

Datagram Ban

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17/11/21

SSL		Code No.	MUM99999
		File	SA/32111024
		Ref No.	
HLSE	DINESH PAL_5558	9082173552	DINESH.PAL@SBICAPSEC.COM
HLSM	ROHAN RAUT_6568	8097138369	ROHAN.RAUT@SBICAPSEC.COM
HLCM	PREM GIRI	9321071557	PREM.GIRI@SBICAPSEC.COM
HLQM	SUMEET AHER	8879616761	SUMEET.AHER@SBICAPSEC.COM

SBI
G. Indira
Dome
22/9/21
Fof
8/6/23

50/21/120010896

LOS Number	Y LAPHL 202111000351078
CRM ID	501211112011772
Branch Name	DADAR WAGON
Branch Code	5352 ARC-40593484768
Source Type	Self GU-78268642547

Heena
Joyal

CIF ID	90854901117 / 90854901139
Applicant Name	SACHIN ANAGADHAR SHINDE
Co-Applicant Name	ANITA SACHIN SHINDE
Date of Birth	18/12/1969
Pan Card Number	BOBPS5291F
Bank Account Number	50100387821703
E-mail ID	shindesachinga09@gmail.com
Mobile No.	9821923693
Loan Amount & Interest Rate	50,00,000/-
Tenure	23 years
Connector Name & Code	—
Proposal Type	HOME LOAN (NE)
Property Final : Yes / No	yes
RACPC	Sion
RBO	SION

H-65588



CIBIL	10/11/21	
CRIF		
PROCESSING OFFICER		
RESI/OFF	Cruz	10/11/21
TIR	V.S. Legat	15/11
VALUATION	K.S. PANDAT	15/11
SITE	BRANCH	(pending)
LOAN A/C		
T.D.		
D.E.		

Received
Received

OF INDIA
MUMBAI

PERSONAL DETAILS

APPLICANT CO-APPLICANT GUARANTOR

HIN GANGADHAR SHINDE

Gender M F

Mrs Ms Dr Other SACHIN SHINDE

Date of Birth 18/12/1969

Name of Spouse ANITA SHINDE

Dependents No. of Children 03

Name of Father GANGADHAR SUDHU SHINDE

Former's Maiden Name LAXMI BAI

Category SC ST OBC General

Nationality INDIAN

Residential Status Resident NRI / PIO Religion HINDU

Place of Birth MUMBAI

Photo Identification (ID) Type PAN CARD / ANDHAR CARD

Photo Identification (ID) Number 703232415959

Photo ID Valid Upto

Driving Licence No.

Driving Licence Valid Upto

PAN No./GIR No. B0BPS5291F

Passport No.

Passport Valid Upto

Highest Qualification Attained GRADUATION

Qualifying Year 1992

Present Address: Staying at the present address for the past 28 Years and 1 Months.

Residential Address

House / Flat / Apartment No. or Name NAVIN POLICE LINE BUILDING NO- D/40

Street Name & No. and Area/Location G. D AMBEKAR MARG NAIGON MUMBAI

Landmark G. D AMBEKAR MARG NAIGON MUMBAI

City MUMBAI District MUMBAI Pin Code 400012

State MAHARASHTRA Country INDIA

Telephone (Landline) Mobile (Primary) 9821923693 Mobile (Secondary) 9987161011

Email (Personal) shindesachin9009@gmail.com

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 SAME AS ABOVE

Street Name & No. and Area/Location

Landmark

City District Pin Code

State Country

Telephone (Landline 1) Telephone (Landline 2)

Office / Business Address

Name of Org./Employer, Dept. & Floor JOINT COMMISSIONER OF POLICE, Traffic MUMBAI

Street Name & No. and Area/Location WARDI Traffic DIVISION B. D. D. Chawl Bldg No-66

Landmark WARDI MUMBAI

City MUMBAI District MUMBAI Pin Code 400018

State MAHARASHTRA Country INDIA

Telephone (Landline) Fax Mobile (Secondary) 9821923693

Email (Organizational)

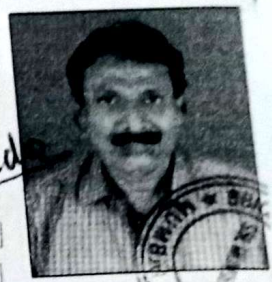
Repayment Mode Check-off ECS (Electronic Clearing System) PDCs (Post Dated Cheques) SI (Standing Instruction) Others

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):

Name: SHAJI GANGADHAR SHINDE
Address: Building No-A 2nd Flr 100 Kaperkhawa Nani Mumbai Maharashtra
Email: _____
Tel: _____ Mob: 9653661730

Name: Naunath Datu Ingole
Address: PL-5 Khanda Colony 1st Flr Sector-5 KHADSWER
Email: _____
Tel: _____ Mob: 9870616931



Shinde

valuation
search report
search report
report

982071118200986306

Regn : 39M
Date : 29/11/2021



Krishnakant A. Pandat
(B.Arch., B.E., CIVIL, AIIA, FIIV, MCE, FEIO, FICCI)

Govt. Approved Valuer (Under Wealth Tax 34AB Approved),
LCM - 2443, CAT-I - Immovable Properties, LCM - 2443, CAT-II - Agri. Lands,
LCM - 2445, CAT-VII - Plant & Machinery - Movable Property
Registered Engineer - Structural Designer of BMC, MHADA.

- 22, Datani Flats, 2nd Floor, "A-Wing", Chitabhai Patel road, Nr. Union Bank, Ashoknagar, Kandivall (E), Mumbai-400 101.
- Regd. Office :- 501, 5th Floor, Chitrarath Complex, B/h. Hotel President, Nr. Swastik Char Rasta, CG Road, Ahmedabad-9.
- Email - shukanarchitects_valuers@gmail.com

REF.: SAEV/ MUM/VIR /FLAT/VALU/ SBI/SION-RACPC/2997

Date :- 13/11/2021

To,
State Bank of India,
RACPC Sion Branch,
Mumbai

Sub- Valuation Report of Under Construction Residential Flat No 1402 at 14th floor, A-Wing,
22 DHULEVA, GD Ambekar Road, Dadar Naigaon, Parel, Dist. Mumbai-400 012, Situated on plot
Bearing CTS No. 157 at Village- Dadar Naigaon, Dist. Mumbai-400 012, Within limits of MCGM.

