

CHALLAN
MTR Form Number-6



MH002938210201920M	BARCODE	Date 20/06/2019-15:13:17		Form ID	25.2
Agent Inspector General Of Registration		Payer Details			
Payment Stamp Duty Registration Fee		TAX ID (If Any)			
		PAN No.(If Applicable)	AGIPV8115F		
Name BRL3_JT SUB REGISTRAR BORIVALI 3		Full Name	SANTOSH MATAPRASAD VARMA		
MUMBAI		Flat/Block No.	FLAT NO A-205, A WING, IRENE		
2019-2020 One Time		Premises/Building			
Account Head Details		Amount In Rs.			
501 Stamp Duty		526000.00	Road/Street	MALAD WEST	
301 Registration Fee		30000.00	Area/Locality	MUMBAI	
			Town/City/District		
			PIN	4 0 0 0 6 4	
			Remarks (If Any)	PAN2=AADCS4277M~SecondPartyName=SHETH CREATORS AND SUN VISION PVT LTD~	
			Amount In	Five Lakh Fifty Six Thousand Rupees Only	
		5,56,000.00	Words		
Details PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	03006172019062000642	210619M307989
DD No.		Bank Date	RBI Date	21/06/2019-12:12:46	Not Verified with RBI
Bank		Bank-Branch	PUNJAB NATIONAL BANK		
Branch		Scroll No. , Date	Not Verified with Scroll		

Agent ID : Mobile No. : 9870566332
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 न केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू



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AGREEMENT FOR SALE

THIS AGREEMENT is made at Mumbai on this 27 day of JUNE, 2019;

X

BETWEEN

SHETH CREATORS & SUN-VISION PVT. LTD., a Company incorporated under the provisions of Companies Act, 1956 having its registered office at Sheela Niwas, Ramabai Chemburkar Marg, Vile Parle (East), Mumbai 400057, hereinafter referred to as the "Promoters" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successor/s and assigns) of the ONE PART;

AND

Mr. SANTOSH MATAPRASAD VARMA Indian Inhabitant(s) residing at 601 CHINTAMANI BUILDING, PLOT NO. 18, MHADA MALWANI NO. 8, MALAD(WEST), MUMBAI - 400095..

AND

Mr. MATAPRASAD SHRIRAM VARMA Indian Inhabitant(s) residing at 601 CHINTAMANI BUILDING, PLOT NO. 18, MHADA MALWANI NO. 8, MALAD(WEST), MUMBAI - 400095..

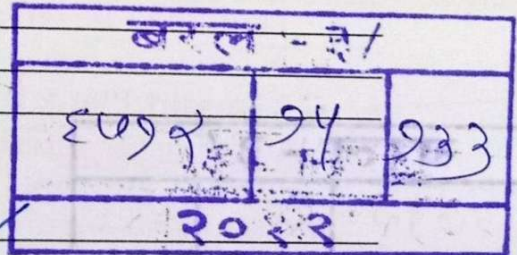
OR

_____ a partnership firm registered under the Indian Partnership Act 1932 and carrying on Business at _____



OR

_____ a Company registered under the Indian Companies Act 1913 / Companies Act 1956/ Companies Act 2013 having its registered office at _____



[Handwritten signature]

(Signature of Promoters)

[Handwritten signature]

(Signature of Purchaser/s)

hereinafter called "the Purchaser/s" (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

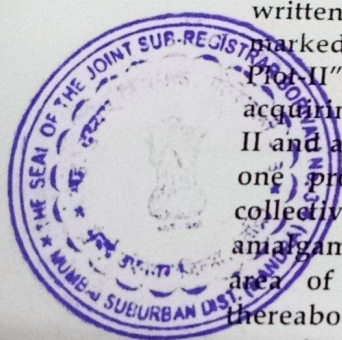
- A. By diverse deeds, the Promoters are owners of all that piece and parcel of land and ground bearing (i) Survey No.482 Hissa No.1 and now bearing CTS Nos.232 admeasuring 6731 sq. mtrs., or thereabouts and (ii) Survey No.482 Hissa No.2 and now bearing CTS Nos.230 and 231 admeasuring about 1860 sq. mtrs., or thereabout aggregately admeasuring about 8591 sq. mtrs., or thereabouts situate at village Malad (South) Mota Pada (Bhandarwada) near K. G. Mittal College, Liberty Garden, Malad West, Mumbai 400064 more particularly described firstly in the First Schedule hereunder written and shown in red colour boundary line on the plan annexed and marked as Annexure "1", hereto (hereinafter referred to as "the said Plot-1");
- B. The Promoters are in the process of acquiring all that pieces and parcels of land and ground bearing CTS No.234 admeasuring 174.6 sq. mtrs. corresponding to Survey No. 482 Hissa No. 3 (Part) and more particularly described secondly in the First Schedule hereunder written and is shown in blue hatched lines on the Plan annexed and marked as Annexure "1" hereto (hereinafter referred to as "the said Plot-I") which is a land adjoining to Plot-I. The Promoters after acquiring Plot-II, shall amalgamate the said Plot-I with the said Plot-II and are desirous to develop the said Plot-I and Plot-II together as one project. The said Plot-1 and said Plot-2 are hereinafter collectively referred to as "the said Larger Land". By virtue of such amalgamation of the said Plot-1 with the said Plot-2, the aggregate area of the said Larger Land shall become 8763 sq.mtrs or thereabouts. The Promoters hereby inform the Purchaser/s that in case the said Plot-II is not acquired by the Promoters and/or not amalgamated with the said Plot-I, then in such event, the said Larger Land shall be referred to as "the said Plot-1" only;

C. The said Plot-I is encroached by encroachers and/or slum dwellers (hereinafter referred to as "Slum Dwellers"), who have constructed various hutments and structures on the said Plot-I and Plot-II. The Slum Dwellers have formed society viz. Mother Theresa Niwara SRA Co-operative Housing Society (hereinafter referred to as "Society"),

D. By a notification bearing No. SRA/MALAD/80/81 dated 31st March, 1986, read with notification bearing No. SRA/Application/T-6/3-

C/Kavi/168/2017/335 dated approx 2,547.70 sq. mtrs declared as "Slum" un (improvement, clearance referred to as "Slum Property");

