

Receipt (pavti)

520/13626

Tuesday, June 27, 2023

2:07 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 14413 दिनांक: 27/06/2023

गावाचे नाव: कुर्ला

दस्तऐवजाचा अनुक्रमांक: करल5-13626-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: सचिन सुरेश सावंत

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 2000.00

पृष्ठांची संख्या: 100

DELIVERED

एकूण:

₹. 32000.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मुची-२ अदाजे

2:26 PM ह्या वेळेस मिळेल.

Joint S.R. Kanda-5

वाजारा मूल्य: ₹. 11035362.71 /-

मोबदला ₹. 90000000/-

भरलेले मुद्रांक शुल्क: ₹. 662500/-

सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)

1) देयकाचा प्रकार: DHC रकम: ₹. 2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2606202314575 दिनांक: 27/06/2023

वैकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000745055202324P दिनांक: 27/06/2023

वैकेचे नाव व पत्ता:

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	2023062764		करल - ५ June 21, 2023, 08:34:02 AM करल 5		
मूल्यांकनाचे वर्ष	2023	जिल्हा		९३६२६	९ ९००
मूल्य विभाग	मुंबई (उपनगर)	उप मूल्य विभाग		२०२३	
सर्व्हे नंबर / न भू क्रमांक	सि टी एस नंबर 12	भूभाग: स गो बर्वे मार्गाच्या दक्षिणेकडील गावा। सर्व भूभाग			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
49960	125170	141940	178000	125170	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)	76.98 चौरस मीटर	मिळकतीचा वापर	निवासी सदनिका	मिळकतीचा प्रकार	बांधीव
बांधकामाचे वर्गीकरण	1-आर सी सी	मिळकतीचे वय	0 TO 2वर्षे	बांधकामाचा दर	Rs. 30250/-
उद्दवाहन सुविधा	आहे	मजला	1th floor To 2th floor		
रस्ता संपुल - Safe Type - First Sale Safe/Resale of built up Property constructed after circular dt 02/01/2015					
मजला निहाय घट/वाढ = 110% apply to G. = Rs. 137687/-					
धसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * मूल्या जमिनीचा दर) + धसा-यानुसार टक्केवारी + खुल्या जमिनीचा दर = ((137687 * 100 * 0) * (100 / 100)) + 49960) = Rs. 137687/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 137687 * 76.98 = Rs. 10599145.26/-					
E) बंदिस्त वाहन तळाचे क्षेत्र बंदिस्त वाहन तळाचे मूल्य = 13.94 * (125170 * 25/100) = Rs. 436217.45/-					
Applicable Rules = 10, 4, 16					
एकत्रित अंतिम मूल्य मुख्य मिळकतीचे मूल्य + तळ्याचे मूल्य + मजला + मजला क्षेत्र मूल्य + लागू गावा मधील मूल्य + वरील मध्येचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + दुसऱ्या श्रेणीच्या खुल्या जागेचे मूल्य + बंदिस्त बाळकणी + मेकेनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 10599145.26 + 0 + 0 + 0 + 436217.45 + 0 + 0 + 0 + 0 + 0 = Rs. 11035362.71/-					

सद. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)



करल - ५



Document **H**andling **C**harges
Inspector General of Registration & Stamps

१३६२६
२०२३

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Receipt of Document Handling Charges

PRN 2606202314575

Receipt Date 27/06/2023

Received from SELF, Mobile number 9800000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 13626 dated 27/06/2023 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name HDFS

Payment Date 26/06/2023

Bank CIN 10004152023062613563

REF No. 231774911407

Deface No 2606202314575D

Deface Date 27/06/2023

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



करल - ५		
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२०२३		

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2606202314575	Date 27/06/2023
Received from SELF, Mobile number 9800000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered in the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name HDFS	Date 26/06/2023
Bank CIN 10004152023062613563	REF No. 231774911407
This is computer generated receipt, hence no signature is required.	



CHALLAN
MTR Form Number-6

करल - ५



GRN	MH000745055202324P	BARCODE	Date		17/04/2023 20:00:09	Form ID	910
Department	Inspector General Of Registration		2023 details				
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
		PAN No.(If Applicable)					
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1		Full Name	SACHIN SURESH SAWANT AND OTHER			
Location	MUMBAI		Flat/Block No.	FLAT NO. 1202, A WING, 12TH FLOOR, NEHRU			
Year	2023-2024 One Time		Premises/Building	NAGAR MADHUKUNJ CHS LTD			
Account Head Details	Amount In Rs.	Road/Street	BUILDING NO. 70, NEHRU NAGAR, KURLA EAST				
0030045501 Stamp Duty	662500.00	Area/Locality	MUMBAI				
0030063301 Registration Fee	30000.00	Town/City/District					
		PIN	0 2 4				
		Remarks (If Any)	SecondPartyName=MILHAAL CONSTRUCTIONS PRIVATE LIMITED-				
		Amount In	Six Lakh Ninety Two Thousand Five Hundred Rupees O				
		Words	nly				
Total	6,92,500.00						
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN	Ref. No.	10000502023041710562	6178391954635			
Cheque/DD No.	Bank Date	RBI Date	17/04/2023-20:00:09	20/04/2023			
Name of Bank	Bank-Branch		STATE BANK OF INDIA				
Name of Branch	Scroll No. , Date		1012062 , 20/04/2023				



Department ID : Mobile No. : 9967437112
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोंदणी करताना याचलाना नोंदणी कार्यालयात नोंदणी करावयाच्या दस्तऐवजाची लागू आहे. नोंदणी न करावयाच्या दस्तऐवजाची सदर चलान लागू नाही.

Signature Not Verified

Digital signed by DS
 DIRECTORATE OF
 ACCOUNTS AND
 TREASURIES - MUMBAI 02
 Date: 2023.06.27 14:11:49
 IST

Challan Defaced

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount	
1	(iS)-520-13626	0002215128202324	27/06/2023-14:07:36	IGR561	30000.00
2	(iS)-520-13626	0002215128202324	27/06/2023-14:07:36	IGR561	662500.00
Total Defacement Amount					6,92,500.00



CHALLAN
MTR Form Number-6

करल - ५		
९३६२४	५९	
Date: 17/04/2023-19:59:07	Form ID: 25.2	

GRN: MH000745055202324P	BARCODE	Date: 17/04/2023-19:59:07	Form ID: 25.2
Department: Inspector General Of Registration		Payer Details	
Type of Payment: Stamp Duty Registration Fee		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name: KRL1_JT SUB REGISTRAR KURLA NO 1		Full Name	SACHIN SURESH SAWANT AND OTHER
Location: MUMBAI		Flat/Block No.	FLAT NO. 1202, A WING, 12TH FLOOR, NEHRU
Year: 2023-2024 One Time		Premises/Building	NAGAR MADHUKUNJ CHS LTD
Account Head Details	Amount In Rs.	Road/Street	BUILDING NO. 70, NEHRU NAGAR, KURLA EAST
0030045501 Stamp Duty	662500.00	Area/Locality	MUMBAI
0030063301 Registration Fee	30000.00	Town/City/District	
		PIN	0 4
		Remarks (If Any)	
		SecondPartyName=MISHAL	CONSTRUCTIONS PRIVATE
		Amount In	Six Lakh Ninety Two Thousand Five Hundred Rupees O
Total		Words	nly
Payment Details: STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 10000502023041710562 6178391954635
Cheque/DD No.		Bank Date	RBI Date 17/04/2023-20:00:09 Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll



Department ID : Mobile No. : 9967437112
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

करल - ५		
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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at Mumbai this 27th day of June in the Christian Year Two Thousand and Twenty-Three

Handwritten signature and initials

BETWEEN

M/S. MISHAL CONSTRUCTION PRIVATE LIMITED (PAN AAFCM6325A) is a private limited company duly incorporated under the provisions of the Companies Act, 1956, CIN U45202MH2008PTC183996 having its registered office at 402, Vikas Commercial Complex, Dr. C.G.Road, Chembur (East), Mumbai 400074 hereinafter called "the DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns) of the **ONE PART,**



AND

SHRI SACHIN SURESH SAWANT AGE 39 YEARS HAVING PAN NO:-BMXPS1842N AND **SMT. SHREEJA SACHIN SAWANT** Age 36 years having PAN no:- BGHPS5059R both are an adults, Indian Inhabitant/s, residing at A/6, Ganesh CHS, S. G. Barve Road, next to BMC Colony, Kamgar nagar, Kurla East, Nehru Nagar, Mumbai- 400024 hereinafter called "the Purchasers" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include, in the case of an individual/s, his or her or their heirs, executors, administrators and permitted assigns, and in the case of a Partnership firm, the partners from time to time constituting the firm and the survivors or survivor of them and the heirs, executors, and administrators of the last surviving partner and their/his/her permitted assigns and in case of a HUF the members of HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and assigns of such last surviving member of the HUF and in the case of a company or a society or a body corporate, its successors and permitted assigns) of the **OTHER PART;**

WHEREAS:

Handwritten signatures and initials: A, S.S. Sawant, and others.

A. The Maharashtra	करल - ५
owner of the property	७३६२६ ७
structures standing	२०२३

Housing and Area Development Authority ("MHADA") is the owner of the property being all that piece and parcel of land together with the structures standing thereon admeasuring about 917.39 sq. meters or thereabouts bearing Survey No. 229 & 267 and City Survey No.12(pt.) of Kurla Division in the Registration District and Sub-District of Bandra in the Mumbai Suburban District along with the building No.70 comprising of Ground plus 4 upper Floors, standing thereon and assessed by the Municipal Corporation under "L" Ward lying being and situate at Nehru Nagar, Kurla (East), Mumbai-400024, which property is more particularly described in the SECOND SCHEDULE hereunder written and shown delineated in RED colour boundary line on the Plan annexed and marked as ANNEXURE "A" hereto (hereinafter the said land is referred to as "the said land", the Building No.70 is referred to as "The said Old Building" and the said land and the said Old building are collectively referred to as "THE SAID PROPERTY").

- B. The said property was occupied by occupants who were residing with their respective families on their respective Premises. These occupants proposed to form a society by the name Nehru Nagar Madhukunj Co-operative Housing Society Ltd. registered under the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. BOM/WL/HSG/8907/94-95 (hereinafter referred to as "the said society"). The said property was completely occupied by members of the said society.
- C. By a Deed of Sale dated 12-06-1996 executed by and between the Maharashtra Housing and Area Development Authority (the Vendor therein) of the One Part and the said Society (the Purchaser therein) of the Other Part, the Vendor therein sold, conveyed, granted, and assured the said old building to the said Society for the consideration and on the terms and condition stated therein.
- D. Further by an Indenture of Lease dated 01-06-1987 executed by and between the Maharashtra Housing and Area Development Authority (the Lessor therein) of the One Part and the said Society (the Lessee therein) of the Other Part, the Lessee therein demised the said land by way of lease unto to the Lessee for a period of 99 years starting from 01-06-1980 for the consideration and on the terms, condition, and covenants as stated therein.

[Handwritten signature]

[Handwritten signature]

S.S.Sawant

करल - ५

- E. In the premises, by the Sale Deed and the Indenture of Lease both dated 12-06-1996 and 01-06-1987, as aforesaid, the said Society became entitled to the said land as Lessee and structure as owner.
- F. The said Old Building was old and as such required heavy repairs and therefore the members of the said Society proposed to redevelop the said Property by demolishing the said Old Building thereon and constructing a new multi-storied building on the said Property, to provide permanent alternate accommodation with amenities to the existing members of the said Society, free of all costs. In view thereof, the said Society invited offers/ proposals from various developers for the redevelopment of said Property in accordance with the provisions of Development Control Rules, 1991 and the Maharashtra Co-operative Societies Act, 1960, and the Maharashtra Co-operative Societies Rules, 1961.
- G. Pursuant thereto after following due process prescribed in law, the said Society had in its Special General Body Meeting held on 02.04.2009, appointed the Promoter herein as its "Developer" for the redevelopment of the said Property.
- H. Subsequently, the said society had, under a resolution approving the draft of Development Agreement & Power of Attorney in its Special executed the Development Agreement dated 23rd December 2009 and duly registered the same with the Sub-Registrar of the Assurances at Kurla (Mumbai) under No. BDR-3/1404 of 2010 on 1st February 2010, where under the said society did inter alia thereby grant the development rights in respect of the said property to Promoters herein for the consideration and on the terms and conditions more particularly set out therein.
- I. The said Society has also granted a Power of Attorney dated 15th December 2009 duly registered with the Sub-Registrar of the Assurances at Kurla (Mumbai) under No.BDR-3/1405/2010 on 01.02.2010, in favor of the Promoter inter alia, to obtain various statutory permissions and to do various acts, deeds, matters, and things for carrying on construction work on the development of the said property.



[Handwritten signatures]

S.S. Sawant

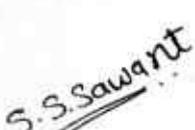
J. Pursuant thereto the Promoter had obtained from M.H.A.D.A., its offer letter dated ~~20-03-2011~~ 2011 and revised offer letter dated 20-03-2020 bearing No. NO.CO / MB / REE / NOC / F-324 / 544 / 2020, for the reconstruction of the, said old building and Revised No Objection Certificate dated 25-02-2021 bearing No. NO. CO/MB/REE/NOC/F-324/ 440/2021. Copies of the offer letter dated 20-03-2020 and NOC dated 25-02-2021 are annexed hereto as ANNEXURE "B" & ANNEXURE "C".

K. In the premises, the Promoter is entitled to redevelop the said Property by constructing the new multistoried building thereon following the Building rules and regulations and bye-laws of the Municipal Corporation of Greater Mumbai (MCGM) and provisions of the Development Control Regulations, 1991 and other laws, rules and regulations as may be in force at present and/or at any time hereafter and also subject to such terms and conditions as may be imposed by the State Government or any other Competent Authority by utilizing the permissible FSI in respect of the said property, FSI by way of TDR, additional FSI purchased from government agencies in respect of the said property.

L. The authenticated copies of the certificate of Title issued by Advocate JINITA SHAH Dt.18-08-2015, copy of the title certificate hereto marked and annexed as ANNEXURE "D".

M. According to the Development Agreement the Promoters initiated the process for the redevelopment of the said Property and propose to construct multi-storied buildings consisting of 2 Basements + Ground commercial/Stilt + 1st Part Commercial & Part Podium + 2nd to 16th upper residential floors and terrace.

N. For the aforesaid purpose, the Promoter has appointed M/s. V. S. Vaidya & Associates as the architect for preparing the plans of the building (hereinafter referred to as the "Architect") and appointed M/s. Associated Architects as the structural engineer for preparing designs, drawings, and specifications for the construction of the building (hereinafter referred to as the "Structural Engineer").

करल - ५
 Building to Brihan Mumbai
 Municipal Corporation (hereinafter referred to as "MCGM") and other
 government bodies and authorities. The plans were sanctioned by MCGM and
 other concerned authorities. The Promoters then obtained Intimation of
 Disapproval bearing no. CE / 4392 / BPES / AL (OLD)/ CHE / ES / 0869 / L /
 337 (NEW) dated 05-02-2014 (hereinafter referred to as the "IOD") and
 subsequently plan were amended under ref file no. MH / EE / (B.P.) / GM /
 MHADA-22 / 294 / 2021 on dated 27-05-2021 and accordingly the
 Commencement Certificate was issued on Dated 12-08-2021 (hereinafter
 referred to as the "Commencement Certificate") from MHADA and the
 construction is going on following the approved plans on the said property.
 Copies of the IOD/Amended Approval and the latest Commencement
 Certificate are here to be annexed and marked as ANNEXURE
 "F" and ANNEXURE "G" respectively.



- O. The Promoters thereafter submitted plans for the Building to Brihan Mumbai Municipal Corporation (hereinafter referred to as "MCGM") and other government bodies and authorities. The plans were sanctioned by MCGM and other concerned authorities. The Promoters then obtained Intimation of Disapproval bearing no. CE / 4392 / BPES / AL (OLD)/ CHE / ES / 0869 / L / 337 (NEW) dated 05-02-2014 (hereinafter referred to as the "IOD") and subsequently plan were amended under ref file no. MH / EE / (B.P.) / GM / MHADA-22 / 294 / 2021 on dated 27-05-2021 and accordingly the Commencement Certificate was issued on Dated 12-08-2021 (hereinafter referred to as the "Commencement Certificate") from MHADA and the construction is going on following the approved plans on the said property. Copies of the IOD/Amended Approval and the latest Commencement Certificate are here to be annexed and marked as ANNEXURE "F" and ANNEXURE "G" respectively.
- P. Under the registered Development Agreement, the Promoters are entitled to.
 - (i) sell all the premises in the said Building (other than the premises which are to be allotted to the existing members of the said Society) and (ii) allot all the parking spaces in the stilt/stack/mechanical parking in the said Building; other than the parking spaces which are to be allotted to the existing members of the said Society [(i) and (ii) hereinafter collectively referred to as "the Free Sale Premises"].
- Q. The Allottee(s) has/have requested the Promoters and the Promoters have given to the Allottee(s) inspection of all title documents relating to the said redevelopment project, the plans, designs, and specifications prepared by the Architect, and the Structural Engineer and all relevant documents specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the "the said Act") and the rules made there under.
- R. The Allottee(s) has/have inspected the above-mentioned documents including without limitation, the sanctioned Building plans, Certificate of Title, and extract of the property card, and are fully satisfied that same is in order.
- S. According to the above, the Allottee(s) has/have requested, and the Promoters have agreed to allow the flat in the proposed redeveloped Building "NEHRU

[Handwritten signatures]
 Mrs. *[Signature]* S.S. Sawant

NAGAR MADHUKUNJ CO-OPERATIVE HOUSING SOCIETY LIMITED"	
करम - 4	
93825	2023

particulars described in Part A of Third Schedule (hereinafter referred to as the "Flat") at 81/1 for the consideration and subject to the terms and conditions set out hereinafter. Authenticated copy of the floor plan whereof is here to be annexed and marked as "ANNEXURE H", where the Flat has been shown by the red outline.

T. The Allottee(s) have before the execution of these presents paid to the Promoters an amount as described in Part -B of the Third Schedule which includes Earnest Money Deposit (hereinafter referred to as "EMD"), as part payment of the sale price of the Flat, agreed to be sold by the Promoters (the payment and receipt whereof the Promoters both hereby admit and acknowledge) and the Allottee(s) has/have agreed to pay to the Promoters the balance of the sale price of the Flat in the manner hereinafter appearing;

U. This Agreement is entered into subject to the terms and conditions hereto before or after recited, documents referred to herein and the terms and conditions imposed by the concerned authorities and also subject to variations modifications as may be approved by the authorities/other public authorities from time to time; While sanctioning the said plans the concerned local authority and/or Government has laid down certain terms conditions, stipulations and restrictions which are to be observed and performed by the PROMOTERS while developing the said Land and constructing the said Building and upon due observance and performance whereof the occupation and/or Completion Certificate in respect of the said Building shall be granted by the concerned local authority.

V. The Promoters have informed the Allottee's that the Promoters have obtained the Term Loan from the Bank of Baroda for the said "PROJECT" by mortgaging Development Rights and unsold inventories. As per the terms of the sanctioned letter all further receivables are to be made favoring "Bank of Baroda Escrow A/c. Mishal Construction Pvt. Ltd. The NOC of Bank of Baroda shall be obtained by the PROMOTERS before registration of the Sale Agreement.