VALUATION REPORT

I. GENERAL	
1	Purpose for which valuation is made : To determine the Fair Market Value of the property
2	a) Date of inspection : 12/11/2021
	b) Date on which the valuation is made : 13/11/2021
3	List of documents produced for perusal : Agreement For Sale (Dt. 10/11/2021) Index-2: 9037/2021 CC Certificate No. CHE/CTY/1062/F/S/337(NEW)/FCC/1/Amend, Dt. 13/JUNE/2018
4	Name of the owner(s) and their address(es) : Mr. Sachin Gangadhar Shinde, WithPhone no. (details to be shared of each : Mrs. Anita Sachin Shinde. owner in case of joint ownership)
5	Brief description of the property : The Under Construction Building Named "22 DHULEVA ", Residential Building, The Said Building Is Situated At Village - Dadar Naigaon, Dist. -Mumbai-400 012.
6	Location of property
a)	Plot No. / Survey No. : CTS No. 157
b)	Door No. : Flat No 1402 at 14 th floor, A-Wing,
c)	C.T. S. No. / Village : Village- Dadar Naigaon
d)	Ward / Taluka : Mumbai
e)	Mandal / District : Mumbai
f)	Date of issue and validity of layout of : CHE/CTY/1062/F/S/337(NEW)/FCC/1/Amend, approved map/plan Dt. 13/JUNE/2018
g)	Approved map/plan issuing authority : MCGM
h)	Whether genuineness or authenticity of : CHE/CTY/1062/F/S/337(NEW)/FCC/1/Amend, approved map/plan is verified Dt. 13/JUNE/2018
i)	Any other comments by our empanelled : CHE/CTY/1062/F/S/337(NEW)/FCC/1/Amend, valuers on authenticity of approved plan Dt. 13/JUNE/2018



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Reports Scrutinised
[Signature]
Asst./Dy. Manager / CM



Krishnakant A. Pandat

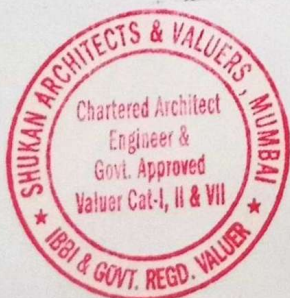
(B. Arch., B. E. Civil, AIIA, FIIV, MCE, FEIO, FICCI)

Govt. Approved Valuer (Under Wealth tax 34AB Approved),
LCM - 2443, CAT-I - Immovable Properties, LCM - 2443, CAT-II - Agri. Lands,
LCM - 2445, CAT-VII - Plant & Machinery - Movable Property
Registered Engineer - Structural Designer of BMC, MHADA.**SHUKAN**
ARCHITECTS, ENGINEERS & VALUERS22, Datanl Flats, 2nd Floor, "A-Wing", Chitabhai Patel road, Nr. Union Bank, Ashoknagar, Kandivalli (E), Mumbai-400 101.
Regd. Office :- 501, 5th Floor, Chitrarath Complex, B/h. Hotel President, Nr. Swastik Char Rasta, CG Road, Ahmedabad-9.
Email - shukanarchitects.valuers@gmail.com

Date :- 13/11/2021

7	Postal address of the property	:	Flat No 1402 at 14 th floor, A-Wing, 22 DHULEVA , GD Ambekar Road, Dadar Naigaon, Parel, Dist. Mumbai-400 012, Situated on plot Bearing CTS No. 157 at Village- Dadar Naigaon, Dist. Mumbai-400 012, Within limits of MCGM.	
8	City / Town	:	Dadar Naigaon, Mumbai	
	Residential Area, Commercial Area, Industrial Area or Mixed area	:	Residential Area	
9	Classification of the area			
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	MCGM	
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	No	
12	Boundaries of the property Dimensions of the side	:	A	B
		:	As per the Deed	Actual (As per site inspection)
	North	:	Bhoiwada Police Quarter	Naigaon Navin Police Vasahat
	South	:	Sun Tower	Sun Tower
	East	:	Balaji Slum	Esidential Building
	West	:	G.D. Ambekar Marg	Road
13	Extent of the site	:	N.A.	
14	Latitude, Longitude & Co-ordinates of flat	:	19°00'23.7"N 72°50'49.0"E	
15	Extent of the site considered for valuation (least of 13 A & 13 B)	:	N/A	
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Under Construction	

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ARCHITECTS, ENGINEERS & VALUERS

Krishnakant A. Pandat

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- ■ ■ 22, Datani Flats, 2nd Floor, "A-Wing", Chitabhai Patel road, Nr. Union Bank, Ashoknagar, Kandivall (E), Mumbai-400 101.
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- ■ ■ Email - shukanarchitects.valuers@gmail.com

Date :- 13/11/2021

II.	APARTMENT BUILDING	
1	Nature of the Apartment	: 2 BHK Under Construction
2	Location	
	Survey No.	: CTS No. 157
	Block No.	: Nil
	Ward No.	: Nil
	Village / Municipality / Corporation	: MCGM
	Door No. Street or Road (PIN Code)	: 400 012
3	Description of the locality (Residential / Commercial / Mixed)	: Residential
4	Year of Construction	: 2021 Under Construction
5	Number of Floors	: Under Construction
6	Type of Structure	: Under Construction
7	Number of Dwelling units in the building	: Under Construction
8	Quality of Construction	: Under Construction
9	Appearance of the Building	: Under Construction
10	Maintenance of the Building	: Under Construction
11	Facilities Available	
	Lift	: Under Construction
	Protected Water Supply	: Under Construction
	Underground Sewerage	: Under Construction
	Car Parking - Open / Covered	: 1 Nos. Car Parking
	Is compound wall existing?	: Under Construction
	Is pavement laid around the building?	: Under Construction
III	Flat	
1	The floor on which the flat is situated	: On 14 th floor
2	Door No. of the flat	: Flat No 1402 at 14 th floor, A-Wing,
3	Specification of the flat	
	Roof	: Under Construction
	Flooring	: Under Construction
	Doors	: Under Construction
	Windows	: Under Construction
	Fittings	: Under Construction
	Finishing	: Under Construction

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ARCHITECTS, ENGINEERS & VALUERS

Krishnakant A. Pandat

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- Email - shukanarchitects.valuers@gmail.com