- E. The Slum Dwellers via alia, (i) unanimously formally known as Shri for the said Slum Prop as the Architect an Individual Consent Le Committee members Developers for and on
- F. As per Development dated 15th May, 201 Mumbai (hereinafter Larger Land is reserv (hereinafter referred
- G. The Additional Co issued Annexure II dated 18th February in respect of the said Annexure II with re
- H. Under the Certific Name dated 12th M under Section 23(1 i.e Shroff Consult Vision Estates & C
- I. By and under a L dated 7th May, 20 considered and a provisions of Reg manner and on t therein (hereinaf SRA issued No.SRA/ENG/42 referred to as "th is hereinafter co LOT presently:
- The Pro develop Compon I, in the
- ii. The Pro develop



बरत (hereinafter referred to as "Slum Dwellers"),	
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2019	

(Signature of Promoters)

(Signature of Purchaser/s)

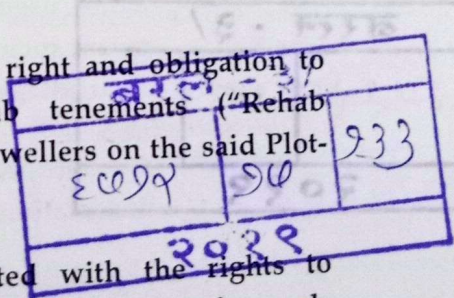
(Signature of Promoter)

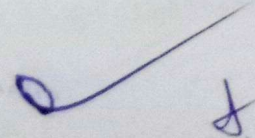
C/Kavi/168/2017/335 dated 17th November, 2017, an area admeasuring approx 2,547.70 sq. mtrs or thereabouts out of the said Larger Land is declared as "Slum" under Section 4 of Maharashtra Slum Area (improvement, clearance and redevelopment) Act, 1972 (hereinafter referred to as "Slum Act") (hereinafter referred to as "Slum Property");

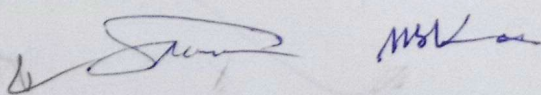
- E. The Slum Dwellers vide its resolution dated 15th July, 2007, *inter alia*, (i) unanimously appointed and confirmed the Promoters, formally known as Shroff Consultants Private Limited as developer for the said Slum Property, (ii) appointment of Mr. Mukesh Bahadur as the Architect and structural consultant, (iii) approval on Individual Consent Letter format and (iv) appointment of Managing Committee members for signing Development Agreement with the Developers for and on behalf of the Society;
- F. As per Development Plan Remark bearing no.CHE/01/DPWS/P/N dated 15th May, 2015 issued by Municipal Corporation of Greater Mumbai (hereinafter referred to as "MCGM"), portion of the said Larger Land is reserved for Hospital and Municipal Primary School (hereinafter referred to as "Reservations");
- G. The Additional Collector (Enc), Mumbai and Mumbai Suburban issued Annexure II bearing No. U/No. U/IV/D-13/33(10)/SR-141/97 dated 18th February, 1997 (hereinafter referred to as "Annexure II") in respect of the said Plot-I. The Promoters in due course shall obtain Annexure II with respect to Plot-II ;
- H. Under the Certificate of Incorporation Consequent upon Change of Name dated 12th February, 1996 issued by Registrar of Companies under Section 23(1) of Companies Act, 1956, name of the Promoters, i.e Shroff Consultants Private Limited was changed to M/s. Sun-Vision Estates & Consultants Private Limited;
- I. By and under a Letter of Intent dated No.SRA/ENG/423/PN/PL/LOI dated 7th May, 2009, the Slum Rehabilitation Authority ("SRA") has considered and approved scheme of rehabilitation of plot under provisions of Regulation 33(10) of the DCR on the said Plot-I, in the manner and on the terms and conditions as more particularly setout therein (hereinafter referred to as "the First LOI") and thereafter, SRA issued Revised Letter of Intent bearing No.SRA/ENG/423/PN/PL/LOI dated 18th July, 2017 (hereinafter referred to as "the Revised LOI"). The First LOI and the Revised LOI is hereinafter collectively referred to as "the LOI". By and under the LOI presently:

The Promoters have, *inter-alia*, the right and obligation to develop and construct the rehab tenements ("Rehab Component") to rehabilitate Slum Dwellers on the said Plot-I, in the manner as setout therein;

- ii. The Promoters are, *inter-alia* vested with the rights to develop the said Plot-I by utilization of the free sale




(Signature of Promoters)


(Signature of Purchaser/s)

BB. Relying upon the said applications, declaration and agreement herein contained, the Promoters have agreed to allot to the Purchaser/s the said Flat, at the price and on the terms and conditions hereinafter appearing.

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

1. AGREEMENT

1.1 The recitals contained above and schedules and annexures hereto form an integral and operative part of this agreement as if the same were set out and incorporated herein verbatim.

2. CONSTRUCTION OF WING A i.e. REAL ESTATE PROJECT

2.1 The Promoters shall, *inter-alia*, construct the said Wing A in accordance with the plans, specifications, designs and elevations as approved by the concerned local authority and which have been seen and inspected by the Purchaser/s with such variations and modifications as may consider necessary or as may be required by the Government, Slum Rehabilitation Authority, Municipal Corporation of Greater Mumbai and/or any other local authority from time to time. The Promoters shall have to obtain prior consent in writing of the Purchaser/s in respect of any variations or modifications which may adversely affect the said Flat, except, any alteration or addition required by Government authorities or due to change in law or any change as contemplated by any of the disclosure already made to the Purchaser/s.

3. PURCHASE OF THE SAID FLAT AND SALE CONSIDERATION

3.1 The Purchaser/s hereby agree/s to purchase from the Promoters and the Promoters hereby agree to allot to the Purchaser/s the said Flat being Flat No. 205 admeasuring 40.35 square meters carpet area or thereabout on 2nd habitable floor in the said Wing A of the said Building, and as shown in red hatched lines on the floor plan annexed and marked as Annexure "5" at and for the lumpsum price of Rs. 8765620 /- (Rupees EightySeven Lakh SixtyFive Thousand Six Hundred Twenty Only) (hereinafter referred to as "Sale Price") payable by the Purchaser/s to the Promoters in the manner as mentioned in clause 3.6 below.

3.2 The Promoters have agreed to permit the Purchaser/s, the right to exclusive use of 1(One) car parking space/s in podium of the said Building (hereinafter referred to as "the Parking Space/s"). The said Flat and Parking Space/s are hereinafter collectively referred to as "the said Premises".

3.3 The Parking Space/s is/are made available free of charge to the Purchaser/s and the Sale Price agreed to be paid under this Agreement is only for the carpet area of the said Flat.