W. Under Section 13 of the said Act, the Promoter is required to execute a written Agreement for Sale of the said Flat with the Allottee(s), is, in fact, these

[Signature]

[Signature]

S.S. Sawant

करल - ५		
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presents, and also to register the said Agreement under the Registration Act 1908; Under Section 4 of the said Act, the PROMOTERS are required to execute a written Agreement for Sale of the said Premises to the Allottee(s), being these presents and also to register the said agreement under the Indian Registration Act, 1908.

X. In the above circumstances, the parties here have agreed to execute this Agreement as hereinafter appearing.

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



1. The recitals hereinabove shall form and forms an integral and part of this Agreement as if the same were incorporated herein seriatim and shall be interpreted and construed and read accordingly. The Allottee(s) hereby confirm/s that he/she/they/have fully read and understood the foregoing recitals and has/have agreed that the Promoters shall be entitled to develop the project land. The Allottee(s) also confirm/s, agree/s, and declare/s that the consideration agreed to be paid by them under this Agreement are in respect of the Flat and in the common fixtures, fittings, and certain amenities and he/she/they shall have no right or claim and/or will not make any claim on any other portion of the project and or any part thereof.
2. The Promoters have the sole and exclusive rights in all that piece and parcel of the said project and more particularly described in the Second Schedule hereunder and proposes to construct multi-storied building being consisting of 2 Basement + Ground commercial/Stilt+1st Part Commercial & Part Podium + 2nd to 16th upper residential floors and terrace comprising of flats to be allotted to the existing members as per Permanent Alternate Accommodation Agreement (PAAA) and the balance Shops, offices, flats for sale and terrace in the said property to be known as "NEHRU NAGAR MADHUKUNJ CO-OPERATIVE HOUSING SOCIETY LIMITED" bearing plot bearing C.T.S. No.12 (PT.), survey no.229 & 267 of village Kurla situated at Building No.70, Nehru Nagar, Kurla (East), Mumbai - 400 024 and as more particularly described in the First Schedule hereunder written (hereinafter referred to as the "Project") in accordance with the plans, designs and

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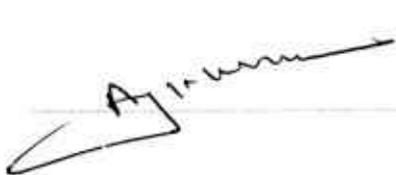
specifications sanctioned by MCGM and other concerned authorities from

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The Promoters shall obtain the prior consent of the Allottee(s) in respect of variations or modifications which may adversely affect the Flat of the Allottee(s) except any alterations or additions under requirements of any Governmental authorities or due to change in applicable law.

3. The Promoters state that the Floor Space Index (FSI) (including by way of availing TDR or fungible/compensatory FSI or FSI available on payment of premium or FSI available as incentive FSI or Pro-Rata FSI by implementing various schemes as per DCR) proposed to be utilized on the project land as on date is about 6050.03 sq. meters and sanctioned FSI as per approved plans as on date is about 5282.66 sq. meters. The said New Buildings shall be constructed by using and consuming the entire FSI i.e., Basic FSI, Fungible (compensatory) FSI, FSI by way of Paying premium, Pro-Rata (Incentive FSI), FSI by way of Transfer of Development Rights (hereinafter referred to as the "declared proposed FSI"). The residual FSI in the said project land, not consumed will be available to the Promoters till full utilization thereof. The Promoters have disclosed the total FSI proposed to be utilized on the project land and the Allottee(s) has/have agreed to purchase the said Flat based on the proposed construction to be carried out by the Promoters by utilizing the declared proposed FSI and on understanding that the declared proposed FSI shall belong to the Promoters only.

4. 4.1 The Allottee(s) hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee(s) Apartment No. 1202 of carpet area admeasuring 69.95 sq. meters i.e. 753 sq. feet on 12th floor in A Wing in the building (hereinafter referred to as "the Apartment") as shown in the Floor plan for the consideration of Rs.90,00,000/- (Rupees Ninety Lakhs Only) together with the right to use, occupy, possess and enjoy common areas, one car parking space, amenities and facilities to be provided by the Promoters to the Allottee(s) as more particularly described in the Fourth Schedule and Fifth Schedule hereunder written TOGETHER WITH the proportionate undivided share, right, title and interest in the common areas of the buildings, amenities and facilities as intended to be used in common with the Promoters and/ or the nominee(s)/ Ailottee(s)/ transferee(s) of the Promoters at or for total consideration amount as described in Part B of







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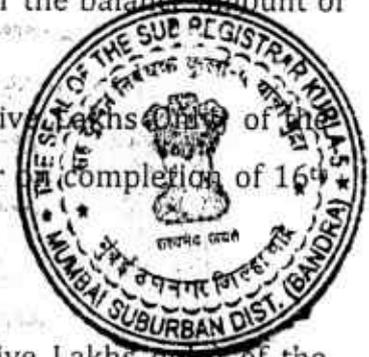
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Third Schedule (herein after referred to as the "Total Consideration")

4.2 The total aggregate consideration amount for the apartment is thus Rs. 90,00,000/- (Rupees Ninety Lakhs Only)

4.3 The Allottee(s) has paid on or before execution of this agreement a sum of Rs. 10,00,000/- (Rupees Ten Lakhs Only) as advance payment or application fee and hereby agrees to pay to Promoter the balance amount of Rs. 80,00,000/- in the following manner:-

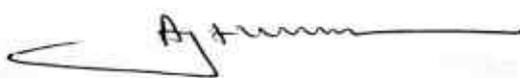
- Amount of Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only) of the total consideration to be paid to the Promoter on completion of 16th slab.
- Balance Amount of Rs. 5,00,000/- (Rupees Five Lakhs only) of the total consideration at the time of handing over of the possession of the Apartment to the Allottee(s).
- The said amount will be paid as per mutually agreed terms between the parties.



5 The above Total Price include Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, Goods & Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Apartment

6 The Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Allottee(s) by discounting such early payments @ 12% per annum for the period by which the respective installment has been proposed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee(s) by the Promoter.

7 The Allottee(s) is/are aware that the Allottee(s) is/are required to deduct tax at source (TDS) by the applicable rates as per the Income Tax Act, 1961. Allottee(s) shall while making payment, deduct 1% TDS and

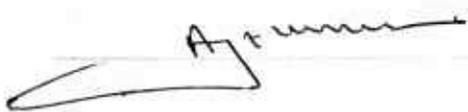





shall submit Form 16B of the Income Tax Act, 1961 to the Promoter as per provisions of the Income-tax Act, 1961 and the rules made there under and in any case before receiving the possession of the said Flat. The Allottee(s) shall pay the tax deducted to the Government and any delay in making the payment and/or taxes as aforesaid; the Allottee(s) shall be liable to pay the interest and/or any penalty levied by the concerned authority/ies in respect thereof.

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- 8 The Promoters shall confirm the final carpet area that has been allotted to the Allottee(s) after the construction of the New Buildings is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation rate of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoters. If there is any reduction in the carpet area within the defined limit then Promoters shall refund the excess money paid by Allottee(s) within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee(s). If there is any increase in the carpet area allotted to Allottee(s), then the Allottee(s) shall pay an additional amount to the Promoters at the same rate per square meter and before taking possession of the said Flat.
- 9 The Promoters may allow, in its sole discretion, a rebate for early payments payable by the Allottee(s) by discounting such early payments for the period for which the respective installment has been prepaid on mutually agreed terms. The provision for allowing rebate and rate of such rebate shall not be subject to any revision/withdrawal once granted to the Allottee(s) by the Promoters.
- 10 The Allottee(s) authorizes the Promoters to adjust/appropriate all payments made by him/her/it/them under any head(s) of the dues against lawful outstanding if any, in his/her/its/their name as the Promoters may in its sole discretion deem fit and the Allottee(s) undertakes not to object /demand /direct the Promoters to adjust its payments in any manner.
- 11 Time is of the essence for the Promoters as well as the Allottee(s). The







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Promoters shall abide by the schedule for completing the project and handing over the Flat to the Allottee(s) after receiving the occupation certificate. Similarly, Allottee(s) shall make timely payments of the installment and other dues payable by him/her/them and fulfill other obligations under this Agreement.

- 12 Without prejudice to the other rights of the Promoters under this Agreement and/or in law, the Allottee(s) shall be liable to pay to the Promoters an interest @ State Bank of India's highest Marginal Cost of Lending Rate plus 2 percent per annum on all amounts due and payable by the Allottee(s) under this Agreement, if such amounts remain unpaid after becoming due and payable, provided that in case the State Bank of India Marginal Cost of Lending Rate is not in use, the same would be replaced by such benchmark lending rates which the State Bank of India may fix from time to time for lending to the general public. The right of the Promoters to receive interest as aforesaid shall not entitle the Allottee(s) to delay the payment of any amounts payable in terms of this Agreement on their respective due dates, nor shall it amount to or be construed as a waiver on the part of the Promoters of any of its rights, remedies and privileges in case of default in **payment of any such amounts on their respective due dates in the agreed manner by the Allottee(s).**

- 13 Without prejudice to the right of Promoters to charge interest upon the Allottee(s) committing default in payment on the due date of any amount due and payable by him/her/them (including proportionate share of taxes levied by the concerned local authority and other outgoings) and upon the Allottee(s) committing three defaults of payment of installments, the Promoters shall at its discretion, may terminate this Agreement; Provided that the Promoters shall give notice of fifteen days in writing to the Allottee(s) by Registered Post AD or by e-mail at the address provided by him/her/them, of Promoter's intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If Allottee(s) fail to rectify the breach or breaches mentioned therein within the period of notice then at the end of such notice period, Promoters shall be entitled to terminate this Agreement. Provided further that upon the termination of this Agreement as aforesaid,

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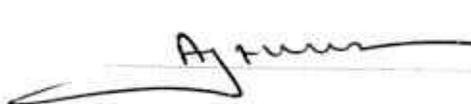
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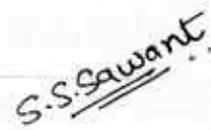
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Promoter shall refund to Allottee(s) the amount paid by him/her/them without any interest (subject to adjustment and recovery of Earnest money deposit, brokerage paid, and taxes or any other amounts paid as liquidated damages) within a period of thirty days of the termination of this Agreement. Upon termination, the Promoters shall be free to allot the said Flat to any person(s) of their choice and the Allottee(s) shall have no objection thereto. On cancellation/termination, Allottee(s) shall have no claim of any nature whatsoever against Promoters except in respect of the balance amount payable if any.

14. The Promoters shall offer possession of the said Flat to the Allottee(s) within 60 days from receipt of the occupation certificate from the competent authority. PROVIDED THAT all the amounts due and payable by the Allottee(s) under this Agreement are paid to the Promoters. The Promoters shall inform the Allottee(s) by written notice that the Flat is ready for use and occupation and the Allottee(s) shall take possession of the Flat within 15 days from the date of such intimation and shall execute necessary indemnities, declarations, undertakings, and such other documents as may be informed by the Promoters. In case the Allottee(s) fails to take possession of the Flat within 15 days from the date of written notice, the Allottee(s) shall be liable to bear and pay all premium, taxes, and charges for electricity and other services and the outgoings including but not limited to maintenance charges payable in respect of the Flat from the date of receipt of an occupation certificate.

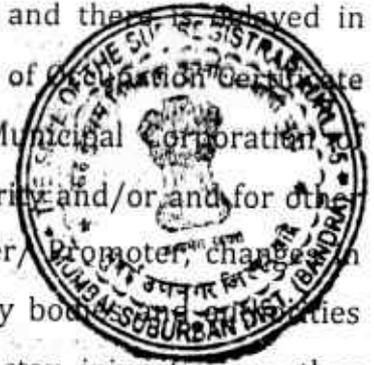
15. Within a period of five years from the date of handing over the possession of the said Flat to the Allottee(s), the Allottee(s) or the Society as the case may be brought to the notice of the Promoters any structural defect or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee(s) shall be entitled to receive from the Promoters, compensation for a such defect in the manner as provided under the Act. PROVIDED FURTHER THAT, the Promoters shall not be held liable or responsible in the event any damage or defect is caused to the building or any part thereof on account of the changes, alterations, or additions made by the Allottee(s) in his Flat.



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16 The possession of the Flat shall be delivered by the Promoters to the Allottee(s) by 31st December 2023. The Promoters shall be entitled to a reasonable extension of time if they are unable to deliver the possession of the Flat by the aforesaid date, if the completion of the project is delayed, because of the non-availability of steel, cement, sand, and other building material, water or electricity supply, war, civil commotion or any act of God or if any notice, order, rule or notification of the government and/or any other public or competent authority and there is a delay in approval of Plans, in the release of FSI, in the issue of Occupation Certificate and/or Building Completion Certificate by the Municipal Corporation of Greater Mumbai (M.C.G.M.) and/or planning Authority and/or and for other circumstances beyond the control of the Developer/Promoter, change in any rules, regulation, bye-laws of various statutory bodies and/or any other order of any court, tribunal or authority. any other reason not due to any default on the part of the Promoter/s herein or any cause beyond the control of the Promoter/s or any other reasonable cause and. If, for any reason, the Promoters are unable or fail to give possession of the Flat to the Allottee(s) within the time period specified herein above, or within any further time period, and not on account of reasons mentioned herein above, then in such case, (i) the Allottee(s), who intends to withdraw from the Project, shall be entitled to give notice to the Promoters terminating the Agreement, in which event, the Promoters shall after the receipt of such notice, refund to the Allottee(s) within 30 days of notice, the amounts that may have been received by the Promoters from the Allottee(s) as an by way of installments of part-payment in respect of the Flat, with interest @ State Bank of India highest Marginal Cost of Lending Rate plus 2 percent per annum from the date of receipt till repayment of such amounts, provided that in case the State Bank of India Marginal Cost of Lending Rate is not in use, the same would be replaced by such benchmark lending rates which the State Bank of India may fix from time to time for lending to the general public. In this event neither party shall have any other claim against the other in respect of the Flat or arising out of this Agreement and the Promoters shall be at liberty to sell and dispose of the said Flat to any other person(s) at such price and upon such terms and conditions as the Promoters may deem fit; and (ii) the



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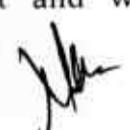
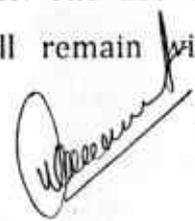
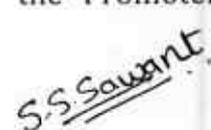
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Allottee(s) who do not intend to withdraw from the Project, shall be entitled to interest @State Bank of India highest Marginal Cost of Lending Rate per annum on the amounts paid by the Allottee(s) every month of delay till handing over the Possession, provided that in case the State Bank of India Marginal Cost of Lending Rate is not in use, the same would be replaced by such benchmark lending rates which the State Bank of India may fix from time to time for lending to the general public.

17 The Allottee(s) shall not use the Flat for any purpose other than residence and shall not use the Flat for a guest house or any commercial activities without prior written permission of the Promoters/ co-operative society/ limited company, and of the local authorities. The Allottee(s) shall also not use the Flat Parking(s) allotted to him/her/them for any other purpose other than for parking the vehicle(s).

18 Within 15 days after notice in writing is given by the Promoters to the Allottee(s) that the Flat is ready for use and occupancy, the Allottee(s) shall be liable to bear and pay in advance prior to taking possession of their respective Flat to the Promoters until the Allottee(s) is admitted as a member of the existing society as mentioned herein and thereafter, the proportionate share that may be decided by the said Society, towards (a) insurance premium; (b) all municipal and other taxes or betterment charges that may from time to time be levied in respect of the Land and/or Building including water taxes and water charges; and (c) outgoings for the maintenance and management of the estate, and the amenities, common lights and other outgoings such as collection charges, charges for watchmen, sweeper and maintenance of accounts and all other expenses necessary and incidental to the management and maintenance of the project land and the Building along with Goods and Service Tax and any other taxes/levies as applicable. The Allottee(s) shall keep deposited with the Promoters before taking possession of the Flat, the amounts as more particularly set out in Part B of the Third Schedule hereunder written. The Allottee(s) shall also pay proportionate charges, towards (i) Membership Charges (ii) Share Application Money Application, and (iii) Application and entrance fees of the society for admission as a member. The abovementioned sums/amounts shall not carry interest and will remain with the Promoters and the

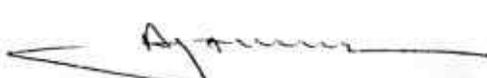





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account thereof will be maintained and shall be paid over to the said Society other than amounts collected towards Legal charges and Water / Electric Meter Charges and any other service connection as applicable. It is hereby clarified and agreed by the Allottee(s) that in case of any subsequent increase in amounts mentioned herein, the Allottee(s) shall be liable to pay the excess amount forthwith upon receiving notice in respect thereof in the manner specified therein. The Promoters shall maintain a separate account in respect of sums received by the Promoter from the Allottee(s) as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or towards the for-said outgoing and shall utilize the amounts only for the purposes for which they have been received.



- 19 On completion of the said building and on obtaining the occupation certificate and on receipt of the entire amount under this agreement from the Allottee(s) herein the promoter shall apply for the membership of the Allottee(s) to the said society, being the existing co-operative society, the said society shall admit the Allottee(s) herein as a member of the said society and issue a share certificate in the name of Allottee(s) herein as per the agreed terms of the development agreement. The Allottee(s) herein shall execute all documents, deeds, applications, and other related documents to become a member.
- 20 It is expressly and specifically agreed and confirmed by and between the parties hereto that at any time before the handing over possession to the Allottee(s) along with Occupation Certificate, if F.S.I in respect of project land is increased and the usage of T.D.R. becomes permissible on the project land under the applicable law, then such beneficial increase in F.S.I. and or such beneficial permission/Loading of T.D.R. on the Project shall exclusively belong to and accrue for the sole benefit and enjoyment of the Promoters and the Promoters alone shall have the entire and exclusive benefit of such increase in the F.S.I. and the beneficial use of the permitted T.D.R. which may be consumed on the Project. The Allottee(s) hereby expressly and specifically agrees and confirm that he/she/they shall not have any right, title interest, and claim of whatsoever nature over the further increase in F.S.I. of the Land until the Allottee(s) admitted as a member of the existing society, which shall exclusively belong to the said Society and





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Promoters. The Promoters may; subject to provisions of the Act and the Rules, construct additional floor(s) on the building and/or at the sole discretion of the Promoters, generate appropriate certificate whereof with the approval of concerned authority, and utilize the same in any other

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21 The Allottee(s) shall not be entitled to change the elevations of the Flat and shall not be allowed to do any structural changes or to put grills on the outer side of the building and shall maintain the same in the same form as the Promoters have constructed and not at any time alter the said elevations in any manner whatsoever without the prior consent in writing from the promoter/society.

22 The fixtures, fittings, amenities, and common area facilities to be provided in the Flat and the materials to be used in the construction of the new Buildings, and the specification of the buildings are those as set out in the Fourth Schedule and Fifth Schedule hereunder written and the Allottee (s) has satisfied himself/herself/themselves about the design of the Flat and also about the specifications and amenities to be provided therein.