Date :- 13/11/2021

4	House Tax	:	N.A.
	Assessment No.	:	N.A.
	Tax paid in the name of	:	N.A.
	Tax amount	:	N.A.
5	Electricity Service Connection No.	:	N.A.
	Meter Card is in the name of	:	On the Owner's Name
6	How is the maintenance of the flat?	:	-
7	Sale Deed executed in the name of	:	Mr. Sachin Gangadhar Shinde, Mrs. Anita Sachin Shinde.
8	What is the undivided area of land as per Sale Deed?	:	N.A.
9	What is the plinth area of the flat?	:	Built up area = 765.96 Sq. Ft. (Carpet + 20% loading)
10	What is the floor space index (approx.)?	:	As per actual
11	What is the Carpet Area of the flat?	:	638.30 Sq. Ft.
12	Is it Posh / I class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Residential
14	Is it Owner-occupied or let out?	:	Under Construction
15	If rented, what is the monthly rent?	:	Rs. 70,000/- per month
IV MARKETABILITY			
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	Situated in main city area and close to public amenities
3	Any negative factors are observed which affect the market value in general?	:	Not Any

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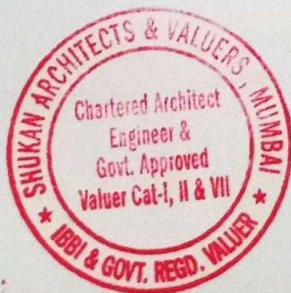
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V	RATE	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details, reference of at least two latest deals / transactions with respect to adjacent properties in the areas if available)	: Rs. 20,000/- to Rs. 30,000/- per Sq. Ft. for Carpet area in the locality for similar type of property (varying based on amenities and location)
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	: Rs. 20,500/- to Rs. 30,500/- per Sq. Ft. for Carpet area in the locality for similar type of property (varying based on amenities and location)
3	Break-up for rate	:
	1. Building + Services	: Rs. 3,500/- per Sq. Ft.
	2. Land + Others	: Rs. 23,500/- per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: Rs. 1,63,730/- per sq mt. i.e. Rs. 15,210/- per sq. ft as per ready reckoner 765.96 Sq. Ft BUA x 15,210/- per sq. ft. = Rs. 1,16,50,251.00
VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a.	Depreciated building rate	: Under Construction New Building
	Replacement cost of flat with services {V(3)i}	: -
	Age of the building	: Under Construction
	Life of the building estimates	: Under Construction
	Depreciation percentage assuming the salvage value as 10%	: 1.6 for each year
	Depreciation Ratio of the building	: --
b.	Total composite rate arrived for valuation	:
	Depreciated Building Rate VI (a)	: Rs. 3,500/- per Sq. Ft.
	Rate for land & other V (3) (ii)	: Rs. 23,500/- per Sq. Ft.
	Total Composite Rate	: Rs. 27,000/- per Sq. Ft. of Carpet Area

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**SHUKAN**

ARCHITECTS, ENGINEERS & VALUERS

Krishnakant A. Pandat

(B. Arch., B. E. Civil, AIIA, FIIV, MCE, FEIO, FICCI)

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- Email - shukanarchitects.valuers@gmail.com

Date :- 13/11/2021

- As per the latest price trend available in the market from the property search for similar types of properties for Residential flat in this locality Price ranges from Rs. 20,000/- to Rs. 30,000/- per sq. ft.
- As per our opinion the fair market value of Rs. 27,000/- per Sq. Ft. for Carpet rate of the flat is Reasonable and worth. Considering all the allotments, the factors such as amenities, Location, Allotted Car Parking Space, Special Features provided and the sale instance in the locality.

Sr No	Description	Qty. (Sq. Ft.)	Rate per unit (Rs.)	Estimated Value (Rs.)
1.	Present value of the flat	638.30 Sq. Ft. (Carpet area)	27,000/- Carpet Rate	₹ 1,72,34,100.00
2.	Interior Decorations which carry a potential value, if any	--	-	-
3.	Others (Allotments/ Separate purchased car park or extended area etc.)	1 Nos. Car Parking	8,00,000/-	₹ 8,00,000.00
				Rs. 1,80,34,100.00/-
				Say Rs. 1,80,34,000.00/- (After Completion)
(Rupees One Crore Eighty Lakhs Thirty Four Thousands Only)				

Valuation Methodology:

(Valuation: Here, the approved valuer should discuss in details his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast / tidal level must be incorporated) and their effect on i) salability ii) likely rental value in future and iii) any likely income it may generate may be discussed). To arrive at the property value we relied upon recent transactions, property dealers, agents and local people, and news paper advertisements which information has, however, been validated.

Considering all aspects regarding specifications, location, other facilities available in & around the site and the recent transaction instances in the same locality for sale of residential units, we can conclude that

The aforesaid Flat will fetch around **Rs.27,000/- per Sq. Ft.** on the Carpet area.

The rental value of the apartment at comes to Rs. 70,000/- per month

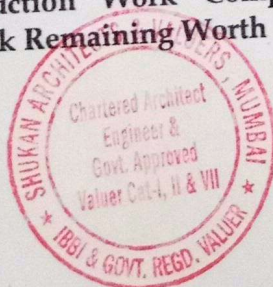
Photograph of owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites.

As a result of my appraisal and analysis, it is my considered opinion that **realizable** value of the above property in the prevailing condition with aforesaid specifications is **Rs. 1,80,34,000/-**

The undersigned has inspected the property detailed in the Valuation Report dated 13-11-2021. We are satisfied that the realizable value of the property is Rs. 1,80,34,000/- (Rupees One Crore Eighty Lakhs Thirty Four Thousands Only).

- 95% Of Construction Work Completed Worth Rs. 1,71,32,300/- & 5% Of Construction Work Remaining Worth Rs. 9,01,700/-.



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**KRISHNAKANT
AMRUTLAL PANDAT**

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KRISHNAKANT AMRUTLAL
PANDAT
Date: 2021.11.19 11:57:47 +05'30'



AGREEMENT FOR SALE

THIS AGREEMENT is made at Mumbai on this 10TH day of NOVEMBER in the Christian Year Two Thousand and Twenty One.

