

REDEVELOPMENT OF  
**Shri Jay-Sukh CHS Ltd.**

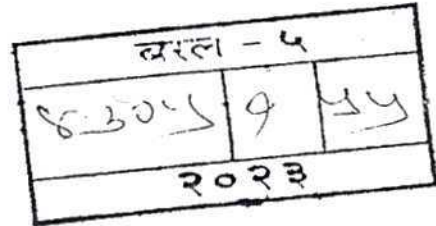


we  
**BUILD**  
the  
**TRUST**



मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )						
Valuation ID	20230309901					09 March 2023, 10:51:42 AM
मूल्यांकनाचे वर्ष	2022					
जिल्हा	मुंबई(उपनगर)					
मूल्य विभाग	63.मालाड (दक्षिण) (बोरीवली)					
उप मूल्य विभाग	भूभाग. उत्तरेस गामलेदार वाडी मार्ग, पूर्वेस एस व्ही रोड, दक्षिणेस वॉर्ड हद्द व पश्चिमेस लिंक रोड					
सर्व्ही नंबर / न. भू. क्रमांक	सि टी एस नंबर#44					
वार्षिक मूल्य दर तक्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मौजमापनाचे एकक	
58550	134160	154280	193400	134160	चौरस मीटर	
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र(Built Up)-	46चौरस मीटर	गिळकतीचा व्यापर.	निवासी सदनिका	गिळकतीचा प्रकार.	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	गिळकतीचे वय-	0 र्च 2वर्ष	बांधकामाचा दर -	Rs.302500/-	
उद्दवाहन सुविधा.	आहे	मजला -	11th floor To 20th floor			
रसा संपुष्ट.						
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt: 02/01/2018						
मजला निहाय घट/ताड		= ) 10% apply to rate= Rs.147576/-				
घसा-यानुसार गिळकतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर					
	= ((147576-58650) * (100 / 100)) + 58650					
	= Rs.147576/-					
A) मूळ गिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * गिळकतीचे क्षेत्र					
	= 147576 * 46					
	= Rs.6788496/-					
B) बदिरत वाहन तळाचे क्षेत्र	13.94चौरस मीटर					
बदिरत वाहन तळाचे मूल्य	= 13.94 * (134160 * 25/100)					
	= Rs.467547.6/-					
Applicable Rules	10.4.16					
एकत्रित अंतिम मूल्य	= मुख्य गिळकतीचे मूल्य + तळघराचे मूल्य + मेट्रोलाईन मजला क्षेत्र मूल्य + लागतच्या गळीचे मूल्य + वरील गळीचे मूल्य + बदिरत वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + धमरती भोवतीच्या खुल्या जागेचे मूल्य + बदिरत वाळकणी - मेकॅनिकल वाजवणे					
	= A + B + C + D + E + F + G + H + I + J					
	= 6788496 + 0 + 0 + 0 + 467547.6 + 0 + 0 + 0 + 0 + 0					
	=Rs.7256043.6/-					

Home Print



CHALLAN  
MTR Form Number-6



GRN	MH016400961202223P	BARCODE		Date	07/03/2023-21:18:11	Form ID	25.2
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Department Inspector General Of Registration		Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
Office Name	BRL5_JT SUB REGISTRAR BORIVALI 5	PAN No.(If Applicable)	ACCF56605D
Location	MUMBAI	Full Name	SAI SIDDHI BUILDERS AND DEVELOPERS
Year	2022-2023 One Time	Flat/Block No.	FLAT NO 1602, 16TH FLOOR, SHRI JAY SUKH
		Premises/Building	CHS LTD

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030045501 Stamp Duty	450000.00	LIBERTY GARDEN ROAD NO 3	MALAD WEST		4 0 0 0 6	
0030063301 Registration Fee	30000.00					PAN2=BAXPG4437R-SecondPartyName=MR. BARULAL NARAYAN GHANCHI AND MRS MEENA NARAYAN-CA=7500000
						Amount In Four Lakh Eighty Thousand Rupees Only
Total	4,80,000.00					Words



Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502023030701870	371662/123637
Cheque/DD No.		Bank Date	RBI Date	07/03/2023-21:18:44	Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID:   
 NOTE:- This challan is valid for documents to be registered in Sub Registrar office only. Not valid for unregistered document.   
 सधर चडल कोडस दुखन मीधुन कार्यालयीन नोदणी करणिया दस्ताखती लागू आहे. नोदणी न करतायल्या दस्ताखती सधर नाला लागू नाही.   
 Mobile No. 9820199534



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Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(IS)-385-4305	0008203249202223	09/03/2023-11:17:20	IGR194	30000.00

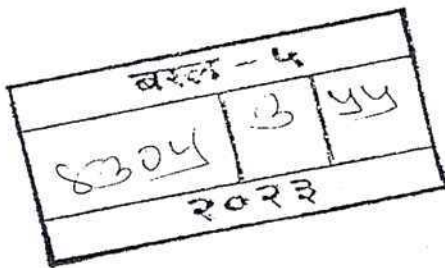
GRN : MH016400961202223P

Amount : 4,80,000.00

Bank : STATE BANK OF INDIA

Date : 07/03/2023-21:18:11

2	(iS)-388-4305	0008203249202223	09/03/2023-11:17:20	IGR194	450000.00
Total Defacement Amount					4,80,000.00



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99534

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0300.00

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**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 0903202301200 Receipt Date 09/03/2023

Received from dhc, Mobile number 9800000000, an amount of Rs.1100/-, towards Document Handling Charges for the Document to be registered on Document No. 4305 dated 09/03/2023 at the Sub Registrar office Joint S.R. Borivali 5 of the District Mumbai Sub-urban District.

DEFACED

₹ 1100

DEFACED

**Payment Details**

Bank Name SBIN Payment Date 09/03/2023

Bank CIN 10004152023030901115 REF No. CHL9547972

Deface No 0903202301200D Deface Date 09/03/2023

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



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### AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") under the provisions of RERA being executed on this 9<sup>th</sup> day of March, 2023.

By and Between

**M/s. SAI SIDDHI BUILDERS & DEVELOPERS**, a Registered Partnership Firm, duly registered under the Indian Partnership Act, 1932 having its registered office at 304, Jayshree Akshay CHS Limited, IC Colony, Borivali (West), Mumbai - 400092, hereinafter called "**THE DEVELOPERS**" (which expression shall, unless it be repugnant to the context or meaning thereof, shall mean and include all the Partners for the time being and from time to time of the said Firm, their heirs, successors and permitted assigns) jointly and severally of the **FIRST PART:**

AND

**MR. BABULAL NARAYAN GHANCHI**, (Aadhar no. 7696 7100 4125) son/ daughter of **NARAYANLAL TIKMJI GHANCHI**, aged 29 about (PAN No. -BAXPG4437R) residing at B/402, Swet Sagar, Liberty Garden Road, Near Liberty Garden, Malad (West) Mumbai 400064 and **MRS. MEENA NARAYAN GHACHI** (Aadhar no. 2940 8769 0203) son/ daughter of **SUKANCHAND RUPARAMJI GHACHI**, aged 52 about (PAN No. -AXKPG2110N) residing at B/402, Swet Sagar, Liberty Garden Road, Near Liberty Garden, Malad (West) Mumbai 400064 hereinafter called the "**ALLOTTEES/ PURCHASERS**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heir, executors, administrators, successors-in-interest and permitted assignees).

**WHEREAS:**

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- A. One Mrs. Kulsumbai Badruddin Maladwala was the Owner of and/or seized and possessed of and/or otherwise well and sufficiently entitled to all that piece or parcel of land bearing Survey No. 5A (Part), being Plot No. 89 of Liberty Garden Housing Colony Private Scheme No. 1 lying, being and situate at Mamlatdar Wadi Road, Malad (West), Mumbai, totally admeasuring about 747.26 Sq. Yards equivalent to 624.80 sq. meters or thereabouts along with the structures then standing thereon situated at village Malad, Taluka Borivali and in the Registration District and Sub - District of Mumbai City and Mumbai Suburban, hereinafter referred to as "Project land" for the sake of brevity and the said land and the building thereupon shall be herein after referred to as 'the said property' for the sake of brevity;
- B. By virtue of an Agreement for Sale executed on 11/09/1969 between Mrs. Kulsumbai Badruddin Maladwala, the Vendor therein and Mrs. Rehana Imamuddin Nensay, the Purchasers therein, the Vendor therein agreed to sell and the Purchasers therein agreed to purchase the said land for the consideration and on the terms and conditions contained therein.
- C. By virtue of another Agreement executed on 20/01/1970 the said Mrs. Rehana Imamuddin Nensay in turn agreed to sell the said land along with her right, title & interest in the said land to Mr. R. H. Lobo, for the consideration and on the terms and conditions contained therein; That the said Mr. R. H. Lobo acted as a Chief Developer of the present society i.e. SHRI JAYSUKH CO-OPERATIVE HOUSING SOCIETY LIMITED.
- D. The said society was so formed through the said Developer/s and the same was caused to be registered under No. BOM/HSG/2323 of 5th March 1970 with the Office of the Asst. Registrar for Co- operative Societies under the provisions of the Maharashtra Co-operative Societies Act 1960.

Further by an Indenture dated 18/03/1970 made and executed by and between the said Mrs. Kulsumbai Badruddin Maladwala therein referred to as 'the Vendor', Mrs. Rehana Imamuddin Nensay therein referred to as 'the First Confirming Party', Mr. R. H. Lobo (Chief Developer of the present society i.e. SHRI JAY-SUKH CO-OPERATIVE HOUSING SOCIETY LIMITED) therein referred to as 'the Second Confirming Party' and SHRI JAY-SUKH CO-OPERATIVE HOUSING SOCIETY LIMITED, therein referred to as 'the Purchasers' whereby the Vendor sold and conveyed the said land along with all the structure/s appurtenant to it and also along with the benefits arising out of the same to and in the favour of the Society for the consideration and on the terms and conditions contained therein.

F. Further, the said society wished to construct a building upon the said land and cause to allot the respective flats to its bona-fide members.



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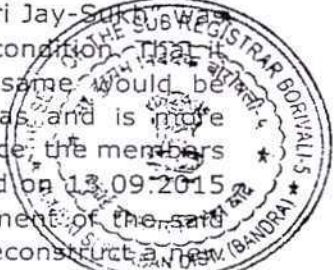
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However, in order to meet the expenses and the cost of the construction of the said proposed building, the said society availed finance from THE MAHARASHTRA CO-OPERATIVE HOUSING FINANCE SOCIETY LIMITED and that in turn the society mortgaged the said land to the finance company under an Indenture of Mortgage dated 22/08/1970.

- G. That the said society repaid the entire loan/ finance availed from the above said Bank/ Finance Company and that the said Finance Company executed another Indenture (of Re- Conveyance/ Termination of Mortgage) dated 28/12/1992 where under the said Company forever discharged the said society from the said Mortgage and unmarked their lien thereby making the said land free from such encumbrances.
- H. In the premise aforesaid, the said Shri Jay-Sukh Society is absolutely entitled to and seized and possessed of the said Property. The existing building known as "Shri Jay-Sukh" standing on the said Property is consisting of ground plus three + Part four upper floors having 18 residential flats, which are occupied by 18 members in the said Society on what is popularly known as "Ownership Basis".
- I. The Society herein has been managing the affairs of the said building in accordance with provision of Maharashtra Co-operative Societies Act, 1960 and Rules hereunder and is entitled to the said property on which the said building "Shri Jay-Sukh Co-Op Housing society Ltd." is constructed.
- J. That the said building in general and the R.C.C. framework in particular are in a weak condition and, over the years, have been showing signs of stress. Presently the building is about 50 years old and with each passing year, the condition of the RCC framework has been deteriorated and dangerous for residence. The said Building of "Shri Jay-Sukh" was completed in the year 1970 and being now in a weak condition. It was also assessed that the cost of repairs of the same would be exorbitant and hence, going for re- development was and is more feasible than going for repairs of the said buildings. Hence, the members unanimously, in the Special General Body Meeting held on 13.09.2015 decided and resolved to proceed for the re- development of the said property and to demolish the existing building/s and reconstruct a new building/ s on the said property by selecting a competent Developer to carry out the same and grant a new flat to each of the existing members of the society and to sell and deal with the balance constructed area in the form of residential flats/ shops/ commercial/ office premises for consideration as the Developer may deem fit and proper from the prospective purchasers of the same.
- K. AND WHEREAS it was further unanimously decided and agreed by majority of/ all the members that the existing building be demolished,



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so as to avail the full benefit of plot development potentiality by use of the FSI of the land/property with benefit of TDR to be acquired and purchased from open market along with the fungible FSI benefit or such compensatory FSI benefit that may be sanctioned and approved by MCGM and to do and perform various acts, deeds, things and matters for effectual development/re-development of the said property;

L. In pursuance of the said decision of the Managing Committee and the members in the General Meeting of the Society held for the purpose, the society invited Proposals from different Developers for re-development of "the said property" by demolishing the existing buildings and constructing new building/s by utilizing and consuming 1: 1 FSI is the base FSI plus 0.5% is the premium FSI plus 0.70% as TDR allowable as road width of 13.40 Meters which equal to 2.2 FSI of the net plot area available on ground. Add 35% fungible FSI on the same as per the prevailing 2034 DCPR. Hence total permissible FSI with fungible on net plot area is 2.97.

