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Index-2 (एच-1)



03/01/2018

सूची क्र.2

दुय्यम निबंधक : सह.दु.मि.मुंबई शहर 2

दस्ता क्रमांक : 233/2018

शेडणी

Regn.33m

सावधे माधे : 1) धारणा

(1) विनिर्माण पत्र	कारणाव
(2) मीमांसा	38861774
(3) बाजारभावाप्रमाणे (भावाप्रमाणे) बाजारभावाप्रमाणे आकारणी देतो की पट्टेदार ते समुद्र काठे)	29169340.83

(4) मू.भावाप्र.पोटहिल्ला व धरणांक (असल्यास)

1) पालिकेचे नाव: मुंबई शहराचे इतर वरील सदनिका नं. ए-2203, माळा नं. 22 वा मजला, इमारतीचे नाव: टिटरिस, मॉन्टे कार्लो-टिटरिस, ब्लॉक नं. खटाव मित कंपाउंड, पायल बिल्डिंग जवळ, रोड नं. कपूराम जगताप मार्ग, भावखळा-पश्चिम, मुंबई-400008, इतर माहिती: सदनिका युनिट क्षेत्र 137.95 चौ.मी. (1485 चौ.फूट) व एक क्षेत्र 7.42 चौ.मी. कारपेट (रेस घमाली), टॉन कस पाकींग होती. ( Survey Number : 1798-part, 16/1840, 1841-part : )

(5) क्षेत्रफल

1) 137.95 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असत तेव्हा

(7) दस्तऐवज करून देणा-या मालकाचे व किंवा देणा-या पत्रकाराचे नाव किंवा देणा-या न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1) नाव-स्वयम रियल्टी आणि ट्रेडर्स एजन्सी बांध्यावतीने अधिकृत व्यक्ती मॅनेजर देवांश दी शेभी बांध्यावतीने कुलमुखात्वार म्हणून समिती शाह बच-26, पत्ता-प्लॉट नं. - माळा नं. - इमारतीचे नाव: मॅरिथॉन प्युपरेक्स, ब्लॉक नं. लोअर परेज, रोड नं. एन.एम.जोशी मार्ग, लोअर परेज, मुंबई-400013, महाराष्ट्र, मुंबई. पिन कोड-400013 पॅन नं.-ACEFS2816A  
2) नाव-स्वयम रियल्टी आणि ट्रेडर्स एजन्सी बांध्यावतीने अधिकृत व्यक्ती मॅनेजर आणि अधिकृत व्यक्ती श्री दशरकाजाय के. राम बांध्यावतीने कुलमुखात्वार म्हणून समिती शाह बच-26, पत्ता-प्लॉट नं. - माळा नं. - इमारतीचे नाव: मॅरिथॉन प्युपरेक्स, ब्लॉक नं. लोअर परेज, रोड नं. एन.एम.जोशी मार्ग, लोअर परेज, मुंबई-400013, महाराष्ट्र, मुंबई. पिन कोड-400013 पॅन नं.-ACEFS2816A

(8) दस्तऐवज करून देणा-या मालकाचे व किंवा देणा-या पत्रकाराचे नाव किंवा देणा-या न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1) नाव-नरेश रतिसाल वाणिगोता बच-43, पत्ता-प्लॉट नं. 802, माळा नं. 8 वा मजला, इमारतीचे नाव: ओम रसिडन्सी, ब्लॉक नं. मुंबई सेंट्रल, रोड नं. ग्वाडर लेन-20, मुंबई सेंट्रल-400008, महाराष्ट्र, MUMBAI. पिन कोड-400008 पॅन नं.-ACRPJ9203F  
2) नाव-समीता नरेश वाणिगोता बच-44, पत्ता-प्लॉट नं. 802, माळा नं. 8 वा मजला, इमारतीचे नाव: ओम रसिडन्सी, ब्लॉक नं. मुंबई सेंट्रल, रोड नं. ग्वाडर लेन-20, मुंबई सेंट्रल-400008, महाराष्ट्र, MUMBAI. पिन कोड-400008 पॅन नं.-ACUPJ4767H