BETWEEN

[Handwritten signature]

A.S. Shinde

M/S SAFAL REALTORS AND DEVELOPERS PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956, holding Income Tax PAN: AABCS8998R, having its registered address at 12, 4th Floor, Cutch Castle Building, 523, S. V. P. Road, 1st Parsiwada, Opera House, Girgaon, Mumbai- 400 004, hereinafter referred to as "**Promoter/Developer**" (which expression shall unless repugnant to the context or meaning thereof mean and include its successors, administrators, executors, assigns, etc.) of the **ONE PART**;

AND

(1) **SHRI SACHIN GANGADHAR SHINDE**, aged 51 years, holding Income Tax PAN: BOBPS5291F, and (2) **SMT. ANITA SACHIN SHINDE**, aged 40 years, holding Income Tax PAN: EQOPS7181E both adults, Indian inhabitants, having their address at G. D. Ambekar Marg, Navin Police Line, Building No. D/40, Naigaon, Dadar, Mumbai- 400 014, hereinafter referred to as "**The Purchasers**" (which expression shall mean and include the female gender and the plural, and unless it be repugnant to the context or meaning thereof his heirs, executors, administrators and permitted nominees) of the **OTHER PART**:

बवई - १
२०३० ए / २५
२०२१

WHEREAS:

For Safal Realtors & Developers Pvt. Ltd. Shri Avi M. Jain	<i>[Handwritten signature]</i>
Shri Sachin Gangadhar Shinde	<i>[Handwritten signature]</i>
Smt. Anita Sachin Shinde	A.S. Shinde

A) The Municipal Corporation of Greater Mumbai is the Owner of the property bearing C.S. No.157 of Dadar Naigaum Division, situated at Ambekar Road, Parel, Mumbai 400 012 admeasuring 1287.68 square metres alongwith the structures standing thereon (hereinafter referred to as "**the said property**") more specifically described in the Schedule written hereunder;

B) The structures on the said property are / were three chawls of Ground plus 1st floor ("**the said structures**") occupied by 37 tenants ("**the said occupants/ tenants**") of which 28 are occupants/tenants of residential premises and 9 are occupants/tenants of commercial premises. The Occupants/Tenants have formed a registered Society named "Mathubai Chawl Co-operative Housing Society Ltd." (hereinafter referred to as "**the said Society**") for the purpose of redeveloping the said property under the provisions of Regulation 33(7) of the Development Control Regulations 1991;

C) The said society has passed a resolution in its General Body Meeting dated 23rd July 2009, appointing the Promoter as their Developer, to develop the said property;

D) The Society and their members pursuant to the said resolutions have executed an Agreement dated 20th December 2009 in favor of the Promoter thereby granting development rights of the said property and authorizing them to do various acts and/or deeds on the terms and conditions as mentioned therein;

The Society has accordingly put up proposal for development of the said property through their Architects under the provisions of Regulation 33(7) of the Development Control Regulations 1991.

Pursuant to the same the Estate Department of Municipal Corporation of Greater Mumbai has issued its Letter of Intent dated 7th March



वर्ष 2015, ३

६३० ७/०५

For Safal Realtors & Developers Pvt. Ltd.
Shri. A. M. Jain

Shri Sachin Gangadhar Shinde	
Smt. Anita Sachin Shinde	A.S.Shinde

- F) The Competent Authorities have issued Annexure – II certifying the eligibility of the occupants of the premises in the said property;
- G) The Competent Authorities have thereafter issued their Intimation of Disapproval and are in the process of granting Commencement Certificate in favour of the Promoter for redeveloping the said property;
- H) The Promoter herein is well and sufficiently entitled to develop the said property by consuming available F.S.I. in respect of the said property as may be permissible under the DC Regulations, in force in respect of the said property and/or to transfer, assign their rights either fully or party, unto the intending party;
- I) S.K. Pise & Associates, Advocates, by his Certificate of Title dated 27th July 2017 has certified the title of the Promoter in the said property and authority of the Promoter, to develop the said property and to sell the premises constructed on the said property to prospective purchasers. The Copy of said Certificate of Title is annexed hereto and marked as **Annexure "1"**;

J) Under the aforesaid circumstances, the Promoter has sole and exclusive rights to the said property including but not limited to right to develop the said property by constructing building/s thereon and to sell the premises from the such building constructed on the said property and to enter into Agreements with the Purchasers of the Premises in the said property and to receive the sale price or consideration in respect thereof on the terms and condition as stated and set out in the Development Agreement dated 20th December 2009;

K) A duly registered Tripartite Agreement dated 31st December 2017 registered with the sub Registrar of Assurances at Bombay at Sr. No.4919/17 on 31/12/2017 day between the Municipal Corporation of Greater Bombay through the hands of Mr. Chandrashekhhar Chore, the Society and the Developer herein, the parties have confirmed and

For Safal Realtors & Developers Pvt. Ltd. Shri Avi M. Jain	
Shri Sachin Gangadhar Shimde	
Smt. Anita Sachin Shimde	



A.S. Shimde

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agreed that the Developer is entitled to develop the said property on the terms and the covenants as more particularly contained therein;

- L) Under the circumstances, also *inter alia*, provides that on completion of development of the said project or portions thereof from time to time, the promoter alone will be entitled to hand over the possession of the various flats, shops, commercial premises constructed/provided thereon to the buyers/ transferees thereof;
- M) The Purchaser is aware and is informed that the Promoter is developing the said property as per the said sanctioned plans.
- N) The Purchaser/s has/have demanded from the Promoter and the Promoter has given inspection to the Purchaser/s of all the documents of title relating to the said property; the said permissions, the layout, plans and specifications sanctioned by the said Local Authority and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016, ("RERA");
- O) On being satisfied with the said documents, permissions and sanctions, the Purchaser has requested the Promoter for allotment of Residential Flat bearing No.1402, having RERA Carpet Area **638.30 sq. ft.** on **14th Floor** in the Building / **Wing No. A**, being constructed on the said project known as "**22 Dhuleva**" ("said Premises") which is more particularly described in the Second Schedule hereunder written.