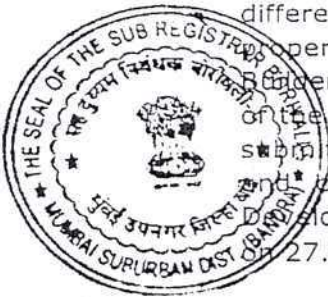
M. The Managing Committee, on behalf of the Society, in response to their Public Notice published on 09.11.2018 in local dailies.

N. Pursuant to the same the said society received some offers from different developers and the same were checked by the society. After per inquiry the society shortlisted the Developers i.e. M/s. Sai Siddhi Developers & Developers as Developers for the proposed re- development of the said property after consideration of the Offer dated 16.12.2017 submitted by them to the society which was further clarified, revised and confirmed vide Revised Offer Letter dated 19.12.2017. The Developers were shortlisted in the Special General Body Meeting held on 27.01.2018.

O. The said Society had followed the procedure prescribed for selecting the Developer as set out in Circular issued by the Government of Maharashtra dated 3<sup>rd</sup> January 2009.

P. As per the agreement referred herein-above, the Developers are required to provide 18 constructed residential tenements to the said society and subject thereto shall have the exclusive right to sell and dispose-off the remaining premises (flats/ shops/ commercial/ Office premises and/or the entire remaining F.S.I. relating to the said property as well as allot the parking spaces coming to the share of the Developers at their own will and discretion.

Q. The said Land is earmarked for the purpose of building a [commercial/residential/any other purpose] Project, comprising Twenty storeyed apartment Building/s and residential/ commercial premises and the said project shall be known as 'SHRI JAY-SUKH CO-OPERATIVE



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HOUSING SOCIETY LIMITED' ("Project"). The Developer is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Developer regarding the said Land on which Project is to be constructed have been completed.

AND WHEREAS in the premises aforesaid, the society has agreed to permit and allow the Developers herein to undertake the redevelopment of the said property, in accordance with the prevailing Development Control Regulations for Greater Mumbai DCPR 2034 as amended time to time. On the mutually terms and conditions, which are mutually agreed upon, confirmed and as recorded hereinafter, the said Development agreement dated 19/11/2021 document registered on Borivali no BRL-5-9488-2020 registration dated 19/11/2020 in respect of SHRI JAY-SUKH CHS LTD and Power of Attorney is registered on Borivali BRL-5-9489-2020 registration dated 19/11/2020 in favour of the developer herein.

AND WHEREAS AT THE INSTRUCTION OF THE DEVELOPER ADVOCATE Mandar V. Koparkar have issued their Title Certificate dated 05/12/2020 an annexed herein.

AND WHEREAS the Developer have appointed Architect registered with the council of Architect and have also appointed Structural Engineer structural and building drawings and specification of the building to be constructed on the same property and purchaser /s accept/s the professional supervision of the said architect structural Engineer till completion of the building.

- R. The Municipal Corporation of Greater Mumbai has granted the commencement certificate to develop the project vide approval dated 11/05/2021 bearing no. P-6066/2020/(44)/F/W/CC/1/New;
- S. The Developer has obtained the final layout plan approvals for the project from Municipal Corporation of Greater Mumbai. The Developer agrees and undertakes that it shall not make any changes to these layout plans except in strict compliance with section 14 of the Act and other laws as applicable;
- T. The Developer has registered the Project under the provisions of the Act with the Real Estate Regulatory at Mumbai on 29.05.2021 under registration No. P51800029448;
- U. The ALLOTTEES/ PURCHASERS had applied for a Flat in the Project vide paying total Booking amount of Rs. 5,00,000/- (Rupees Five Lakh Only) paid by one cheques i.e. paid by MR. BABULAL NARAYN GHANCHI vide Cheque dated 21/02/2023, bearing cheque no. 762499,



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*Mandar V. Koparkar*  
*Devendra*

*Babulal*

*GHANCHI*

drawn on Bank of Maharashtra and pursuant to which the Allottees (Purchasers) has been allotted Flat No. 1602 having Rera carpet area of 41.81 square mtr./ 450 sq. feet, on 16<sup>th</sup> floor and along with one Mechanical car parking space in tower parking of the building. The ALLOTTEES/ PURCHASERS has issued other payment by Post Dated

ONE amount of Rs. 10,00,000/- ( Rupees Twenty Lakh only) **BABULAL NARAYAN GHANCHI** Cheque dated 03/2023 bearing cheque no.762501, drawn on Bank of Maharashtra to the Developers.

Location Address : SHRI JAY-SUKH CO-OPERATIVE HOUSING SOCIETY situated on all that piece or parcel of land bearing Survey No. 5A (Part), Being Plot No. 89 of Liberty Garden Housing Colony Private Scheme No. 1 lying, being and situate at Mamlatdar Wadi Road, village Malad (S), Malad (West), Mumbai -400064, bearing CTS No. 44



Breakup of Taxes and other charges :		
Flat		Flat No. - 1602
Floor		16 <sup>th</sup> FLOOR
Rera Carpet Area Sq. ft as per Rera Act (Maharashtra )		Rera carpet area of 41.81 square mtr./ 450 sq. Feet
Consideration Amount	INR	Rs. 75,00,000/-
Payment Before Registration :	INR	Rs. 15,00,000/-
Stamp Duty 6%	INR	Rs. 4,50,000/-
Registration Charge	INR	Rs. 30,000/-
		Shall be paid in the stage wise manner as per the Payment schedule "C" annexed hereto by Banker's cheque after the disbursement of loan to be availed by the ALLOTTEES/ PURCHASERS.
		Payment shall be released within 7 days after issuing the Demand Letter From Developer, delaying in payment will attract the 24% annual interest on demanded amount.
At or before the time of Possession:	INR	Rs. 7,50,000/- ( AS PER PAYMENT SCHEDULE 'C')
Share Money and Application Fees *	INR	1000/-
Formation of Registration of Society		NA

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V. The parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations details herein;

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- W. The parties hereby confirm that they are signing the agreement with full knowledge of all the laws, rules, regulations, notification, etc., applicable to the project;
- X. The parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;
- Y. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the parties, the Developer hereby agrees to sell and the ALLOTTEES/ PURCHASERS hereby agrees to purchase the apartment **Flat No. 1602**, on the **16th Floor**.

NOW THEREFORE, in consideration of the mutual representations, covenants, assurances, promises and agreements contained hereinafter and other good and valuable consideration, the parties agree as follows:

**1. TERMS:**

- 1.1 Subject to the terms and conditions as detailed in this Agreement, the Developer agrees to sell to the ALLOTTEES/ PURCHASERS and the ALLOTTEES/ PURCHASERS hereby agreed to purchase the Flat specified in Para U;
- 1.2 The total price for the apartment / flat based on the Rera carpet area is **Rs. 75,00,000/- (Rupees Seventy Five Lakhs only)** ("Total Consideration- "):

Location address : **SHRI JAY-SUKH CO-OPERATIVE HOUSING SOCIETY LIMITED** situated on all that piece or parcel of land bearing Survey No. 5A (Part), being Plot No. 89 of Liberty Garden Housing Colony Private Scheme No. 1 lying, being and situate at Mamlatdar Wadi Road, village Malad (S), Malad (West), Mumbai, bearing CTS No. 44

**Flat No.- 1602**  
**Type- Residential Flat, Floor- 16th FLOOR**

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- (i) The price above includes Flat value the booking amount paid by the ALLOTTEES/ PURCHASERS to the Developer towards the Flat other like Stamp duty and Registration charges will be paid and born by the Developer. GST 5% will be additional and shall be paid by separate cheque.
- (ii) The Total Price above includes Taxes (Consisting of tax paid except GST 5% or payable by the Developer by way of stamp duty and registration charges, Cess or any other similar taxes which may be levied, in

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connection with the construction of the Project payable by the Developer) up to date of handing over the possession of the flat/ shop / commercial premises provided that in case there is any change/modification in the taxes, the subsequent amount payable by the ALLOTTEES/ PURCHASERS to the Developer shall be increased/reduced based on such change/modification.

- (iii) The Developer shall periodically intimate to the ALLOTTEES/ PURCHASERS, the amount payable as stated in (i) above and the ALLOTTEES/ PURCHASERS shall make payment within 30 (THIRTY) days from the date of such written intimation. In addition, the Developer shall provide to the ALLOTTEES/ PURCHASERS the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective;
- (iv) Allotment of one Mechanical car parking space in tower parking.

1.3 The Total Price is escalation-free, save and expect increase which the ALLOTTEES/ PURCHASERS hereby agrees to pay, due to increase on account of development charges payable to the competent authority by any other increase in charges which may be levied or imposed by the component authority from time to time. The Developer undertakes and agrees that while raising a demand on the ALLOTTEES/ PURCHASERS for increase in development charges, cost / charges imposed by the competent authorities, the Developer shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the ALLOTTEES/ PURCHASERS, which shall only be applicable on subsequent payments.

1.4 The ALLOTTEES/ PURCHASERS shall make the payment as per the payment plan set out in **schedule C ("Payment Plan")**

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Allotted Flat no 1602 marked in 16th floor plan and attached herewith agreed that the Developer shall not make any additions and alterations in the sanctioned plans, layout plans, and specifications and the nature of fixtures, fitting and amenities described therein in respect of the apartment, plot or building affecting the built up area / FSI , as the case may be without the previous written consent of the ALLOTTEES/ PURCHASERS (if required), provided that the Developer may make such minor additions or alterations as may be required by the ALLOTTEES/ PURCHASERS, or such minor changes or alterations as per the provisions of the Act.

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1.7 The Developer shall confirm the final RERA carpet area that has been allotted to the ALLOTTEES/ PURCHASERS after the construction of the building is completed and the occupancy certificate\* is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The total price payable for the carpet area shall be recalculated upon confirmation by the Developer. If there is any reduction in the carpet area within the Defined limit 3% (allowable construction error), then Developer shall refund the excess money paid by ALLOTTEES/ PURCHASERS within forty-five days with without any interest from the date when such an excess amount was paid by the ALLOTTEES/ PURCHASERS. If there is an increase in the carpet area allotted to ALLOTTEES/ PURCHASERS, the Developer shall demand that from the ALLOTTEES/ PURCHASERS as per the next milestone of the payment Plan.

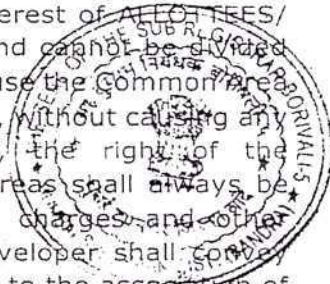
1.8 Subject to Clause 9.3 the Developer agrees and acknowledges, the ALLOTTEES/ PURCHASERS shall have the right to the flat/ shop / commercial premises as mentioned below:

i. The ALLOTTEES/ PURCHASERS shall have exclusive ownership of the flat/ shop / commercial premises, upon making all the agreed payments, as and when demanded by the developer;

ii. The ALLOTTEES/ PURCHASERS shall also have undivided proportionate share in the common Areas. Since the share/ interest of ALLOTTEES/ PURCHASERS in the common Area is undivided and cannot be divided or separated, the ALLOTTEES/ PURCHASERS shall use the common Area along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. Further, the right of the ALLOTTEES/ PURCHASERS to use the common areas shall always be subject to the timely payment of maintenance charges and other charges as applicable. It is clarified that the Developer shall convey undivided proportionate title in the common areas to the association of the ALLOTTEES/ PURCHASERS as provided in the Act;

iii. That the computation of the price of the flat/ shop / commercial premises includes recovery of price of land, construction of [not only the Apartment but also] the internal development charges, external development charges, taxes, cost of providing electric wiring, fire detection and fire fighting equipment in the common areas ~~etc. and~~ includes cost for providing all other facilities as provided within the project.

1.9 It is made clear by the Developer and the ALLOTTEES/ PURCHASERS agrees that the flat/ shop / commercial premises shall be treated as a single indivisible/individual unit for all purpose. It is agreed that the project is an independent, self-contained Project covering the said Land



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and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise except for the purpose of integration of the infrastructure for the benefits of the ALLOTTEES/ PURCHASERS. It is clarified that project's facilities and amenities shall be available only for use and enjoyment of the ALLOTTEES/ PURCHASERS of the Project.