(9) दस्तऐवज करून देण्याचा दिनांक	25/12/2017
(10) दस्त संपादन केलेल्या दिनांक	05/01/2018
(11) अनुक्रमांक, छड व वृत्त	233/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1943100
(13) बाजारभावाप्रमाणे शीटणी शुल्क	30000
(14) वेरा	



मुल्यांकनासाठी विभागात घेतलेला तपशील :-

मुद्रांक शुल्क आकारणीसाठी घेतलेला तपशील :-



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

सह दुय्यम निबंधक  
मुंबई शहर क्र. 2

# Annexure 4

Form : 5000 (Gen-003:21.4.1970)ChS(OP)-1

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. EEBPCI 5707/EIA of 13/12/2015

## COMMENCEMENT CERTIFICATE

To,

M/S. Swayam Realtors & Traders LLP

Marathon, NERLEN

Ganpatrao Kadam Marg

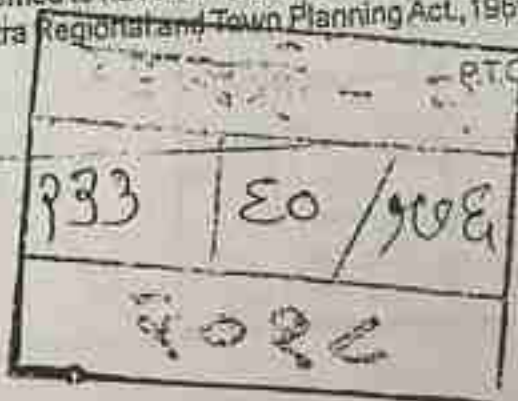
Lower Parel Mumbai-400013

Es. Eng. Bldg. Proposal (City)-II  
E' Ward, Municipal Office, 3rd Floor,  
10, S. K. Haffuddin Marg, Byculla,  
Mumbai - 400 008.

Sir,

With reference to your application No. 7095 dated 1 SEP 2010 for Development Permission and grant of Commencement Certificate under Section 44 and 69 of the Maharashtra Regional and Town planning Act, 1966, to carry out development for Proposed Residential building no. 1 on plot bearing L.S. No. 16/1840, 1841, and 1798 of Byculla Division and building permission under section 348 of the Bombay Municipal Corporation Act, 1908, to erect a building in Building No. 1 on Plot No. C.S. No. 16/1840, 1841, 1798 Division/Village/Town Planning Scheme No. B-7-M254 Situated at Road/Street Ward E the Commencement Certificate/Building permit is granted on the following conditions:-

- 1) The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
- 2) That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- 3) The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop land which does not vest in you.
- 5) This Commencement Certificate is renewable every year but such extension period shall in no case exceed three years; provided further that such laps shall not be a subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
- 6) This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai, if:
  - a) The development/work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanction plans.
  - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresenting 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 Sec 43 & 45 of the Maharashtra Regional and Town Planning Act, 1966.



Issue On : 13/12/2013 Valid Upto : 12/12/2014

Remark :

Plinth c. c. is granted for wing of building no.1 marked as A,B,C,D on plan at Pg. 1433 of to Top of basement as per amended Approval dated 13.09.2013

Approved By  
L. S. Ahire  
Assistant Engineer (BP)

Issue On : 7/5/2015 Valid Upto : 12/12/2016

Remark :

This C. C. is endorsed for part of wing "A" as per last amended approved plan dated 13.10.2014 and extended further for part of wing "A" and part of wing "B" as marked A,B,C,D,E,F,A (i. e. free hold land ) on copy of approved layout plan dated 18.10.2014 and approved Phase Program dated 18.10.2014, up to service floor level i. e. Top of 8th podium floor.