The Promoter has registered the above Project under the provisions of the RERA with the Real Estate Regulatory Authority at 3rd floor, A-wing, SRA Administrative Building, Anant Kanekar Marg, Bandra East, Mumbai-400051 vide Serial No.P51900005991. The authenticated copy of the said Registration is annexed hereto as



वकास
Annexure "2"
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For Safal Realtors & Developers Pvt. Ltd. Shri Avi M. Jain	f-
Shri Sachin Gangadhar Shinde	shinde
Smt. Anita Sachin Shinde	A.S. Shinde

For Safal Re Shri Avi M. J
Shri Sachin
Smt. Anita S

- Q) The Promoter
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- S) The parties
agreed by a

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- Q) The Promoter is executing and registering this written Agreement for Sale of the said premises with the Purchaser in compliance of under Section 13 of RERA.
- R) In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Purchaser hereby agrees to purchase the said Premises.
- S) The parties are desirous of formally recording all terms and conditions agreed by and between them by this Agreement.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

- The recitals as mentioned hereinabove shall form an integral part of this Agreement. The representations, confirmations, assurances, declarations and undertakings of the parties herein as mentioned in the Recitals shall be deemed to in-corporate herein in verbatim.
- The Promoter agrees and undertakes that an area is to be constructed as and by way of a rehab building / wing for the tenants / occupants of the said property as per the plans, designs and specifications as approved by the Competent Authorities from time to time. The Purchaser has given his consent in writing to the Promoter to make such alternations, additions or changes to the sanctioned plans, layouts and specifications. The said consent is as per Section 14 of RERA.

3. The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser Flat bearing No. 1402, having RERA Carpet Area 638.30 sq. ft. on the 14th Floor in the Building / Wing No. A, being constructed on the said project known as "22 Dhuleva" ("**said Premises**"), which is more particularly



For Safal Realtors & Developers Pvt. Ltd.
Shri Avi M. Jain

Shri Sachin Gangadhar Shinde

Smt. Anita Sachin Shinde

Shinde
A. S. Shinde

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described in the Second Schedule hereunder written for consideration of Rs. 1,20,00,000/- (Rupees One Crore Twenty Lacs Only).

Note: plus "+" or Minus "-" 3% variation in the measurement of the said premises when ready for possession shall be ignored by both the parties.

4. The Purchaser is aware that in accordance with section 194 IA of the Income Tax Act, 1961, TDS has to be deducted @ 1% of the consideration (if it exceeds 50 lakhs) including the amount of taxes, if any, while making payment to / crediting the account of the Promoter under this Agreement. The amounts so deducted by the Purchaser are required to be paid to the Income Tax Authorities on or before the 7th of the next English Calendar month. As required under the Income Tax Act, 1961, the amount of TDS deducted shall be paid by the purchaser electronically only by using Form No.26QB. The TDS shall be acknowledged/credited by the Promoter, only upon the purchaser/s submitting the original TDS Certificate within 15 days from the end of the month in which such payment was made or credit was given and the amount of TDS as mentioned in the certificate matches with the date available with the Income Tax Department concerning the tax deducted at source on behalf of the Promoter in the prescribed Form No.26AS of the Promoter. The Purchaser further agrees and undertakes that if the Purchaser fails and/or neglects to deduct the tax at source or fails to pay the same after deduction to the Income Tax Authorities, the Purchaser/s alone shall be deemed to be assesses-in-default in respect of such tax and the Promoter shall not be liable for any statutory obligations/liability for non-payment of such TDS.

5. The Total Consideration agreed to be paid by the Purchaser to the Promoter is Rs. 1,20,00,000/- (Rupees One Crore Twenty Lacs Only) as mentioned clause 3 hereinabove. The said consideration has been

paid in the following manner:

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23/09/19	
For Safal Realtors & Developers Pvt. Ltd. Smt. Avi M. Jain	
Shri Sachin Gangadhar Shinde	
Smt. Anita Sachin Shinde	

Sr. No.	Date	Mode of Payment	Bank/Branch	Amount (In Rs.)
1	02.11.2021	Ch. No. 357844	Axis Bank, Dadar	5,53,500/-
2	02.11.2021	Ch. No. 000001	HDFC Bank, Near KEM Hospital	10,00,000/-
3	08.11.2021	Ch. No. 000011	HDFC Bank, Near KEM Hospital	2,00,000/-
			TOTAL	17,53,500/-

6. The Purchaser has paid the amount by his own free will and consent. The Purchaser shall not raise any objection to the same in future. The Promoter shall comply with the provisions of RERA. An Amount of Rs.17,53,500/- being received therefrom would be deposited in the designated Escrow Account. Balance Amount of Rs.1,02,46,500/- still remains to be paid which is to be paid as follows :

Sr. No.	Date	Amount
1.	As per work completed (20 Slab)	Rs. 1,02,46,500/-

7. It is specifically agreed that the Promoter has agreed to accept the aforesaid total consideration on the specific assurance of the Purchaser that the Purchaser shall:-
- Observe all the covenants, obligations and restrictions stated in these presents, in letter and spirit, and
 - Any breach or failure to observe the aforesaid covenants, obligations and restrictions would constitute a major breach of the terms of this Agreement by the Purchaser. The same would entitle the Promoter to terminate these presents as per the provisions of RERA.

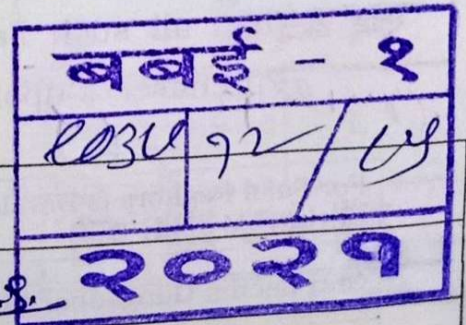
For Safal Realtors & Developers Pvt. Ltd.
Shri Avi M. Jain

Shri Sachin Gangadhar Shinde

Smt. Anita Sachin Shinde



A.S. Shinde



THE SCHEDULE I REFERRED TO HEREINABOVE

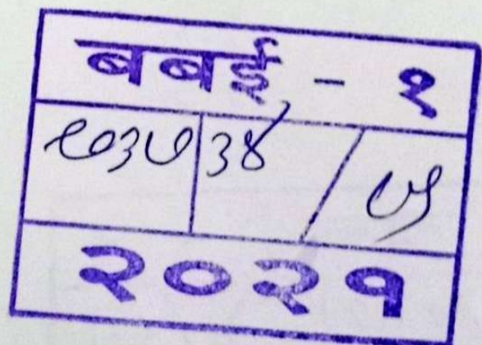
All that piece and parcel of land bearing plot bearing C.S. No.157 of Dadar Naigaum Division, situated at G.D. Ambekar Road, Parel, Mumbai 400 012 together admeasuring 1287.68 square metres along with the structures standing thereon.


