Mumbai Suburban for valuable consideration and on terms and conditions more particularly mentioned therein. (Hereinafter referred to as "**THE SAID FLAT**" for the sake of brevity) more particularly mentioned in the Schedule hereunder and "ADCON RESIDENCY" is hereinafter referred to as "**THE SAID BUILDING**" for the sake of brevity.

b) The said building in which the said Flat is situated is constructed by the said developers being Stilt plus first to seventh upper floors in the year 2019 according to the Plans approved and sanctioned by the authorities under the law and according to the requirements of legal provisions;

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c) The said Building payable on date of possession

d) A Co-operative formed and operated as RESIDENCY Registered (Herein referred to as brevity)

e) The said building in respect of the said Flat mentioned therein shall be paid by the said Vendor in accordance with the terms and conditions mentioned in the Schedule hereunder and "ADCON RESIDENCY" is hereinafter referred to as "**THE SAID BUILDING**" for the sake of brevity.

f) The said building in which the said Flat is situated is constructed by the said developers being Stilt plus first to seventh upper floors in the year 2019 according to the Plans approved and sanctioned by the authorities under the law and according to the requirements of legal provisions;

g) The said building in which the said Flat is situated is constructed by the said developers being Stilt plus first to seventh upper floors in the year 2019 according to the Plans approved and sanctioned by the authorities under the law and according to the requirements of legal provisions;

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AGREEMENT FOR SALE



THIS AGREEMENT FOR SALE is made and entered into in and for the City of Mumbai, on this 1st day of August of Christian year 2023

BETWEEN **MR. BANKIM PRABODH RANDERIA** aged about 45 years (Having Aadhar Card No. 6082 8638 5412 and Pan No. ADWPR1407M) S/o **MR. PRABODH RANDERIA**, an Adult, Indian Inhabitant of Mumbai, presently residing at Flat No.1504, 15th Floor, Om Sai-A-SRA CHS Ltd., Jai Bhavani Mata Marg, Near Shiv Sena Shakha, Amboli, Andheri (West), Mumbai-400 058, hereinafter called and referred to as the **"VENDOR"** (which expression shall unless it be repugnant to the meaning or context thereof shall mean and include him, his heirs, legal representatives, executors, Administrators and assigns) the Party of the **FIRST PART;**

AND

1. **MRS. JAYSHREE NARESH PATEL** age about 30 years., (Having Aadhar Card No. 9887 3552 0542 and Pan No. BYPPP6458P) W/o **MR. NARESH PATEL** and 2. **MR. NARESH SHANKARBHAI PATEL** age about 33 years, (Having Aadhar Card No. 4837 9931 8867 and Pan No. BADPP1374G) S/o **MR. SHANKARBHAI PATEL** both an Adults, Indian Inhabitants, presently residing at B/7, Jay Narayan Shukla Chawl, Opp. Shyam Studio, Kurar Village, Malad (East), Mumbai-400 097 hereinafter referred to and called as **"THE PURCHASERS"** (which expression shall unless it be repugnant to the meaning or context thereof shall mean and include them, their respective heirs, legal representatives, executors, Administrators and assigns) the Party of the **SECOND PART.**

B. P. Randeria

Jayshree

N.S. Patel