5002	23	233
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[Handwritten Signature]

(Signature of Promoters)

[Handwritten Signature]

(Signature of Purchaser/s)

29.2 A notice shall be deemed to have been served as follows:-

- (i) if personally delivered, at the time of delivery;
- (ii) if sent by courier, Registered (Post) A.D. or by Fax, E-mail at the time of delivery thereof to the person receiving the same.

30. PAN

For the purposes of this transaction, the details of the PAN of the Promoters and the Purchaser/s are as follows:

- | | |
|-----------------------|---------------------|
| (i) Promoters PAN | : AADCS4277M |
| (ii) Purchaser/s PAN | : <u>AGIPV8115F</u> |
| (iii) Purchaser/s PAN | : <u>ABBPV3108L</u> |
| (iv) Purchaser/s PAN | : - |
| (v) Purchaser/s PAN | : - |

31. LEGAL ADVICE

The Purchaser/s hereby declares that he/she/they has/have gone through this Agreement and all the documents related to the Real Estate Project, the said Building and also the Free Sale Land and has / have expressly understood the contents, terms and conditions of the same and the Purchaser/s after being fully satisfied has / have entered into this Agreement and further agrees not to raise any objection in regard to the same.

IN WITNESS WHEREOF the Parties have set and subscribed their respective hands and seals to these presents the day and year first hereinabove stated.

THE FIRST SCHEDULE ABOVE REFERRED TO

PART A

(Description of the said Plot-I)

ALL THAT piece and parcel of land and ground bearing (i) Survey No.482 Hissa No.1 and now bearing CTS Nos.232 admeasuring 6731 sq. mtrs., or thereabout and (ii) Survey No.482 Hissa No.2 and now bearing CTS Nos.230 and 231 admeasuring about 1860 sq. mtrs., or thereabout aggregately admeasuring about 8591 sq. mtrs., or thereabout out of which area admeasuring approx 2375.70 sq. mtrs., is declared as Slum situate at village Malad (South) Mota Pada (Bhandarwada) near K. G. Mittal College Liberty Garden, Malad West, Mumbai 400064 and bounded as follows:

On and towards North	:	Devasish CHS;
On and towards West	:	Link Road;
On and towards South	:	Mittal College;
On and towards East	:	D.P Road (Kachpada Road)

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(Signature of Promoters)

(Signature of Purchaser/s)

THE FIRST SCHEDULE ABOVE REFERRED TO
PART B
(Description of the said Plot-II)

ALL THAT piece and parcel of land and ground bearing CTS No.234 admeasuring 174.6 sq. mtrs. Corresponding to Survey No. 482 Hissa No. 3 (Part) situate at village Malad (South) Mota Pada (Bhandarwada) near K. G. Mittal College, Liberty Garden, Malad West, Mumbai 400064 and bounded as follows:-

On and towards North: C.T.S No. 232;
On and towards West: C.T.S No. 236;
On and towards South: C.T.S No. 232 & 233;
On and towards East: C.T.S No.232

THE SECOND SCHEDULE ABOVE REFERRED TO
(Description of the Free Sale Land)

All that piece and parcel of land admeasuring 5015.75 square meters or thereabouts carved out of the Larger Property, being all that piece and parcel of land and ground bearing (i) Survey No.482 Hissa No.1 and now bearing CTS Nos.232 admeasuring 6731 sq. mtrs., or thereabout and (ii) Survey No.482 Hissa No.2 and now bearing CTS Nos.230 and 231 admeasuring about 1860 sq. mtrs., or thereabout aggregately admeasuring about 8591 sq. mtrs., or thereabout out of which area admeasuring approx 2375.70 sq. mtrs., is declared as Slum (hereinafter referred to as "Slum Property") situate at village Malad (South) Mota Pada (Bhandarwada) near K. G. Mittal College, Liberty Garden, Malad West, Mumbai 400064

THE THIRD SCHEDULE ABOVE REFERRED TO
(Description of the Common Areas and Amenities of the Irene Building to be handed over at the time of completion of Irene Building)

(1) Entrance Lobby, (2) TV Lounge, (3) Reading Zone, (4) Gymnasium, (5) Old Folks Corner, (6) Reflexology area, (7) Yoga Deck, (8) Tot Lot Area, (9) Multipurpose court, (10) Landscape Area, (11) Walk Way, (12) Outdoor Seating, (13) Kids Play Area, (14) Alfresco Deck, (15) BBQ Deck, (16) Amphitheatre, (17) Swimming Pool, (18) Kids Pool and (20) Pool Deck.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(Description of the Common Areas and Amenities in the Real Estate Project)

- Water tank located, plumbing network throughout, electric wiring network common service lines, drainage and public water connections, foundations, main walls, columns, beams and such other common areas and facilities as declared by the Promoters anytime,
- Well planned Entrance Lobby with branded passenger elevators;
- Separate Service elevator;
- CCTV in entrance lobby & designated common areas;

(Signature of Promoters)

(Signature of Purchaser/s)

- DG power back up for elevators;
- Fire safety features as per norms;
- Internet connection, cable security

THE FIFTH SCHEDULE ABOVE REFERRED TO
(Description of the said Plot-II)

Living & Dining Room

- Vitrified Flooring
- Concealed copper wiring
- Modular switches
- TV, Telephone & A.C. point
- D2H point
- Intercom system

Master Bedroom

- Vitrified Flooring
- Concealed copper wiring
- Modular switches
- TV, Telephone & A.C. point

Bedroom

- Vitrified Flooring
- Concealed copper wiring
- Modular switches
- TV, Telephone & A.C. point

Kitchen

- Vitrified Flooring
- Granite kitchen platform
- Tile dado till lintel level
- Adequate electrical connections
- Provision for piped water

Master Toilet

- Master toilet with Vitrified Flooring
- Marble basin counter
- Geyser & electrical connections
- Branded Sanitary ware

Common Toilet

- Vitrified Flooring
- Tile dado till lintel level
- Geyser and electrical connections
- Branded Sanitary ware

(Signature of Promoters)

- DG power back up for designated areas of apartments and elevators;
- Fire safety features as per norms;
- Internet connection, cable network & intercom connectivity with security

THE FIFTH SCHEDULE ABOVE REFERRED TO
(Description of Amenities in the said Flat)

Living & Dining Room

- Vitrified Flooring
- Concealed copper wiring
- Modular switches
- TV, Telephone & A.C. points
- D2H point
- Intercom system

Master Bedroom

- Vitrified Flooring
- Concealed copper wiring
- Modular switches
- TV, Telephone & A.C. points

Bedroom

- Vitrified Flooring
- Concealed copper wiring
- Modular switches
- TV, Telephone & A.C. points