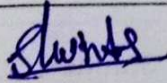
Which property bounded as follows :

- On or towards East : Balaji Slum
On or towards West : G.D. Ambekar Marg
On or towards South : Sun Tower
On or towards North : Bhoiwada Police Quarters

THE SCHEDULE II REFERRED TO HEREINABOVE

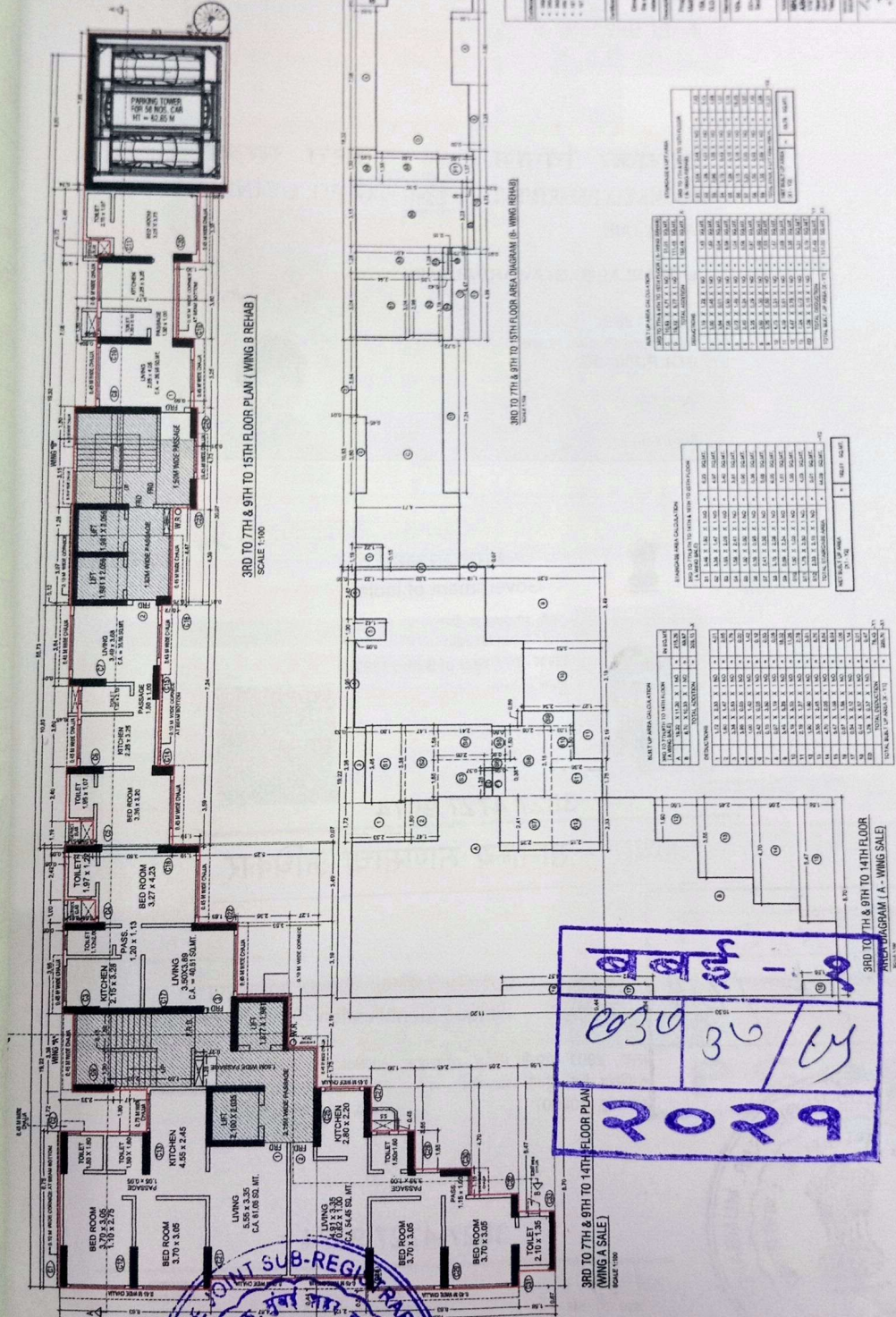
Residential Flat bearing No. 1402, having RERA Carpet Area 638.30 sq.ft. On the 14th Floor in the building / Wing No. A, being constructed in the said project i.e. "22 Dhuleva" on the land described in the Schedule I hereinabove.



For Safal Realtors & Developers Pvt. Ltd. Shri Avi M. Jain	
Shri Sachin Gangadhar Shinde	
Smt. Anita Sachin Shinde	A. S. Shinde

Approved Subject To Condition Specified in The Form No. CHEST/11/07/12/2017/2017

DATE OF APPROVAL: 10/12/2017	STAMP OF APPROVAL: [Signature]
DATE OF APPROVAL: 10/12/2017	STAMP OF APPROVAL: [Signature]
DATE OF APPROVAL: 10/12/2017	STAMP OF APPROVAL: [Signature]