1.10 It is understood by the ALLOTTEES/ PURCHASERS that all other areas and i.e. areas and facilities falling outside the Project, namely SHRI JAYSUKH CO-OPERATIVE HOUSING SOCIETY LIMITED shall not form a part of the declaration to be filed with MCGM to be filed in accordance with the DCPR 2034.

1.11 The Developer agrees to pay all outgoing before transferring the physical possession of the apartment to the ALLOTTEES/ PURCHASERS, which it has collected from the ALLOTTEES/ PURCHASERS, for the payment of outgoing (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, including mortgage loan and interest on mortgage or the encumbrances and such other liabilities payable to competent authorities, bank / financial institutions, which are related to the project). If the Developer fails to pay all or any of the outgoing collected by it from the ALLOTTEES/ PURCHASERS or liability, mortgage loan and interest thereon before transferring the apartment to the ALLOTTEES/ PURCHASERS, the Developer agrees to be liable, even after transfer of the property, to pay such outgoing and charges, if any, to the authority or persons to whom they are payable and be liable for the cost of any legal proceedings which, may be taken therefore by such authority or person.



1.12 The ALLOTTEES/ PURCHASERS has paid a sum of Rs. 5,00,000/- (Rupees Five Lakh only) as booking amount being part payment towards the total price of the flat/ shop / commercial premises at the time of application the receipt of which the Developer hereby acknowledges and the ALLOTTEES/ PURCHASERS hereby agrees to pay the remaining price of the flat/ commercial premises as prescribed in the payment plan as may be demanded by the Developer within the time and in the manner specified therein: Provided that if the ALLOTTEES/ PURCHASERS delays in payment towards any amount which is payable, he / she shall be liable to pay interest at the rate specified in the Rules.

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ALLOTTEES/ PURCHASERS shall not have any claim or right on, any part of the said Property and to any part or parts of the said Building other than the said Flat / shop / Commercial Premises allotted to you. All open spaces, lobbies, staircases, terraces and any other common area in the property shall remain our property till whole property is assigned and handed over to the Society and or Apex Body as the case may be as

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here in mentioned, but subject to the rights, reservations, covenants and easements in our favour as may be provided. ALLOTTEES/ PURCHASERS have no / any legal rights on part terraces created in the building and allottee cannot claim the same after possession and perpetually.

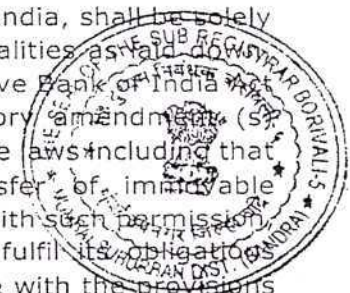
1.14 The ALLOTTEES/ PURCHASERS shall agree and accept to all resolutions passed by the existing society committee till Possession of the flat / shop / commercial premises to him. The ALLOTTEES/ PURCHASERS will not raise any objection or refusal to any previous resolutions passed by the existing society committee.

**2. MODE OF PAYMENT**

Subject to the terms of the Agreement and the Developer abiding by the construction milestones, the ALLOTTEES/ PURCHASERS shall make all payments, on demand by the Developer, within the stipulated time as mentioned in the payment plan through A/C payee Cheque/demand draft or online payment (as applicable) in favour of 'SAI SIDDHI B and D - SJS CHS - RERA ACT' payable at.

**3. COMPLIANCE OF LAWS RELATING TO REMITTANCES**

3.1 The ALLOTTEES/ PURCHASERS, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Regulations made thereunder or any statutory amendment(s) or modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Developer with such permission, approvals which would enable the Developer to fulfil its obligation under this Agreement, shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The ALLOTTEES/ PURCHASERS understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, they shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.



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3.2 The Developer accepts no responsibility in this regard. The ALLOTTEES/ PURCHASERS shall keep the Developer fully indemnified and harmless in this regards. Whenever there is any change in the residential status of the ALLOTTEES/ PURCHASERS subsequent to the signing of the Agreement, it shall be sole responsibility of the ALLOTTEES/ PURCHASERS to intimate the same in writing to the Developer

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immediately and comply with necessary formalities if any under the applicable laws. The Developer shall not be responsible towards any third party making payment/remittances on behalf of any ALLOTTEES/ PURCHASERS and such third party shall not have any right in the application/allotment of the said apartment applied for herein in any way and the Developer shall be issuing the payment receipts in favour of the ALLOTTEES/ PURCHASERS only.

**4. ADJUSTMENT/ APPROPRIATION OF PAYMENTS**

The ALLOTTEES/ PURCHASERS authorizes the Developer to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Developer may in its sole discretion deem fit and the ALLOTTEES/ PURCHASERS undertakes not to object/demand/direct the Developer to adjust his payments in any manner.

**5. TIME IS ESSENCE**

Time is of essence for the Developer as well as the ALLOTTEES/ PURCHASERS. The Developer shall abide by the time schedule for completing the project and handing over the flat/ commercial premises to the ALLOTTEES/ PURCHASERS and the common area to the association of the ALLOTTEES/ PURCHASERS after receiving the occupancy certificate, as the case may be. Similarly, the ALLOTTEES/ PURCHASERS shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by Developer as provided in **Schedule C ("Payment plan")**.

**CONSTRUCTION OF THE PROJECT/ APARTMENT**

The ALLOTTEES/ PURCHASERS has seen the specifications of the flat/ commercial premises and accepted the payment plan, floor plans, layout plans [annexed along with this Agreement] which has been approved by the competent authority, as represented by the Developer. The Developer shall develop the project in accordance with the said layout plans, floor plans and specifications. Subject to the terms in this Agreement, the Developer undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FSI and density norms and provisions prescribed by the MCGM Act and the DCR and shall not have an option to make any variation/alteration/modification in such plan, other than in the manner provided under the Act.



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**POSSESSION OF THE APARTMENT**

**Schedule for possession of the said flat/ shop / commercial premises:** The Developer agrees and understands that timely delivery of possession of the flat/ commercial premises is the essence of the

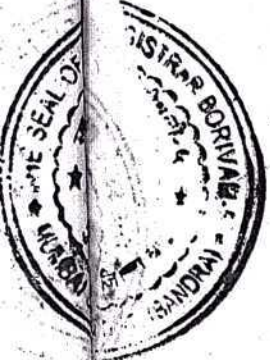
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Agreement. The Developer, based on the approved plans and specifications assures to hand over possession of the flat/ shop / commercial premises as per date mentioned in, unless there is delay or failure due to war, flood drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project ("**Force Majeure**"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the ALLOTTEES/ PURCHASERS agrees that the Developer shall be entitled to the extension of time for delivery of possession of the flat/ shop / commercial premises, provided that such Force majeure conditions are not of a nature which make it impossible for the contract to be implemented. The ALLOTTEES/ PURCHASERS agrees and confirm that, in the event it becomes impossible for the Developer to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Developer shall refund to the ALLOTTEES/ PURCHASERS the amount as per RERA bylaws received by the Developer from the allotment within 45days from that date. After refund of the money with agreeable simple interest, paid by the ALLOTTEES/ PURCHASERS, ALLOTTEES/ PURCHASERS agrees that he/she shall not have any rights, claims etc. against the Developer and that the Developer shall be released and discharges from all its obligations and liabilities under this Agreement.

7.2 **DATE OF PROJECT COMPLETION (HANDING OVER OF POSSESSION):**

The Developer has proposed the date of completion of the project and thereby to handover the possession of the said flat/ shop / commercial premises (**Completion date as mentioned in RERA**), which has been declared on the web-page of the said Project on website of MahaRERA.(available at <https://maharera.mahaonline.gov.in>) and the said completion / possession date shall be applicable subject to following circumstances and condition:



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- i) Whereas the Developer has prepared a Tentative Stage wise Work Completion Schedule, to oblige the Section 11 (3)(b) and Section 19 (2), accordingly, the Developer shall put forth all its endeavour to complete the project by **31<sup>st</sup> December, 2024 (Early Date)**, which the ALLOTTEES/ PURCHASERS have understood and amicably agreed to consider the Early Date of possession and that the said Early Date of possession shall be a genuine gesture in good faith of the Developer, which shall be subject to all circumstances equitably lined-up in accordance with the project execution planning of the Developer.

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With respect to the said Early Date of Completion / Possession, it has been specifically clarified by the Developer to the ALLOTTEES/ PURCHASERS that the said Early date of Project completion / Possession, shall be applicable and considered as valid only under the regular course, normal situation, stable norms and/or favourably standard circumstances by deliberating the following, but not limited to, factors, which might be delaying, affecting, retarding, restricting, preventing, whatsoever in nature, the progress of construction work of the Project;

- i) that no obstacle due to any 'force majeure', including but not limited to, Earthquake, Flood, Fire, Draught, Cyclone and/or any such Natural Calamity as an act of God.
- ii) that no situation of any war and/or civil commotion take place
- iii) That all statutory permissions from all competent authorities are granted in-time.



that no new policy / rule or any notice, order, notification is received from the Developer from any of the plan passing local/civic body, Aviation, Environment, Judicial Court and/or any governing / competent authority, declaring new changes in development regulations, infrastructural layout changes, enforced stay, stop-work notice and/or imposing exorbitant charges / premiums / fees / cess / taxes etc., that are adversely affecting the progress, feasibility, viability and/or estimated costs / budget of the project,

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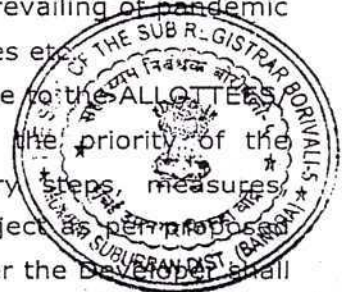
which had not been conceived at the time of commencement of the project, that no new policy / rule etc. are introduced by any of the governing competent authority, for which the Developer are being deprived from the privilege / benefit, which ought to have been passed-on to the Developer at the time of conceptualisation of the Project.

- vi) That all types of required Building / Construction Materials are available in time and no abrupt price escalation is taking place for any building / construction material.
- vii) That all types of required Skilled Labours are available in time within estimated and budgeted costs.
- viii) that all types of required technical and/or mechanical services are available in time within estimated and budgeted costs

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- (ix) that no any shortage or supply of required labours, technical mechanical services and/or building materials, are taking place due to strike or 'BUNDH' called upon by any political party, any association of persons and/or due to any riots or occurrence of likewise situations.
- (x) that no any shortage or supply of required labours, technical mechanical services and/or building materials, are taking place due to any lockdown consequent to spreading / prevailing of pandemic of COVID-19 and/or likewise other fatal viruses etc.
- (xi) Further, the Developer expressly communicate to the ALLOTTEES/ PURCHASERS / Purchaser that it shall be the priority of the Developer to take / consider all necessary steps, measures, remedies and/or efforts to complete the project as per proposed tentative stage-wise time schedule and further the Developer shall try to obtain the Occupation Certificate by the Early Date of Completion / Possession and there shall not be any wilful default on the part of the Developer so as to wilfully delay the completion work of the Project.



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The Developer specifically intimate and communicate to the ALLOTTEES/ PURCHASERS / Purchaser that the ALLOTTEES/ PURCHASERS / Purchaser shall not consider the said Early Date of completion / possession as deceptive and in any given circumstances, no demand and/or claim of the ALLOTTEES/ PURCHASERS / Purchaser for the interest on paid amount and/or any form of other compensation, whatsoever in nature, shall be entertained by the Developer till the said Final Completion Date of project completion or any later date and as might be extended by the MahaRERA, under section 6 of Real Estate (Regulation and Development) Act, 2016 w.r.t. Rule 7 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, upto one or more years beyond the declared Final Completion Date.

**7.3 Procedure for taking possession** - The Developer, upon obtaining the occupancy certificate\* from the competent authority shall offer in writing the possession of the flat/ shop / commercial premises,

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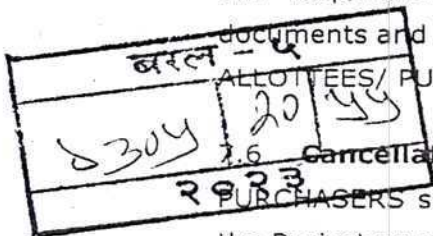


to the ALLOTTEES/ PURCHASERS in terms of this Agreement to be taken within 1(One months from the date of issue of the such notice and the Developer shall give possession of the flat/ shop / commercial premises to the ALLOTTEES/ PURCHASERS. The Developer agrees and undertakes to indemnify the ALLOTTEES/ PURCHASERS in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Developers. The ALLOTTEES/ PURCHASERS agree(s) to pay the maintenance charges as determined by the Developer/association of ALLOTTEES/ PURCHASERSs, as the case may be, The Developer on its behalf shall offer the possession to the ALLOTTEES/ PURCHASERS in the writing within 7 (seven) days of receiving the occupancy certificate\* of the Project.