Approved By  
L. S. Ahire  
Assistant Engineer (BP)

Issue On : 6/4/2016 Valid Upto : 12/12/2016

Remark :

This C. C. is further extended upto Top of 37th floor (part) of Wing "A" of building no.1 on free hold portion of the plot as per amended approved plan dated 13.10.2014

Approved By  
R. D. Deore  
Assistant Engineer (BP)



Issue On : 2/3/2017 Valid Upto : 12/12/2017

Remark :

This C. C. is endorsed upto 37th (part) for wing "A" and upto service floor (between 8th and 9th floor) for wing "B" as marked on layout plan as A,B,C,D,E,F,A as per amended plan dated 15.02.2017

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**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**FORM 'A'**  
**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**

No EB/5709/E/A

**COMMENCEMENT CERTIFICATE**

To,  
 M/s. Swayam Realtors & Traders LLP  
 Marathon Futurex, N. M. Joshi Marg, Lower Parel,  
 Mumbai-400008

Sir,  
 With reference to your application No. EB/5709/E/A Dated. 27/3/2017 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 27/3/2017 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. 00 C.T.S. No. 1798, 16/1840 & 1841 Division / Village / Town Planning Scheme No. Byculla situated at B. J. Marg Road / Street in E Ward Ward.

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

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:
  - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same has been obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. Asst.Eng.(BP)City IV E Ward (R. D. Deore) Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 43 of the said Act.

This CC is valid upto 12/12/2014

233	
E2	106
R.D. Deore	

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) The Municipal Commissioner has appointed Shri. L.S. AHIRE Assistant Engineer, to exercise his powers and functions of the Planning Authority under section 45 of the said Act. Plan th. C.C. granted for wing A of Building no 1 marked as ABCD on Plan at pg. 1433 upto top of Basement floor amended approval dt. 13/9/2013  
This Commencement Certificate is valid upto 12<sup>th</sup> December 2014

For and behalf of Local Authority  
The Municipal Corporation of Greater Mumbai.

13/11/13

Assistant Engineer  
Building Proposals (City)/(R&R)

For MUNICIPAL COMMISSIONER FOR GREATER MUMBAI.

EB/5709/ACA dt. 07.5.15

This C.C. is endorsed for Part of wing 'A' as per last amended approved Plan dated 13/10/2014 and extended further for part of wing 'A' and part of wing 'B' as marked ABCD of A (Free hold land) on copy of approved layout plan dt. 18/10/2014 and approved phase programme dt. 18/10/2014. up to Service Floor level i.e. top of 8th podium floor.

EB/5709/EIA dt. 06/11/16

13/11/16

AEBPCIV

This C.C. is further extended upto top of 37th Floor (part) of wing NO. 1 of free hold portion of the plot as per amended approved plan dated 13/10/2014

13/11/16  
AEBPCIV



वर्क - २	
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**THE SEVENTH SCHEDULE ABOVE REFERRED TO**  
(Description of Internal amenities of the said Premises)

INTERNAL AMENITIES (alongwith branding and pricing details):