NO.	DESCRIPTION	AREA
1	1ST FLOOR	11.12
2	2ND FLOOR	11.12
3	3RD FLOOR	11.12
4	4TH FLOOR	11.12
5	5TH FLOOR	11.12
6	6TH FLOOR	11.12
7	7TH FLOOR	11.12
8	8TH FLOOR	11.12
9	9TH FLOOR	11.12
10	10TH FLOOR	11.12
11	11TH FLOOR	11.12
12	12TH FLOOR	11.12
13	13TH FLOOR	11.12
14	14TH FLOOR	11.12
15	15TH FLOOR	11.12
16	16TH FLOOR	11.12
17	17TH FLOOR	11.12
18	18TH FLOOR	11.12
19	19TH FLOOR	11.12
20	20TH FLOOR	11.12
21	21ST FLOOR	11.12
22	22ND FLOOR	11.12
23	23RD FLOOR	11.12
24	24TH FLOOR	11.12
25	25TH FLOOR	11.12
26	26TH FLOOR	11.12
27	27TH FLOOR	11.12
28	28TH FLOOR	11.12
29	29TH FLOOR	11.12
30	30TH FLOOR	11.12
31	31ST FLOOR	11.12
32	32ND FLOOR	11.12
33	33RD FLOOR	11.12
34	34TH FLOOR	11.12
35	35TH FLOOR	11.12
36	36TH FLOOR	11.12
37	37TH FLOOR	11.12
38	38TH FLOOR	11.12
39	39TH FLOOR	11.12
40	40TH FLOOR	11.12
41	41ST FLOOR	11.12
42	42ND FLOOR	11.12
43	43RD FLOOR	11.12
44	44TH FLOOR	11.12
45	45TH FLOOR	11.12
46	46TH FLOOR	11.12
47	47TH FLOOR	11.12
48	48TH FLOOR	11.12
49	49TH FLOOR	11.12
50	50TH FLOOR	11.12
51	51ST FLOOR	11.12
52	52ND FLOOR	11.12
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61	61ST FLOOR	11.12
62	62ND FLOOR	11.12
63	63RD FLOOR	11.12
64	64TH FLOOR	11.12
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68	68TH FLOOR	11.12
69	69TH FLOOR	11.12
70	70TH FLOOR	11.12
71	71ST FLOOR	11.12
72	72ND FLOOR	11.12
73	73RD FLOOR	11.12
74	74TH FLOOR	11.12
75	75TH FLOOR	11.12
76	76TH FLOOR	11.12
77	77TH FLOOR	11.12
78	78TH FLOOR	11.12
79	79TH FLOOR	11.12
80	80TH FLOOR	11.12
81	81ST FLOOR	11.12
82	82ND FLOOR	11.12
83	83RD FLOOR	11.12
84	84TH FLOOR	11.12
85	85TH FLOOR	11.12
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87	87TH FLOOR	11.12
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89	89TH FLOOR	11.12
90	90TH FLOOR	11.12
91	91ST FLOOR	11.12
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93	93RD FLOOR	11.12
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98	98TH FLOOR	11.12
99	99TH FLOOR	11.12
100	100TH FLOOR	11.12

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A.S.Shimda
[Signature]

[Signature]



Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT FORM 'F'


[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: 22 Dhuleva, Plot Bearing / CTS / Survey / Final Plot No.: 157,158,131 at ABCD-400009, Ward ABCD, Mumbai City, 400012* registered with the regulatory authority vide project registration certificate bearing No **P51900005991** of

1. **Safal Realtor And Developers Pvt Ltd** having its registered office / principal place of business at *Tehsil: Ward ABCD, District: Mumbai City, Pin: 400020.*
2. This renewal of registration is granted subject to the following conditions, namely:-
 - 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 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The registration shall be valid up to **30/06/2022** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
 - 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.

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Signature valid

Signature  : Authorized Officer
Maharashtra Real Estate Regulatory Authority



Dated: 26/07/2021
Place: Mumbai

MUNICIPAL CORPORATION OF GREATER MUMBAI

The Assistant Commissioner (Estates),
4th Floor, Annex Building, MCGM Head Office,
Mahapalika Marg, CST, Mumbai - 400 001.

No. AC / Estates / 4176 / A.E. (I) - I dtd. 21 MAY 2018

To,
M/s. Safal Realtors & Developers Pvt. Ltd.
3rd Floor, Chaman Chambers,
10 - A, Cinema Road,
Marine Lines, Mumbai - 400 020.

Sub :- NOC for Commencement Certificate of Composite Building (Rehab Wing & Sale Wing) for redevelopment of Municipal property known as Mathubai Chawl on plot bearing C.S.No. 131(pt), 157 & 158 of Dadar Naigaum Division in F/S Ward situated at G. D. Ambekar Marg, Parel, Mumbai - 400 012 under modified D.C. Regulation 33(7).

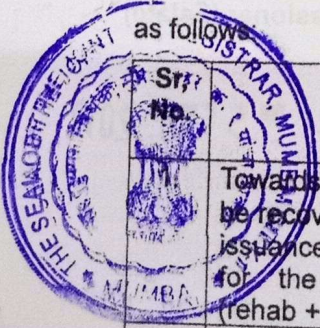
NOC to further Commencement Certificate for Composite Building (Rehab Wing & Sale Wing)

- Ref :-**
- 1) L.O.I. u/no. AC / Estates / 25834 / A. O. (Soc) / Soc - 2 dtd. 07/03/2015.
 - 2) I.O.D. u/no. CHE / CTY / 1062 / F/S / 337 (NEW) dtd. 25/04/2016.
 - 3) NOC to C.C. for composite building issued u/no. AC / Estates / 9255 / A.O. (Soc.) / A.E. (I) - III dtd. 11/07/2016.
 - 4) Developer M/s. Safal Realtors & Developers Pvt. Ltd. letter dtd. 22/08/2017.
 - 5) AC / Estates / 12844 / A.E. (I) - II / A.O. (Soc.) dtd. 10/05/2018.
 - 6) Approval of D.M.C. (Imp.) u/no. MDD / 7955 dtd. 21/05/2018.
 - 7) Demand letter u/no. AC / Estates / 4176 / A.O. (Soc.) dtd. 21/05/2018.

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Gentleman,

With reference to the above subject matter, this is to inform you that the proposal for NOC to further Commencement Certificate for Composite Building (Rehab Wing & Sale Wing) for redevelopment of Municipal property known as Mathubai Chawl on plot bearing C.S.No. 131(pt), 157 & 158 of Dadar Naigaum Division in F/S Ward situated at G. D. Ambekar Marg, Parel, Mumbai - 400 012 has been considered by D.M.C. (Imp.) vide approval u/no. MDD / 7955 dtd. 21/05/2018. Accordingly, this office has issued demand letter u/no. AC / Estates / 4176 / A.O. (Soc.) dtd. 21/05/2018.

The details of demand of amount & payment received under receipt number are



As detailed below	Amount demanded in rupees.	Payment made by receipt / DOC no.
Towards 60% C.V. amounting shall be recovered from developer before issuance of this NOC to further C.C. for the composite building i.e. (rehab + sale building)	Rs. 7,22,55,200/-	DOC No. 1003300432 dtd. 22/05/2018
Total amount	Rs. 7,22,55,200/-	

The Developer M/s. Safal Realtors & Developers Pvt. Ltd. has submitted original notarized undertaking in prescribed format towards that to complete the process of P.R. card in the name of MCGM within a span of 3 months.