23 The Allottee(s) shall have no claim whatsoever over the new Buildings, except in respect of the Flat hereby agreed to be acquired. It is hereby expressly and specifically agreed by the parties herein that all other open spaces, staircases, lobbies, unallotted Flats, and other spaces, terraces, gardens, etc. shall remain the property of the Promoters till possession is handed over to the said Society along with occupancy certificate.

24 The Allottee(s) is/are aware that the possession of the Flat will be granted to the Allottee(s) after the existing members have been rehabilitated by the PAAA with the existing members and agree not to raise any objection in respect thereof. However, the Promoters may grant limited access to the Flat that may be granted to the Allottee(s) solely to carry out the fit-outs in the Flat upon the written request of the Allottee(s) and upon giving bonds/undertaking as required. It is hereby clarified that such limited access shall not be construed as being granted possession (whole or part) in any manner whatsoever.

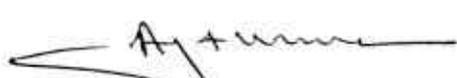
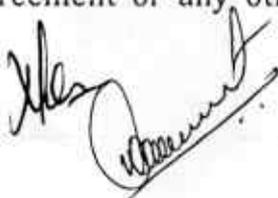
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25 The Promoters hereby represent and warrant to the Allottee(s) as follows:

- (i) the said society has a clear and marketable title concerning the project land as declared in the title report annexed to this Agreement and the Promoters have the requisite rights to carry out development upon the project land and have actual, physical, and legal possession of the project land for the implementation of the Project.
- (ii) the Promoter has lawful rights and requisite approvals from competent Authorities to carry out the development of the Project and shall obtain requisite approvals from time to time to complete the development of the project.
- (iii) there are no encumbrances upon the project land,
- (iv) there are no litigations pending before any Court of law concerning the project land or Project.
- (v) all approvals, licenses, and permits issued by the competent authorities concerning the Project, project land, and said building are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses, and permits to be issued by the competent authorities with respect to the Project, project land, and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, always, remain to comply with all applicable laws concerning the Project, project land, Building, and common areas.
- (vi) the Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title, and interest of the Allottee(s) created herein, may prejudicially be affected.
- (vii) the Promoter has not entered into any agreement for sale and/or development agreement or any other agreement/ arrangement with



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any person or party concerning the project land, including the Project

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and the said Flat which will, in any manner, affect the rights of under this Agreement.

(viii) the Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Flat to the Allottee(s) in the manner contemplated in this Agreement.

(ix) the Promoter has duly paid and shall continue to pay and discharge till the date of receipt of the occupation certificate, all undisputed governmental dues, rates, charges and taxes, and other monies, levies, impositions, premiums, damages, and/or penalties and other outgoings, whatsoever, payable for the said Project to the competent authorities

(x) no notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, or notification (including any notice for acquisition or requisition of the said Property) has been received or served upon the Promoter in respect of the project land and/or the Project.

(xi) various amounts which are to be paid for the commencement of the construction of the building have been duly paid to the concerned authorities including without limitation stamp duty and registration charges etc. as are for the time being in force.

28. The Allottee(s) for himself/herself/ themselves and his / her / their nominee (s), heirs, executors, administrators and assigns and to the intent that the covenants herein contained shall be binding upon all the persons in whose hands the Flat shall come, hereby covenant/s as follows: -

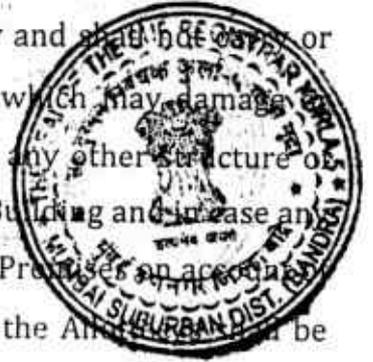
a. not to demolish or cause to be demolished the said premises or any part thereof, nor at any time make or cause to be made any addition or any alteration in the elevation and outside color scheme of the Building in which the said Premises is situated and shall keep the Portion, sewers, drains pipes, in the said premises and appurtenances thereto, in good tenantable repair and condition and in particular, to support shelter and protect the other parts



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of the said Building, in which the said premises is situated and shall not chisel or in any other manner damage the columns, beams, walls, slabs, or R.C.C., pardis or other structural members in the said premises without the prior written permission of the Promoters and/or the said society.

- b. not to store in the said Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the said Building or storing of which goods is objected to by the concerned local or other authority and shall not cause or cause to be carried heavy packages to upper floors which may damage or likely to damage the staircases, common passages or any other structure of the said new Building including entrances of the said Building and increase any damage is caused to the said Building and/or the said Premises on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable to repair at the Allottee/s cost;
- c. not to throw dirt, rubbish, garbage or refuse or permit the same to be thrown from the said Premises in the compound or any portion of the said Property and the Building in which the said Premises is situated.
- d. not to do or permit to be done any act thing which may render void and voidable any insurance of the said Property and Building in which the said Premises are situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- e. not to do or suffer to be done anything in the said Premises or to the said Building or the said Premises which is in contravention under this Agreement. And in the event of the Allottee/s committing any act in contravention under this Agreement, the Allottee/s shall be responsible and liable for the consequence thereof including the liability to repair at the Allottee/s cost.
- f. The Allottee/s shall not remove or affix grills/fixtures on the exterior of the said Building or cause any obstruction of any nature whatsoever and the Allottee/s who shall forthwith remove such grills, fixtures, obstructions.



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[Handwritten signature]

[Handwritten signature]

S.S. Sawant ..

g. no equipment such as dish antennae/solar heaters/solar panels, D.G. Set, air conditioning plants etc. shall be installed on the terrace and/or under the stairs and/or basements of the said building and/or in the compound of the said building by any of the flats/units/ premises holders and/or the said society at any time whatsoever without the permission of the Promoters.

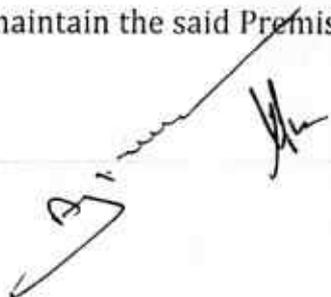
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However, the Promoter/s alone shall from time to time and at all times be entitled to permit the flat/unit/premises holders of the premises in the said building to install equipment such as dish antennae/solar heaters/solar panels, D.G. set, air conditioning plants, etc. on the terrace and/or under the stairs and/or basements of the said building and/or in the compound of the said building as the Promoters/s may determine absolutely at its discretion.



till admission as a member of the said Society, if required, in which the said Premises is situated is executed, the Allottee/s shall permit the Promoter and surveyors and agents with or without workmen and others, at all reasonable times, to enter into and upon the said land and building or any part of the whole of the said Premises to view and examine the state and conditions thereof.

- i. to pay to the Promoters within 7 days or on demand by the Promoters his/her/their share or security deposit demanded by the concerned local authority and/or Government and/or other public authority, on account of change of user of the said Premises by the Allottee/s, viz. user for any purpose other than stated herein. Such demand or payment shall not be deemed to be permission by the Promoters for change of use unless specifically so granted in writing by the Promoters.
- j. so long as each Flat in the said Building shall not be separately assessed for Municipal taxes and water taxes, the Allottee/s shall pay to the Promoters, or the said society when formed, a proportionate share of the Municipal Tax and Water Tax assessed on the said Building based on the area of each, Flat, etc. The Promoters will also be entitled to the refund of the Municipal Taxes and water taxes if any paid-on account of the vacancy of the said Premises etc.
- k. to carry at his/her/their own cost all internal repairs to the said Premises and maintain the said Premises in a good and tenantable repair and condition

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and the same condition, state, and order in which it was delivered by the Promoters/s to the Allottee/s and shall not do or suffer to be done anything in the said Premises or to the said Building or the said Premises, staircases, lift, stilt portion the and the common passage which may be against the rules and regulations and bye-laws of the Mumbai Municipal Corporation or any concerned local authority or other public authority and the Allottee/s shall not change alter or make additions to or to the said Building or any part thereof. The Allottee/s shall be solely responsible for any breach of the said provision. The Allottee/s shall not, without the sanction and permission of the authorities concerned, make any alteration or changes in the said premises and the elevation and outside color scheme of the said Premises. And in the event of the Allottee/s committing any act in contravention of the above provision, the Allottee/s shall be responsible (and liable) for the consequence thereof to the concerned local authority and/or Government authority.



- l. to bear and pay increase in local taxes, water charges, insurance, and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the said Premises by the Allottee/s viz. user for any purposes other than the purpose for which the same is allotted.
- m. in case Reliance Energy or any competent authority requires/ demands construction of a sub-station before supplying necessary electricity or domestic load to the proposed building, the cost charges, and expenses thereof shall be borne and paid by all the Allottee/s in proportion to the area of their respective Flat / Units / Premises agreed to be acquired by them.
- n. the Allottee/s shall observe and perform all the rules and regulations of the said society and the addition, alternations, or amendments thereof that may be made from time to time for protection and maintenance of the said new Building and the Premises therein and the observance and performance of the building rules, regulations and byelaws for the time being from the concerned Local Authority and of Government and other Public Bodies. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the said society regarding the occupation and use of the said

S.S.Sawant

Premises in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses, or the outgoings by the terms of this

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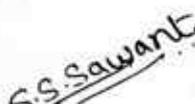
6. The Allottee/s shall not sell, mortgage, transfer, assign, let, underlet, sub-let or assign the said Premises or the Allottee/s interest or benefit factor of this Agreement or part with the possession of the said Premises or any part thereof until all the dues of whatsoever nature payable by the Allottee/s to the Promoters/s under this Agreement are fully paid-up and only if the Allottee/s had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Allottee/s has intimated in writing to the Promoters/s and obtained prior written consent from the Promoters in that behalf.



p. NOT SO OBJECT AND CONSENT for any variations in color, size, design, etc. of the tiles, marble, granite, stones, or any other construction material provided in the Flat during repairs/ replacement which is beyond the control of the Promoters.

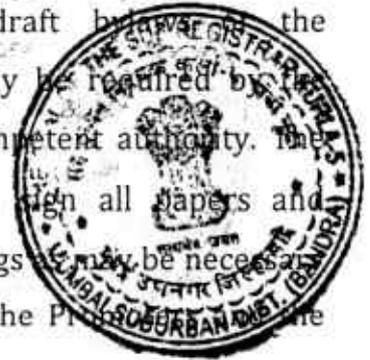
29. The Allottee(s) shall indemnify and hold safe, harmless, and indemnified the Promoters and the other occupants of the buildings from and against a breach of the aforesaid covenants by the Allottee(s).

30. The Allottee(s) shall observe and perform and abide by all the byelaws and/or rules and regulations of the existing society and the additions, alterations, or amendments thereof, for the protection and maintenance of the Building and the Flat therein and/or in the compound and for the observance and carrying out the building rules and regulations and byelaws for the time being of the BMC and other public bodies. The Allottee(s) and the permitted persons to whom the Flat is let, sub-let, transferred, assigned, or given possession, shall observe and perform and abide by all the stipulations and conditions laid down by such cooperative society regarding the occupation and use of the Building and the Flat therein and shall pay and contribute regularly and punctually towards the lease premium, taxes and/or expenses and other outgoings following the terms of this Agreement.

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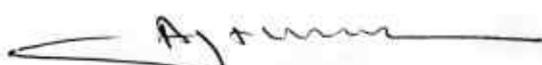
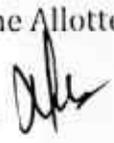
31. The Allottee(s) hereby agree/s and undertake/s to become a member of the said society in the manner herein appearing and also from time to time to sign and execute all applications for the registration and for membership and other papers and documents necessary for becoming a member, including the bye-laws of the existing co-operative society and duly fill in and sign the same within 7 (seven) days of the same being intimated by the Promoters to the Allottee(s). No objection shall be raised by the Allottee(s) if any changes or modifications are made in the draft by the Registrar of Co-operative Societies or any other competent authority. The Allottee(s) shall be bound, from time to time, to sign all papers and documents and to do all acts, deeds, matters, and things which may be necessary from time to time, for safeguarding the interest of the Promoters and the other Allottee(s) of the other Flats in the Building.



32. The Allottee(s) hereby covenant/s that from the date of possession, he/she/they shall keep the Flat, the walls and partitions walls, sewers, drains, pipes, and appurtenances thereto belongings in good tenable repairs and conditions and shall abide by all the bye-laws, rules and regulations of the government, MCGM and other concerned authorities and local bodies and shall attend to, answer and be responsible for all actions for violations of any such conditions or rules or bye-laws.

33. The occupation certificate is obtained before the sale and disposal by the Promoters of the entire Flat, the Promoters shall have absolute authority and control as regards the unsold Flat and the disposal thereof. The Promoters shall be liable to pay only the municipal taxes at actual and no other charges in respect of the unsold Flat. Further, the Promoters shall join in as the member in respect of such unsold Flat as required under the Act and the Rules, and when such Flat is sold to the persons of the Promoter's choice and at the discretion of the Promoters, the co-operative society shall admit as members, the Allottee(s) of such Flat without charging any premium or any other extra payments from them.

34. The stamp duty and registration charges of and incidental to this Agreement shall be borne and paid by the Allottee(s).



35. All notices to be served on the Allottee(s) and the Promoter as contemplated in this Agreement shall be deemed to have been duly served if sent to the Allottee(s) or the Promoter by Registered Post A.D./ under certificate of posting and notified Email ID at his/ her/ their common address mentioned hereinabove. It shall be the duty of the Allottee(s) and the Promoters to inform each other of any change in address after the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoters or the Allottee(s), as the case may be.

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36. In case there are joint Allottee(s), all communications shall be sent by the Promoters to the Allottee(s) whose name appears first and at the address given by him/her/it which shall for all intents and purposes to consider as properly served on all the Allottee(s).

37. The Allottee(s) hereby gives his/her/their express and specific consent to the Promoters to raise any loan against the Land and the Building under construction and to mortgage the same and/or create a charge thereon including on receivables from the Project with any bank(s)/financial institution(s) or any other party. This consent is on the express understanding that any such loan and the liability thereof shall be cleared by the Promoters only at their expense.

38. The Promoters will, at all times, be entitled to install the logos and/or name boards and/or put-up advertisements boards/hoarding, etc. of the Promoter and/or its affiliates (hereinafter referred to as the "displays") with various devices (including electronic, laser and neon signs) in one or more places in the Building therein including, on open space/s, the terraces of the Building and/or any parts of the Building if it so desires at its costs and expenses. The Promoters and/or affiliates will not be liable to make any payment of any nature to Allottee(s) and/or the occupant/s of the other Flat in the Building and/or the co-operative society in respect of the displays.

39. The Allottee(s) hereby declare/s that (a) he/she/they have gone through this Agreement and all the documents related to the Property; (b) has expressly understood the contents, terms, and conditions of the same; and (c)

[Handwritten signatures and names]
Arun
S.S. Sawant

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the Promoters have entered into this Agreement with the Allottee(s) relying solely on the Allottee(s) agreeing, undertaking and covenanting to strictly observe, perform, fulfill and comply with all the terms and conditions, covenants, stipulations, obligations, and provisions contained in this Agreement and on part of the Allottee(s) to be observed, performed and fulfilled and complied with. Therefore, the Allottee(s) hereby agrees, undertakes, and covenants to indemnify, save, defend and keep harmless at all times hereafter, the Promoters and their successors and assigns from and against all costs, charges, expenses, losses, damages, claims, demands, suits, actions, proceedings, prosecutions, fines, penalties and damages which they or any of them may have to bear, incur or suffer and/or which may be levied or imposed on them or any of them, by reason or virtue of or arising out of any breach, violation, non-observance, non-performance or non-compliance of any of the terms, conditions, covenants, stipulations and/or provisions hereof by the Allottee(s).



40. The terms and conditions of this Agreement shall be binding on all transferee(s)/ assignee(s), from time to time, of the Flat, whom the Allottee(s) may sell, transfer/ assign the Flat and shall be enforceable against all such transferee(s).
41. Any delay or indulgence shown by the Promoters in enforcing the terms of this agreement or any forbearance or giving of time to the Allottee(s) shall not be construed as a waiver on the part of the Promoters for any breach or non-compliance of any of the terms and conditions of this Agreement by the Allottee(s) nor shall the same in any manner prejudice the rights of the Promoters.
42. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise, or assignment of the Flat and building or any part thereof. The Allottee(s) shall have no claim, save and except in respect of the Flat hereby agreed to be sold to him/her/them/it and it is clarified that the other common facilities, if any, made available on the project land shall not be available to the Allottee(s) and the Allottee(s) shall not claim any right to use the same until the project land is assigned to the Society or limited company as the case may be.

1 S.S. Sawant

43. Forwarding this Agreement to the Allottee(s) by the Promoters does not create a binding obligation on the part of the Promoters or the Allottee(s) until,

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firstly, the Allottee(s) signs and delivers this Agreement with all the scheduled payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee(s) and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Promoters. If the Allottee(s) fails to execute and deliver to the Promoters this Agreement within 30 (thirty) days from the date of its receipt by the Allottee(s) and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoters, then the Promoters shall serve a notice to the Allottee(s) for rectifying the default, which if not rectified within fifteen days from the date of its receipt by the Allottee(s), application of the Allottee(s) shall be treated as canceled and all sums deposited by the Allottee(s) in connection therewith shall be returned to the Allottee(s) (subject to deduction of various amounts stated herein above) without any interest or compensation whatsoever.

44. This Agreement, along with its schedules and annexure, constitutes the entire Agreement between the Parties concerning the subject matter hereof and supersedes all understandings, any other agreements, allotment letters, correspondences, arrangements whether written or oral if any, between the Parties regarding the said Flat.

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

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



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47. Any dispute between parties shall be settled amicably. In the event of failure to settle the dispute amicably within 45 days of such dispute, shall be referred to the Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016 and Rules made there under.
48. The rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced by the laws of India for the time being in force and the courts at Mumbai shall have exclusive jurisdiction for this Agreement.
49. It is understood between the parties that images, pictures, colors, and furniture is shown/contained in marketing collateral, if any, are indicative only and shall not be included as part of the said Flat. Any nature whatsoever shall be construed and/or deemed to have accrued in favor of any person and/or Allottee(s) from or by brochure, etc. The Promoter shall not be liable and/or responsible for any loss, damages, cost, charges, expenses suffered/incurred, and/or likely to be suffered and/or incurred by any person and/or Allottee(s). No person or Allottee(s) shall have any right or be entitled to claim or enforce any right based on marketing material, advertisement, brochure, etc.
50. The Developers have registered the Project under the provisions of the Real Estate (Regulation and Development) Act 2016(RERA) with the Real Estate Regulatory Authority and obtained Registration no. P51900006465 dated 14/08/2017 Annexed as "ANNEXURE I". The project will be completed on or before 31-12-2023.



THE FIRST SCHEDULE ABOVE REFERRED TO THE NEW BUILDING

A multi-storied building consisting of 2 Basement + Ground commercial / Stilt + 1st Part Commercial & Part Podium + 16 upper residential floors and a terrace comprising of flats to be allotted to the existing members and balance shops, offices, and flats for sale to be known as "NEHRU NAGAR MADHUKUNJ CO-OPERATIVE HOUSING SOCIETY LTD." bearing CTS No.12 (Pt.) of village Kurla, Survey No. 229 & 267 situated, lying and being at Building No.70, Nehru Nagar, Kurla (East), Mumbai - 400 024.