**7.4 Failure of ALLOTTEES/ PURCHASERS to take possession of flat/ commercial premises:** Upon receiving a written intimation from the Developer as per clause 7.2, the ALLOTTEES/ PURCHASERS shall take possession of the flat/ commercial premises from the Developer by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Developer of flat/ commercial premises to the ALLOTTEES/ PURCHASERS. In case the ALLOTTEES/ PURCHASERS fails to take possession within the time provided in clause 7.3, such ALLOTTEES/ PURCHASERS shall continue liable to pay maintenance charges as applicable.



**7.5 Possession by the ALLOTTEES/ PURCHASERS** – After obtaining the occupancy certificate\* and handing over physical possession of the flat/ commercial premises to the ALLOTTEES/ PURCHASERS, it shall be the responsibility of the Developer to handover the necessary documents and plans, including common areas, to the association of the ALLOTTEES/ PURCHASERS, as the case may be, as per the local laws.



**7.6 Cancellation by ALLOTTEES/ PURCHASERS**-The ALLOTTEES/ PURCHASERS shall have the right to cancel/withdraw his allotment in the Project as provided in the Act and the refund of the payment made by the ALLOTTEES/ PURCHASERS shall be as per the Refund Policy, as described hereunder:

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**REFUND POLICY:**

i. The ALLOTTEES/ PURCHASERS herein specifically agree that in the event of cancellation / termination of Sale deal of the said flat, the ALLOTTEES/ PURCHASERS shall co-operate with the Developer in the matter of refund of the amount paid to the Developer, in consideration of the following TWO scenarios:

a) **In the event of termination of the Sale Deal / Agreement by the Developer, consequent to breach of any term / condition by the ALLOTTEES/ PURCHASERS:**

An amount as per Rera rules and regulations 'Agreed Value Consideration' shall be forfeited towards 'Documentation and Facilitation Charges' from the amount paid by the ALLOTTEES/ PURCHASERS to the Developer. The Developer shall return the remainder amount, if any, out of the total realised sum of the ALLOTTEES/ PURCHASERS (for brevity sake referred as 'remainder amount'), in the specific manner described in term / condition No. 1.1 written herein.

b) **In the event of voluntary cancellation of booking by the ALLOTTEES/ PURCHASERS, for the reason other than delayed possession:**

An amount as per Rera rules and regulations 'Agreed Value Consideration' shall be forfeited towards 'Documentation and Facilitation Charges' from the amount paid by the ALLOTTEES/ PURCHASERS to the Developer. The Developer shall return the remainder amount, if any, out of the total realised sum of the ALLOTTEES/ PURCHASERS (for brevity sake referred as 'remainder amount'), in the specific manner as described in term / condition No. 1.1 written herein below.



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The Developer categorically communicate and convey to the ALLOTTEES/ PURCHASERS that upon inception of RERA, the withdrawal of amount of Sales Proceedings (receipts from the ALLOTTEES/ PURCHASERS) has been defined under Section 4 (2) (i) (d) of Real Estate (Regulation & Development) Act, 2016 and mandatory obligations of under Rule 5 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, w.r.t. Clause 4 of 'Affidavit cum

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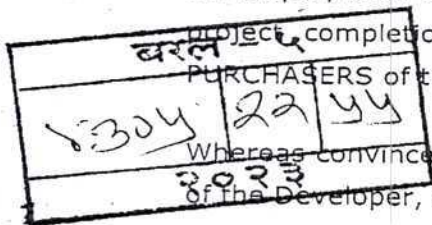
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Declaration, Form-B', submitted by the Developer to MahaRERA at the time of online application for project registration and the condition No. 2 of Registration Certificate 'Form F'. Accordingly, all RERA registered Developers are obligatorily bound to withdraw and/or utilise the Sales proceedings received from the ALLOTTEES/ PURCHASERS, in the prescribed stringent manner as mentioned therein. It is further intimated by the Developer to the ALLOTTEES/ PURCHASERS that as per such compulsion under provisions of RERA, all the withdrawals of the Developer have to be made exclusively towards specified Land Cost, Development Cost and Construction Cost of the Project (Specified Costs).

Whereas consequent to the said statutory provisions under RERA, the Developer discloses to the ALLOTTEES/ PURCHASERS, that the major cash liquidity of seventy percent (70%) of amount of Sales Receipt, paid by the ALLOTTEES/ PURCHASERS would have been mandatorily utilised and/or blocked towards above said Specified Costs of the Project, therefore the Developer would be in the position to return only upto thirty percent (30%) of the remainder amount to the ALLOTTEES/ PURCHASERS within thirty (30) days under obligatory provision of Section 18 (2) of RERA.

The ALLOTTEES/ PURCHASERS, on the other hand, hereby confirm that they have construed that the explanation and clarification presented by the Developer are termed as 'notwithstanding to the contrary' with the statutory and mandatory provisions under RERA and further the ALLOTTEES/ PURCHASERS has agreed having understood that there has been factual restrictions on the Developer under such provisions, therefore, the priority Developer has been imposed by the authority to complete the project within committed time limit by utilising the major amount (70%) of Sales Receipts. The ALLOTTEES/ PURCHASERS further agree with the interpretation that any other costs (e.g. refund for cancellation), which does not pertain to any of above referred specified Costs, if incurred by the Developer, shall undoubtedly disrupt the intended stage wise schedule of project completion, causing upsetting situation to other ALLOTTEES/ PURCHASERS of the Project.

Whereas convinced with the above narrated contentions and clarifications of the Developer, the ALLOTTEES/ PURCHASERS agree that they shall have



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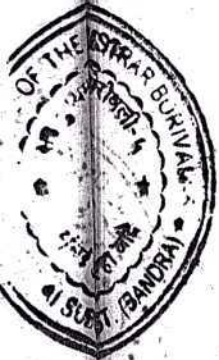
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no objection, if the said remainder amount returned by the Developer to the Allottees / Purchasers in following standard process:

- a) In any of the above given two scenarios, if the 'Agreement for Sale' between Developer and the ALLOTTEES/ PURCHASERS, has been registered with competent authority, then before making payment towards remainder amount to the ALLOTTEES/ PURCHASERS, a 'Deed of Cancellation' shall necessarily be executed and duly registered by the ALLOTTEES/ PURCHASERS. In the circumstances of the deal between both parties, which has been supported by 'Letter of Allotment', then a confirmation for cancellation of the deal from the ALLOTTEES/ PURCHASERS shall be essentially required to enable the Developer to release the amount of remainder.
- b) It is further agreed by the ALLOTTEES/ PURCHASERS to evident that the ALLOTTEES/ PURCHASERS has not availed any Loan / Finance by way of mortgaging the said Flat/ shop/ commercial premises, all the original documents, issued by the Developer, especially the original Agreement for Sale or original Allotment Letter and original receipts for payment of instalments, shall be returned back to the Developer in intact condition. If the ALLOTTEES/ PURCHASERS is not able to return the said original documents, then at the costs and expenses of the ALLOTTEES/ PURCHASERS, the Developer shall publish notice of cancellation of deal and complete all other formalities of cancellation and follow other procedure of legal documentations.
- c) Upon fulfilling and completing the above said formalities of documentation for cancellation, the Developer shall return the thirty percent (30%) of the remainder ( paid ) amount to the ALLOTTEES/ PURCHASERS within thirty (30) days, as specified under Section 18 (2) of RERA.
- d) The balance 70% of paid amount, shall be returned by the Developer to the ALLOTTEES/ PURCHASERS, on pro-rata basis of the amounts received from next sale proceedings of the said **Flat No. 1602**.
- e) and immediately upon realisation of received amount from the prospective (next) ALLOTTEES/ PURCHASERS, ensuing next fresh sale of the said flat.



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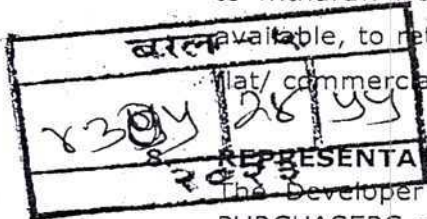
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The ALLOTTEES/ PURCHASERS hereby categorically and expressly agree with above narrated specified terms and condition of 'Refund Policy' of the Developer.

**7.7 Compensation-**

The Developer shall compensate the ALLOTTEES/ PURCHASERS in case of any loss caused to him due to defective title of the land, on which the project is being developed or has been developed, in the manner as provided under the Act and the claim for compensation under this section shall not be barred by limitation provided under any law for the time being in force.

Except for occurrence of the Force Majeure event, if the Developer fails to complete or is unable to give possession of the flat/ commercial premises (i) in accordance with the term of this Agreement, duly completed by the date specified herein; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act; or for any other reason; The Developer shall be liable, on demand to the ALLOTTEES/ PURCHASERS, in case the ALLOTTEES/ PURCHASERS wish to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the flat/ commercial premises, without interest.



**REPRESENTATIONS AND WARRANTIES OF THE DEVELOPER**

The Developer hereby represents and warrants to the ALLOTTEES/ PURCHASERS as follows:

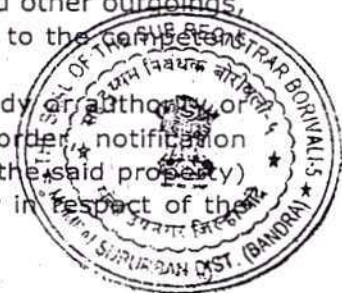
- (i) The Developer has absolute, clear and marketable title with respect to the said sale component; the requisite rights to carry out development upon the said land and absolute, actual, physical possession of the said Land for the Project;
- (ii) The Developer has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project;
- (iii) There are no encumbrances upon the said Land or the Project;
- (iv) There are no litigations pending before any court of law with respect to the said Land, Project or the flat/ commercial premises;
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and flat/ commercial premises are valid and subsisting and have been obtained by following due process of law. Further, the Developer has been and shall, at all times, remain

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- to be compliance with all applicable laws in relation to the project, said Land, Building and flat/ commercial premises and common areas;
- (vi) The Developer has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the ALLOTTEES/ PURCHASERS created herein, may prejudicially be affected;
  - (vii) The Developer has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the said Land, including the project and the said flat/ commercial premises which will, in any manner, affect the rights of ALLOTTEES/ PURCHASERS under this Agreement;
  - (viii) The Developer confirms that the Developer is not restricted in any manner whatsoever from selling the said flat/ commercial premises to the ALLOTTEES/ PURCHASERS in the manner contemplated in this agreement;
  - (ix) At the time of execution of the hand over documents the Developer shall handover lawful, vacant, peaceful, physical possession of the flat/ commercial premises to the ALLOTTEES/ PURCHASERS and the common areas to the Association of the ALLOTTEES/ PURCHASERS.
  - (x) The schedule property is not the subject matter of any HUE and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the schedule property;
  - (xi) The Developer has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
  - (xii) No notice from the government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Developer in respect of the said Land and/or the Project.



**9. EVENT OF DEFAULTS AND CONSEQUENCES**

9.1 Subject to the Force majeure clause, the Developer shall be considered under a condition of Defaults, in the following events:

- (i) Developers fail to provide ready to move in possession of the flat/ shop / commercial premises to the ALLOTTEES/ PURCHASERS within the time periods specified in Rera. For the purpose of this clause, 'ready to move in possession' shall mean that the apartment shall be in a habitable condition which is complete in all respects;
- (ii) Discontinuance of the Developer's business as a developer on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made there under.



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*ASR*

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9.2. In case of Default by Developer under the conditions listed above, ALLOTTEES/ PURCHASERS is entitled to the following:

- (i) Stop making further payments to developer as demanded by the developer. If the ALLOTTEES/ PURCHASERS stops making payments, the Developer shall correct the situation by completing the construction milestones and only thereafter the ALLOTTEES/ PURCHASERS be required to make the next payment without any penal interest;

9.3 The ALLOTTEES/ PURCHASERS shall be considered under the condition of Default, on the occurrence of the following events:

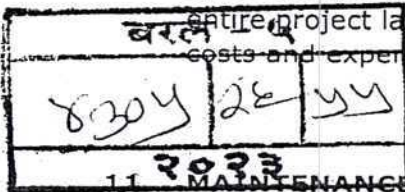
- (i) In case the ALLOTTEES/ PURCHASERS fails to make payments for three (3) consecutive demands / reminders made within maximum period of 21 days by the Developer as per the Payment plan annexed hereto, despite having been issued notice in that regard the ALLOTTEES/ PURCHASERS shall be liable to pay interest to the Developer on the unpaid amount at the rate specified in the Rules / or 24 % interest.

- (ii) In case of Default by the ALLOTTEES/ PURCHASERS under the condition listed above continues for a period beyond two consecutive months after notice from Developer in this regards, the Developer shall cancel the allotment of the flat/ commercial premises in favour of the ALLOTTEES/ PURCHASERS and refund the amount money paid to him by the ALLOTTEES/ PURCHASERS by the deducting the booking amount by coverage charges, the interest liabilities and monitory proportion as per RERA norms this Agreement shall thereupon stand terminated.