Sr. No.	Internal Amenities	Brand	Price
1	All rooms with Imported Marble flooring.	Beige colour or make equivalent	Rs.200/- Sq.ft
2	Walls and ceiling shall be painted in Acrylic Emulsion paint	Make Godavari/Asian Paint /Berger/Nitco or equivalent	Rs.12/- Sq.ft.
3	Kitchen platform with Stainless Steel Sink shall be provided	SS 304 Satin Fininsh /Franke, Nirali, Carysil, Diamond and equivalent make.	Rs.4,500/- Per No.
4	Kitchen wall above platform shall be finished with tiles upto Door lintel lvl	Size 600 x 300 MM tile, make Simpolo, Johnson, Nitco, Somany, Kajaria or equivalent	Rs. 45/ Sq.ft.
5	All the Toilets shall be Designer Toilet with ceramic tiles	Size 600x1200, make Simpolo, Johnson, Nitco, Somany, Kajaria or equivalent	Rs.80/- Sq.ft.
6	All the Toilets shall have concealed plumbing with I.S.I. quality fittings		
7	All the Flats/Units/Premises shall have geyser in all toilet for hot water facility, ISI make sanitary ware & CP fitting	Gyser /Boiler make :- Spherehot/ Venus/Racold / Jaquar /Rocket and Equivalent.  CP fitting & Sanitaryware make Vitra /Roca /Jaquar/ Ceral/ parryware and equivalent.	For 50 Ltr Boiler Rs. 9000/- per No and  For 3 lit Gyser Rs. 2500/- Per No.
8	All the windows shall be made of colour coated Analyzed Aluminum heavy sections	Jindal /Hindustan Aluminium / Bonco /Global and Equivalent	
9	All the door frames shall be made of Teak Wood and all living & bed room shutters shall be Solid core flush doors with both side veneer, natural matt finish, toilet door shutters shall be flush doors with both side laminate finish	(a) Hot Pressed solid core Main Door Shutter 45 mm thk (b) Bedroom /Toilet door 36 mm thk of Kalpatru/Sheen/Sandhani / Sunrise and equivalent make	Rs.230 /- 180/-
10	Intercom system at security gate for the communication in each flat shall be provided. M.T.N.L./B.S.N.L./other service provider telephone wiring shall be concealed		
	Provision for cable connections in each flat shall be provided with concealed Plug points.		



Signature

233	23/1006
2026	

Signature

Allottee

Signature

- (ii) Any reference to the singular shall include the plural and vice versa;
- (iii) Any references to the masculine, the feminine and/or the neuter shall include each other;
- (iv) The Schedules and Annexes form part of this Agreement and shall have the same force and effect as if expressly set out in the body of this Agreement, and any reference to this Agreement shall include any schedules to it;
- (v) References to this Agreement or any other document shall be construed as references to this Agreement or that other document as amended, varied, novated, supplemented or replaced from time to time;
- (vi) Each of the representations and warranties provided in this Agreement is independent of other representations and warranties in this Agreement and unless the contrary is expressly stated, no clause in this Agreement limits the extent or application of another clause;
- (vii) References to a person (or to a word importing a person) shall be construed so as to include:
  - (a) An individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organization, any government, or state or any agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal personality/separate legal entity); and
  - (b) That person's successors in title and assigns or transferees permitted in accordance with the terms of this Agreement.

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**(description of the said Larger Land)**

**Part A**  
**(Freehold Land)**

All those pieces and parcels of freehold land admeasuring in the aggregate, 37,564.84 square meters (as per the Property Register Cards) and bearing (i) C.S. No.1798(part) admeasuring 23,257.72 square meters and (ii) C.S.No.16/1840 admeasuring 4,416.42 square meters and (iii) C.S.No.1841(part) admeasuring 9,890.7 square meters of Byculla Division, Khatau Mill Compound, Bapurao Jagtap Marg, Near Fire Brigade, Byculla (West), Mumbai- 400 008.



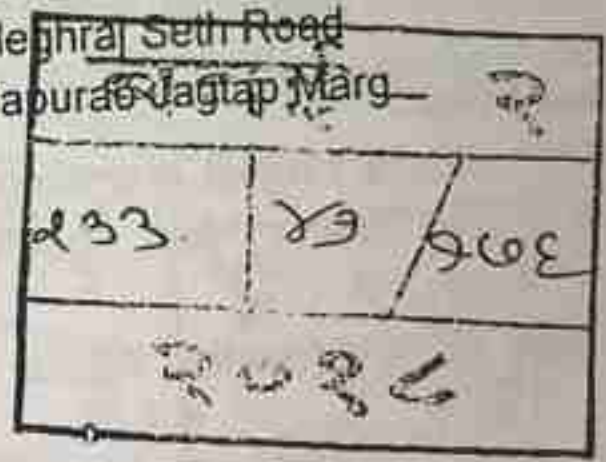
**(Part B)**  
**(Leasehold Land)**

All those pieces and parcels of leasehold land admeasuring, in the aggregate, 11,858 square meters (as per the Property Register Cards) and bearing (i)C.S.No.1798(part) admeasuring 8,710.8 square meters and (ii)C.S.No.1841(part) admeasuring 3,147.2 square meters of Byculla Division, Khatau Mill Compound, Bapurao Jagtap Marg, Near Fire Brigade, Byculla (West), Mumbai- 400 008.