[Handwritten signatures]

S.S. Sawant

THE SECOND SCHEDULE ABOVE REFERRED TO THE PROJECT LAND

AND THIS piece or parcel of land admeasuring on or about 888.80 sq. meters (917.39 sq meters as per lease deed bearing CTS No.12 (pt.) of village Kurla, Survey No. 229 & 267 situated, lying and being at Building No.70, Nehru Nagar Madhukunj CHS ltd, Kurla (East), Mumbai - 400 024 and bounded as follows:-

On or towards North : Bldg No. 71,73
On or towards South : 40'-0" Wide Road,
On or towards West : Bldg No. 72,74
On or towards East : 60'-0" Wide Road

THE THIRD SCHEDULE ABOVE REFERRED TO THE DESCRIPTION OF THE SAID

FLAT, CONSIDERATION & PAYMENT TERMS

<u>PART A</u>	
Details of Flat	Flat bearing number 1202, admeasuring on or about 69.95Sq. Meter i.e. 753 sq. ft. of Carpet Area on the 12 th floor in the A Wing of the Building to be known as "Nehru Nagar Madhukunj CHS Ltd." including one car parking space.
<u>PART B</u>	
Total Consideration	Rs. 90,00,000/- (Rupees Ninety Lakhs only)
The amount received and EMD	Rs.10,00,000/- (Rupees Ten Lakhs Only)
<u>Payment Schedule: -</u>	
1. Amount of Rs.75,00,000/- (Rupees Seventy Five Lakhs Only) of the total consideration to be paid to the Promoter on completion of 16 th slab	
2. Balance Amount of Rs.5,00,000/- (Rupees Five Lakhs only) of the total consideration at the time of handing over of the possession of the Apartment to the Allottee(s).	
3. The said amount will be paid as per mutually agreed terms between the parties.	





S.S.Sawant

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**THE FOURTH SCHEDULE ABOVE REFERRED TO
SPECIFICATIONS, FIXTURES, FITTINGS, AND AMENITIES**

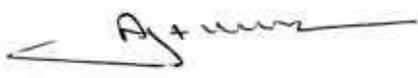
1. Entrance lobby
2. Compound wall
3. Reputed make elevators
4. Quality Paint on internal walls
5. Fire Fighting System as per CFO norms
6. CCTV Surveillance and Intercom Systems
7. Stack Parking Systems
8. Anodized sliding windows
9. Vitrified floor in all rooms
10. Granite kitchen platform with S.S. Sink.
11. Two/Three phases of electric supply as per the requirement of the electric supply board.
12. Quality electric modular switch.
13. Quality C. P. fittings & Sanitary ware.



**THE FIFTH SCHEDULE ABOVE REFERRED TO: COMMON AREAS, LIMITED
COMMON AREAS, FACILITIES, AND RESTRICTED AREAS OF THE BUILDING**

1. Entrance lobby.
2. Staircase for ingress and egress but not to store or for recreation or for sleeping.
3. The landings are limited for the use of the residents of the flats located on that floor and for visitors thereto but are subject to free means of access for reaching the other floors, available to all residents and visitors.
4. Electric meters and water meter/s connected to common lights, water connections, pump sets, etc.
5. Overhead and underground water tanks with water pumps.
6. Elevators, Lift Lobby.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seal the day and year first hereinabove written.





S.S. Sawant

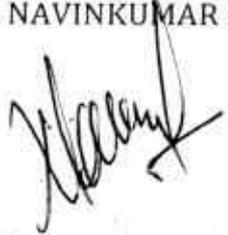
करल - ५		
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SIGNED SEALED AND DELIVERED By the within-named PROMOTERS
M/S. MISHAL CONSTRUCTION PRIVATE LIMITED

PAN: AAFCM6325A

Through its directors

1. MR. NAVINKUMAR M. JAIN



2. MR. AJITKUMAR K. JAIN



In the presence of

1.

2. 

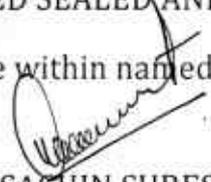


SIGNED SEALED AND DELIVERED

By the within named PURCHASERS

SHRI SACHIN SURESH SAWANT

PAN No: - BMXPS1842N

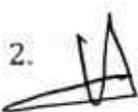

S.S. Sawant

SMT. SHREEJA SACHIN SAWANT

PAN No.:- BGHPS5059R

In the presence of

1.

2. 



RECEIPT

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RECEIVED WITH THANKS FROM SHRI SACHIN SURESH SAWANT AND SMT. SHREEJA SACHIN SAWANT A SUM OF RS.10,00,000/- (RUPEES TEN LAKHS ONLY) TOWARDS PART PAYMENT OF FLAT NO.: 1202 IN WING A ON THE 12TH FLOOR SITUATED AT BUILDING NO.70, NEHRU NAGAR, KURLA (EAST), MUMBAI- 400024 AGAINST PURCHASE OF THE SAID PREMISES AS SET OUT IN THIS AGREEMENT BY THE FOLLOWING INSTRUMENTS:

WE SAY RECEIVED

Rs.10,00,000/- (RUPEES TEN LAKHS ONLY)

FOR M/S MISHAL CONSTRUCTION PRIVATE LIMITED



MR NAVINKUMAR JAIN
Director

MR. AJITKUMAR JAIN
Director

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Form 346
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in replying please quote No. and date of this letter.

Valid upto 10 FEB 2015

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

No. E.B./CE/ BS/A of 20 - 20
CE 7,4392 / BPES / AL 10 5 FEB 2014

MEMORANDUM

Municipal Office,

Mumbai20

Shri Navin Jain of M/s Mishal Construction Pvt. Ltd. C.A. to Society

2891 13.07.2014



With reference to your Notice, letter No. dated 20 and delivered on 20 and the plans, Sections Specifications and Description and further particulars and details of your buildings at Proposed redevelopment of existing bldg. No.70 on plot bearing C.S. No. of village Kumbh III at WENTH ROAD, MIDDA COLONY KUMH III, WENTH ROAD, to be carried to me under your letter, dated 20..... I have to inform you that I do not approve of 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 :-

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

1. That the commencement certificate under Sec.45/69(1)(a) of the M.R.B T.P. Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of road widening line with foundation below the bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C.Regulation No.38(27).
3. That the low lying plot will not be filled up to reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side before starting the work.
4. That the Licensed Structural Engineer will not be appointed, supervision memo as per appendix XI Regulation 5(3)(IX) will not be submitted by him.

[Signature] 29/1/14
S.E.(B.P)(L) WE A.E.(B.P) I & II

[Signature] 03/2/14
o/c Executive Engineer Building Proposal (Eastern Suburbs.) - I

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That proper gutters and down pipes are not intended to be put to prevent water dropping from the eaves 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 you will be at liberty to proceed with the said building or work at anytime before the day of 10.4 FEB 2014, 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 In force.

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



o/c Executive Engineer, Building Proposals,
Zone, ES-I 'C' Wards.

SPECIAL INSTRUCTIONS

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 Byelaw, No. 8 of 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, 2 feet (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 2 feet (60 cms.) above every portion of the ground within 5 feet (160 cms.)- of such building.

"(c) Not less than 92 ft. () meters above Town Hall Datum."

(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice 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 Section 353-A about the necessary of submitting 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) (aa) of the Bombay Municipal Corporation Act.

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

करल	५
११/११/११	१०/११
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15. That the structural design and calculations for the proposed work and seismic forces as per I.S.Code Nos.1893 and 4326 as per circular no CE/PP/11945/1 dated 2.2.2005 for existing building showing adequacy thereof to take up the work will not be submitted by him
16. That the agreement with existing tenants along with the plans for demolition of their tenements for acceptance of alternate accommodation will not be submitted before C.C.
17. That the consent letter from existing tenants for proposed additions/alterations in their tenement will not be submitted before C.C.
18. 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.
19. That the existing structure proposed to be demolished will not be demolished or necessary phase programme with agreement will not be approved before C.C.
20. That the requirements of H.O.C. of local power supply corporation will not be obtained and the requisitions, if any, will not be complied with before obtaining certificate/B.C.C.
21. That the qualified / registered site supervisor through architect/structural engineer will not be appointed before applying for C.C.& his licence will not be duly revalidated will not be submitted.
22. That the true copy of sanctioned layout sub-division /amalgamation approved under No CE/34/BPES/GOVT/LOL dtd -- along with the terms and conditions will not be submitted before C.C. and compliance thereof will not be done before submission of B.C.C.
23. That adequate care in planning, designing and carrying out construction will not be taken in the proposed building to provide for the consequence of settlement of floors and plinth filling etc.
24. That adequate care will not be taken to safeguard the trees existing on the plot while carrying out construction work & remarks from S.G. shall not be submitted.
25. That the notice under Sec.347(1)(a) of the Mumbai Municipal Corporation Act will not be sent for intimating the date of commencement of the work.
26. That this office will not be intimated in prescribed proforma for checking the opens spaces and building dimensions as soon as the work upto plinth is completed.
27. That the clearance certificate from Assessment Department regarding upto date payment of municipal taxes will not be submitted.
28. That the requirement of bye law 4(C) will not be complied with before starting the drainage work and in case Municipal sewer is not laid, the drainage work will not be carried on as per the requirement of Executive Engineer (Sewerage Project).
29. That the copy of Intimation of Disapproval conditions & other layout or sub-division conditions imposed by the Corporation in connection with the developmental at site shall not be given to the would be purchaser and also displayed at site.
30. That a Janata Insurance Policy or policy to cover the compensation claims arising out of Workmen's Compensation Act 1923 will not be taken out before starting the work and will not be renewed during the construction of work.



[Signature]
29/1/14

[Signature]
30/1/14

O/C Executive Engineer Building Proposa
(Eastern Suburbs.) - I

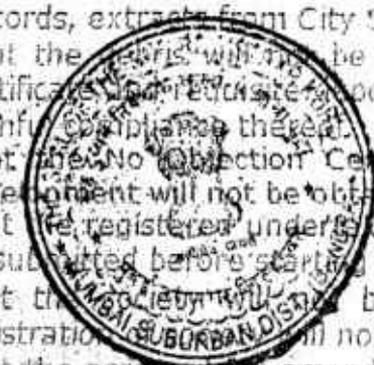
करल - ५		
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That the development charges as per M.R.T.P.(amendment) Act, 1992 will not be

That the carriage entrance shall not be provided before starting the work.

the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.

24. That the adequate & decent temporary sanitary accommodation will not be provided for construction workers on site before starting the work.
25. That the documentary evidence regarding ownership, area and boundaries of holding is not produced by way of extracts form the District Inspector of Land Records, extracts from City Survey Record and conveyance deed etc.
26. That the debris will be removed before submitting the building completion certificate and requisite deposit will not be paid before starting the work towards faithful compliance thereof.
27. That the No Objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and his requirements will not be complied with.
28. That the registered undertaking agreeing to form Co-op. Housing society will not be submitted before starting the work.
29. That the society will be formed & got registered and true copy of the registration will not be submitted.
30. That the proposal for amended layout / sub-division shall not be submitted and get approved before starting the work and terms and conditions thereof will not be complied with.
31. That the proposal will contravene the section 251.(A)(A) of the Mumbai Municipal Corporation Act.
32. That the remarks from Asst. Engineer, Water Works regarding location, size capacity of the suction tank, overhead storage tank for proposed and existing work will not be submitted before starting the work and his requirements will not be complied with.
33. That the capacity of overhead tank will not be provided as per 'P' form issued by department of Hydraulic Engineer and structural design to that effect admitted before requesting to grant commencement certificate.
34. That the undertaking for paying additional premium due to increase in land rate as and when demanded shall not be submitted.
35. That the N.O.C. from Insecticide Officer shall not be submitted.
36. That the board mentioning the name of Architect/Owner shall not be displayed on site.
37. That the requirements as per circular no. CE/PD/12387 of 17.3.2005 shall not be complied with during the execution of work.
38. That the necessary remarks for training of nalla /construction of S.W.D. will not be obtained from Dy.Ch.E.(S.W.D.)City & Central cell, before pinth C.C. and compliance of said remarks will not be insisted before granting full C.C. for the building.
39. That the debris management plan shall not be submitted to S.W.M. Department.
40. 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 not be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall not be complied with.



[Handwritten signatures and dates]

OIC Executive Engineer Building Proposal
 Eastern City

करल - 4
अनुच्छेद 22, 9W
2023

- That the registered U/T shall not be submitted by owner / developer to sale the tenements / flats on carpet area basis only and of Maharashtra Ownership flats (Regulation of promotion Management & Transfer) Act; (MOFA) amended upto indemnifying M.C.G.M. and its officers from any legal complications arising due to MOFA shall not be submitted.
- That the remarks from the existing road shall not be submitted from A.E. (Main) 'L' Ward.
- That the work of construction shall not be carried out between 7.00 a.m. to 7.00 p.m.
- That the architect shall not submit the quarterly progress report of the proposed work.
- That the debris generated / building material will not be dumped periphery of 50.00 Mtrs. from mangroves.
- That the extra water and sewerage charges will not be paid to Water Works, 'L' Ward before C.C.
- That the N.C.C. from Register / Dy. Registrar of CHS shall not be submitted.
- That the supplementary development agreement regarding future rehab component shall not be submitted.
- That the registered U/T stating that owner / developer will not object development of adjoining plot whenever they come forward for which may involve deficient open space and the clause to that effect incorporated in sale agreement.
- That the Regd. undertaking from Owner/ developer stating that no nuisance to the public as well as to neighbourhood shall be caused due to proposed construction work of building and further he will incorporate the clause in Sale Agreement with prospective buyers to note that the proposed building is constructed with concession in open spaces / joint open spaces & they will not object development of neighbouring plot which may involve deficiency in open space shall not be submitted.
- That the condition incorporated in sale agreement stating that maneuvering drive way is deficient and sample copy of agreement shall not be submitted.
- That the revised C.F.O. NOC shall not be submitted.



CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C.

That the M.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building.

GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C.

- That some of the drains will not be laid internally with C.I. pipes of adequate size.
- That the dust bin will not be provided as per C.E.'s circular No.CE/9296/11 of 26.6.1978
- That the surface drainage arrangement will not be made in consultation with Executive Engineer (S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate.
- That 10 ft. wide paved pathway upto staircase will not be provided.
- That the surrounding open spaces, parking spaces and terrace will not be kept open and un-built upon and will not be leveled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.

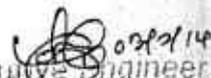
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Executive Engineer Building Proposal
(Eastern Suburbs.)

करी-4
2022

1. That the name plate/board showing plot No. name of the building etc. will not be displayed at a prominent place before O.C.C./B.C.C.
2. That the plans shall not be provided as per D.C. Regulation No. 35.
3. That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be paid for refund within a period of 6 years from the date of its payment.
4. That the provision will not be made for making available water for flushing and other non-potable purposes through a system of bore well and pumping that water through a separate overhead tank which will be connected to the drainage system and will not have any chances of mixing with the normal water supply of the Corporation.
10. That the certificate to the effect that the licensed surveyor has effectively supervised the work and has carried out tests for checking leakages through sanitary fixtures, joints in drainage pipes etc. and that the workmanship is found very satisfactory shall not be submitted.
11. That the set of plans mounted on canvas will not be submitted.
12. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will not be submitted.
13. That the adequate provision for post-mail boxes shall not be made at suitable location in the building.
14. That the part of the building construction and more particularly, overhead tank will not be provided with a proper access for the staff of Insecticide Office with a provision of temporary but safe and stable ladder etc.
15. That the final NOC from S.G. shall not be submitted.
16. That the infrastructural works such as; construction of hand-holes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall not be provided.
17. That the requisitions of clause No.45 & 46 of D.C.R.91 shall not be complied with.
18. That the provision for rain water harvesting as per design prepared by consultant in the field shall not be made to the satisfaction of Municipal Commissioner.
19. That the Vermiculture bins for disposal of wet waste as per the design and specification of organizations / individuals specialized in this field, as per the list furnished by Solid Waste Management Department of MCGM, shall not be provided to the satisfaction of Municipal Commissioner.
20. That the final NOC from CFO shall not be submitted.
21. That the final NOC from MHADA for O.C. shall not be submitted.

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

1. That certificate under Section 270-A of the Bombay Municipal Corporation Act shall not be obtained from H.E.'s department regarding adequacy of water supply.


O.C. Executive Engineer
(Building Proposals)(E.S.)


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

A.E.(B.P.) L & N

No. EB/CE/ 4392

/BBES

NOTES

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- (1) The work should not be started unless objections are complied with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement 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 flusing 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 passage over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Ward at least 30 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound shall be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that 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 in front of any work even though no materials may be expected to be stabled in front of the proposed buildings, 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) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
- (12) All the terms and conditions of the approved layout/sub-division under No. _____ of _____ should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted non water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision 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 acces 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 broke glass pieces at the rate of 125 cubic meters per 10 sq. meters 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 prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

म्हाडा

MHADA



करल - ५

Building Permission Cell, Greater Mumbai / MHADA

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

FURTHER COMMENCEMENT CERTIFICATE २०२३

No. MH/EE/ (B.P.)GM/MHADA-22/294/2019

Date: 31 JUL 2019

To

M/s. Mishal Construction Pvt. Ltd.
C.A. to Nehru Nagar Madhukunj Co. Op. Hsg. Soc. Ltd.
402, Vikas Commercial Complex,
Dr. C. Gidwani Road, Chembur, Mumbai.

- Sub:** Proposed redevelopment of existing building no. 70 on plot bearing C.T.S. No.12 (pt) of Village Kurla - III at Nehru Nagar, MHADA Colony, Kurla (E) Mumbai
- Ref:** 1. Amended Plan issued vide letter no. MH/EE/ (B.P.)GM/MHADA-22/294/2019 Dated-04.05.2019
2. Application dated 10.07.2019 for Further Commencement Certificate



Dear Applicant,

With reference to your application dated 10.07.2019 for development permission and grant of Further Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to **redevelopment of existing building no. 70 on plot bearing C.T.S. No.12 (pt) of Village Kurla - III at Nehru Nagar, MHADA Colony, Kurla (E), Mumbai**

The Commencement Certificate/Building permission is granted by MCGM subject to compliance of conditions mentioned in IOD no. CE/4392/BPES/AM and Auto DCR No. CHE/ES/0869/L/337(NEW) dated 05.02.2014, amended plans approval dated 28.03.2016 and following conditions.

1. The land vacated on consequence of endorsement of the setback line/ road widening line shall form part of the public street.

Handwritten signature or mark.

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गृहनिर्माण भवन, कलानगर, बन्द्रे (पूर्व), मुंबई ४०० ०५५.
दूरभाषी ६६४० ५०००
फैक्स नं: ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.
Phone: 66405000.
Fax No.: 022-26592058 Website: www.mhada.maharashtra.gov.in

करल - ५

२३२० that no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
2023

3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
 4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.
 5. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such facts 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 VP & CEO / MHADA 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. The condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO / MHADA is contravened or not complied with.
 - c. The VP & CEO / MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant and every person deriving title through or under him, in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966.
7. 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.
 8. That the work shall be carried out as per the approved plans, Survey Remarks & all other relevant permission applicable to this proposal.