Kitchen

- Vitrified Flooring
- Granite kitchen platform with stainless steel sink
- Tile dado till lintel level
- Adequate electrical points for kitchen appliances.
- Provision for piped gas connection

Master Toilet

- Master toilet with Vitrified tile flooring and dado till lintel level
- Marble basin counters
- Geyser & electrical points for exhaust
- Branded Sanitary ware and CP Fittings

Common Toilet

- Vitrified Flooring
- Tile dado till lintel level
- Geyser and electrical points for exhaust fan
- Branded Sanitary ware and CP Fittings



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(Signature of Promoters)

(Signature of Purchaser/s)

THE SIXTH SCHEDULE ABOVE REFERRED TO

(Meaning of the Terms and Expressions)

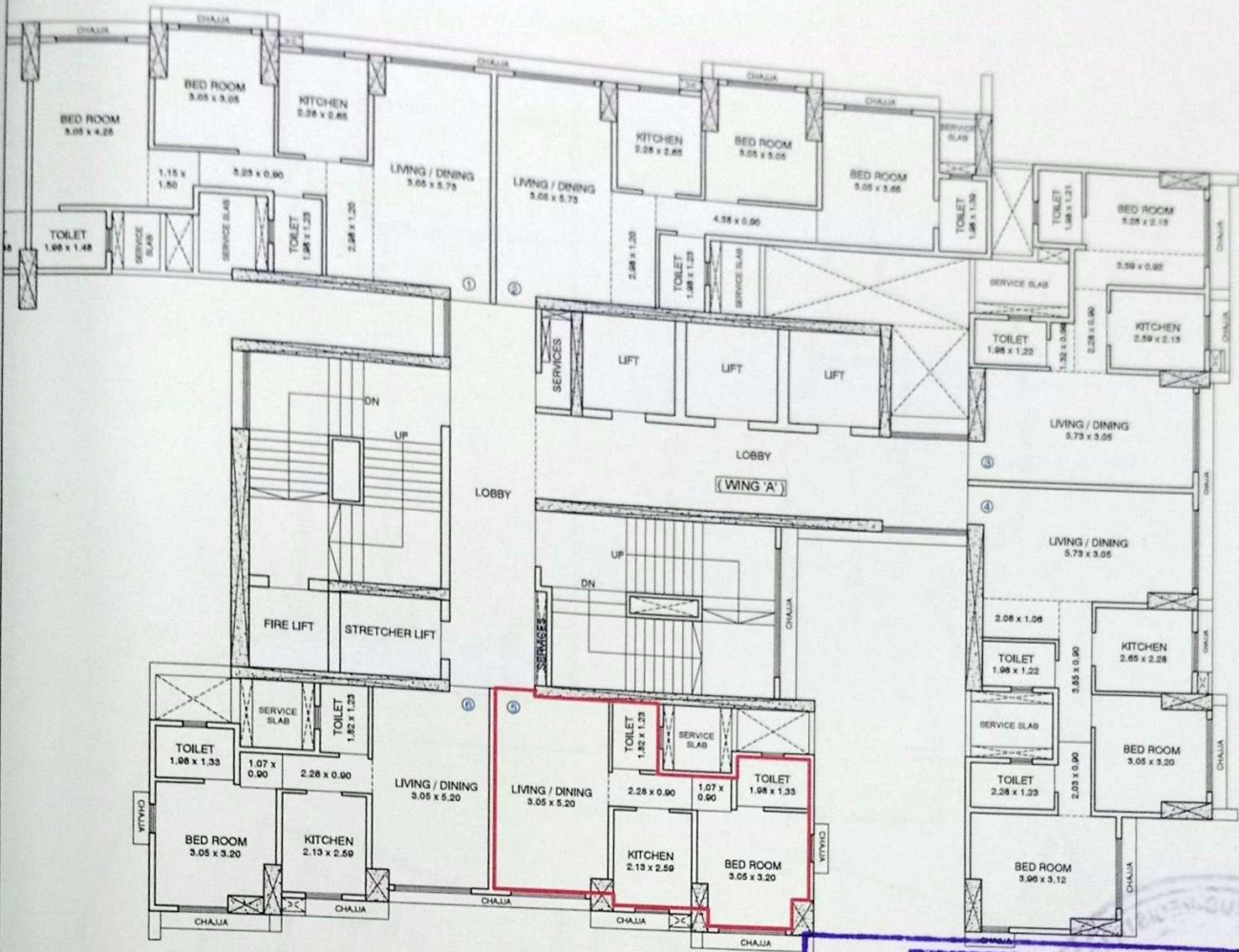
Sr. No.	Terms and Expressions	Meaning
1.	The said Flat	Flat No. <u>205</u> admeasuring about <u>40.35</u> square metres equivalent to approximately <u>434</u> square feet carpet area on the <u>2nd</u> floor of the said Wing A.
2.	Car Parking	<u>1(One)</u> podium of the said Building (as may be determined by the Promoters).
3.	The said Premises	The said Flat alongwith the Parking Spaces.
4.	The said Wing	Wing A
5.	The Sale Price	Rs. <u>8765620/-</u> (<u>Rupees EightySeven Lakh SixtyFive Thousand Six Hundred Twenty Only</u>).
6.	Name of the Account for payment of Sale Price	"Sheth Creators And Sun Vision Irene Collection Rera A/c"
7.	Name of the Account for payment of GST	"Sheth Creators And Sun Vision Pvt Ltd Tax Account "
8.	The said Date	By 31 st December, 2024
9.	The said Nominee	Name - Relationship with Purchaser/s _____ Address of Nominee :-
10.	Address of the Purchaser/s for the purposes of this Agreement	<u>601 CHINTAMANI BUILDING, PLOT NO. 18, MHADA MALWANI NO. 8, MALAD(WEST), MUMBAI - 400095.</u> 31
11.	Name, address and email of the Promoter for the purposes of	Sheth Creators And Sun Vision Pvt Ltd Sheela Niwas, Opp. Post Office, Paranjpe 'A' Scheme, Road No.1, Near Suncity. 933



(Signature of Promoters)

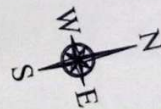
(Signature of Purchaser/s)

ANNEXURE-05



2nd FLOOR PLAN
SCALE - NTS

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WING - A

FLAT NO.	FLOOR	FLAT AREA
205	02	434

(Handwritten signatures and initials)

For SHETH CREATORS & SUN-VISION PVT. LTD

MUKESH L. SHAW (CONSTITUTE ATTORNEY)

For SHETH CREATORS & SUN-VISION PVT LTD

SURAJ S. SHROFF (CONSTITUTE ATTORNEY)