**10. CONVEYANCE OF THE SAID APARTMENT**

It is expressly communicated by the Developer to the ALLOTTEES/ PURCHASERS / Purchaser that prior to initiating the Redevelopment process of the project, the said project land and the old building-structure already stood conveyed in favour of the Society, which has been disclosed on the MahaRERA webpage and for the new building structure the said conveyance shall continue in force and the Developer shall not require to execute any fresh indenture relevant to 'Conveyance'. In the event of the Developer availing any Project Finance by mortgaging any property of the project, then in the circumstances, the Developer herein agree to be responsible and liable to re-convey the entire project land and new building in favour of the said Society at the costs and expenses of the Developer.



**11. MAINTENANCE OF THE SAID BUILDING/APARTMENT/PROJECT**

The Developer shall be responsible to provide and maintain essential services in the Project till Occupation Certificate for the project is received from the competent authority

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**12. DEFECT LIABILITY**

It is agreed that in case any structural defect or any other defect in the workmanship, quality or provision of the services or any other obligations of the Developer as per the agreement for sales relating to such development is brought to the notice of the Developer within a period mentioned in development agreement from the date of the by the ALLOTTEES/ PURCHASERS from the date of Occupation Certificate, it shall be the duty of the Developer to rectify such defects without further charges, within 30 (thirty) days.

**13 RIGHT OF ALLOTTEES/ PURCHASERS TO USE COMMON AREAS AND FACILITIES SUBJECT TO PAYMENT OF TOTAL MAINTENANCE CHARGES**

The ALLOTTEES/ PURCHASERS hereby agrees to purchase the flat/ shop / commercial premises on the specific understanding that his/her right to the use of Common Areas as per clause no 1.13 mentioned earlier, shall be subject to timely payment of total maintenance charges, as determined and thereafter billed by the maintenance agency appointed or the association of ALLOTTEES/ PURCHASERS (or the maintenance agency appointed by it) and performance by the ALLOTTEES/ PURCHASERS of all his/her obligations in respect of the terms and conditions specified by the maintenance agency or the association of ALLOTTEES/ PURCHASERS from time to time.



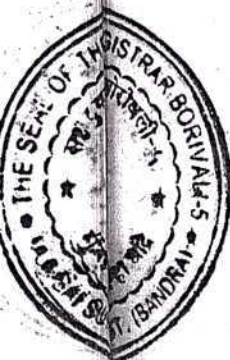
**14. RIGHT TO ENTER THE APARTMENT FOR REPAIRS:**

The Developer/ maintenance agency/ association of ALLOTTEES/ PURCHASERS shall have rights of unrestricted access of all Common Area's parking and parking spaces for providing necessary maintenance services and the ALLOTTEES/ PURCHASERS agrees to permit the association of ALLOTTEES/ PURCHASERS and/or maintenance agency to enter into the flat/ commercial premises or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

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**15. USAGE**

Use of basement and service Area: The basement(s) and services areas if any as located within **the society** shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and services rooms, firefighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The ALLOTTEES/ PURCHASERS shall not be permitted to use the services areas and the basements in any manner whatsoever, other than those earmarked as parking space, and the same shall be reserved for use by the association of ALLOTTEES/ PURCHASERS formed by the ALLOTTEES/ PURCHASERS for rendering maintenance services.



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**16. GENERAL COMPLIANCE WITH RESPECT TO THE APARTMENT:**

Subject to clause 12 above, the ALLOTTEES/ PURCHASERS shall, after taking possession, be solely responsible to maintain then flat/ commercial premises at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the building, or the flat/ commercial premises, or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or changes or alter or make additions to the flat/ commercial premises and keep the flat/ commercial premises, its walls and partitions, sewer, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repairs and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized. The ALLOTTEES/ PURCHASERS further undertakes assures and guarantees that he/she would not put any sign-board/ name-plate, neon light, publicity material or advertisement material etc. on the face/ façade of the Building or anywhere on the exterior of the Project, buildings therein or Common Area. The ALLOTTEES/ PURCHASERS shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the ALLOTTEES/ PURCHASERS shall not store any hazardous or combustible goods in the flat/ commercial premises or place any heavy material in the common passages or staircase of the building. The ALLOTTEES/ PURCHASERS shall not remove any wall, including the outer and load bearing wall of flat/ commercial premises. The ALLOTTEES/ PURCHASERS shall plan and distribute its electrical load in conformity with the electrical system installed by the Developer and thereafter the association of ALLOTTEES/ PURCHASERS and/or maintenance agency appointed by association of ALLOTTEES/ PURCHASERS. The ALLOTTEES/ PURCHASERS shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.



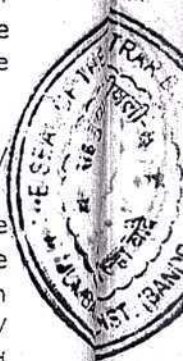
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**COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY ALLOTTEES/ PURCHASERS**

**COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY ALLOTTEES/ PURCHASERS**

The ALLOTTEES/ PURCHASERS is entering into this Agreement for the allotment of a flat/ shop / commercial premises with the full knowledge of all laws, rules, regulations, notifications applicable to the Project in general and this project in particular. That the ALLOTTEES/ PURCHASERS hereby undertakes that he/she shall comply with and carryout, from time to time after he/she has taken over for occupation and use the said flat/ commercial premises, all the requirements requisitions, demands and repairs which are required by any competent Authority in respect of the flat/ commercial premises / at his/her own cost.

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**18. ADDITIONAL CONSTRUCTION**

The Developer undertakes that it has no right to make additions or to put up additional Structure(s) anywhere in the project after the building plan has been approved by the competent authority (ies) except for as provided in the Act.

**19. DEVELOPER SHALL NOT MORTGAGE OR CREATE A CHARGE**

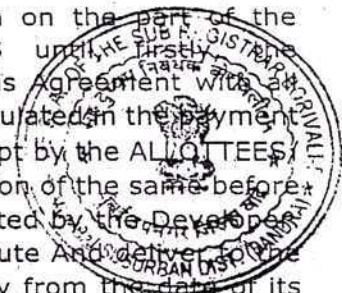
After the Developer executes this Agreement he shall not mortgage or create charge on the [Apartment/plot/Building] and if any such mortgage or create is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the ALLOTTEES/ PURCHASERS who has takes or agreed to take such [Apartment/plot/ Building].

**20. APARTMENT OWNERSHIP ACT (OF THE RELEVANT STATE)**

The Developer has assured the ALLOTTEES/ PURCHASERS that the project in its entirety is in accordance with the provisions of the DCR and RERA showing compliance of various laws/ regulations as applicable in the state of Maharashtra.

**21. BINDING EFFECT**

Forwarding this Agreement to the ALLOTTEES/ PURCHASERS by the Developer does not create a binding obligation on the part of the Developer or the ALLOTTEES/ PURCHASERS until the ALLOTTEES/ PURCHASERS signs and delivers this Agreement with the schedules along with the payments due as stipulated in the payment plan within 30 (thirty) days from the date of receipt by the ALLOTTEES/ PURCHASERS and secondly, appears for registration of the same before the concerned Sub Registrar as and when intimated by the Developer. If the ALLOTTEES/ PURCHASERS (s) fails to execute And deliver to the Developer this Agreement within 30 (thirty) day from the date of its Receipt by the ALLOTTEES/ PURCHASERS and/or appear before the Sub-Registrar for its registration as And when intimated by the Developer, then the Developer shall serve a notice to the ALLOTTEES/ PURCHASERS for rectifying the default, which if not rectified within 30 (thirty) days from the date of its receipt by the ALLOTTEES/ PURCHASERS, application of the ALLOTTEES/ PURCHASERS shall be treated as Cancelled.



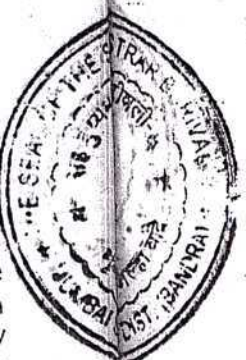
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**22. ENTIRE AGREEMENT**

This Agreement along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all Understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the parties in regard to the said flat/ commercial premises, as the case may be.

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**23. RIGHT TO AMEND**

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

**24. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEES/ PURCHASERS/ SUBSEQUENT ALLOTTEES/ PURCHASERS**

It is clearly understood and so agreed by and between the parties hereto that all the Provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent ALLOTTEES/ PURCHASERS of the flat/ commercial premises, in case of a transfer, as the said obligations go along with the flat/ commercial premises for all intents and purposes.

**25. WAIVER NOT A LIMITATION TO ENFORCE**

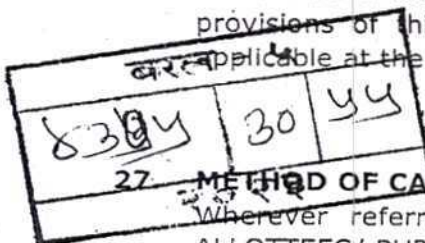
25.1 The Developer may, at its sole option and discretion, without prejudice to its right as set out in this Agreement; waive the breach by the ALLOTTEES/ PURCHASERS in not marking payments as per the payment plan including waiving the payment of interest for delayed payment. It is made clear and so agreed by the ALLOTTEES/ PURCHASERS that exercise of discretion by the Developer in the case of one ALLOTTEES/ PURCHASERS shall not be construed to be a precedent and/or binding on the Developer to exercise such discretion in the case of other ALLOTTEES/ PURCHASERS.



25.2 Failure on the part of the Developer to enforce at any time or for any period of time the Provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

**26. SEVERABILITY**

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



Wherever referred to in this Agreement it is stipulated that the ALLOTTEES/ PURCHASERS has to make any payment, in common with

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other ALLOTTEES/ PURCHASERS (s) in Project, the same shall be the proportion which the Rera carpet area of the flat/ commercial premises bears to the total carpet area of all the flat/ commercial premises in the Project.

**28. FURTHER ASSURANCES**

Both Parties Agree that they shall execute, acknowledge and deliver to the other such Instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

**29. PLACE OF EXECUTION**

The execution of this Agreement shall be complete only upon its execution by the Developer through its authorized signatory at the Developer's Office, or at some other Place, which may be mutually agreed between the Developer and the ALLOTTEES/ PURCHASERS, in Mumbai Suburban after the Agreement is duly executed by the ALLOTTEES/ PURCHASERS and the Developer or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Mumbai.

**30. NOTICES**

That all notices to be served on the ALLOTTEES/ PURCHASERS and the Developer as contemplated by this Agreement shall be deemed to have been duly served if sent to the ALLOTTEES/ PURCHASERS or the Developer by Registered Post and/or through Email at their respective Addresses specified below:

**Name of ALLOTTEES/ PURCHASERS:**

**1) MR. BABULAL NARAYAN GHANCHI**

**ALLOTTEES/ PURCHASERS' Address:** B/402, Swet Sagar, Liberty Garden Road, Near Liberty Garden, Malad (West) Mumbai 400064 and

**2) MRS. MEENA NARAYAN GHACHI.**

**ALLOTTEES/ PURCHASERS' Address:** B/402, Swet Sagar, Liberty Garden Road, Near Liberty Garden, Malad (West) Mumbai 400064 and

Email ID : babulalghanchi02@gmail.com

Developer name : **M/s. SAI SIDDHI BUILDERS & DEVELOPERS**

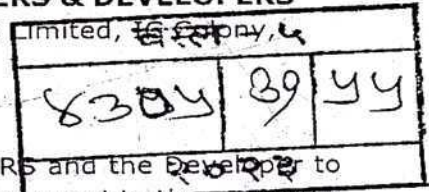
Developer Address: 304, Jaysree Akshay CHS Limited, Borivali (West), Mumbai 400 092

Email ID: saisiddhi961@gmail.com

It shall be duty of the ALLOTTEES/ PURCHASERS and the Developer to inform each other of any change in address subsequent to the execution

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of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Developer or the ALLOTTEES/ PURCHASERS, as the case may be.

**31. JOINT ALLOTTEES/ PURCHASERS**

That in case there are Joint ALLOTTEES/ PURCHASERS all communications shall be sent by the Developer to the ALLOTTEES/ PURCHASERS whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the ALLOTTEES/ PURCHASERS.

**32. GOVERNING LAW**

That the right and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being force.

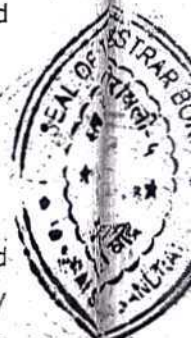
**33. DISPUTE RESOLUTION**

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under the Act.