The Larger Land is bounded as follows:-

- On or towards the north : Hafiz Ali Bahadur Road
- On or towards the west : Khan Mohammad Salim Road
- On or towards the south : Mehra Seth Road
- On or towards the east : Bapurao Jagtap Marg

  
 Promoter



  
 Allottee  
 Sangach

482100 635

Approved By  
R. D. Deora  
Assistant Engineer (BP)

Issue On : 12/6/2017      Valid Upto : 12/12/2017

Remark :

This C.C. is extended up to 44th floor for Wing 'A' & to endorse the C.C. for Wing 'B' as per amended plan dated 26.05.2017.

Document certified by  
Ravindra Dagaji Deora  
<rdeora1967@gmail.com>  
Name : Ravindra D. Deora  
Designation : Assistant Engineer  
Organization : Municipal Corporation Greater Mumbai  
Date : 12-Jun-2017 16:35:59

For and on behalf of Local Authority  
Municipal Corporation of Greater Mumbai  
Assistant Engineer, Building Department  
City & Town Ward  
MUMBAI - II

- Co to :
- 1. Architect
  - 2. Collector Mumbai Suburban /Mumbai District

233 EX/906

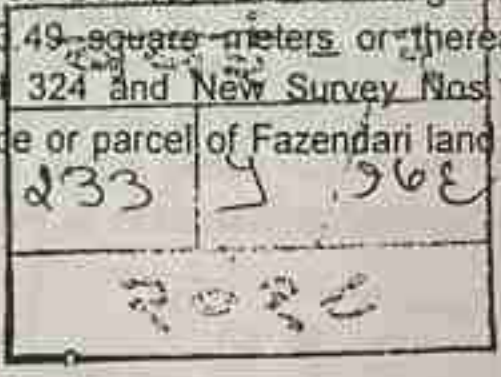


**WHEREAS:**

- A. By and under an Indenture of Conveyance dated 5<sup>th</sup> January, 1876 executed between Dwarkadass Vussonjee of the First Part and Khatau Makanji of the Second Part and the Khatau Makanji Spinning and Weaving Company Limited (therein referred to as the said Company and hereinafter referred to as "KMCL") of the Third Part and registered with the Office of the Sub-Registrar of Assurances under Serial No.3A of 1876, the said Dwarkadass Vussonjee at the request of the said Khatau Makanji granted and conveyed unto KMCL all that piece or parcel of land situate lying and being on the South Side of Haines Road in the Sub-district of Mandvi in the Island of Bombay admeasuring 10,392 square yards equivalent to 8,691.54 square meters or thereabouts bearing New Survey No.3472 ("Part A-First Freehold Land") for the consideration and on the terms and conditions as mentioned therein.
- B. By and under an Indenture dated 27<sup>th</sup> March, 1896 executed between Krishnanath Ambarnath Kirtikar of the One Part and KMCL of the Other Part and registered with the office of the Sub-Registrar of Assurances under Serial No.1174A 1896, the said Krishnanath Ambarnath Kirtikar granted and conveyed unto KMCL all that piece or parcel of land situate lying and being at Byculla commonly called Byculla Agripada and within the Registration Sub-District of Bombay admeasuring 4,474 square yards equivalent to 3,740.83 square meters or thereabouts bearing New Survey No.3477 ("Part B-First Freehold Land") for the consideration and on the terms and conditions as mentioned therein.
- C. By and under an Indenture of Conveyance dated 9<sup>th</sup> August, 1900 executed between the Municipal Corporation of the City of Bombay (therein referred to as the Corporation) of the One Part and KMCL (therein referred to as the Company) of the Other Part and registered with the office of the Sub-Registrar of Assurances under Serial No.1882A of 1900, the Corporation granted, assigned, conveyed and assured unto KMCL all that piece or parcel of land situate to the west of Haines Road Byculla in the Registration District and Sub-District of Bombay containing by measurement 5,932 square yards equivalent to 4,959.90 square meters or thereabouts bearing New Survey Nos.3589, 3590 and 3591 ("Part C-First Freehold Land") for the consideration and on the terms and conditions mentioned therein.
- D. By and under an Indenture of Conveyance dated 2<sup>nd</sup> August, 1911 executed between Karsondas Hargovan Chattu, Karsondas, Moorarji Karsondas, Parmanand Karsondas and Toolaldas Karsondas (being the minor sons of Karsondas Hargovan Chattu by their father and natural guardian) and Mamubai (the widow and the heir of Damodar Madhawji Rupjee) (therein referred to as the Vendors) of the First Part and Gordhandas Khattau of the Second Part and KMCL (therein referred to as the Company) of the Third Part and registered with the office of the Sub-Registrar of Assurances under Serial No.2506A of 1911, the Vendors therein granted unto the KMCL (a) all that triangular piece or parcel of land or ground situate lying and being on the South Side of the Haines Road Byculla in the Registration Sub-District and Island of Bombay admeasuring 5,618 square yards equivalent to about 5,533.49 square meters or thereabouts bearing Old Survey Nos.322, 323 and 324 and New Survey Nos. 1/3474, 2/3473 and 1/3473 and (b) all that piece or parcel of Fazendari land situate on the West