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51800015507

Project: **Irene Wing A Phase 1, Plot Bearing / CTS / Survey / Final Plot No. :230,231,232 at Andheri, Andheri, Mumbai Suburban, 400064;**

1. **Sheth Creators And Sunvision Private Limited** having its registered office / principal place of business at *Tehsil: Andheri, District: Mumbai Suburban, Pin: 400057.*
2. This registration is granted subject to the following conditions, namely:-
 - o The promoter shall enter into an agreement for sale with the allottees;
 - o The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - o The Registration shall be valid for a period commencing from **07/03/2018** and ending with **31/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - o That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:3/7/2018 4:25:53 PM

Dated: **07/03/2018**

Place: **Mumbai**



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

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SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. PN/PVT/0030/19991015/AP/S

COMMENCEMENT CERTIFICATE

(SALE BLDG)

TO,
M/s. Sun-Vision Estates & Consultants Pvt Ltd
Sheela Niwas, 1st Floor, opp Parleshwar, B.C,
Paranjpe 'A' Scheme No.1, Near Suncity Cinema,
Vileparle (E), Mumbai - 400 057.

26 MAR 2018

Sir,

With reference to your application No. 6357 dated 23/03/2018 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. _____ C.T.S. No. 230, 231 & 232

of village Malad T.P.S. No. _____
ward P/North Situated at Motapada Near Liberty Garden Malad (W)
Mumbai- 400 064

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned In LOI U/R No. SRA/ENG/423/PN/PL/LOI dt. 07/05/2009
IDAU/R No. PN/PVT/0030/19991015/AP-S dt. 17/11/2017
and on following conditions.

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

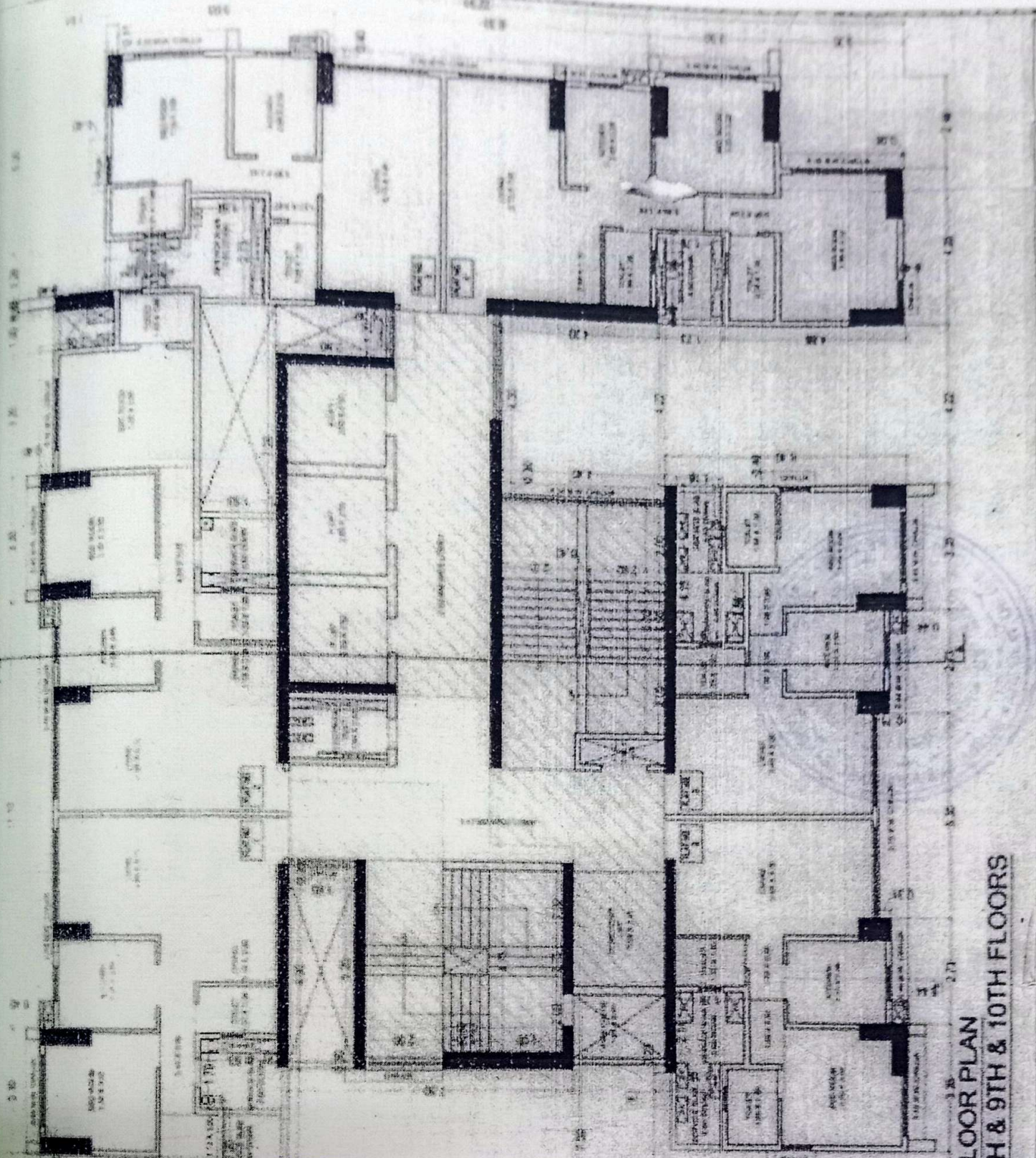
The C.E.O. (SRA) has appointed Shri P.B. Pawar Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to Top of Plinth Level

बिल - 3/		
2032	54	233
2022		



For and on behalf of Local Authority
The Slum Rehabilitation Authority
[Signature]
Executive Engineer (SRA) - II
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)



TYPICAL FLOOR PLAN
 2ND TO 7TH & 9TH & 10TH FLOORS
 SCALE - 1:100



बरल - ३/		
६०९२	६०	९३३
२०१९		



06/07/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली
3

दस्त क्रमांक : 6712/2019

नोंदणी :