**34. STANDARD OPERATING PROCESS TO DEAL WITH GRIEVANCE / COMPLAINT:**

It is categorically agreed by parties of both parts viz. the Developer and the ALLOTTEES/ PURCHASERS, that in the event of any grievance / complaint against opposite part, concerned to the any terms / condition of present covenant, the aggrieved party shall observe following manner to resolve the issue:

As a first approach, the aggrieved party shall communicate his/her/their contention in writing, directly with the other part, seeking written justification / explanation for. the grievance and/or corrective action there-off, by providing specific time-line to the other party and party of



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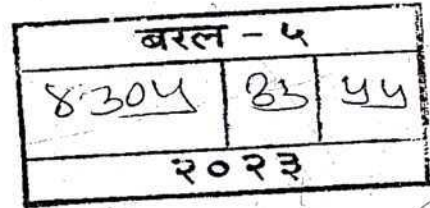
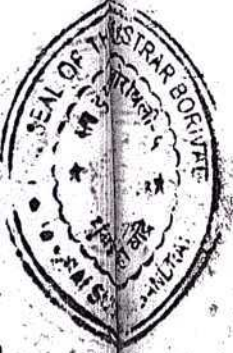
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Page 28 of 33

both parts herein agree to attend and/or resolve such grievance within stipulated time-line.

In the circumstances of being non-responsive approach by the other part or being not convinced by the justification / explanation provided by the other part, the aggrieved party approach to the 'MahaRERA Conciliation and Dispute Resolution Forum' (MCDRF), as established by the Maharashtra Real Estate Regulatory Authority (MahaRERA) wide its Circular No. 15 of 2018 dated 29-01-2018 and follow the prescribed 'Procedure of Conciliation'. In the circumstances, the parties of both parts herein categorically agree to attend the hearing of 'Conciliation Forum', without further extension / delay.

Further, in case if the dispute between the parties does not settle with the decision taken at hearing of MCDRF, the aggrieved party may at his / her / their discretion, make online complaint with MahaRERA, wherein both the parties need to oblige with the Ruling passed by the designated competent authority being Chairman, Member and/or Adjudicating Officer of MahaRERA.

In the final attempt, in the circumstances, if either party being not convinced and/or not accepting the Ruling / Judgement passed by the designated Chairman / Member of MahaRERA, either party shall be free to approach to Appellate Tribunal of MahaRERA in the prescribed manner for justified resolution of his / her / their grievance / complaint.



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**SCHEDULE 'A'-SCHEDULE OF PROPERTY UNDER DEAL**

**Flat No. 1602, admeasuring** Rera carpet area of 41.81 square mtr./  
**450 sq. Feet, on the 16th floor** and along with one Mechanical car  
parking space in tower parking in **SHRI JAY-SUKH CO-OPERATIVE  
HOUSING SOCIETY LIMITED** situated on all that piece or parcel of  
land bearing Survey No. 5A (Part), being Plot No. 89 of Liberty Garden  
Housing Colony Private Scheme No. 1 lying, being and situate at  
Mamlatdar Wadi Road, village Malad (S), Malad (West), Mumbai -  
400064, bearing CTS No. 44 totally admeasuring about 747.26 Sq.  
Yards equivalent to 625.46 sq. meters or thereabouts along with the  
structures then standing thereon situated at village Malad, Taluka  
Borivali and in the Registration District and Sub - District of Mumbai  
City and Mumbai Suburban along with the constructed building on the  
said land i.e. SHRI JAY-SUKH CO-OPERATIVE HOUSING SOCIETY  
LIMITED.

Along With Boundaries in All Four Directions as follow:

**On or towards East** : CTS No. 43 , 46 & 47

**On or towards West** : 13.40 Meter wide road

**On or towards South** : CTS No. 42

**On or towards North** : CTS No. 45

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IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Mumbai in the presence of attesting witness, signing as such on the day first above written. The Act and the Rules Regulations made there under.

**SIGNED SEALED AND DELIVERED**  
by the Withinnamed "THE DEVELOPERS"  
**M/s. SAI SIDDHI BUILDERS & DEVELOPERS**  
Through its authorized Partners  
**Haresh Shantilal Patel**

*Haresh Patel*  




**Nilesh Laxman Gadekar**

*Nilesh Gadekar*  





in the presence of

1. *Ajay*

2. *Meena*

**SIGNED SEALED AND DELIVERED**  
by the Within named "THE ALLOTTEES/PURCHASERS"  
**1) BABULAL NARAYAN GHANCHI**

*Babulal*  


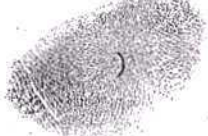


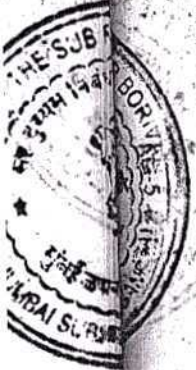
**2) MEENA NARAYAN GHANCHI**

in the presence of

1. *Ajay*

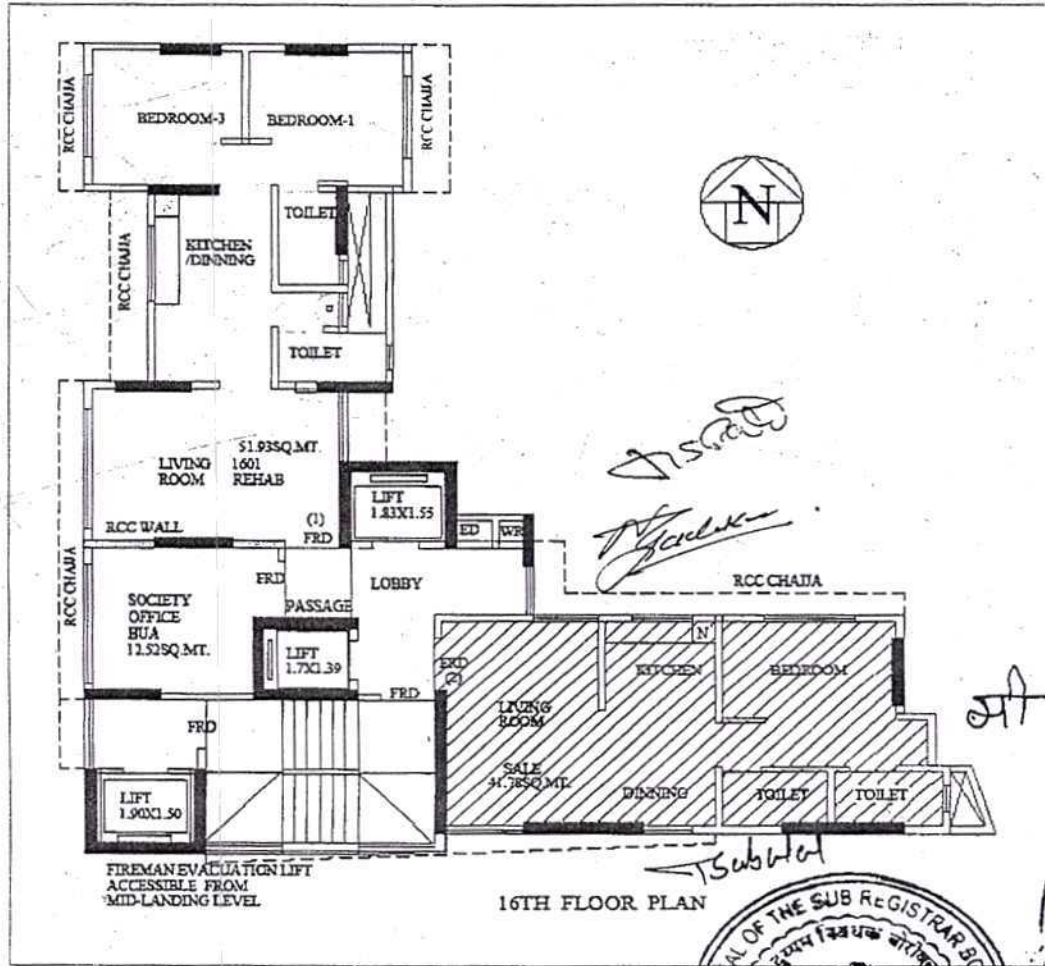
2. *Meena*

*Meena*  




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SCHEDULE 'B'- Floor Plan of the Apartment



FLAT NO 1602, 16<sup>TH</sup> FLOOR PLAN



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**PAYMENT SCHEDULE 'C'** - Payment Plan for the ALLOTTEES/  
PURCHASERS

**PAYMENT SCHEDULE-'C'**

PAYMENT SCHEDULE FOR RESIDENTIAL FLAT No 1602			
MR. BABULAL NARAYAN GHANCHI & MRS. MEENA NARAYAN GHACHI			7500000
SR.N O	STAGES OF PAYMENT	RELEASE %	AMOUNT IN INR
1	BOOKING AMOUNT	10	750000
2	RERA NO & PLINTH C.C PERMISSION	-	0
3	PLINTH COMPLETION	-	0
4	Slab - 1	10	750000
5	Slab -2	5	375000
6	Slab -3	2.5	187500
7	Slab -4	2.5	187500
8	Slab -5	2.5	187500
9	Slab -6	2.5	187500
10	Slab -7	2.5	187500
11	Slab -8	2.5	187500
12	Slab -9	2.5	187500
13	Slab -10	2.5	187500
14	Slab -11	2.5	187500
15	Slab -12	2.5	187500
16	Slab -13	2.5	187500
17	Slab -14	2.5	187500
18	Slab -15	2.5	187500
19	Slab -16	2.5	187500
20	Slab -17	2.5	187500
21	Slab -18	2.5	187500
22	Slab -19	2.5	187500
23	Slab -20	2.5	187500
24	Terrace Slab	5	375000
25	Brickwork	5	375000
26	plaster external and internal	5	375000
27	flooring	5	375000
28	possession	10	750000
29	TOTAL	100	7500000



*Babulal Ghanchi*  
*Meena Ghanchi*

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*Babulal Ghanchi*

**SAI SIDDHI**  
**BUILDERS & DEVELOPERS**

Regd. Off.: 304,  
Jayshree Akshay CHS. Ltd.,  
IC Colony, Borivall (West)  
Mumbai 400 092.  
E-mail: saisiddhi961@gmail.com

Date:09-03-2023

**PAYMENT RECEIPT**

We have received part payment from Bank of Maharashtra from Purchaser ( **MR. BABULAL NARAYN GHANCHI** ) towards own contribution part payment due upto brickwork completion as per schedule attached in Agreement ( **FLAT NO -1602** on 16<sup>th</sup> Floor in Building known as Shri Jaysukh Chs Ltd in our project located at Liberty Garden Road no-3, on C.T.S No 44, Malad West, Mumbai.)

Detail:

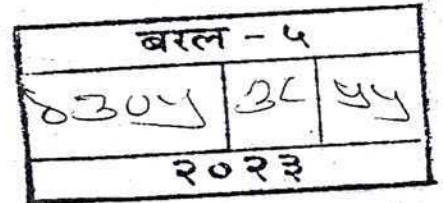
SR. NO	NAME	CHEQUE /RTGS	BANK	DATE	AMOUNT RECEIVED
1	Babulal Narayan Ghanchi	762499	Bandhan Bank	21-Feb-23	5,00,000/-

Received payment  
For Sai Siddhi Builders & Developers

Thanking you,  
Yours faithfully,  
For Sai Siddhi Builders & Developers

Mr. Haresh S Patel  
Partners

Mr. Nilesh L Gadekar





Property card

मालमत्ता पत्रक

शहराचे नाव -- मालाड (द) न.भ.अ.मालाड -- न.भ.अ.मालाड जिल्हा -- मुंबई उपनगर जिल्हा

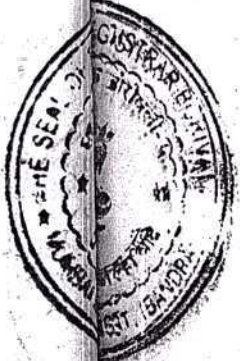
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 मालमत्ता क्र. ५२२  
 मालमत्ता क्र. ५२२

दिनांक	व्यवहार	उपलब्धता	मालमत्ता क्र. (अ)	मालमत्ता क्र. (ब)	साक्षिकांक
२९/०९/१९७२	खोलीचे व.क्र. २३२-५ खोलीचे कुलमूल्याई मद्रुलिन मालमत्ता क्र. ५२२	(II)	SR-BOM १३५	५२२	५२२
२९/०९/१९७०	उत्ति अर्थ.मु.उ.अर्थीचे मालमत्ता क्र. ५२२				५२२
२९/०९/१९७५	मा. अ.मालाड अर्थीचे मालमत्ता क्र. ५२२				५२२

मालमत्ता क्र. ५२२  
 मालमत्ता क्र. ५२२  
 मालमत्ता क्र. ५२२  
 मालमत्ता क्र. ५२२  
 मालमत्ता क्र. ५२२

न.भ.अ.मालाड  
 मुंबई उपनगर जिल्हा  
 सत्य प्रतिलिपी  
 नगर



ब्रह्म - ५  
 ४३०५ ३९५५  
 २०२३



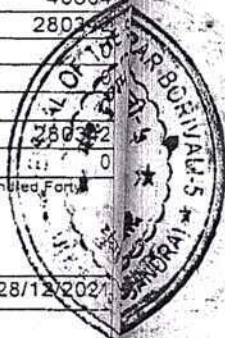
बृहन्मुंबई महानगरपालिका  
करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये वजावण्यात आलेले मालमत्ता कराचे देयक.