This C.C. is issued including Endorsement of C.C. upto stilt slab level issue on 04.10.2014, & Full C.C. issued on 23.09.2016 by MCGM.

VP & CEO / MHADA has appointed Shri. Dinesh D. Mahajan, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

Hence, further C.C. extended upto top of 10th floor in Wing A & 9th floor for Wing B (i.e. Wing A consist 2 level basement for stack car parking + Ground(Pt.) for shops + Stilt (Pt.) for parking + 1st (Pt.) floor for office and part for podium for parking + 2nd to

A

करल - ५		
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10th upper floors having height of 38.35 Mt. (including OHT) and 2 level basement for stack car parking + Ground (Pt.) for shops + Stilt (Pt.) for parking + 1st (Pt.) floor for office and part for podium for parking + 2nd to 9th upper floors having height of 35.45 Mt. (including OHT)) as per approved amended plans dated 04.05.2019.

This further CC is valid upto dt. 03.10.2019

(Signature)
 (Dinesh Mahajan)
 Executive Engineer/B.P. Cell
 Greater Mumbai



P. 11/8/107, CIS 10, 12 (P) 11/88, Kurla-K. 12

करल - ५१		
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२०२३		

No. M2P/022220/GRI/MSADA-22/294/204
 DATE: 12 AUG 2021

This further cc upto top of 10th floor to 15th upper residential for for wing and BC building comprising wing A consist 2 level basement for stack car parking + ground (00) for shops + suit cph for parking + 1st cph floor for office & part for podium for parking + 2nd to 15th upper floors having height of 52.10 mtr. (Including OHT) and wing B consist of 02 level basement for stack car parking + ground cph for shops + suit cph for parking + 1st for podium parking + 2nd to 15th upper floors having height of 52.10 mtr (including OHT) for residential use as per last approved amended plan dated 27/05/2014.



[Signature]
 EXECUTIVE ENGINEER PWA
 M.H. & A.D. AUTHORITY
 GRIHA NIRMAN BHAVAN,
 BANDRA (E), MUMBAI-51

3/4

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

म्हाडा
MHADA



No./ EE/HGD/MB/ 304 /2009

Date: 2/2/10 करल - 4

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To,
The Secretary,
Madhukunj Co.Op. Hsg. Sty. (Ltd)
Building No 70,
Nehru Nagar, Kurla (E)
Mumbai. 400 024

Sub :- Demarcation of Building No 70 known as "Madhukunj CHS. Ltd", on property bearing CTS No 12 (Pt) at Nehru Nagar, Kurla, Mumbai

Ref : 1) Your office letter No. nil, dtd. 16.1.10

Sir,

As per above reference letter this office has demarcated the plot boundary as site measurement of building No 70 known as Nehru Nagar Madhukunj CHS Ltd. at Nehru Nagar, Chembur and submitted herewith the plan showing as follows.

1. The plot area as per conveyance deed with MHADA's is 917.39 Sq.mt.
2. The plot area as per approved layout / site measurement is 914.20 Sq.mt.
3. There is difference at (-) 3.19 Sq.mt (Minus Three point Nineteen Sqmt) between as per site measurement and conveyance deed executed with MHADA.

This for your information & further necessary action.

D.A. : Demarcation plan.

Yours Faithfully,

J. J. J.
Executive Engineer
HSG. Ghatkopar Div.
Mumbai Board

CERTIFIED TRUE COPY
For V. S. VAIDYA & ASSOCIATES

R. R. Khandeparkar
(R. R. KHANDEPARKAR)

गृहनिर्माण भवन, कलानगर, बान्द्रे (पूर्व), मुंबई - ४०० ०५९.
दूरध्वनी : ६६४०५०००, २६५९२८७७, २६५९२६२२
फॅक्स नं : ०२२-२६५९२०५८/२६५९०६६० पत्रपेटी क्र. ८९३५

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 059
Phone : 66405000, 26592877, 26592622
Fax No.: 022-26592058 / 26590660 Post Box No. 8135

PART LAY OUT PLAN SHOWING FOR BLDG.

NO 70, KNOWN AS "MADHUKUNJ CHS LTD."

ON CTS NO 12 (PT), S. NO 229 & 267 AT

NETRI NAGAR, KURLA (E) MUMBAI.

SCALE :- 1:500

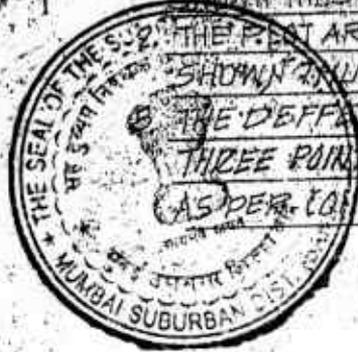
THIS DRAWING PREPARED FOR DEMARICATION PURPOSE ONLY AS PAR SITE MEASUREMENT ONLY.

NOTE:-

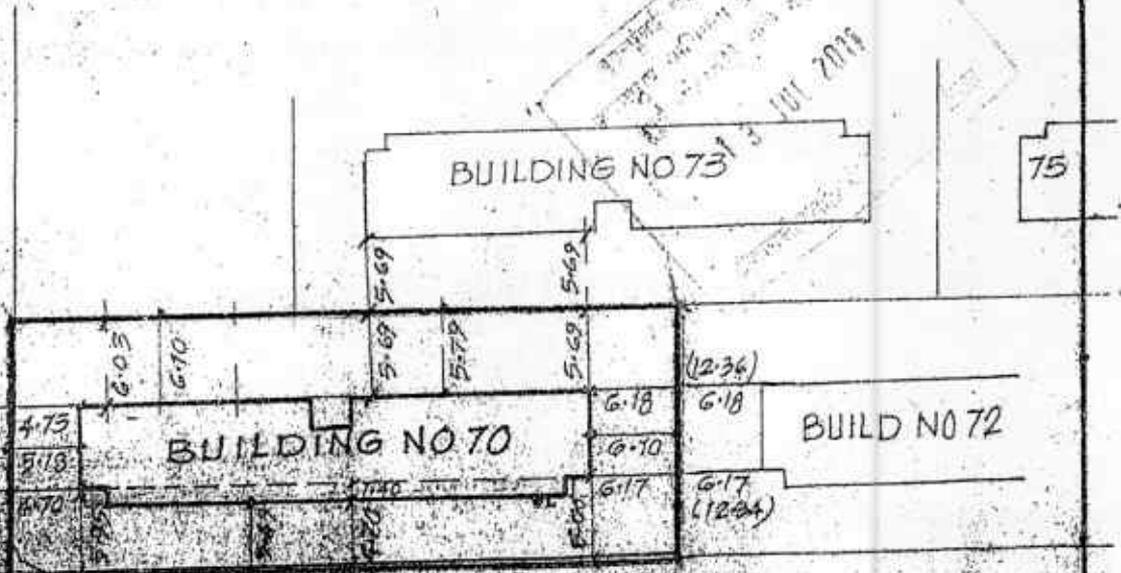
1. THE PLOT AREA IS 914.20 SQMT AS PAR SITE MEASUREMENT SHOWN THIS

2. THE PLOT AREA IS 917.39 SQMT. AS PER CONVEYANCE DEED SHOWN THIS.

3. THE DIFFERENCE PLOT AREA (TIT-BIT) IS (-) 3.19 SQMT (MINUS THREE POINT NINETEEN) BETWEEN AS PER SITE MEASUREMENT & AS PER CONVEYANCE DEED SHOWN THIS.



18.30 MT WIDE ROAD



13.45 MT. WIDE ROAD

CERTIFIED TRUE COPY For V. S. VAIDYA & ASSOCIATES

SECY/ASST ENGINEER HSG GHATKOPAR DIV. MUMBAI SUBURBAN DISTRICT

DEPUTY ENGINEER HSG GHATKOPAR DIV. MUMBAI SUBURBAN DISTRICT

(R. P. KHANDEPARKAR) EXECUTIVE ENGINEER HSG GHATKOPAR DIV. MUMBAI SUBURBAN DISTRICT

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)

MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)

म्हाडा
MHADA



No.CO/MB/REE/NOC/F-324/440 /2021
Date: 25 FEB 2021

To,
The Executive Engineer,
Building Permission cell,
Greater Mumbai, MHADA,
Bandra (E), Mumbai 400 051.

करल - ५	
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Sub : N. O. C. for Proposed redevelopment of existing Building No.70,
known as Nehru Nagar MADHUKUNJ Co-op Hsg. Society Ltd. bearing
CTS No. 12 (Pt) at village-Kurla, Nehru Nagar, Mumbai - 400 024
under DCPR-2034.

Ref : 1. Mumbai Board's NOC letter No.CO/MB/REE/NOC/F-
324/7498/2011, Dated - 16.12.2011.
2. Mumbai Board's Offer letter No.CO/MB/REE/NOC/F-
324/544/2020, Dated 20.03.2020
3. Society's Letter dated 20.01.2021

Sir,

The applicant has complied requisites for obtaining No Objection Certificate
(NOC) for allotment of additional buildable area & pro-rata share of layout for
redevelopment of their building under subject. There is no objection of this office
his undertaking construction as per the proposal of the said society under reference
terms and conditions.

Allotment of additional BUA approved previously and now approved under:

- The allotment is on sub-divided plot as per demarcated plan admeasuring
about 914.20 m². The total built up area was permitted up to 2,285.50 m² for
(1,341.48 m² existing built up area + 944.02 m² (i.e.704.60 m² for Residential
use + 239.42 m² for Commercial use) as per NOC letter No.
CO/MB/ARCH/NOC/F-324/ 7498/ 2011, Dated - 16.12.2011.
- Further allotment of additional buildable area of 2,196.00 m² (for residential
use) [i.e. 457.10 m² in the form of additional BUA + 1,738.90 m² in the form of
balance built up area of layout (Pro-rata)] under DCR 33(5) is offered vide
Offer Letter no. CO/MB/REE/NOC/F-324/544 /2020, Dated 20.03.2020.
- Thus total BUA for IOD /IOA purpose = 4,481.50 m² (i.e.4,242.08 m² for
Residential use + 239.42 m² for Commercial use) only.
- Since the Society has paid full payment (First to Fourth installment) i.e. 100 %
amount of premium towards additional built up area of 2,196.00 m² (for
residential use) as per A.R. Resolution 6749, Dt. 11.07.2017, as per Offer
letter under reference no. 2. Hence Commencement certificate shall be issued
for 4,481.50 m² (i.e.4,242.08 m² for Residential use + 239.42 m² for
Commercial use) [i.e. 2,196.00 m² permitted through this NOC.
(Proportionate to the full payment (First to Fourth installment) paid by the
Society as per Offer letter under reference no. 2) + 2,285.50 m² [1,341.48 m²
existing built up area + 944.02 m² (i.e.704.60 m² for Residential use + 239.42
m² for Commercial use)] as per previous NOC letter u/r no. 1.



गृहनिर्माण भवन, कलानगर, वांद्रे (पूर्व), मुंबई - ४०० ०५१
दूरध्वनी : ६६४०५००० / २६५९२८७७ / २६५९२८८९
फॅक्स नं. : ०२२-२६५९२०५८

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

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 and A.R. no. 6749, Dt. 11/07/2017 and circular dated 16/06/2011 & 21/12/2011 subject to following conditions.

करल The work of redevelopment should be carried out as per plans submitted to this office along with detailed proposal, as per prior approval of EE, BP Cell, Greater Mumbai / MHADA. Necessary Approvals to the plans from EE, BP Cell, Greater Mumbai / MHADA should be obtained before starting of work. 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 m ²
1.	Plot area as per demarcation	914.20
2.	Permissible FSI	3.00
3.	Permissible BUA (914.20 m ² x 3.00)	2,742.60
4.	Permissible Pro-rata from layout FSI (54.90 m ² X 40 T/s)	2,196.00
5.	Total permissible BUA (Sr. no. 3+4)	4,938.60
Total built up area permitted for obtaining T.O.D. / I.O.A.		
1. As per previous NOC dated 16.12.2011 :		
i. Existing built up area - 1,341.84 m ²		
ii. Additional BUA 944.02 m ² (i.e. 704.60 m ² for Residential use + 239.42 m ² for Commercial use)		
2. As per Society's letter dated 22.01.2020 & approval of Ho'ble VP/A dtd.05.03.2020 Additional BUA Offered vide Offer Letter dated 20.03.2020 allotted for 2,196.00 m ² (for residential use) [i.e. 457.10 m ² in the form of additional BUA + 1,738.90 m ² in the form of balance built up area of layout (Pro-rata)]		
		4,481.50
7.	Total Built up Area permitted for obtaining Commencement Certificate vide previous NOC u/r No. 1	
i. Existing built up area - 1,341.84 m ²		
ii. Additional BUA 944.02 m ² (i.e. 704.60 m ² for Residential use + 239.42 m ² for Commercial use)		
		2,285.50
8.	Additional BUA permitted for obtaining Commencement Certificate vide this For Residential use 2,196.00 m ² (Proportionate to the full payment (First to Fourth installment) paid by the Society as per Offer letter under reference no. 2)	2,196.00
9.	Total built up area permitted for obtaining Commencement Certificate. (Sr.No.7+8)	
i. For Residential use = 4,242.08 m ²		
ii. For Commercial use = 239.42 m ²		
		4,481.50

6. It should be sole responsibility of society to obtain the approval of plans / FSI as per 33(5) of DCPR 2034 from Planning Authority / MHADA and this allotment is made subject to approval of Planning Authority / MHADA, the minimum rehabilitation carpet area shall not be less than 35.00 m².
7. The plot area of your building as per indenture of lease is 917.89 m² and as per demarcation plan issued by Executive Engineer, Ghatkopar Division / M.B.'s is 914.20 m². You are therefore directed to submit rectification deed for change in plot area before issued of Occupation Certificate.

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Executive Engineer
Ghatkopar Division / M.B.'s
8. 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.
9. 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 use will have to be obtained.
11. Barbed wire fencing/ chain link Compound wall along boundary line is permitted after getting demarcation fixed from the Executive Engineer, Kurla Division, Mumbai Board.
12. The Society shall have to construct and maintain separate sewerage and water tank, pump house and overhead water tank to meet the requirement of the proposed and existing development and obtain separate water meter & water connection.
13. The society shall have to obtain approval for amended plans as and when amended else the NOC for Occupation Certificate from EE,BP Cell, Greater Mumbai / MHADA will not be granted.
14. One set of plan along with letter should be forwarded to the office of Resident Executive Engineer / Mumbai Board as token of your approval.
15. The Chief Officer / Mumbai Board reserve the right to cancel NOC without giving any notice.
16. All the terms and conditions mentioned in earlier Offer letter, NOC letters will be applicable to the society.
17. The redevelopment proposal should be prepared adhering to the Development Plan reservation, Building regulations and any other rules applicable to building construction by the EE,BP Cell, Greater Mumbai / MHADA.
18. The plans of the proposed building shall be submitted to EE,BP Cell, Greater Mumbai / MHADA within six months from the date of issue of this NOC positively for its approval failing which the NOC will stand cancelled.



19. 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 / Kurla Divn. / M.B. under intimation to this office.

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20. 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.

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21. 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 from time to time.

22. 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.

23. All terms & conditions of lease deed and sale deed are binding on the society.

24. After issue of this NOC & 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 redevelopment shall be carried out under strict supervision of Architect and R.C.C. Consultant.

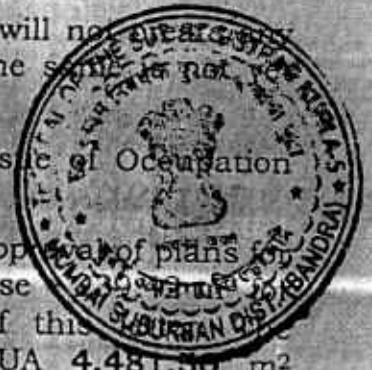
25. The proposal of issue of NOC for obtaining Occupation Certificate from EE,BP Cell, Greater Mumbai / MHADA to the newly constructed building will have to be submitted along-with the following documents / information.

- a) Copy of approved plan along-with copy of IOA & C.C. from EE,BP Cell, Greater Mumbai / MHADA. 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 EE,BP Cell, Greater Mumbai / MHADA & 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.

26. 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.

27. 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.
28. 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.
29. After approval of layout with 3.00 FSI from Architect Layout Cell, Greater Mumbai / MHADA society will be entitled to additional Pro-rata share of FSI as per approved layout. Further society's allotted Pro-rata share as per this NOC will be adjusted against it's allotted pro-rata share as when layout is approved by the Architect Layout Cell, Greater Mumbai / MHADA with 3.00 FSI.
30. Allotment of the layout pro-rata B.U.A. 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 DCPR-2034.
31. All the dues should be cleared by Society before issue of Occupation Certificate.
32. This NOC is issued for the purpose of IOD/ IOA and approval of plans for BUA of **4,481.50 m²** (i.e. 4242.08 m² for residential use + 239.42 m² for Commercial use) as shown in condition No. 5 of this Commencement Certificate shall be issued for BUA **4,481.50 m²** (i.e. 4,242.08 m² for Residential use + 239.42 m² for Commercial use) [i.e. **2,196.00 m²** permitted through this NOC. (Proportionate to the full payment (First to Fourth installment) paid by the Society as per Offer letter under reference no. 2) + 2,285.50 m² [1,341.48 m² existing built up area + 944.02 m² (i.e. 704.60 m² for Residential use + 239.42 m² for Commercial use)] as per previous NOC letter u/r no. 1.
33. All the terms and conditions mentioned in the Layout which was processed to E.E./BP Cell / MHADA shall be applicable to the society.
34. The set of plans approved by E.E./BP Cell / MHADA duly certified by the Architect should be submitted to this office before commencement of work.
35. The society will have to submit stability of the existing structure / proposed work through Registered Licensed Structural Engineer by E.E./BP Cell / MHADA.
36. 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 E.E./BP Cell / MHADA.
37. The society will have to obtain approval for amended plans as and when the Society amends the plans.

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38. 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 Nehur Nagar, Kurla (E) layout.

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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 E.E./BP Cell / MHADA at their own cost and M.H.A.D. Board shall not be held responsible.

40. 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 E.E./BP Cell / MHADA in favor of Chief Accounts Officer / MHAD Board.

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).

Before issuing the NOC for Occupation, Tanker Water or Extra Water charges payment clearance should be produced by the Society.

43. 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 Planning Authority, MHADA.
44. 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.
45. 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.
46. 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/-)
47. 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.
48. The Pro-rata premium for approval of revised layout under DCR 33 (5) with 3.0 FSI shall also be payable by society as and when communicated to you.

49. Society has to ensure that Contractors / Sub-Contractors appointed by the society or Developer of the Society, who are in charge of construction work; shall be registered with MBOCWW Board & are required to fulfill the obligations as contemplated in Building and other construction workers (Regulation of Employment and condition of service) Act, 1996. And further these Contractors / Sub-Contractors are required to fulfill all the conditions stipulated in the above Act, for the benefits of workers.
50. All the other terms and conditions mentioned in the Offer letters shall remain same and will be binding on society.
51. MHADA reserve it's 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.