Regn.63m

गावाचे नाव : मालाड

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	8765620
(3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6293168.75
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 205, माळा नं: 2 रा हॉबिटेबल मजला,, इमारतीचे नाव: ए विंग, आयरिन,, ब्लॉक नं: लिबर्टी गार्डन, मालाड पश्चिम, मुंबई 400064, रोड : मोतापाडा (भंडारवाडा), के जी मितल कॉलेज जवळ,, इतर माहिती: 1 कारपार्किंग सहित. मोजे मालाड (साउथ) सीटीएस नं 230, 231, 232, सदनिकेचे क्षेत्रफळ 40.35 चौ मी कारपेट (C.T.S. Number : 230, 231, 232. ;)
(5) क्षेत्रफळ	1) 40.35 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	1): नाव:-शेठ क्रिएटर्स अँड सन-व्हिजन प्रा.लि. तर्फे प्राधिकृत व्यक्ती मुकेश एल शाह तर्फे कबुली जवाबासाठी कु मु म्हणून हितेश जी ठक्कर वय:-48; पत्ता:-प्लॉट नं: ऑफिस, माळा नं:-, इमारतीचे नाव: शीला निवास, ब्लॉक नं: विले पार्ले पूर्व, मुंबई, रोड नं: रमाबाई चेंबुरकर मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400057 पॅन नं:-AADCS4277M
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	2): नाव:-शेठ क्रिएटर्स अँड सन-व्हिजन प्रा.लि. तर्फे प्राधिकृत व्यक्ती सुरज श्रॉफ तर्फे कबुली जवाबासाठी कु मु म्हणून हितेश जी ठक्कर वय:-48; पत्ता:-प्लॉट नं: ऑफिस, माळा नं:-, इमारतीचे नाव: शीला निवास, ब्लॉक नं: विले पार्ले पूर्व, मुंबई, रोड नं: रमाबाई चेंबुरकर मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400057 पॅन नं:-AADCS4277M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-संतोष माताप्रसाद वर्मा वय:-45; पत्ता:-प्लॉट नं: 601, माळा नं:-, इमारतीचे नाव: चिंतामणी बिल्डिंग, ब्लॉक नं: मालाड पश्चिम, मुंबई, रोड नं: प्लॉट नं 18, म्हाडा मालवणी नं 8, महाराष्ट्र, मुंबई. पिन कोड:-400095 पॅन नं:-AGIPV8115F
(9) दस्तऐवज करून दिल्याचा दिनांक	27/06/2019
(10) दस्त नोंदणी केल्याचा दिनांक	06/07/2019
(11) अनुक्रमांक, खंड व पृष्ठ	6712/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	526000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारणाऱ्या निवडलेला अनुषंगाने

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

सह दुय्यम निबंधक बोरीवली क्र. ३,
मुंबई उपनगर जिल्हा

1308
29.10.19

Please Tick

PMAY Yes/No	Annual Gross Income	
CIF No. 85351011034	PAI	
Existing SBI A/C No.	Tie up	
LOS Reference No.: 17458757	Take Over	

17725617

Applicant Name : Sambash Vemga

Co-Applicant Name :

Contract (Resi.) Mobile : 9870566337

Loan Amount : 40,00,000/- Tenure : 360

Interest Rate : _____ EMI : _____

Loan Type : Term Loan SBI LIFE : YES / NO

Hsg. Loan _____ Maxgain AIC-38918930273

Realty _____ Home Equity GU-77892609515

Property Location : Imm. H-60435

Property Cost :

Name of Developer / Vendor : H-60435-1

Code No. Sheth hlst :- Sachin Dodke

Name of Branch Manager / HLST 6620240

Name of Dealing Officer at Branch Alongwith Mob No. : 860090267

	DATE		DATE
SEARCH - 1	✓	RESIDENCE VERIFICATION	✓
SEARCH - 2		OFFICE VERIFICATION	✓
VALUATION - 1	✓	SITE INSPECTION	✓
VALUATION - 2			

Gross Amount:

CHECKED / VERIFIED
SBI SION
Auditors
777
2nd CIF hgt
to hml



Reference Staff PF ID :

Reference Staff Name :

STATE BANK OF INDIA
RACPC SOUTH MUMBAI

33% sample

HLST

9812
29.10.19

FORM-A (PERSONAL DETAILS)

APPLICANT CO-APPLICANT

Name **SANTOSH MATAPRASAD VARMA** Gender **M**

Salutation Mr Mrs Ms Dr. Other _____ Date of Birth **12/04/1974**

Marital Status Married Unmarried Other _____ Name of Spouse **RANJAN VARMA**

No. of Dependents _____ No. of Children _____ Name of Father **MATAPRASAD VARMA**

Mother's Maiden Name _____ Category SC ST OBC General

Nationality **INDIAN** Residential Status Resident NRI/PIO Religion **HINDU**

Place of Birth _____ Photo Identification (ID): Type **PAN CARD**

Photo Identification (ID): Number **AU1PVE1151E** Photo ID: Valid Upto _____

Driving Licence No. _____ Driving Licence Valid Upto _____

PAN No./GIR No. **AU1PVE1151E** Passport No. _____ Passport Valid Upto _____

Highest Qualification Attained **HSC** Qualifying Year _____



Signature

Present Address: Staying at the present address for the past _____ Years and _____ Months. Residential Address

House / Flat / Apartment No. or Name **ROOM NO P M 220 MALVANE SA COLONY**

Street Name & No. and Area/Location **ABDUL HAMED ROAD MALVANE GATE NO 7**

Landmark **OPP GAUR HAD WARG MALAD WEST**

City _____ District **MUMBAI** Pin Code _____

State **MAHARASHTRA** Country **INDIA**

Telephone (Landline) _____ Mobile (Primary) **987056632** Mobile (Secondary) _____

Email (Personal) _____

Permanent Address: Is permanent address same as present address? Yes No (To be filled if permanent address is different from present address)

House / Flat / Apartment No. or Name **GO1/6TH FLOOR MALVANE CHEMURANE CH.**

Street Name & No. and Area/Location **LTD PLOT NO 18 RSC 2 MALVANE MIWADA.**

Landmark **COMPLEX MALAD (W) MALVANE BUS DEPOT.**

City **MALAD WEST** District **MUMBAI** Pin Code **40006**

State **MAHARASHTRA** Country **INDIA**

Telephone (Landline 1) _____ Telephone (Landline 2) _____

Office / Business Address: Office / Business Address

Name of Org/Employer, Dept. & Floor **M/S RESHMA TRAVELS.**

Street Name & No. and Area/Location **PMC-220 SA COLONY MALVANE-7**

Landmark **MALAD (W) MUMBAI**

City _____ District _____ Pin Code **40005**

State _____ Country _____

Telephone (Landline) _____ Fax _____ Mobile (Secondary) _____

Email (Organizational) _____

Repayment Mode Check-off ECS (Electronic Clearing System) PDCs (Post Dated Cheques) SI (Standing Instruction) Others