लेखा क्रमांक PN1204370000000	मालमत्ता करवर्ष 2021-2022	देयक क्रमांक 202110BIL13852465 202120BIL13852466	देयक दिनांक 28/09/2021
पक्षकाराने नाव व पत्ता : THE SECRETARY JAI SUKH CO OP HOUSING SOCI, 89 LIBERTY GARDEN, MALAD MUMBAI 64		प्रेमक - Asstt. Assessor & Collector, P North Ward, 9th floor, Liberty Garden, Malad (West), Mumbai - 400 064.	
ईमेल - aacpn.ac@mcgm.gov.in दूरध्वनी क्र. 02229994000Ext.7902			
मालमत्ता क्रमांक, मदनिवा क्रमांक, इमारतीचे नाव/ विंग, सी.टी.एम क्र. / प्लॉट क्र., गावाने नाव, मार्ग क्र., मार्गाने नाव, टिकान, मालमत्तेचे वर्णन, करदात्याची नावे. P-4212(4)/ PLOT NO 89 LIBERTY GARDEN HOUSE JAI SUKH BADRUDDIN ISMAIL			
प्रथम करनिर्धारण दिनांक:	11/05/2021	जलजोडणी क्रमांक:	
एकूण मांडवर्गीत मूल्य:	₹ 35307450		
एकूण मांडवर्गीत मूल्य: (अभरी)	₹ Three Crore Fifty Three Lakh Seven Thousand Four Hundred Fifty Only		
दि. 31/03/2010 या तारखेपर्यंतची धरबाकी	₹ 0	दि. 01/04/2010 ते 31/03/2021 या तारखेपर्यंतची धरबाकी	₹ 0
देयक कालावधी:	01/04/2021	ते	31/03/2022

कराचे नाव	01/04/2021	ते	30/09/2021	01/10/2021	ते	31/03/2022
सर्वसाधारण कर			69603			88269
जल कर			0			0
जल लाभ कर			43848			55609
मननिःसारण कर			0			0
मननिःसारण लाभ कर			27147			34424
म.न.पा. शिक्षण उपकर			26442			33542
राज्य शिक्षण उपकर			20614			26128
रोजगार हमी उपकर			0			0
वृक्ष उपकर			1385			1766
चय कर			32017			40604
एकूण देयक रक्कम			221056			280332
कम 152 अ नुसार टॅडाची रक्कम			0			0
परताव्यावृत्त व्याजाची वसूली			0			0
आगाऊ अधिदानाचे समावेशन			0			0
भरावयाची निव्वळ रक्कम			221056			280332
प्रतिदानाची निव्वळ रक्कम			0			0
अक्षरी रूपे	₹ Two Lakh Twenty One Thousand Fifty Six Only			₹ Two Lakh Eighty Thousand Three Hundred Forty Two Only		
अंतिम देय दिनांक:	28/12/2021			28/12/2021		



"To make payment through NEFT:  
IFSC - 58IN0003000, Beneficiary A/C No:- MCGMPTN12043700000000, Name-MCGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of MCGM"

सदर दम्नएवज ह्या भागविकांना करांचा भरणा मुलभतने करता यावा यासाठी मुमनपा अधिनियमातील तरतुदीनुसार निर्भन्तित करण्यात आला अमुन सदर दम्नएवज नुमची मानमत्ता अधिक्त्त भमन्पाचे म्चित करत नाही.

सामाजिक व परिस्थितीकीय साधदायक योजनेअंतर्गत अटी-शर्तीची पूर्तता करण-या ० पात्र मालमत्तास मालमत्ता करातील सर्वसाधारण कर या धटकात 5% ते 15% सबलत अन्वये आहे.

सदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, 1888 मध्ये कलम 147(1 & 2) चा अंतर्भाव होण्या सापेक्ष जारी करण्यात येत आहे.



(विशु'रा पा. गोटे)  
करनिर्धारक व संकलक



User Category :- L

E & OE

बल - ५  
६३०५/४०५५  
२०२३

Dated  
Place:



## 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 :  
**P51800029448**

Project: **Shri Jay-Sukh Co-Op. Hsg. Soc. Ltd., Plot Bearing / CTS / Survey / Final Plot No.: Plot No 89, CTS No 44at Borivali, Borivali, Mumbai Suburban, 400064;**

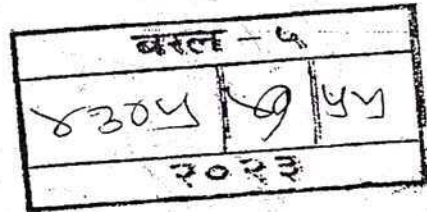
- Saisiddhi Builders And Developers** having its registered office / principal place of business at Tehsil: **Borivali, District: Mumbai Suburban, Pin: 400103.**
- This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - 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;
  - 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 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 for a period commencing from **29/05/2021** and ending with **31/12/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - 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.



Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date:29-05-2021 11:25:42

Dated: **29/05/2021**  
Place: **Mumbai**

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

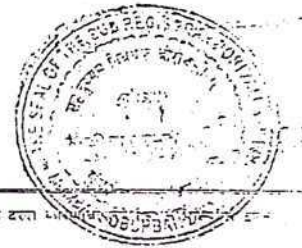




परिभाषा क्र. १३...  
 नं.-ALSFI/2020/11  
 24) गांधारभावापराणे...  
 25) गांधारभावापराणे...  
 26) गांधारभावापराणे...

(8) दस्तावेज करून देणाऱ्या पक्षांसाठीचे व...  
 (9) दस्तावेज करून दिल्याचा दिनांक  
 (10) दस्त नोंदणी देण्याचा दिनांक  
 (11) अनुक्रमांक, खंड व पृष्ठ  
 (12) गांधारभावापराणे मुदता शुल्क  
 (13) गांधारभावापराणे नोंदणी शुल्क  
 (14) रक्क

1) गांधारभावापराणे...  
 2) गांधारभावापराणे...  
 कोड-406131...  
 कोड-406131...

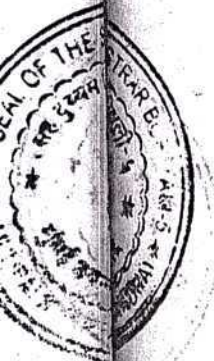


मुल्यांकनासाठी विचारात घेतलेला तपशील...  
 मुदताक शुल्क आकारतांना निवडलेला अनुच्छेद...

(i) within 14 days of the...  
 to it.

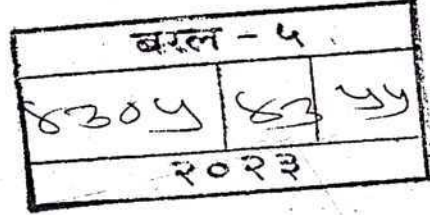
दस्तावेजासाठी गांधारभावापराणे...  
 या दस्तऐवजाचे विवरण पर...  
 आता हे दस्तावेज दाखल करणेसाठी...

Integrated Government enabling you to Do Business Easily  
 It is necessary to update Relevant records of Property Payment, tax after registration of document.  
 Details of this transaction have been forwarded by Email dated 21/11/2020 to Municipal Office, Suburb of District  
 No need to spend your valuable time and energy to submit this documents in person



बरल - ५

गा. दुय्याग निबंधक, गौरीभली क्र. ५,  
 पुणे जिल्हा नगर निकाश.

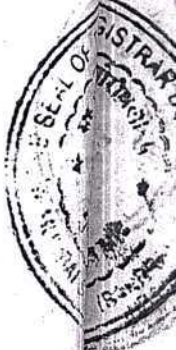


- 10) माला-पन्ना न. सदरिका नं. 04, माला नं. 400064 पिन कोड-400064 पिन नं.-AAFPM0656B
- 11) माला-पन्ना न. सदरिका नं. 05, माला नं. 400064 पिन कोड-400064 पिन नं.-ASCP5557X
- 12) माला-पन्ना न. सदरिका नं. 06, माला नं. 400064 पिन कोड-400064 पिन नं.-AIDPR5640C
- 13) माला-पन्ना न. सदरिका नं. 07, माला नं. 400064 पिन कोड-400064 पिन नं.-AIDPR5640C
- 14) माला-पन्ना न. सदरिका नं. 08, माला नं. 400064 पिन कोड-400064 पिन नं.-AIDPR5640C
- 15) माला-पन्ना न. सदरिका नं. 09, माला नं. 400064 पिन कोड-400064 पिन नं.-AIDPR5640C
- 16) माला-पन्ना न. सदरिका नं. 10, माला नं. 400064 पिन कोड-400064 पिन नं.-AIDPR5640C
- 17) माला-पन्ना न. सदरिका नं. 11, माला नं. 400064 पिन कोड-400064 पिन नं.-AIDPR5640C
- 18) माला-पन्ना न. सदरिका नं. 12, माला नं. 400064 पिन कोड-400064 पिन नं.-AIDPR5640C
- 19) माला-पन्ना न. सदरिका नं. 13, माला नं. 400064 पिन कोड-400064 पिन नं.-AIDPR5640C
- 20) माला-पन्ना न. सदरिका नं. 14, माला नं. 400064 पिन कोड-400064 पिन नं.-AIDPR5640C
- 21) माला-पन्ना न. सदरिका नं. 15, माला नं. 400064 पिन कोड-400064 पिन नं.-AIDPR5640C



(Sarit) 1.7.0

बतल - 4  
 8304/84/44  
 2022

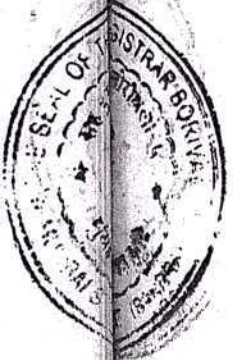


Index-2 सूची - 5

Payment Details

Sr	Purchase Type	Verification number	Amount	Used At	Dofaco Number	Dofaco Date
1	Certificate	ADJ/11001007100000	3248975	SD		
2	Challan		30000	RF	0003227118262021	19/11/2020
3	DHC		2000	RF	19112020026640	19/11/2020
4	DHC		2000	RF	19112020026910	19/11/2020

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Courtship (Holding) Charges]



बंद - ५

8304	84	44
२०२३		



**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
Amended Plan Approval Letter

File No. P-6066/2020/(44)/P/N Ward/MALAD-W/337/4/Amend dated 04.07.2022

To,  
Vinayak Shridhar Deshpande  
7/504, The Discovery CHS Ltd.  
Dattapada Road, Borivali(E)

CC (Owner),  
SAI SIDDHI BUILDERS AND  
DEVELOPERS  
304 JAYSHREE AKSHAYA CHS LTD  
3TH I C COLONY X ROAD  
NR SILVERCOIN RESTAURANT  
BORIVALI W

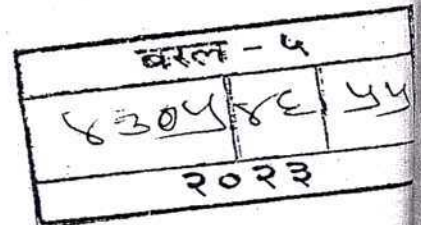
**Subject :** Proposed redevelopment of Existing Building on land bearing CTS No.44 of Village Malad (South), Liberty Garden Road No.3, Malad (W) in P/North ward, Mumbai 400064.

**Reference :** Online submission of plans dated 16.06.2022

Dear Applicant/ Owner/ Developer,

There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions.

- 1) That the revised structural design / calculations / details / drawings shall be submitted before extending C.C.
- 2) That the C.C. shall be got endorsed as per the amended plan.
- 3) That the all requisite fees, premiums, development charges deposits shall be paid before endorsement of C.C.
- 4) That Extra water & Sewerage charges shall be paid before CC.
- 5) That the one-time PCO charges shall be paid before C.C.
- 6) That the Revalidation of Janata Insurance Policy shall be submitted before C.C.
- 7) That the revised N.O.C. from H.E. shall be submitted.
- 8) Remarks from Consultants for mechanical ventilation for proposed Toilet in Shop shall be submitted.
- 9) That all the changes proposed shall be shown on the plans to be submitted at the time of OCC/Building Completion Certificate.
- 10) That all the conditions of I.O.D. under even No. dated 04.03.2021 shall be complied with.





Digitally signed by Anil Prabhakar Dhwar  
Date: 04 Jul 2022 13:30:36  
Organization: Brihanmumbai Municipal Corporation  
Designation: Executive Engineer



For and on behalf of Local Authority  
Municipal Corporation of Greater Mumbai  
Executive Engineer . Building Proposal  
Western Suburb II

Copy to :

- 1) Assistant Commissioner, P/N Ward
- 2) A.E.W.W., P/N Ward
- 3) D.O. P/N Ward

- Forwarded for information please.