*[Signature]*  
Promoter



*[Signature]*  
Allottee  
*[Signature]*

- a) The Promoter proposes to eventually consume a further FSI of 500 Sq.mtrs. aggregating to total FSI of 24883.86 Sq.mtrs. in the construction and development of the Real Estate Project on account of the full development potential of the said Larger Land and the full FSI thereof, free sale FSI, premium FSI and FSI from any multi mill generation in the future) and TDR or any other form of FSI as may be sanctioned from time to time by the competent authorities in accordance with all applicable laws, rules and regulations/ New DCR/Revised DCR as may be in force at present and/or at any time hereafter.
7. **Common Areas & Amenities:**  
 a) The common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee are listed in the Sixth Schedule hereunder written ("Real Estate Project Amenities") to this Agreement.
8. **Formation of Society and Transfer of Land:**  
 a) The formation of the Society and Transfer of land in the Real Estate Project/Whole Project shall be in the manner as mentioned in the Agreement.
9. **Possession of the said Premises:**  
 a) The date of handover of possession of the said Premises in the Real Estate Project is 31/12/2021.
10. **The name and address of the Architect:**  
 Matrix Architects and Engineers, 702, Marathon Max, Mulund-Goregoan Link Road, Mulund (West), Mumbai - 400 080.

**THE FIFTH SCHEDULE ABOVE REFERRED TO**  
*(Description of Amenities of Whole Project)*

**COMMON AMENITIES**

1. Paved Access.
  2. Recreation, landscaped space with Jogging track, Play Park equipments at Podium Level.
  3. Grand Entrance Gate.
  4. \* Membership to Club House with Health Club, Swimming Pool, Gymnasium, Indoor Games.
  5. Multilevel Car Parking.
  6. Well designed compound walls and Security gates shall be provided.
- \* Item 4 is chargeable as mentioned in this Agreement.

The common areas and amenities as mentioned in this Schedule for the Whole Project shall be completed on completion of the Whole Project.

**THE SIXTH SCHEDULE ABOVE REFERRED TO**  
*(Description of Common Amenities of Real Estate Project)*

1. 336 car parks
2. High Speed Lifts
3. Fire Fighting Facility

The common areas and amenities as mentioned in this Schedule for the Real Estate Project shall be completed on completion of the Real Estate Project.