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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 terms and condition, the NOC will stand cancelled.
 (Draft approved by CO/MB)



✓ Copy to: The Secretary, Building No 70, Nehru Nagar MADHUKUNJ Co-op Hsg. Soc.Ltd., at village-Kurla, Nehru Nagar, Kurla (E), Mumbai - 400 024 For information.

Copy to Architect M/s. Yashwantrao Associates 437, Hind Rajasthan Building, Dadasaheb Phalke Road, Dada (E), Mumbai 400 014 for information.

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

1. Dy. Chief Engineer (East), Mumbai Board for information
2. Executive Engineer, Housing Kurla 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.
3. Copy to Architect / Layout cell / M.B.
4. Copy to Shri. Jadhav/ Assistant for M.B. record

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मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)

MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)

म्हाडा
MHADA



No.CO/MB/REE/NO. F-324/1411/2020
Date: 20 MAR 2020 करल - ५

OFFER LETTER

To,
The Secretary,
Nehru Nagar **MADHUKUNJ** Co-op Hsg.Soc. Ltd.,
Bldg.No. 70,
Nehru Nagar, Kurla (E),
Mumbai-400 024.

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- Sub:** Proposed redevelopment of existing Building No. 70, Nehru Nagar **MADHUKUNJ** Co-op Hsg. Society Ltd. bearing DCP No. 2034 at village-Kurla, Nehru Nagar, Mumbai - 400 024 under DCPR 2034.
- Ref:** 1. Mumbai Board's NOC letter No. CO/MB/ARCH/NOC/F-324/7498/2011, Dated - 16.12.2011.
2. Society's Architect's letter dated 03.10.2019 & 22.01.2020.
3. Society's letter dated 13.01.2020.
4. Hon'ble V.P./A's approval dtd.05.03.2020.



Sir,

With reference of to above cited letter you have submitted subjective proposal for utilization of additional under provision of regulation no. 33(5) of DCPR 2034, vide letter under ref. no. 2 & 3. Your proposal is approved By Competent authority for allotment of additional buildable area of 2,196.00 m² (for residential use) [i.e. 457.10 m² in the form of additional BUA + 1,738.90 m² in the form of balance built up area of layout (Pro-rata)]

Allotment already approved in the past Offer / NOCs is as follow:

The allotment is on sub-divided plot as per demarcated plan admeasuring about 914.20 m². The total built up area was permitted up to 2285.50 m² for [1341.48 m² existing built up area + 944.02 m² (i.e.704.60 m² for Residential use + 239.42 m² for Commercial use) as per NOC letter No. CO/MB/ARCH/NOC/F-324/ 7498/ 2011, Dated - 16.12.2011.

Your proposal for additional BUA under provision of regulation no. 33(5) of DCPR 2034 & balance built up area of layout (Pro-rata)] has been scrutinized by this office & your proposal has been approved as mentioned below.

Sr. No.	Particulars	Area in Sq.mtr.
1)	By Competent authority for allotment of 2,196.00 m ² (for residential use) [i.e. 457.10 m ² in the form of additional BUA + 1,738.90 m ² in the form of balance built up area of layout (Pro-rata)] in addition to NOC issued as per reference No. 1.	2,196.00

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MHADA's resolution no.6260 dt.04.06.2007, AR 6615 dt.06.08.2013, AR 6349 dt.25.11.2008, AR 60383 dt.24.02.2009, AR No.6397 dt.05.05.2009, AR No.6422 dt.07.08.2009 & DCPR-2034 under provision of regulation no. 33(S) of DCPR 2034 are applicable in the instant case.

It is to inform you that Hon'ble V.P./A has considered your request for allowing to make payment of premium in Four installments as per Authority resolution No. 6749, dated 11.07.2017 as mentioned below:
In this regard you are requested to make payment as mentioned below:

Table-1

Sr. No	Particular	Amount in Rs.
1.	Scrutiny Fees (Residential use)	6,000.00
2.	Debris Removal Rs. 6600/- Per Bldg. Society has already paid Ra.6,600/- vide receipt No. 449348, dt. 31.10.2011.	Already paid
3.	Layout approval fees (Rs. 1,000/- X 40 T/s= Rs.40,000/-) Society has already paid Rs.20,000/- vide receipt No. 449348, dt. 31.10.2011.	20,000.00
4.	Deposit Amount for Water Charges as per CE-II / A's Circular dated 02.06.2009 Society has already paid Rs.1,00,000/- vide receipt No. 449349, dt. 31.10.2011.	Already paid
5.	Ready Reckoner Rate of 2019-20 (CR No. 12(pt), Village- Kurla-3, Zone No.107/514)	46,400.00
6.	Rate of Infrastructure	27,500.00
7.	LR / RC Ratio (46,400.00 / 27,500.00)	1.68
8.	Premium towards additional buildable area for Residential use of 2,196.00 sq. mt. by charging Rs. 9,280/- @ 20% current Ready Reckoner Rate of 2019-20 (i.e.20% of Rs. 46,400/-) as per Table C-1, in Urban Development Department's Order No.TBP-4319 /189 / CR-123/2019 /UD-11, dated 20.08. 2019.	2,03,78,880.00
9.	Offsite infrastructure charges Nil as per Urban Development Department's Order No.TBP-4319/189/CR-123/2019 /UD-11, dated 20.08. 2019 up to Two years (i.e. 19.08.2021)	Nil
10.	Total Amount to be paid to MHADA (Sr.No.1+3+8)	2,04,04,880.00
11.	Rs. Two Crore Four Lakh Four Thousand Eight Hundred & Eighty Only.	

As per Authority Resolution No. 6749 dt. 11/07/2017 payment of premium to be allowed in Four installments is as under.

Table-2

Payment of Premium & Other Charges payable to MHADA.

Sr. No.	Installments	Minimum Amount of Installments	Time Limit from the issue of Offer Letter for payment of Installment	Penalty Interest in case delay in payment	Remarks
A	B	C	D	E	F
1)	First Installment	51,20,720.00 (Total Premium Amount of Rs. 2,03,78,880.00) x 25 % + Scrutiny Fees Rs. 6,000/- + Revised Layout Approval Fees Rs.	6 Months from the date of offer letter issued.	a) Compound Interest @ 12% or prime lending rate (PLR) as decide by SBI whichever is higher to be calculated from the date of offer	If the premium amount as per 'b' is more from a & b calculated in column no. E then the new offer letter will be issued as per new Ready

		20,000/-		letter issued, up to date of payment (Calculated every three Months i.e. quarterly) as the amercible interest.	Reckoner rate as accordingly new rate also applicable for further	करल - ५
				b) The Premium will be calculated as per prevailing R.R. rate at the time of actual payment to be made.		१३६६ ६२ ११०
						२०२३
2)	Second Installment	50,94,720.00 (Total Premium Amount of Rs. 2,03,78,880.00) x 25% + The Compound interest shall be charged @ 12% p.a. from the date of issue of Offer letter till the date of payment. (Interest shall be Calculated every three Months i.e. quarterly)	Within ONE year from the date of offer letter issued	Compound Interest @ 12% or prime lending rate (PLR) as decide by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment (Calculated every three Months i.e. quarterly) as the amercible interest.	The amercible interest will be applicable on aggregate amount as per column No. C.	
3)	Third Installment	50,94,720.00 (Total Premium Amount of Rs. 2,03,78,880.00) x 25% + The Compound interest shall be charged @ 12% p.a. from the date of issue of Offer letter till the date of payment. (Interest shall be Calculated every three Months i.e. quarterly)	Within TWO years from the date of offer letter issued. Subject to condition no 2 below. The amount mentioned for Third Installment is valid only up to 19.08.2021 as per UDD's Order dtd.20.08.2019	Compound Interest @ 12% or prime lending rate (PLR) as decide by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment (Calculated every three Months i.e. quarterly) as the amercible interest.	The amercible interest will be applicable on aggregate amount as per column No. C.	
4)	Fourth Installment	50,94,720.00 (Total Premium Amount of Rs. 2,03,78,880.00) x 25% + The Compound interest shall be charged @ 12% p.a. from the date of issue of Offer letter till the date of payment. (Interest shall be Calculated every three Months i.e. quarterly)	Within THREE years from the date of first offer letter issued. Subject to condition no 2 below. The amount mentioned for Fourth Installment is valid only up to 19.08.2021 as per UDD's Order dtd.20.08.2019	Compound Interest @ 12% or prime lending rate (PLR) as decide by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment (Calculated every three Months i.e. quarterly) as the amercible interest.	The amercible interest will be applicable on aggregate amount as per column No. C.	



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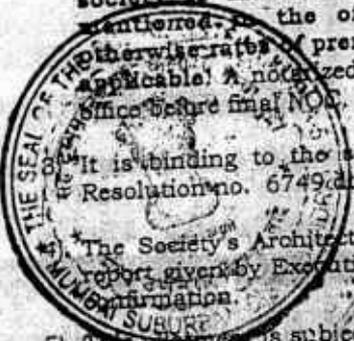
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As per the above Table no. 2, society will have to make payment of first installment of premium to MHADA, within SIX MONTHS and remaining THREE installments within stipulated time limit as per Table no. 2. If society fails to make payment as per above schedule then penalty/interest shall be charged as per A.R. no. 6749 dt. 11/07/2017.

- 2) The premium calculated in above Table '1' is as per Govt. Urban Development Department's Order No.TBP-4319/189/CR-123/2019 /UD-11, dated 20.08.2019. The aforesaid revised premium rates are valid and applicable for the Two years (i.e. up to 19.08.2021) from the date of this order. Therefore it will be binding on society to make the entire premium amount including Fourth installment mentioned in the offer letter before dated 19.08.2021 to Mumbai Board applicable. A notarized undertaking incorporating above shall be submitted in this office before final NOC.



- 3) The Society's Architect will have to verify the plot area and dimension as per site report given by Executive Engineer/Housing Kuria Division and submit report about information.
- 5) The 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/-)
- 6) 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 and the pro-rata premium of revised layout under DCR 33(5) shall also payable by applicant as and when communicated, a notarized undertaking incorporating above shall be submitted in this office before final NOC.
- 7) Your society will have to submit No dues certificate from concerned Estate Manager before issue of NOC.
- 8) Your society will have to submit Property cards and CTS Plans as per approved sub-division Plot area before issue of OC.
- 9) All conditions in lease deed & sale deed are applicable to the society.
- 10) The society will have to submit resolution before issue of NOC for the proposed redevelopment as per additional B.U.A. 2,196.00 m² [i.e. 457.10 m² in the form of additional BUA + 1,738.90 m² in the form of balance built up area of layout (Pro-rata)] & Xerox copy of minutes book about resolution should submit to this office.
- 11) Your society will have to submit duly signed & registered development agreement before NOC.
- 12) It is binding on society to pay any arrears if any for the earlier NOC issued more particularly on site and / or offsite infrastructure charges as and when communicated by Mumbai Board.
- 13) It should be sole responsibility of society to obtain the approval of plans from EE,BP Cell, Greater Mumbai / MHADA and this allotment is made subject to approval of EE,BP Cell, Greater Mumbai / MHADA.

करल - 4

32) All the terms and conditions of the layout approval of the Planning Authority, Greater MHADA will be binding on the society.

33) Society has to ensure that Contractors / Sub-Contractors appointed by the society or Developer of the Society, who are in charge of construction work; shall be registered with MBOCW Board & are required to fulfill the obligations as contemplated in Building and other construction workers (Regulation of Employment and condition of service) Act, 1996. And further these Contractors / Sub-Contractors are required to fulfill all the conditions stipulated in the above Act, for the benefits of workers.

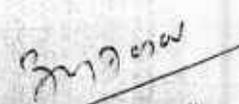
34) Your society will have to submit an undertaking on stamp paper of Rs.250/- for agreeing all the terms and conditions mentioned as above, then only NOC will be issued to the subjective proposal.

35) 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.

An amount of Rs. 1,20,720/- (Rs. Fifty One Lakh Twenty Thousand Seven Hundred & Twenty Only) may be paid in the office of the Assistant Accounts Officer/ Mumbai Board, Third Floor, Griha Nirman Bhavan, Bandra (E), Mumbai - 400051 by Demand Draft/ Pay Order within SIX months from the date of issue of this letter and produce certified Xerox copy of the receipt in this office.

On receipt of the same the NOC for IOA purpose will be processed & NOC for Commencement Certificate will be processed as per payment of premium & Other Charges paid to MHADA as per Table -2, under certain terms and condition, which may please.

(Draft approved by CO/MB)


(Bhushan R. Desai)
Resident Executive Engineer.
M. H. & A. D. Board

Copy to The Executive Engineer, Building Permission Cell, Greater Mumbai, MHADA, Bandra (E), Mumbai 400 051 for information.

Copy to Architect: M/s V.S. Vaidya & Associates, 437, Hind Rajasthan Building, Dadasaheb Phalke Road, Dadar (E), Mumbai-400 014 for information.

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

1) Architect, Layout Cell, Mumbai Board.

2) Executive Engineer Kurla 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.

3) Chief Accounts Office/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.

4) Shri. Jadhav/ Sr. Clerk for MIS record.

Jinita Shah
B.L.S., LL.B., Solicitor
Advocate & Solicitor

करल	982087239
93 60 61	022 6550551
2023	93 60 61

Office No. 602, Atlantic Tower, Commercial Premises Co-op. Hsg. Sty. Ltd., R. B. Mehta Marg, Chokopar (E), Mumbai - 400 077
302, Roop Darshan C, Gulmohar Road no. 1, JVPD Scheme, Mumbai - 400 049.

TITLE CERTIFICATE

I have perused the documents in respect of the property namely Nehru Nagar Madhukunj Co-operative Housing Society Limited i.e. Property Card and other relevant documents and after perusing the same I am hereby submitting my certificate as under:-



THIS IT TO CERTIFY THAT:

- (A) Maharashtra Housing and Area Development Authority (hereinafter referred to a 'MHADA') is the owner of the larger property situated at Kurla, Nehru Nagar, District Mumbai bearing CTS no. 12 of Village Kurla within Municipal Limits of Greater Mumbai, more particularly described in the Schedule hereunder written (hereinafter referred to as 'the said Land').
- (B) Thereafter, MHADA constructed a building being Building no. 70 on land admeasuring 917.39 sq. mtrs., as per the Lease Deed dated 1st June 1987 and 888.80 sq. mtrs, as per Letter dated 16th February 2008 bearing no. Ex. Eng./HGD/526/2008 issued by Mumbai Housing and Area Development Board and allotted tenements to 40 allottees consisting of ground plus four upper floors who came together and formed a society namely Nehru Nagar Madhukunj Co-operative Housing Society Limited bearing registration no. BOM/WL/

1/

करल - ५		
१३६२६	६७	१५०
२०२३	HSG/8907/94-95 and having registered office at Building no. 70,	

Nehru Nagar, Kurla (East), Mumbai: 400024.

- (C) Further by a Lease Deed dated 1st June 1987 made between MHADA as the Lessor of the One Part and the said Society of the Other Part duly registered at the Office of the Sub-Registrar of Assurances at Bandra, under Sr. No. BDR/1404 of 2010, MHADA granted to the said Society the said Land on lease for a period of 99 years and on such terms as are more specifically stated therein.



- Further, by a Deed of Sale dated 12th June 1996 executed by and between the MHADA and the said Society registered under Registration no. BDR/1404 of 2010, MHADA has sold the said building to the said Society under such terms and conditions as more specifically stated therein.
- (E) The Property card does not bear the name of the Society as the holder of the property.
- (F) The Building of the Society consists of ground plus four upper floors comprising of 40 residential flats which are occupied by 40 members of the Society; they are the Owners of their respective flats.
- (G) On perusal of the aforesaid documents and information given on enquiries, I have found that Nehru Nagar Madhukunj Co-operative Housing Society Limited is a co-operative society duly registered under the provisions of Maharashtra Co-operative Societies Act, 1960 bearing Regn.No. BOM/WL/ HSG/8907/94-95 having its registered office no. 70, Nehru Nagar, Kurla (East), Mumbai: 400024, as more particularly described in the Schedule hereunder written.

✓

करल - ५		
११६२६	६१	११०
२०२३		

(H) In view of what is stated hereinabove, the Society viz. Nehru Nagar Madhukunj Co-operative Housing Society Limited are the Lessees of the said property and title of the said property is clear and marketable and free from all encumbrances.

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of non-agricultural land or ground being admeasuring 917.39 sq. mtrs., as per the Lease Deed bearing no. Ex. Eng./HGD/526/2008 issued by Mumbai Housing and Area Development Board along with building namely Madhukunj standing thereon being ground plus four upper floors and comprising of 40 Residential flats which are occupied by 40 members of the Nehru Nagar Madhukunj Co-operative Housing Society Limited bearing CTS no. 12(Part), Survey no. 229 and 267 of Village Kurla within Municipal Limits of Greater Mumbai situated at 70, Nehru Nagar, Kurla (East), Mumbai: 400024 in the Registration Sub-District and District of Mumbai City and Mumbai Suburban in Municipal 'L' Ward.



Dated this 18th day of August, 2015.

Jinita Shah

JINITA SHAH
Advocate and Solicitor

करल - ५
७३६२६ ६९ ७१०
२०२३





BOB/ADVMLP/01/2023

Dated: 12.04.2023

To,
SHRI SACHIN SURESH SAWANT
SMT. SHREEJA SACHIN SAWANT

करल - ५		
०३६२६	४०	१२०
२०२३		

Dear Sir,

Re: Adv. A/c M/s Mishal Construction Private Limited.

Release of Charge on Flat No. 1202 on 12th Floor A Wing, Madhukunj CHS LTD, Next to Abhyudaya Bank, Nehru Nagar, Kedarnath Mandir Marg, Kurla (East), Mumbai-400024

With reference to above, we inform you that, we have received request vide ~~no.~~ dated 12.04.2023 from M/s Mishal Construction Pvt Ltd for release of our Mortgage charge on Flat No. 1202 on the 12th Floor A Wing, Madhukunj CHS LTD, Next to Abhyudaya Bank, Nehru Nagar, Kedarnath Mandir Marg, Kurla (East), Mumbai-400024, purchaser SHRI SACHIN SURESH SAWANT and SMT. SHREEJA SACHIN SAWANT.



We hereby inform you that, we release our charge on the above flat subject to the condition that the above flat will remit by you to us for the credit of Escrow account No. 04190200001784, IFSC Code: BARBOVILEAS) maintained by M/s Mishal Construction Pvt Ltd.

Any agreement to be executed by the firm with its customers should incorporate that all the payments made favoring Bank of Baroda Escrow A/c (Account No. 04190200001784, IFSC Code: BARBOVILEAS) Mishal Construction Pvt Ltd.

Release of flat/saleable area / premises will be released only after full sale consideration as per the sale agreement has been received by the Bank to the ESCROW A/C (Account No. 04190200001784, IFSC Code: BARBOVILEAS) maintained by the company.

While NOE to be issued to the bankers of Prospective Purchasers of premises should be on receipt of full sale consideration in the ESCROW A/c (Account No. 04190200001784, IFSC Code: BARBOVILEAS).