Road

which



बरेली - ५		
४३०५	४०	५५
२०२३		

५५
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**MUNICIPAL CORPORATION OF GREATER MUMBAI**

**FORM 'A'**

**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**

No P-6066/2020/(44)/P/N Ward/MALAD-W/FCC/2/Amend

**COMMENCEMENT CERTIFICATE**

To,  
M/S. Sai Siddhi Builders & Developers C.A.to SHRI  
JAY-SUKH CHS Ltd.  
304, Jayshree Akshay CHS Limited, IC Colony,  
Borivali (West), Mumbai 400 092.

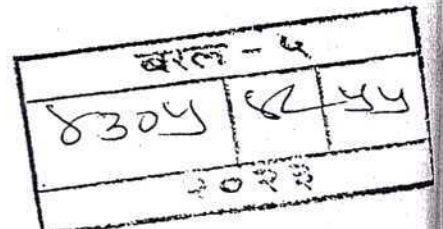
Sir,

With reference to your application No. **P-6066/2020/(44)/P/N Ward/MALAD-W/FCC/2/Amend** Dated. **06 Dec 2020** 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 **06 Dec 2020** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **44** C.T.S. No. **44** Division / Village / Town Planning Scheme No. **MALAD-W** situated at **Liberty Garden Rd No.3. Road / Street in P/N Ward Ward**.

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

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

The Municipal Commissioner has appointed Shri. **Assistant Engineer(B.P.)P Ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.



This CC is valid upto 10/5/2022

Issue On : 11 May 2021 Valid Upto : 10 May 2022

Application Number : P-6066/2020/(44)/P/N  
Ward/MALAD-W/CC/1/New

Remark :

This C.C. is now granted for the work upto Plinth level as per I.O.D. plans approved dtd.04.03.2021.

Approved By

Shri. A. P. Dhiwar (EE-WS 2) P ward  
Executive Engineer

Issue On : 25 Nov 2021 Valid Upto : 24 Nov 2022

Application Number : P-6066/2020/(44)/P/N  
Ward/MALAD-W/FCC/1/New

Remark :

This C.C. is granted for work i.e. Ground floor for Shops+ 1st floor for ITES offices + 2nd to 10th upper floor for Residential units as per approved plan approved on 12/08/2021.

Approved By

Assistant Engineer(B.P.)P Ward  
Assistant Engineer (BP)

Issue On : 11 Mar 2022 Valid Upto : 10 Mar 2023

Application Number : P-6066/2020/(44)/P/N  
Ward/MALAD-W/FCC/1/Amend

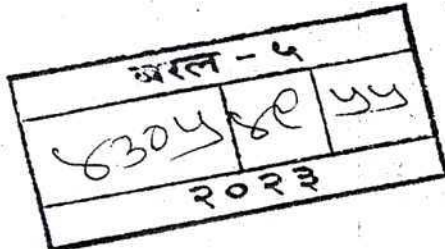
Remark :

This C.C. is now granted for work i.e. Ground floor for Shops+ 1st floor for ITES offices + 2nd to 18th +19th (part) upper floor for Residential units with total height of the building is 61.20 Mt.as per plan approved on 28.12.2021

Approved By

P-6066/2020/(44)/P/N Ward/MALAD-W/FCC/2/Amend

Page 2 of 3 On 29-Aug-2022



Assistant Engineer(B.P.)P Ward  
Assistant Engineer (BP)

Issue On : 29 Aug 2022

Valid Upto : 10 May 2023

Application Number : P-6066/2020/(44)/P/N  
Ward/MALAD-W/FCC/2/Amend

Remark :

This C.C. is now granted for the entire work of building comprising of Ground floor for Shops+ 1st floor for ITES offices + 2nd to 19th+ 20th(part) upper floor as per approved amended plans dt 04.07.2022.



Digitally signed by HARESH CHANDIRAM BHADAT  
Date: 29 Aug 2022 19:51:37  
Organization: Sriharmurba Municipal Corporation  
Designation: Assistant Engineer (BP)

For and on behalf of Local Authority  
Municipal Corporation of Greater Mumbai

Assistant Engineer, Building Proposal  
Western Suburb II P/N Ward Ward

Cc to :  
1. Architect.  
2. Collector Mumbai Suburban /Mumbai District.



P-6066/2020/(44)/P/N Ward/MALAD-W/FCC/2/Amend

Page 3 of 3 On 29-Aug-2022

वरल - ५		
४३०५	५०	५५
२०२३		

आयकर विभाग

INCOME TAX DEPARTMENT

BABULAL NARAYAN GHANCHI

NARAYANLAL TIKAMJI GHANCHI

26/05/1993

Permanent Account Number

BAXPG4437R

*Babulal*

Signature

भारत सरकार

GOVT. OF INDIA



23092011

*Babulal*



आयकर विभाग

INCOME TAX DEPARTMENT

MEENA N GHACHI

SUKANCHAND RUPARAMJI GHACHI

05/06/1970

Permanent Account Number

AXKPG2110N

*मीना*

Signature



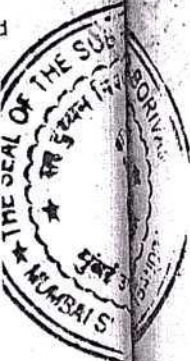
भारत सरकार

GOVT. OF INDIA



*मीना*

वरल - ५		
४३०५	५९	५५
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आयकर विभाग  
INCOME TAX DEPARTMENT  
HARESH SHANTILAL PATEL  
SHANTILAL RATANSHI PATEL  
07/05/1977  
Permanent Account Number  
AKRPP8413D

भारत सरकार  
GOVT. OF INDIA

*हार्श*  
Signature



आयकर विभाग  
INCOME TAX DEPARTMENT  
NILESH LAXMAN GADEKAR  
LAXMAN BALAJI GADEKAR  
31/01/1972  
Permanent Account Number  
AIDPG3388G

भारत सरकार  
GOVT. OF INDIA

*N. Gadkar*  
Signature





बर्ल - ५		
V309	Y2	Y4
२०२३		

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

MANOJ K KENI  
GANPATI GARIBA KENI  
408/01/1983  
Permanent Account Number  
ATPPK4461P



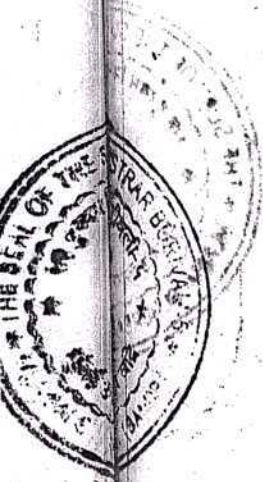
*Manoj K Keni*  
Signature

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

ANIL PANDEKANG JIMAN  
KANBURANG RAMJI JIMAN  
23/09/1971  
Permanent Account Number  
AEPD1687B

बसल - ५		
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icanne

Summary1 (GoshwaraBhag-1)

388/4305

गुरुवार, 09 मार्च 2023 11:17 म.पू.

दस्त गोशवारा भाग-1

वरल-5

दस्त क्रमांक: 4305/2023

दस्त क्रमांक: वरल-5 /4305/2023

वाजार मूल्य: रु. 72,56,100/- मोबदला: रु. 75,00,000/-

भरलेले मुद्रांक शुल्क: रु.4,50,000/-

दु. नि. सह. दु. नि. वरल-5 यांचे कार्यालयात

पावती:4612

पावती दिनांक: 09/03/2023

अ. क्र. 4305 वर दि.09-03-2023

सादरकरणाचे नाव: बाबुलाल नारायण घांची

रोजी 11:11 म.पू. वा. हजर केला.

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1100.00

पृष्ठांची संख्या: 55

एकुण: 31100.00

दस्त हजर करणाऱ्याची सही:

सह दु. नि. का-बोरीवली 5

सह दु. नि. का-बोरीवली 5

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 09 / 03 / 2023 11 : 11 : 51 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 09 / 03 / 2023 11 : 13 : 00 AM ची वेळ: (फी)

प्रतिज्ञापत्र

\* सादर दस्तऐवज हा नोंदणी करवया १९०८ अंतर्गत असलेल्या महानगरपालिकेच्या नोंदणीस द्याव्यात. \* भारतातील संपूर्ण राज्यात, विनाशक आक्षेप, साक्षीदार व संशयित जोडलेल्या कागदपत्रांचा अन्तर्गत राहिलेला आहे. \* दस्तऐवजाच्या सत्यता, वैयक्तता कायदेशीर धार्यांलक्षां दस्त निष्पन्न व यत्नोद्योगक व संपूर्णपणे जबाबदार राहिलेला.

लिहून देणारे:  
Gadaker

लिहून घेणारे:  
मी ना





दस्त क्रमांक : बरल-5/4305/2023  
दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मेसर्स साई सिद्धी बिल्डर्स आणि डेव्हलपर्स चे भागीदार हरेश शांतीलाल पटेल पत्ता: प्लॉट नं: 304, माळा नं: -, इमारतीचे नाव: जयश्री अक्षय को-ऑप-सो-सी, ब्लॉक नं: बोरिवली पश्चिम मुंबई, रोड नं: आप सी कॉलनी, महाराष्ट्र, MUMBAI. पॅन नंबर: ACCFS6605D	लिहून देणार वय :- 46 स्वाक्षरी:-		
2	नाव: मेसर्स साई सिद्धी बिल्डर्स अँड डेव्हलपर्स चे भागीदार निलेश लक्ष्मण गाडेकर पत्ता: प्लॉट नं: 304, माळा नं: -, इमारतीचे नाव: जयश्री अक्षय को ऑप ही सो सी ली, ब्लॉक नं: बोरिवली पश्चिम मुंबई, रोड नं: आय सी कॉलनी, महाराष्ट्र, मुंबई. पॅन नंबर: ACCFS6605D	लिहून देणार वय :- 51 स्वाक्षरी:-		
3	नाव: बाबुलाल नारायण घांची पत्ता: प्लॉट नं: बी/402, माळा नं: -, इमारतीचे नाव: स्वेट सागर, ब्लॉक नं: मालाड पश्चिम मुंबई, रोड नं: लिबर्टी गार्डन रोड, महाराष्ट्र, MUMBAI. पॅन नंबर: BAXPG4437R	लिहून घेणार वय :- 29 स्वाक्षरी:-		
4	नाव: मीना नारायण घांची पत्ता: प्लॉट नं: बी/402, माळा नं: -, इमारतीचे नाव: स्वेट सागर, ब्लॉक नं: मालाड पश्चिम मुंबई, रोड नं: लिबर्टी गार्डन रोड, महाराष्ट्र, MUMBAI. पॅन नंबर: AXKPG2110N	लिहून घेणार वय :- 52 स्वाक्षरी:-		

वरील दस्ताऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ: 09 / 03 / 2023 11 : 15 : 56 AM

ओळख:-  
खालील इसम असे निवेदीत करतात की ते दस्ताऐवज करून देणा-याना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: अनिल - क्षिमण वय: 45 पत्ता: बोरिवली आशीर्वाद शॉप नो 5 रॅम मंदिर रोड बोरिवली पश्चिम मुंबई 400091 पिन कोड: 400091		
2	नाव: मनोज केणी वय: 38 पत्ता: बोरिवली आशीर्वाद शॉप नो 5 रॅम मंदिर रोड बोरिवली पश्चिम मुंबई 400091 पिन कोड: 400091		

शिक्का क्र.4 ची वेळ: 09 / 03 / 2023 11 : 16 : 40 AM

सह दु.नि.को. बोरिवली 5

प्रमाणित करणेत येते की, या दस्तामाथे एकूण..... पावे खरेब

सह दुय्यम निबंधक बोरिवली क्र. ५

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	AT	Serial Number	Deface Date
1	SAI SIDDHI BUILDERS AND DEVELOPERS	eChallan	10000502023030701870	MH016400961202223P	450000.00	SD	0008203249202223	09/03/2023
2		DHC		0903202301200	1100	RF	0903202301200D	09/03/2023
3	SAI SIDDHI BUILDERS AND DEVELOPERS	eChallan		MH016400961202223P	30000	RF	0008203249202223	09/03/2023

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

दस्ता क्रमांक १, क्रमांक..... वर 4305 / 2023

- 1. Verify scanned Documents through thumbnail (4 pages on a side) printout after scanning
- 2. Issue immediately after registration

For feedback, please write to us at feedback.isarita@gmail.com



Know Your Rights as Registrants

नोंदला दिनांक : 9 MAR 2023

मनोज केणी  
नोंदला दिनांक : 10/3/23  
सह दुय्यम निबंधक बोरिवली क्र. ५  
मुंबई उपनगर, जिल्हा वांद्रे  
क. 10/3/23

(डॉ. बी. चव्हाण)  
सह दुय्यम निबंधक बोरिवली क्र. ५  
मुंबई उपनगर, जिल्हा वांद्रे