  
 Promoter

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**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(description of the said Land)**

All that Land bearing admeasuring 1475.70 sq.mts., being portion of C.S. No.1841 of Byculla Division, Khatau Mill Compound, Bapurao Jagtap Marg, Near Fire Brigade, Byculla (West), Mumbai- 400 008. being the portion of Larger Land as mentioned in the First Schedule hereinabove.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**(description of the said Premises)**

Unit No.A2203 admeasuring 137.95 square meters RERA carpet area (i.e. 1485 square feet) on the 22<sup>nd</sup> floor in the Real Estate Project known as "Monte South Titlis-1" in the Building known as "Monte South Titlis" in the Whole Project known as "Monte South" situate at Byculla Division, Khatau Mill Compound, Bapurao Jagtap Marg, Near Fire Brigade, Byculla (West), Mumbai- 400 008 to be constructed on the said Land as mentioned in the Second Schedule hereinabove alongwith TWO number of car parking/s.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**(Description of Whole Project and Real Estate Project Details)**

**A. WHOLE PROJECT**

**1. Details of Whole Project:**

- a) The Name of the Whole Project 'Monte South' situate at Byculla Division, Khatau Mill Compound, Bapurao Jagtap Marg, Near Fire Brigade, Byculla (West), Mumbai- 400 008.
- b) The Area of Whole Project is as per First Schedule mentioned above.


**2. Development:**

- a) The Area of the said Larger Land shall be developed in a phase-wise manner over a period of time. The Whole Project will consist of number of Real Estate Projects constituting various phase/s of the Whole Project.
- b) The Promoter is developing multiple buildings/towers/wings/structures including the Real Estate Project for residential/commercial/IT/Retail/hotel user, mixed user and such user as may be permissible in accordance with applicable laws.
- c) Two separate Rehabilitation buildings cum Mhada buildings are proposed for rehabilitation of chawls as per the DCR and shown on the Proposed plan.
- d) The Promoter is constructing the buildings as independent buildings/wings. However, either by basement or by stilt area or by commercial block or by podium or otherwise, each one of the said buildings may be connected with other and/or horizontally connected to each other as horizontal extension to each other may be with common partition walls or by dead walls as the case may be and the Allottee/s are aware of the same.
- e) Development will be as per the proposed layout plans as may be amended from time to time.

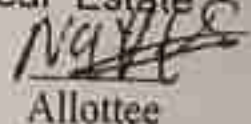
**3. Sanctioned and Proposed Plan:**

- a) The development of the Whole Project is presently undertaken as per the Sanctioned Layout Plan which has been annexed hereto as Annexure "2".

- b) The Promoter proposes to develop the Whole Project and Real Estate

  
Promoter

Sanctioned Layout Plan	
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Project as per the Proposed Layout Plan as annexed hereto as Annexure "10". The Promoter reserves the right to get the Proposed Layout Plan sanctioned from the Concerned Authorities.

4. Details of Sanctioned Floor Space Index (FSI) and Proposed FSI for Whole Project:
  - a) Sanctioned FSI : 75,355.52 Sq.mt.
  - b) Proposed FSI: 3,33,603.9675 Sq.mt. proposed on account of the full development potential of the said Larger Land and the full FSI thereof, free sale FSI, premium FSI and FSI from any multi mill generation in the future) and TDR or any other form of FSI as may be sanctioned from time to time by the competent authorities in accordance with all applicable laws, rules and regulations/ New DCR/Revised DCR as may be in force at present and/or at any time hereafter.
5. Details of Aggregate area of the recreation open space (on the Podium and on the Ground) for Whole Project: Approximately 12,000 Sq.mt.
6. Common Areas & Amenities:
 

The common areas, facilities and amenities in the Whole Project that may be usable by the Allottee and are listed in the Fifth Schedule hereunder written ("Whole Project Amenities"). The common areas and amenities for the Whole Project shall be completed at the time when the Whole Project is completed.
7. The nature of the organization of Allottee/s to be constituted and to which the title of such land parcels is to be transferred on completion of the Whole Project are as more particularly specified in the Agreement.