Relationship with the Bank Less than 1 year 1 - 3 years More than 3 years

References (Names and addresses of two referees who are not related to you):

State Bank of India may make enquires from the referees if it deems necessary.	Name: _____	Name: _____
	Address: _____	Address: _____
	Email: _____	Email: _____
	Tel: _____ Mob: _____	Tel: _____ Mob: _____

FORM-A (PERSONAL DETAILS)

APPLICANT CO - APPLICANT

Name MITAPRASAD SHRIKANT VARMA Gender M F

Salutation Mr Mrs Ms Dr Other Date of Birth 10/10/1949

Marital Status Married Unmarried Other Name of Spouse

No. of Dependents No. of Children Name of Father SHRIKANT VARMA

Mother's Maiden Name Category SC ST OBC General

Nationality Residential Status Resident NRI/PIO Religion

Place of Birth Photo Identification (ID) Type PAN CARD

Photo Identification (ID) Number ABB172408L Photo ID: Valid Upto

Driving Licence No. Driving Licence Valid Upto

PAN No./GIR No. ABBSPV3608L Passport No. Passport Valid Upto

Highest Qualification Attained Qualifying Year



Handwritten signature of the applicant.

Present Address: Staying at the present address for the past Years and Months. Residential Address

House / Flat / Apartment No. or Name ROOM NO P M 220 MALVANI SQ COLONY

Street Name & No. and Area/Location ABDUL HAMEED ROAD MALWANE GATE NO-2

Landmark OPP GAUKI HAND WARE MALVAD EAST

City District MUMBAI Pin Code 400055

State MAHARASHTRA Country INDIA

Telephone (Landline) Mobile (Primary) 9870566332 Mobile (Secondary)

Email (Personal)

Permanent Address: Is permanent address same as present address? Yes No (To be filled if permanent address is different from present address)

House / Flat / Apartment No. or Name

Street Name & No. and Area/Location

Landmark

City District Pin Code

State Country

Telephone (Landline 1) Telephone (Landline 2)

Office / Business Address: Office / Business Address

Name of Org/Employer, Dept. & Floor

Street Name & No. and Area/Location

Landmark

City District Pin Code

State Country

Telephone (Landline) Fax Mobile (Secondary)

Email (Organizational)

Repayment Mode Check-off ECS (Electronic Clearing System) PDCs (Post Dated Cheques) SI (Standing Instruction) Others

Relationship with the Bank Less than 1 year 1 - 3 years More than 3 years

References (Names and addresses of two referees who are not related to you):

Table with 2 columns for referee details. Includes fields for Name, Address, Email, Tel, and Mob. Includes a note: 'State Bank of India may make enquires from the referees if it seems necessary.'

DR. AMIN SHAIKH

B.Tech. (Mech.) B.E.(Civil) M.E. (T&CP) M.E. (Structures) Ph.D.
M.I.E. C.E. F.I.I.V. M.I.S.E. M.C.E. (I)

AUCPS6434N

GST No : 27AUCPS6434N1Z1

Associates : Sudhir Yerunkar - +91 9867798314

Er. Kishor Solanki - +91 9664203010

Ref. No. : VAL/SRACPC/038/2019

Date : 11/10/2019

To
State Bank of India,
RACPC SION

Name of the Client : Mr. Santosh Mataprasad Varma &
Mrs. Mataprasad Shreeram Varma

Address of the property : Flat No. 205, Second Floor, A Wing, Iren Liberty Garden,
Near K.G. Mittal Collage, Motapada Road, Village Malad,
Malad (W) Mumbai 400 064.

Respected Sir/Madam

The Estimate Value of the above assignment are as follows :

Values :

Market Value of the property	Rs. 95,48,000/-
Realizable Value of the property	Rs. 85,93,200/-
Forced/Distress Value of the property	Rs. 76,38,400/-
Insurance Value of the property	Rs. 21,70,000 /-

Thanking You,
Yours Sincerely
Dr. Amin Shaikh
Regd No. CAT-1/151



DR. AMIN SHAIKH

- Chartered Engineer Govt. Regd. Valuer (Real Estate and Plant Machinery & Vehicles)
 Structural Auditor Regd. Arbitrator Project Consultant Regd. Auctioneer

Valuation of : Immovable Properties, Plant Machinery & Vehicles, Construction Equipments, Marines & Planes
Panel Valuers : Co-op Credit Societies, Co-operative Banks, Nationalized & Multinational Banks & Financial Institutes, Deptt. of Income Tax

Corporate Office : Office No. 09, Manisha Blitz, Shankar Math, Pune Solapur Road, Hadapsar, Pune - 411 013 (MS) India
E-mail : draminaashaikh@gmail.com Phone : +91 20 26823456 / +91 7058046786 Mobile : +91 9028686786

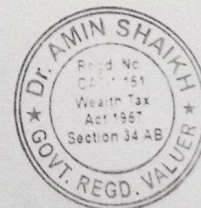
Mumbai Office : Office No. C-1, Ground Floor, Bldg. No. R III, MMRDA Bldg., Hari Om Nagar, Off E.E. Highway,
Mulund (E) Mumbai - 400081 (MS) India. E-mail : solankikishor1984@gmail.com Phone : +91 22 25327904

Ref. No. : VAL/SRACPC/038/2019

Date : 11/10/2019

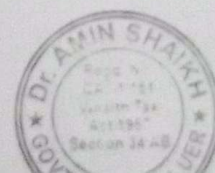
VALUATION REPORTName & Address of Branch : **State Bank of India,
RACPC SION**Name of Customer / Borrow unit : **Mr. Santosh Matapasrad Varma &
Mrs. Matapasrad Shreeram Varma**

1	Customer Details								
	Name		Mr. Santosh Matapasrad Varma & Mrs. Matapasrad Shreeram Varma						
	Apl. No.		99301 11077 (Islam Khan)						
2	Property Details								
	Address		Flat No. 205, Second Floor, A Wing, Iren Liberty Garden, Near K.G. Mittal Collage, Motapada Road, Village Malad, Malad (W) Mumbai 400 064.						
	Nearby Landmark/Google Map		Near K.G. Mittal Collage Google Map Attached				Latitude : 40.702560 Longitude : -111.736770		
3	Document Details		Name of Approving Authority				Not Applicable		
	Layout Plan		None of the documents were made available				Approval No.		Not Applicable
	Building Plan						Approval No.		Not Applicable
	Construction Permission						Approval No.		Not Applicable
	Legal Documents		Index II No. : 6712/2019 Agreement Value : 87,65,620/- Gove Value : 62,93,168.75/- Sale Agreement Between M/s Sheth Creators & Sun Vision Pvt. Mr. Santosh Matapasrad Varma & Mrs. Matapasrad Shreeram Varma Cts No. 230,231,232 , of village malad						
4	Physical Details								
	Adjoining Properties as on site	East	C Wing	West	Internal Road	North	B Wing	South	Open Plot
Matching of Boundaries		N/A	Not Given	Plot demarc ated	Yes	Approved land use	Residenti al	Type of Property	Residentia l