Therefore
further commencement certificate
approved u/no. CHE / CTY / 1062
The NOC to further Commencement Certificate (Rehab Wing & Sale Wing) is issued subject to the following conditions:
1) The Society/Developer shall submit Letter of Intent issued by Soc - 2 dtd. 07/03/2015.
2) The area of the plot under development and if necessary plans shall be submitted to E.E.(B.P.) City before the issue of NOC.
3) E.E. (B.P.) City shall not issue NOC for Composite Building + Sale (Composite Bldg (Estates)).
4) Fresh NOC form Astd. City shall be submitted to E.E. (B.P.) City for any amendment in the NOC.
5) Society / Developer shall submit the NOC within a span of 3 months from the date of issue of NOC.
6) For any Development charges as per section 110 of the provision of MR & R.C. shall be obtained before obtaining such permission.

No. AC / Estates / 4176 / A.O. (Soc.)

Copy to,
Muthubai Chawl CHS. Ltd.
Chairman / Secretary
Muthubai Chawl,
G. D. Ambekar Marg,
Parel, Mumbai - 400 012.

For your information

Therefore as far as this office is concerned there is no objection to issue the further commencement certificate by Exe. Engineer (B.P.) City - II for the plans approved u/no. CHE / CTY / 1062 / F/S / 337 (NEW) dtd. 25/04/2016.

The NOC to further Commencement Certificate for Composite Building (Rehab Wing & Sale Wing) is issued subject to the following condition:

- 1) The Society/Developer shall have to comply with the remaining condition of Letter of Intent issued by this office u/no. AC / Estates / 25834 / A.O. (Soc) / Soc - 2 dtd. 07/03/2015.
- 2) The area of the plot under reference shall be certified and confirmed by C.S.L.R. and if necessary plans shall be amended accordingly and draft approved from E.E.(B.P.) City before applying Rehab composite bldg from the office of Asstt. Commissioner (Estate).
- 3) E.E. (B.P.) City shall not issue any further C.C. / Occupation Certificate to Rehab + Sale (Composite Bldg. A and B wing) without NOC of Asstt. Commissioner (Estates).
- 4) Fresh NOC form Asstt. Commissioner (Estate) required to be obtained if there will be any amendment in the plans etc.
- 5) Society / Developer shall submit copy of Property Card in the name of MCGM within a span of 3 months.
- 6) For any Development as per sanction 44/69 of MR & TP Act 1966, development charges as per section 124 A of MR & TP act 1966 and any other charges as per the provision of MR & TP act 1966 will be payable by the concerned while, obtaining such permission.

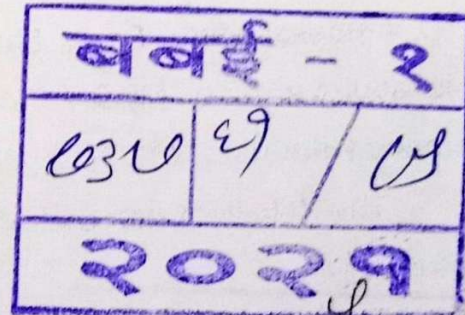
Yours faithfully,

sd
(Parag Masurkar)
Asstt. Commissioner
(Estates)

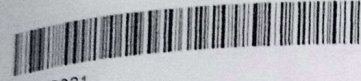
No. AC / Estates / 4176 / A.E. (I) - I dtd. **23 MAY 2018**

Copy to,
✓ **Muthubai Chawl CHS. Ltd.**
Chairman / Secretary
Muthubai Chawl,
G. D. Ambekar Marg,
Parel, Mumbai - 400 012.

For your information please.



sd
(Parag Masurkar)
Asstt. Commissioner
(Estates)



11/11/2021

सूची क्र.2

दुय्यम निबंधक : दु.नि.मुंबई शहर 1

दस्त क्रमांक : 9037/2021

नोंदणी :

Regn 63m

गावाचे नाव : दादर-नायगाव

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	12000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसुद करावे)	12323000
(4) मू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 1402, माळा नं: 14 वा मजला, इमारतीचे नाव: ए विंग, 22 धुलेवा, ब्लॉक नं: जी डी आंबेकर रोड, रोड : परेल मुंबई 400012, इतर माहिती: सी एस नं 157 दादर नायगाव विभाग क्षेत्र 638.30 चौ फूट कार्पेट सहित एक कार पार्किंग स्पेस ((C.T.S. Number : 157 ;))
(5) क्षेत्रफळ	1) 638.30 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेसर्स. सफल रिजल्ट्स एंड डेव्हलपर्स प्रायवेट लिमिटेड चे संचालक अवि मोहनलाल जैन तर्फे मुखत्यार विनोद तिवारी वय:-45; पत्ता:- प्लॉट नं: 12, माळा नं: चौथा मजला, इमारतीचे नाव: कच कॅस्टल बिल्डिंग, ब्लॉक नं: 523 एस व्ही पी रोड, 1 ला पारसीवाडा, , रोड नं: ओपेरा हाउस गिरगाव मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400004 पॅन नं:-AABCS8998R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- सचिन गंगाधर शिंदे वय:-51; पत्ता:- प्लॉट नं: , माळा नं: , इमारतीचे नाव: बिल्डिंग नं डी/40, ब्लॉक नं: जी डी आंबेकर मार्ग, नवीन पोलीस लाईन, रोड नं: नायगाव दादर मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400014 पॅन नं:-BOBPS5291F 2): नाव:- अनिता सचिन शिंदे वय:-40; पत्ता:- प्लॉट नं: , माळा नं: , इमारतीचे नाव: बिल्डिंग नं डी/40, ब्लॉक नं: जी डी आंबेकर मार्ग, नवीन पोलीस लाईन, रोड नं: नायगाव दादर मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400014 पॅन नं:-EQOPS7181E
(9) दस्तऐवज करून दिल्याचा दिनांक	10/11/2021
(10) दस्त नोंदणी केल्याचा दिनांक	10/11/2021
(11) अनुक्रमांक, खंड व पृष्ठ	9037/2021
(12) बाजारभावाप्रमाणे सुद्रांक शुल्क	616500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

सुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.

या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.

आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 10/11/2021) to Municipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.