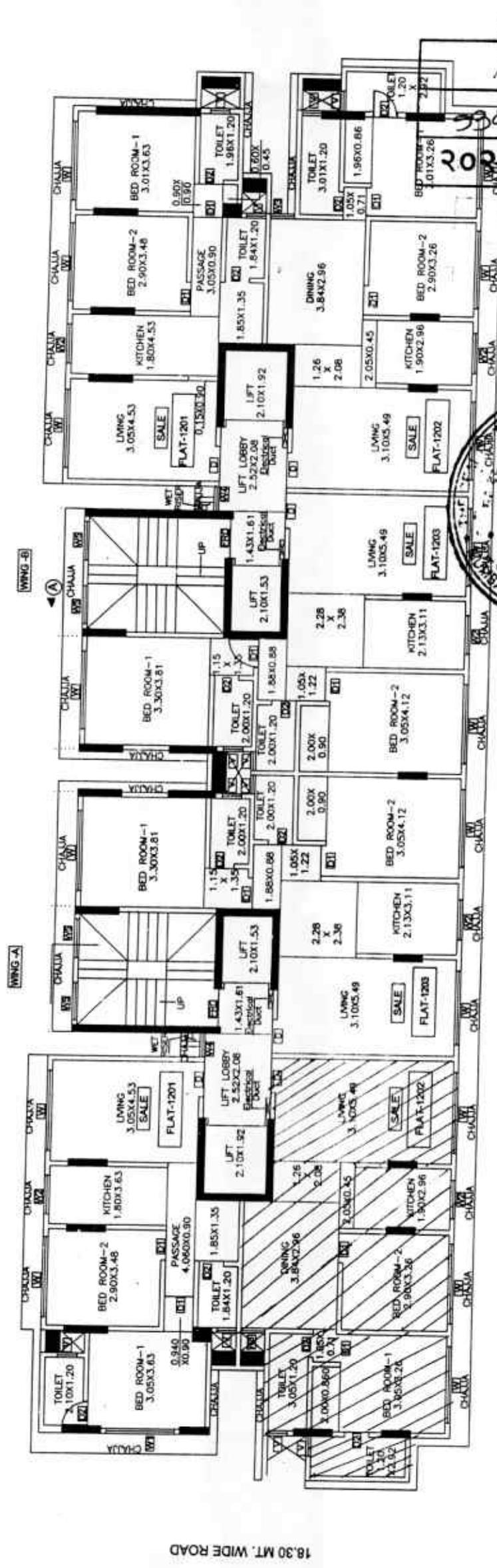
The above conditions contain disclosure of Bank finance and mortgage of Property.

The above conditions are null and void if the above conditions are not satisfied.

Yours faithfully,
Bank of Baroda Account (Account No. 04190200001784, IFSC Code: BARBOVILEAS) Mishal Construction Private Limited.

करल - ५		
१३६२६	७९	१००
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करल - ५
 २०२३
 ५२२ & ७२९००

S. S. Saurant



12th Floor

13.45 MT. WIDE ROAD

For MISHAL CONSTRUCTION PVT LTD

[Handwritten Signature]

Director

Director

18.30 MT. WIDE ROAD

10-10-18

करल - ५ ६९०		
९३६२६	७३	१००
२०२३		



करल. ५		
९३६२६	७४	९००
२०२३		

विद्यमान

पावती

Tuesday, July 15, 2014
12:50 PM



पावती क्र.: 8485

दि. १५/०७/२०१४

गावाचे नाव: चेंबूर

दस्तावेजाचा अनुक्रमांक: करल२-६७७०-२०१४

दस्तावेजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मेसर्स मिशाल कंस्ट्रक्शन प्रा लि चे संचालक नवीनकुमार जैन

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 340.00

पृष्ठांची संख्या: 17

एकूण:

रु. 440.00

भाषणाम मूळ दस्त. संवनेत पिट, मूची. व सीडी अंदाजे 12:58 PM ह्या वेळी मिळेल.

KRL2

वाजार मूल्य रु. 0/-

मोबदला रु. 1/-

भरलेले मुद्रांक शुल्क रु. 500/-

1) देयकाचा प्रकार: By Cash रक्कम: रु. 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु. 340/-

M. J. J.

करल - २ IV		
६०००	२	१०
२०१४		



करल - ५		
९२६०६	०६	१००
२०२३		



करल - ५		
३३६२६	७७	१००
२०२३		

करल - २ IV		
EW60-	3	96
२०१४		



Special Power of Attorney

TO ALL WHOM THESE PRESENTS SHALL COME, We M/S. MISHAL CONSTRUCTION PVT. LTD. through its Directors- (1) Mr. NAVIN JAIN and (2) Mr. AJITKUMAR JAIN, both adults, having office at 402, Vikas Commercial Centre, Dr. C.G. Road, Chembur, Mumbai-400074, do hereby nominate and appoint our Employee - (1) MR. ARVIND PHATAK (2) MR. ROHIT PATEL (3) MR. VAIBHAV DNYANESHWAR ADHIKARI (4) MR. JEKEEL P WADHER, All adults, Hindu, Indian Inhabitants of Mumbai, having their office at 402, Vikas Commercial Centre, Dr. C.G. Road, Chembur, Mumbai-400074, whose specimen signature is appended herein before to be my/our true and lawful Attorney to act for me/us and to do the following acts, deeds, and things in my name on my/our behalf :-

- (1) To appear and present before any concerned Registrar, Joint Sub-Registrar of Assurance of Taluka : Kurla and/or anywhere in Mumbai and to lodge and/or present Alternate Accomodation Agreement / Agreement For Sale / Sale Deed / Deed Of Confirmation / Deed Of Conveyance / Deed Of Rectification / Deed Of Cancellation and / or any other documents signed and executed by us, and to louge the same for registration and to admit the execution of the said documents such as Agreement for Sale / Sale Deed / Deed Of Confirmation / Deed Of Rectification / Deed Of Cancellation / Deed Of Conveyance and / or any other documents ancillary there of duly signed and executed by me / us as the director of M/S. MISHAL CONSTRUCTION PVT. LTD. and to sign or execute the receipt thereof in my/ our name and on behalf as aforesaid and deliver the said document / documents to me / us as may be intended under the terms and conditions of the said document or documents under the Indian Registration Act.








करल - २ IV		
६०००	४	१६
२०१४		

करल - ५		
९३६६६	७६	९००
२०२३		

AND GENERALLY to do all lawful acts necessary for the aforesaid purposes and I / We hereby acts, deeds and things lawfully done by me / us or by my / our said Attorney in respect of the aforesaid purpose shall be constructed as acts, deeds and things owned by me / us and I / we hereby undertake to RACTIFY AND CONFIRM all and whatever that my / our said Attorney shall lawfully do and / or to be done for me / us by virtue of this Special Limited Power of Attorney.

IN WITNESS WHEREOF I / We M/S. MISHAL CONSTRUCTION PVT.LTD., through its directors MR. NAVIN M. JAIN AND (2) MR. AJITKUMAR JAIN, hereunto set my / our hand and the Special Power Of Attorney at MUMBAI. On this 8th day of May 2014.



SIGNED SEALED AND DELIVERED

By the within named EXECUTANTS

M/S. MISHAL CONSTRUCTION PVT.LTD.

Through its Directors -

(1) MR. NAVIN M. JAIN

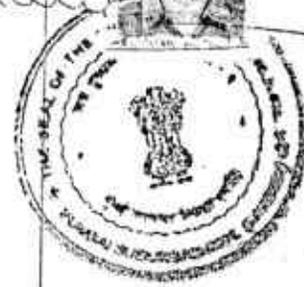
(2) MR. AJITKUMAR JAIN



Accepted



Ajitkumar



करल - ५		
३३६२६	७९	१००
२०२३		

करल-२ १४		
६७७७	५	१७
२०१४		

EXECUTANTS

In the presence of.....

WE ACCEPT THE ABOVE POWER



(MR. ARVIND PHATAK)

(MR. ROHIT RAJEL)

(MR. VAIBHAV DNYANESHWAR ADHIKARI)

(JEHEEL P WADHER)

Signature of Constituted Attorneys



MAHARAJA SURESH...

करल-२ IV		
६०००	६	११०
२०१४		

करल - ५		
९३६२६	७	१००
२०२३		





महानगर टेलीफोन निगम लिमिटेड, मुंबई
MAHANAGAR TELEPHONE NIGAM LIMITED, MUMBAI
टेलीफोन बिल पत्रक / Telephone Bill Foil

पंजीकृत कार्यालय : 5 वीं मंजिल, महानगर दुरसंचार सदन, 9, सीजीडी कॉम्प्लेक्स, लोधी रोड, नई दिल्ली - 110003
 Regd. office : 5th Floor, Mahanagar Doorsanchar Sadan, 9, CGD Complex, Lodhi Road, New Delhi - 110003

Name & Address M/S. MISHAL CONSTRUCTION PVT LTD. 402 4TH FLOOR VIKAS COMMERCIAL CENTRE DR. AMBekar CHEMBUR MUMBAI 400072		विल कालावधि Billing Period 01/05/2014 से / to 31/05/2014	
विल दिनांक Bill Date 10/06/2014		अंतिम दिनांक Due Date 01/07/2014	
देय राशि Amount Payable 1462.00		विल नंबर 2050236265	



205023626510522142641006201400001462

विल नंबर / Bill No. करल-२ IV
 402 4वां माला
 विकास कर्पासिपल सेंटर
 डॉ जी.जी. रोड
 चेंबूर मुंबई 400072
 For your Billing Contact Amount
 1. Public Grievances: 192
 2. Billing Complaints: 192
 3. Service Complaints: 192

टेलीफोन नं.	श्रेणी कोड	विल नं.	विल दिनांक	श्रेणी कोड	दुर्लभ योजना	ग्रुप कोड	ब्रॉडबैंड शुल्क योजना
Telephone No.	Category Code	Bill No.	Bill Date	Category Code	Tariff Plan	Group Code	Broadband Tariff Plan
2521917	NON-OYT GENERAL	2050236265	10/06/2014	NON-OYT GENERAL	Unlimited_Combo_995	ECS	Unlimited_Combo_995
विल विवरण Opening Meter Reading: 5417 Closing Meter Reading: 5417 Metered Calls: 242 Debit Calls: 0 Credit Calls: 0 Free Calls: 25 Net Calls Chargeable: 217				विल विवरण Current Charges Detail मासिक सेवा शुल्क: 1045.00 कॉल शुल्क: 212.00 ब्रॉडबैंड मासिक सेवा शुल्क: 0.00 ब्रॉडबैंड मुद्रण शुल्क: 0.00 मासिक सी पी ई सेवा शुल्क: 50.00 डेबिट: 0.00 क्रेडिट: 12.64 सेवा कर @ 12%: 157.44 शिक्षण कर @ 3%: 4.72 उपरुद्ध परत: 1462.00 अधिभार: 40.00 उपरुद्ध परत: 1502.00			
Remarks ELECTRONIC BILLING SYSTEM - PLEASE CHECK INFORMATION ONLY Other Credit Debit Charge desc. From dt. Amount ECS/INTERNET PAYMENT DISCOUNT 05/05/2014 12.64 Outstanding Bills : Bill no. Bill dt. Amount 1052112894 10/05/2014 1500				Make ISD without ISD Call USA, CANADA, CHINA, HONG KONG, SINGAPORE, THAILAND, MALAYSIA & SOUTH KOREA from your phone even without STD / ISD facility. Charges ₹ 2 / min. Dial '1300' instead of '00' to make ISD call to these countries. Details Dial 1530 (Toll Free)			

E & O. E. MTNL MUMBAI SERVICE TAX REGN NO.: AAACM0828RST001
 CONSOLIDATED STAMP DUTY PAID BY ORDER NO. C.R.S 2013/3647/
 Lr. No. 590/M-1std. 30/12/2013
 Cheque / DD Should be drawn in favour of "MTNL MUMBAI" 2050236265
 Pay your bill Online before due date & get Discount of 1% on the Bill amount. Visit <http://mtnlmumbai.in>
 (Discount amount subject to a maximum of Rs.250/-)

2 Mbps Xpress+ @ ₹ 850 Per Month
 2 Mbps upto 18 GB & 1 Mbps thereafter With Xpress+ Combo & Non-Combo 850 Plan
 1800 22 1500 (Toll Free)
 MTNL TriBand Broadband Service from MTNL

Detach and enclose this slip with your payment. COUNTER-FOIL

Mahanagar Telephone Nigam Limited, Mumbai.

CA No.	Bill No.	Due Date	Amount Payable	Surcharge
2050236265	1052214264	01/07/2014	1462.00	40.00



Say 'Namaste' to a great lifestyle!

ADD.: 402, VIKAS COMMERCIAL CENTRE, 4TH FLOOR,
DR. C.G. ROAD, CHEMBUR (E), MUMBAI - 400 074

CONTACT NO.: +91 22 65676669, 25219129, 25219130

EMAIL: INFO@MISHALCONSTRUCTION.COM, SALES@MISHALCONSTRUCTION.COM

WEBSITE: WWW.MISHALCONSTRUCTION.COM

करल - ५		
०३६२६	(२)	१००
२०२३		

EXTRACT OF THE RESOLUTION PASSED AT THE MEETING OF THE BORD OF DIRECTORS OF MISHAL CONSTRUCTION PRIVATE LIMITED HELD ON 21ST APRIL, 2014 AT 10:30 AM AT 402, VIKAS COMMERCIAL CENTRE, DR. C. G. ROAD, NEXT TO BANGALORE CHEMBUR, MUMBAI - 74.

"RESOLVED THAT Required for smooth functioning of the organization Mr. Navinkumar Jain and Mr. Ajitkumar Jain have been authorized to execute and registered any document after the document execute by the Board of Directors.

"RESOLVED FURTHER THAT (i) Mr. Arvind A. Phatak, (ii) Mr. Rohit D. Vaibhav D. Adhikari, (iv) Mr. Jekeel P. Wadher have been authorized to register any document execute by Mr. Navinkumar Jain and Mr. Ajitkumar Jain & as authorized by the Board of Director.



करल - २		
६०००	८	१६
२०१४		

Certified True Copy:

For Mishal Construction Private Limited

Navinkumar Jain
Navinkumar Jain
(Director)

Ajitkumar Jain
Ajitkumar Jain
(Director)



करल-२ IV		
EW60	10	96
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करल - ५		
९३६२६	४४	९००
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भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

A. J. KUMAR KASTURCHAND JAIN
KASTURCHAND KHIMRA JAIN

25/08/1967
2AOP/10326E



47

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

YASHWANTH ADHIKARI
DNYANESHWAR YASHWANTH ADHIKARI

20/05/1985
2AOP/10326E

भारत निवडणूक आयोग
ऑलखपत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD

UFF3232261



मादमाचे नांव : रश्मि दिपक पटेल
Elector's Name : Rashi Deepak Patel
बादलांचे नांव : दिपक पटेल
Father's Name : Deepak Patel
लिंग / Sex : पुरुष / MALE
जन्म तारीख / Date of Birth : 02/11/1981

करल - ५		
१३६२६	५	१००
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करल-२ IV		
६०००	११	१०

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार ०१४
GOVT. OF INDIA

TUKARAM MARUTI WALKE

MARUTI KISAN WALKE

25/05/1998

Permanent Account Number

ABLPW3543Q

Maruti Walke
Signature



आयकर विभाग
INCOME TAX DEPARTMENT
UPARE SANDESH KISAN
KISAN SHANKAR UPARE
१६-०३-१९७८
Permanent Account Number
ABOPU2871L
Shankar Upare

भारत सरकार
GOVT. OF INDIA

करल - ५		
९६२६	६	९००
२०२३		

करल - ३ IV	
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करल - ५		
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करल-२ १४		
६७७०	१३	१७
२०१४		



ATTY. AT LAW
[Signature]
 ADVOCATE HIGH COURT
 BHANDUP, MUMBAI.

आयकर विभाग
 INCOME TAX DEPARTMENT
 SUNIL RAJARAM SHINDE
 RAJARAM ANNAPA SHINDE
 30/04/1990
 Permanent Account Number
 CEXPS4044D
[Signature]
 Signatory

भारत सरकार
 GOVT. OF INDIA

Summary 1 (Gadhwara Bhan-1)

करल - 4

93828 19 900

2023

मंगळवार, 15 जुलै 2014 12:50 म.प.

दस्त गोपवारा भाग-1

करल 2

दस्त क्रमांक: 6770/2014

१५/१०

दस्त क्रमांक: करल 2 /6770/2014

बाजार मूल्य: रु. 00/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दि. सह. दु. ति. करल 2 चांचे कार्यालयाने

दर दि. 15-07-2014

मुंबई उपनगर जिल्हा, वा. हुजर केला.

पावती 8485

पावती दिनांक: 15/07/2014

मादरकरपाराचे नाव: मेमम मिशाल फस्ट्रकशन प्रा लि चे
संचालक नवीनकुमार जैन

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 340.00

पृष्ठांची संख्या: 17

एकुण: 440.00

दस्त हुजर करपाच्याची मही:

KRL 2
सह दुय्यम निर्बंधक खुर्ला - 2
मुंबई उपनगर जिल्हा

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: 8 जेव्हा तो प्रतिफलार्थ देण्यात आलेला अमुन @ ज्यामुळे कोणतीही म्थायत मालमना विकण्याचा प्राधिकार
मिळत असेल तेव्हा

शिक्का क्र. 1 15 / 07 / 2014 12 : 37 : 39 PM ची वेळ: (गादरीकरण)

शिक्का क्र. 2 15 / 07 / 2014 12 : 38 : 27 PM ची वेळ: (फी)

KRL 2
सह दुय्यम निर्बंधक खुर्ला - 2
मुंबई उपनगर जिल्हा



Summary-2(दस्त गोपवारा भाग - २)



15/07/2014 12 53:35 PM

दस्त क्रमांक : करल2/6770/2014
दस्ताचा प्रकार :- कुलमुखत्यारपत्र

दस्त गोपवारा भाग-2

करल - ५	
९३६२६	६०५००
२०२३	
दस्त क्रमांक: 6770/2014	

९६/१०

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	ध्यायाचित्र	अंगठ्याचा ठसा
1	नाव: मेमर्स मिशाल कॅन्स्ट्रक्शन प्रा लि चे संचालक नवीनकुमार जैन पत्ता: 402, -, विकास कमर्शियल सेंटर, डॉ. गी. जी. रोड, चेंबूर, मुंबई, चेंबूर इन्स्टेशन, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर: AAFCM6325A	कुलमुखत्यार देणार वय :-48 स्वाक्षरी:-		
2	नाव: मेमर्स मिशाल कॅन्स्ट्रक्शन प्रा लि चे संचालक अजितकुमार जैन पत्ता: प्लॉट नं: 402, माळा नं: -, इमारतीचे नाव: विकास कमर्शियल सेंटर, ब्लॉक नं: डॉ. सी. जी. रोड, चेंबूर, रोड नं: मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर: AAFCM6325A	कुलमुखत्यार देणार वय :-47 स्वाक्षरी:-		
3	नाव: अरविंद - फाटक पत्ता: प्लॉट नं: 402, माळा नं: -, इमारतीचे नाव: विकास कमर्शियल सेंटर, ब्लॉक नं: डॉ. गी. जी. रोड, चेंबूर, रोड नं: मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर: ABWPP0064A	पॉवर ऑफ अटॉर्नी होल्डर वय :-54 स्वाक्षरी:-		
4	नाव: रोहित - पटेल पत्ता: प्लॉट नं: 402, माळा नं: -, इमारतीचे नाव: विकास कमर्शियल सेंटर, ब्लॉक नं: डॉ. गी. जी. रोड, चेंबूर, रोड नं: मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-23 स्वाक्षरी:-		
5	नाव: वैभव ज्ञानेश्वर अधिकारी पत्ता: प्लॉट नं: 402, माळा नं: -, इमारतीचे नाव: विकास कमर्शियल सेंटर, ब्लॉक नं: डॉ. सी. जी. रोड, चेंबूर, रोड नं: मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर: ADOPA7097K	पॉवर ऑफ अटॉर्नी होल्डर वय :-28 स्वाक्षरी:-		
6	नाव: जेकील पी. वाडेकर पत्ता: प्लॉट नं: 402, माळा नं: -, इमारतीचे नाव: विकास कमर्शियल सेंटर, ब्लॉक नं: डॉ. गी. जी. रोड, चेंबूर, रोड नं: मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर: ACAPW9345E	पॉवर ऑफ अटॉर्नी होल्डर वय :-22 स्वाक्षरी:-		

वरील दस्तपत्रे करून देणार तयारकीत कुलमुखत्यारपत्रे व दस्त ऐवज घेऊन दिल्याचे कबूल करतात.
शिक्का क्र.3 ची वेळ: 15/07/2014 12:40:44 PM

ओळख:

घातील इमाम अमे निवेदीत करतात ती ते दस्तपत्रे करून देणार तयारकीत कुलमुखत्यारपत्रे व दस्त ऐवज घेऊन दिल्याचे कबूल करतात, व त्यांची ओळख पटविताने



संस्थापक/पत्रा

Summary-2 (दस्त गोपवारा भाग - २)

करल - ५	
११६२६	११ १००
२०२३	नाव: संदेश - उपरे वय: ३३ पता: साई विहार, टि पी रोड, भाद्रूप पश्चिम, मुंबई पिन कोड: ४०००७८

S. K. P. S.
स्वाक्षरी



नांव: संदेश - शिंदे
पता: ४०२, मजला, विकास कमिश्नरल सेंटर, चेंपूर, मुंबई - स्वाक्षरी
४०००७८
पिन कोड: ४०००७४

Shinde

करल-२	IV
६०००	१० १०
२०१४	

वेळ: १५ / ०७ / २०१४ १२ : ४१ : ३७ PM
शिक्का क्र. ५ ची वेळ: १५ / ०७ / २०१४ १२ : ४१ : ५८ PM मॉरफिंगी पुस्तक ४ मध्ये

KRL2

सह दुय्यम निबंधक कुला २
मुंबई उपनगर जिल्हा

sr. Epayment Number
1 MH001659151201415R

Defacement Number
0001085288201415

6770/2014

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2. Get print and mini-CD of scanned document along with original document, immediately after registration.