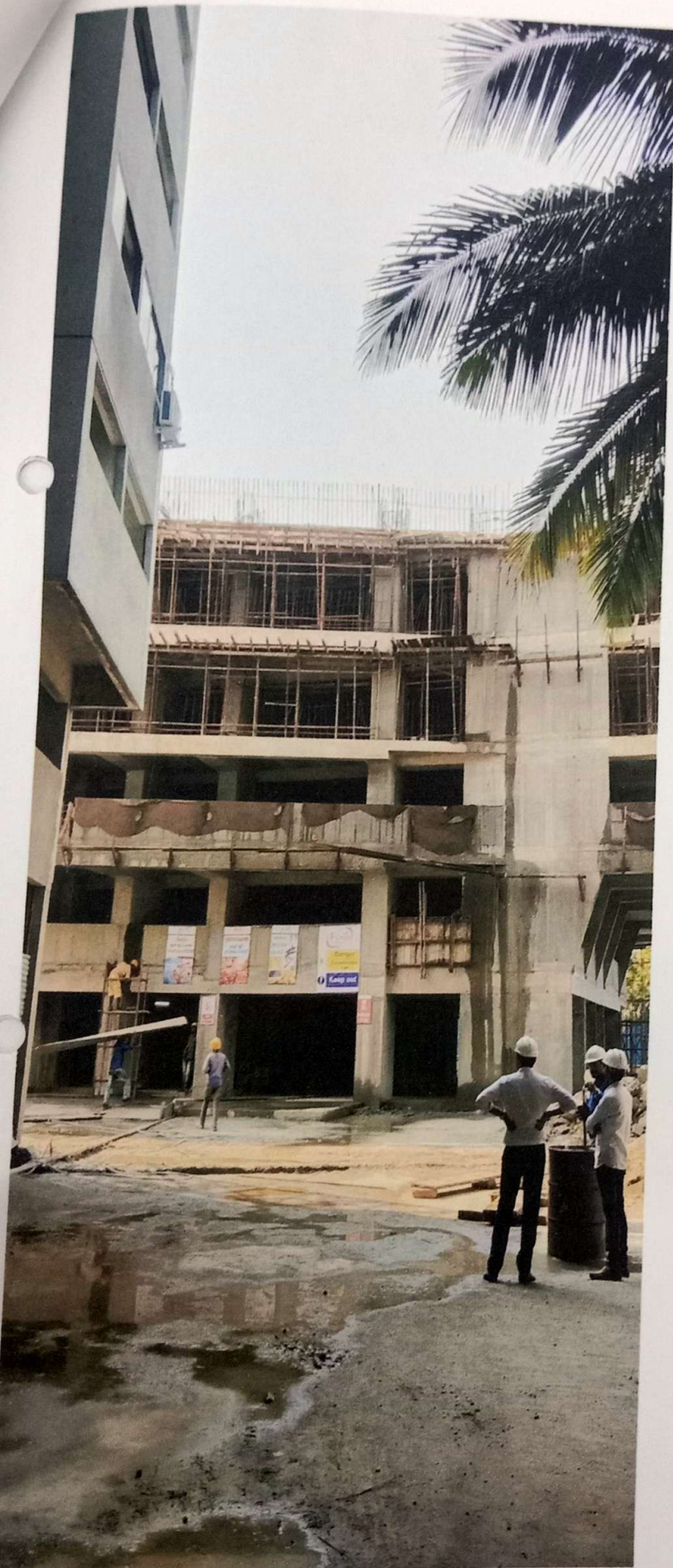


[Handwritten signature and initials in blue ink]

No of rooms	Living Room	1	Bedrooms	1	Toilets	1	Kitchen	1										
Total No of Floors	Ground + 10 Podium + 45 th upper floors	Floor on which the property is located	Second Floor	Approx. age of the Property	Under Construction	Residual age of the Property	60 Years after proper repairs & maintenance	Type of structure RCC Framed										
5 Tenure / Occupancy Details																		
Status of Tenure	Under Construction		No of years of Occupancy : Not Applicable			Relationship of tenant or owner		Under Construction										
6 Stage of Construction																		
Stage of Construction	33% Completed			4 th Podium complete Progress 13% Recommended 33% Pujjession of the property : 2024 as fore informed														
7 Violations if any observed																		
Nature and extent of violations				Nil														
8 Area Details of the property																		
Site Area	-	Plinth area	-	Carpet area	-	Saleable area	-	Remarks										
<p>Remarks : 1) Valuation given on Index II carpet area. 2) Given valuation is along with 1 no of car parking spaces subjected to documented</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Carpet Area(Sq. ft) As Per measurement</th> <th>Area as per agreement</th> <th>C/A for Valuation</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Flat No. 206, Second Floor</td> <td>Measurement not possible</td> <td>434 sq ft C/A</td> <td>434 sq ft</td> </tr> </tbody> </table>									No.	Description	Carpet Area(Sq. ft) As Per measurement	Area as per agreement	C/A for Valuation	1	Flat No. 206, Second Floor	Measurement not possible	434 sq ft C/A	434 sq ft
No.	Description	Carpet Area(Sq. ft) As Per measurement	Area as per agreement	C/A for Valuation														
1	Flat No. 206, Second Floor	Measurement not possible	434 sq ft C/A	434 sq ft														
9 Valuation																		
i. Value as per Government Approved Rates Government RR Rate Residential Building- Rs. 10,799/- per sq ft on BUA																		
ii. In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. Notification or Income Tax Gazette Justification on variation has to be given – As per the market demand ready reckoner rate is less than market rate, Value mentioned in the agreement sale plus one time cost of additional amenities & other cost related to the property which are permanent in nature & add up to Realizable value of the security/property (viz Township, Corpus fund, One time mainantiance fund /deposit/corpus/development charges,, Premium for insurance of mortgage of property, Electric fittings, , One time generator charges, Clubhouse, Membership charges, Electricity, water/Sewerage board one time charges, Cost of roof top, Solar Photo, Voltaic System GST etc																		



EXTERNAL VIEW



EXTERNAL VIEW