### B. REAL ESTATE PROJECT

1. Details of Real Estate Project:
  - a) The development of part of the tower/wing of a building is known as 'Monte South Titlis' on the part of the said Land consisting of 3 Basements, 1 Plinth, 1 Lower Ground, 1 Stilt, 7 Podiums and upto 30<sup>th</sup> Floor is known as 'Monte South Titlis-1' ('Real Estate Project').
  - b) Details of sanctions, approvals and permissions are as mentioned in the Agreement.
2. Details of Sanctioned Floors:
  - a) Number of floors sanctioned as on date to Upto 30<sup>th</sup> Floor
3. Details of Proposed Floors:
  - a) Proposed number of floors for Real Estate Project: NIL
4. Type of Premises:
  - a) The Real Estate Project shall comprise of units/premises consisting of apartments, flat/s, combination flats/apartments, tenement/s, duplexes, penthouses.
5. Sanctioned Floor Space Index (FSI):
  - a) Total FSI of 24383.86 Sq.mtrs. has been sanctioned for consumption in the construction and development of the Real Estate Project.



*[Signature]*  
Promoter

Proposed Floor Space Index (FSI):		
233	23	502
2086		



*[Signature]*  
Allottee  
*[Signature]*  
Sangeetha

12	All the Electrical wiring shall be concealed and of Copper wire Circuit Breakers shall be provided in place of Fuses	Wire of Polycab /L&T/ Finolex make and Circuit Breakers of L & T/Schneider /ABB /Simens and equivalent make
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IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale in the presence of attesting witness, signing as such on the day first above written.

SIGNED, SEALED AND DELIVERED ) For Swayam Realtors and Traders LLP  
 by the withinnamed "Promoter" )  
 Swayam Realtors and Traders LLP )  
 through its Authorised Signatory )






  
 Authorized Signatory/Director 

Mr. Devang D. Dashi ) For Swayam Realtors and Traders LLP  
 Mr. MR. DWARKANATH K. RAO )  
 in the presence of  Authorized Signatory/Director 

- Nikita G. Chavhan
- Touphi P. J.

SIGNED AND DELIVERED )  
 by the withinnamed the "Allottee/s" )  
 Naresh N. Vanigota )  
 Sandeeta Naresh Vanigota )



- Nikita G. Chavhan
- Touphi P. J.

Promoter

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293	2020	293	2020

Allottee

AGREEMENT FOR SALE

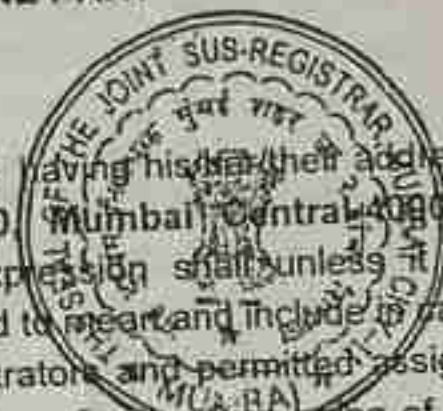
THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this 26<sup>th</sup> day of December 2017

BETWEEN

SWAYAM REALTORS AND TRADERS LLP, a Limited Liability Partnership incorporated and registered under the provisions of the Limited Liability Partnership Act, 2008, having its office at Marathon Futurex, N.M. Joshi Marg, Lower Parel, Mumbai-400 013, hereinafter referred to as "the Promoter" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns) of the **ONE PART**

AND


Naresh Ratilal Vanigota, Sangeeta Naresh Vanigota having his/her/their address at Aum Residency, 8th Flr 802, Glider Lane-20, Mumbai Central-400008 hereinafter referred to as "the Allottee", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parcenership and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of the trust and the survivor or survivors of them and in case of a body corporate/company its successors and permitted assigns) of the **OTHER PART**



The Promoter and the Allottee are for the sake of brevity are individually referred to as "the Party" and collectively referred to as "the Parties"

  
Promoter

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Allottee