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प्रमाणित करण्यात येते की दस्तामध्ये
एकूण व्यक्ती (१०) पावे आहेत
करल-२: ६००० १०१०
पुस्तक क्रमांक: १११००१२०१४
नोंदला जमाकाय
दिनांक: १५/०७/२०१४
सह दुय्यम निबंधक कुला २
मुंबई उपनगर जिल्हा

करल - ५		
१३६२६	१२	१७
२०२३		



For MISHAL CONSTRUCTION PVT LTD
 Director

For MISHAL CONSTRUCTION PVT LTD
 Director

[Handwritten signature]

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

AJITKUMAR KASTURCHAND JAIN
KASTURCHAND KRUMRAJ JAIN

26/08/1967
Father's Account Number

AADP15826E
Signature

1132621

करल - ५		
93826	९८	900
२०२३		





भारतीय विशिष्ट ओळख प्राधिकरण

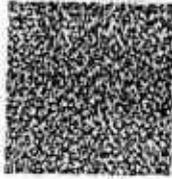
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदणी क्रमांक / Enrolment No.: 2722/40071/01677

To
अजिंक्युन कास्तुरचंद जैन
Ajinkumar Kasturchand Jain
701, 7th floor new viswas chs
d k sandu marg
chembur
near joy hospital
Mumbai
Mumbai Suburban Maharashtra - 400071
9821738152

Generation Date: 27/06/2018

Validity: unknown



आपला आधार क्रमांक / Your Aadhaar No. :

7000 9031 0249

VID : 9147 2039 4488 5512

माझे आधार, माझी ओळख



भारत सरकार
Government of India



अजिंक्युन कास्तुरचंद जैन
Ajinkumar Kasturchand Jain
जन्म तारीख/DOB: 26/08/1987
पुल्ल/MALE

7000 9031 0249

VID : 9147 2039 4488 5512

माझे आधार, माझी ओळख



क्रमांक - 4	
AADHAAR	JK 900
संस्था 2023	

- आधार ओळखीचे प्रमाण आहे, नागरिकत्व नाही.
- ओळखीचे प्रमाण ऑनलाइन ओपनपब्लिक डेटा प्रदान करते.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

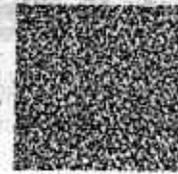
- आधारला देशभरात मान्यता आहे.
- आधार भविष्यात सरकारी व खाजगी सेवांसाठी मिळविण्यास उपयुक्त आहे.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
701, 7th floor new viswas chs, d k sandu
marg, chembur, near joy hospital, Mumbai,
Maharashtra - 400071

Address:
701, 7th floor new viswas chs, d k sandu
marg, chembur, near joy hospital, Mumbai,
Maharashtra - 400071



7000 9031 0249

VID : 9147 2039 4488 5512

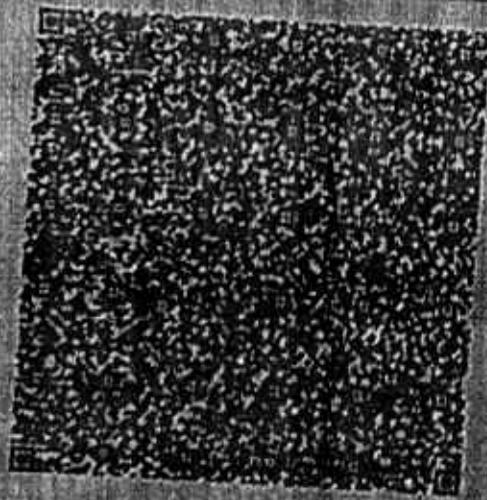
Ajinkumar Kasturchand Jain

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



आयकर खाते नंबर कार्ड
Income Tax Account Number Card
AABRJB236E



आयकर विभाग

वेबसाइट



Handwritten signature

2005910	23	900
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करल - ५

९३६२६ ६६ ९७

आधार २०२३

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविल्याचा क्रमांक / Enrollment No 1104/20524/04962

To,
नवीनकुमार मिश्रमल जैन
Naveenkumar Mishramal Jain
SID: Mishramal Jain
705/A, deepak jyoti tower
parel lank road
kalachowki, ampewadi kalachowki
Kalachowki S O
Lank Road Mumbai Mumbai
Maharashtra 400033
9819459666

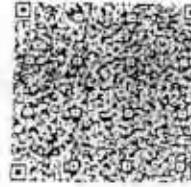
29/09/2012



Ref: 184 / 17A / 356397 / 357541 / 1



SH083910815DF



Handwritten signature

आपला आधार क्रमांक / Your Aadhaar No. :

4945 7331 7488

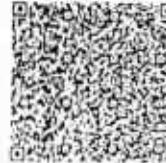
आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



नवीनकुमार मिश्रमल जैन
Naveenkumar Mishramal Jain
जन्म वर्ष / Year of Birth : १९६६
पुरुष / Male



4945 7331 7488

आधार — सामान्य माणसाचा अधिकार

भारत सरकार
Government of India



Shreeja Sachin Sawant
DOB: 19/12/1988
Female

3874 1733 8168

मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BGHPS6059R



नाम / Name
SHREEJA SACHIN SAWANT

पिता का नाम / Father's Name
SADANAND RAJARAM SURVE

जन्म की तिथि / Date of Birth
15/12/1988

12062022

S.S.Sawant

करल - ५		
९३६२६	९०	९००
२०२३		

भारत सरकार
GOVERNMENT OF INDIA



सुरेश सीताराम सावंत
Suresh Sitaram Sawant
जन्म तिथि / DOB: 16/07/1956
पुरुष / MALE

5101 7867 2857

आधार - सामान्य माणसाचा अधिकार

S.Sawant

भारत सरकार
GOVERNMENT OF INDIA



सचिन सुरेश सावंत
Sachin Suresh Sawant
जन्म तिथि / Year
1983
पुरुष / Male



8035 7769

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SACHIN SURESH SAWANT
SURESH SITARAM SAWANT
28/07/1983

Permanent Account Number
BMXPS1842N

Signature: *S.Sawant*




भारत सरकार
GOVERNMENT OF INDIA



गोपी जगदीश दंगिया
Gopi Jagdish Dangiya
जन्म तिथि / DOB: 08/04/1993
पुरुष / MALE
Mobile No: 8850727544

4706 4925 0686
VID : 9145 5998 1331 7507

MERA AADHAAR, MERI PEHCHAN

520/13626

मंगळवार, 27 जून 2023 2:07 म.नं.

दस्त गोपवारा भाग-1

करल 5

दस्त क्रमांक: 13626/2023

दस्त क्रमांक: करल 5 / 13626/2023

बाजार मूल्य: रु. 1,10,35,363/-

मावदना: रु. 90,00,000/-

भरलेले मुद्रांक शुल्क: रु. 6,62,500/-

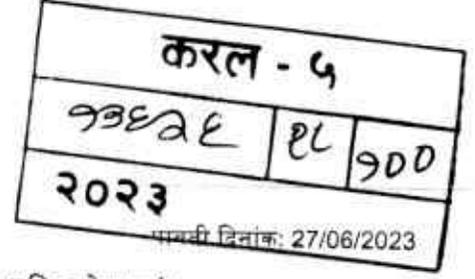
दु. नि. सह. दु. नि. करल 5 यांचे कार्यालय

पावती: 14413

अ. क्र. 13626 वर दि. 27-06-2023

मादरकरणागचं नाव: सचिन सुरेश सावंत

गेजी 2:05 म.नं. वा. हजर कुळा.

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 2000.00
पृष्ठांची संख्या: 100

दस्त हजर करणाऱ्याची मही:

एकुण: 32000.00

Joint S.R. Kulkarni

सह. दुय्यम निबंधक

कुर्ला-५ (वर्ग-२)

दस्ताचा प्रकार: करणनाभी

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत अशा कोणत्याही नगरपालिका क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 27 / 06 / 2023 02 : 05 : 11 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 27 / 06 / 2023 02 : 06 : 13 PM ची वेळ: (फी)



Joint S.R. Kulkarni

सह. दुय्यम निबंधक

कुर्ला-५ (वर्ग-२)

प्रातज्ञापत्र

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

लिहून देणारे

१)

२)

३)

लिहून घेणारे

१)

२)

३)



27/06/2023 2 10:52 PM
 दस्त क्रमांक : करल5/13626/2023
 दस्ताचा प्रकार : करलगनामा

करल - ५
 १३६२६ २६ १००
 २०२३

करल5
 दस्त क्रमांक:13626/2023

- | अनु क्र. | पक्षकाराचे नाव व पत्ता | विहून देशार |
|----------|--|--|
| 1 | नाव:मेगमै मिशाळ कन्स्ट्रक्शन प्रायव्हेट लिमिटेड तर्फे संचालक शशीनकुमार गम, जैन
पत्ता:प्लॉट नं: ४०२, माळा नं: - , इमारतीचे नाव: विकास कॉम्प्लेक्स कॉम्प्लेक्स, अर्जाक नं: - , रोड नं: डॉ. सी. डी. रोड, चेंबूर पूर्व, मुंबई, महाराष्ट्र, MUMBAI.
पिन नंबर:AAF6325A | वय :- ६७
स्वाक्षरी:- |
| 2 | नाव:सचिन सुरेश सावंत
पत्ता:प्लॉट नं: ५/६, माळा नं: - , इमारतीचे नाव: संचालक-अपि. होमिंग सोसायटी, अर्जाक नं: - , रोड नं: एम. डी. वरें रोड, वीणममी कॉलनीच्या पुढे, कागवार नगर, कुर्ला पूर्व, नेहरू नगर, मुंबई, महाराष्ट्र, MUMBAI.
पिन नंबर:BMXPS1842N | विहून देशार
वय :- ३९
स्वाक्षरी:- |
| 3 | नाव:भीजा सचिन सावंत
पत्ता:प्लॉट नं: ५/६, माळा नं: - , इमारतीचे नाव: संचालक-अपि. होमिंग सोसायटी, अर्जाक नं: - , रोड नं: एम. डी. वरें रोड, वीणममी कॉलनीच्या पुढे, कागवार नगर, कुर्ला पूर्व, नेहरू नगर, मुंबई, महाराष्ट्र, MUMBAI.
पिन नंबर:BGHPS5059R | विहून देशार
वय :- ३६
स्वाक्षरी:- |
| 4 | नाव:मेगमै मिशाळ कन्स्ट्रक्शन प्रायव्हेट लिमिटेड तर्फे संचालक शशीनकुमार गे, जैन
पत्ता:प्लॉट नं: ४०२, माळा नं: - , इमारतीचे नाव: विकास कॉम्प्लेक्स कॉम्प्लेक्स, अर्जाक नं: - , रोड नं: डॉ. सी. डी. रोड, चेंबूर पूर्व, मुंबई, महाराष्ट्र, MUMBAI.
पिन नंबर:AAF6325A | विहून देशार
वय :- ५६
स्वाक्षरी:- |

(Handwritten signatures and initials)
 S.S.Sawant



वरील दस्तऐवज करून देणारा सहाकार्यीत करलगनामा चा दस्त ऐवज करून दिण्याचे कबुल करतात.
 शिक्का क्र.3 ची वेळ:27 / 06 / 2023 02 : 07 : 54 PM

ओळख:-
 खालील इमम असे निवेदीन करतात की ते दस्तऐवज करून देणाऱ्यांना व्यक्तीशः ओळखतात, ते त्यांची ओळख पटविताना

- | अनु क्र. | पक्षकाराचे नाव व पत्ता | विहून देशार |
|----------|--|-------------------------|
| 1 | नाव:सुरेश सावंत
वय:66
पत्ता:कुर्ला पूर्व, नेहरू नगर, मुंबई
पिन कोड:400024 | वय :- 66
स्वाक्षरी:- |
| 2 | नाव:गोपी दामोदा
वय:24
पत्ता:चेंबूर, मुंबई
पिन कोड:400071 | वय :- 24
स्वाक्षरी:- |

(Handwritten signatures and initials)
 S.S.Sawant



शिक्का क्र.4 ची वेळ:27 / 06 / 2023 02 : 08 : 39 PM

शिक्का क्र.5 ची वेळ:27 / 06 / 2023 02 : 09 : 25 PM तोंडणी पुस्तक 1 मध्ये

सह. दुय्यम निबंधक
 कुर्ला-५ (तर्फा-२)



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used A1	Deface Number	Deface Date
1	SACHIN SURESH SAWANT AND OTHER	eChallan	10000502023041710562	MH000745055202324P	662500.00	SD	0002215128202324	27/06/2023
2		DHC		2606202314575	2000	RF	2606202314575D	27/06/2023
3	SACHIN SURESH SAWANT AND OTHER	eChallan		MH000745055202324P	30000	RF	0002215128202324	27/06/2023

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

13626 /2023

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करल - ५		
१३६२६	१००	१००
२०२३		

प्रमाणित करण्यात येते कि या दस्तामध्ये
एकूण (..... १००) पाने आहेत.
करल-५/१३६२६/२०२३
पुस्तक क्रमांक १ क्रमांकावर नोंदला
दिनांक: २५/०६/२०२३



ई. व्ही. देवशी
सह. मुख्य निबंधक, कुर्ला-५
मुंबई उपनगर जिल्हा



27/06/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

दस्त क्रमांक : 13626/2023

नोंदणी :

Regn:63m

गावाचे नाव : कुर्ला

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	9000000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते मसुद करावे)	11035362.71
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सदनिका नं: 1202, ए बिंग, माळा नं: 12 वा मजला, इमारतीचे नाव: नेहरू नगर मधुकुंज को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: बिल्डिंग नं. 70, रोड : नेहरू नगर, कुर्ला पूर्व, मुंबई - 400024, इतर माहिती: क्षेत्रफळ 69.95 चौ. मीटर्स कार्पेट म्हणजेच 753 चौ. फूट रेरा कार्पेट सोबत एक कार पार्किंग स्पेस.(मौजे कुर्ला 3)((Plot Number : - ; C.T.S. Number : 12 Part ;))
(5) क्षेत्रफळ	1) 76.98 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स मिशाळ कंस्ट्रक्शन प्रायव्हेट लिमिटेड तर्फे संचालक नवीनकुमार एम. जैन बय:-57; पत्ता:-प्लॉट नं: ऑफिस नं. 402, माळा नं: -, इमारतीचे नाव: विकास कोम्पेसिल्ल कौप्लेक्स, ब्लॉक नं: -, रोड नं: डॉ. सी. जी. रोड, चेंबूर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400074 पॅन नं:-AAFCM6325A 2): नाव:-मेसर्स मिशाळ कंस्ट्रक्शन प्रायव्हेट लिमिटेड तर्फे संचालक अजितकुमार के. जैन बय:-56; पत्ता:-प्लॉट नं: ऑफिस नं. 402, माळा नं: -, इमारतीचे नाव: विकास कोम्पेसिल्ल कौप्लेक्स, ब्लॉक नं: -, रोड नं: डॉ. सी. जी. रोड, चेंबूर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400074 पॅन नं:-AAFCM6325A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मचिन सुरेश सावंत बय:-39; पत्ता:-प्लॉट नं: ए/6, माळा नं: -, इमारतीचे नाव: गणेश को-ऑप. हौसिंग सोसायटी, ब्लॉक नं: -, रोड नं: एस. जी. बर्वे रोड, बीएमसी कॉलनीच्या पुढे, कामगार नगर, कुर्ला पूर्व, नेहरू नगर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400024 पॅन नं:-BMXPS1842N 2): नाव:-श्रीजी मचिन, सावंत बय:-36; पत्ता:-प्लॉट नं: ए/6, माळा नं: -, इमारतीचे नाव: गणेश को-ऑप. हौसिंग सोसायटी, ब्लॉक नं: -, रोड नं: एस. जी. बर्वे रोड, बीएमसी कॉलनीच्या पुढे, कामगार नगर, कुर्ला पूर्व, नेहरू नगर, मुंबई, महाराष्ट्र, MUMBAI, पिन कोड:-400024 पॅन नं:-BGHPS5059R
(9) दस्तऐवज करून दिल्याचा दिनांक	27/06/2023
(10) दस्त नोंदणी केल्याचा दिनांक	27/06/2023
(11) अनुक्रमांक, खंड व पृष्ठ	13626/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	662500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह. दुय्यम निबंधक
कुर्ला-५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)

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Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SACHIN SURESH SAWANT AND OTHER	eChallan	10000502023041710562	MH000745055202324P	662500.00	SD	0002215128202324	27/06/2023
2		DHC		2606202314575	2000	RF	2606202314575D	27/06/2023
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[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

