



CHALLAN
MTR Form Number-6

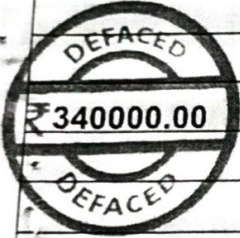


GRN	MH018076943202223E	BARCODE	Date		31/03/2023	Form ID	292
Department	Inspector General Of Registration		TAX ID / TAN (If Any)	Payer Details			
Type of Payment	Stamp Duty Registration Fee		PAN No.(If Applicable)	2023			
Office Name	BRL6_JT SUB REGISTRAR BORIVALI 6		Full Name	SAM ALBERT D'SOUZA			
Location	MUMBAI		Flat/Block No.	FLAT NO 206 2ND FLOOR B WING ENSO			
Year	2022-2023 One Time		Premises/Building	SANZA			



Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030045501 Stamp Duty	310000.00	HANUMAN NAGAR	KANDIVALI EAST MUMBAI		4 0 0 1 0 1
0030063301 Registration Fee	30000.00				

Remarks (If Any)
SecondPartyName=MEERS SAI AASTHA DEVELOPERS-



Total Amount In Three Lakh Forty Thousand Rupees Only
Total 3,40,000.00 Words

Payment Details	UNION BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	02901792023033152830	516731333	
Cheque/DD No.	Bank Date	RBI Date	31/03/2023-15:19:53	31/03/2023	
Name of Bank	Bank-Branch UNION BANK OF INDIA				
Name of Branch	Scroll No. , Date 2 . 31/03/2023				

Department ID : Signature Not Verified
NOTE:- This challan is valid document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चटान कोवल नोदणी कारवायाच्या दस्तासाठी लागू आहे. नोदणी न करवायाच्या दस्तासाठी सदर चटान लागू नाही.

Digitally signed by DS
DIRECTORATE OF
ACCOUNTS AND
TREASURIES MUMBAI 02
Date: 2023.05.24 13:50:47
IST
e-GRAS Secure
Document
Location: India

Challan Defacement Report

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-389-10504	0001322168202324	24/05/2023-13:49:47	IGR195	30000.00

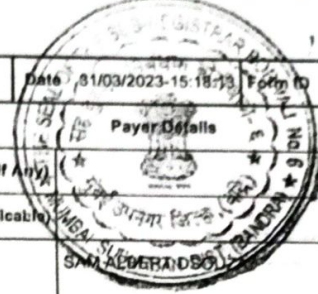


CHALLAN
MTR Form Number-6

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GRN	MH018075943202223E	BARCODE			Date	31/03/2023-15:18:33	Form ID	25.2
Department	Inspector General Of Registration							
Type of Payment	Stamp Duty		Registration Fee		TAX ID / TAN (if Any)			
Office Name	BRL6_JT SUB REGISTRAR BORIVALI 6				PAN No.(If Applicable)			
Location	MUMBAI				Full Name	S.M. AASTHA DEVELOPERS		
Year	2022-2023 One Time				Flat/Block No.	FLAT NO 206 2ND FLOOR B WING ENSO		
					Premises/Building	SANZA BLDG		



Account Head Details	Amount in Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030045501 Stamp Duty	310000.00	HANUMAN NAGAR VADARPADA ROAD NO 2	KANDIVALI EAST MUMBAI		4 0 0 1 0 1	
0030063301 Registration Fee	30000.00					SecondPartyName=MEEERS SAI AASTHA DEVELOPERS-
Total	3,40,000.00	Amount In	Three Lakh Forty Thousand Rupees Only			
		Words				

Payment Details	UNION BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	02901792023033152830	516731333	
Cheque/DD No.	Bank Date	RBI Date	31/03/2023-15:19:53	Not Verified with RBI	
Name of Bank	Bank-Branch		UNION BANK OF INDIA		
Name of Branch	Scroll No. , Date		Not Verified with Scroll		

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.
Mobile No. : 9773485773

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2305202341378	Date 23/05/2023
Received from DHC, Mobile number 9326632779, an amount of Rs. 1800/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 23/05/2023
Bank CIN 10004152023052308893	REF No. 350907530723
This is computer generated receipt, hence no signature is required.	

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AGREEMENT FOR SALE



This AGREEMENT FOR SALE ("Agreement") is made and executed at Mumbai on this 24th day of May in the year Two Thousand and Two

BETWEEN

M/s. SAI AASTHA DEVELOPERS, a partnership firm, registered under the provisions of Indian Partnership Act, 1932, having its office at 901, Links Building, 9th Floor, Corner of 14th Road and Khar Pali Road, Khar (West), Mumbai - 400052, hereinafter referred to as "THE PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the present and future partners of the said firm their respective heirs, executors, administrators and assigns) of the FIRST PART;

AND

Sam Albert D'Souza

residing and having address at C-3, 309, Om Shiv Darshan CHS, AKV Marg, Hanuman Nagar, Goregaon East - 400065

hereinafter referred to as the "Purchaser/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an Individual his / her / their heirs, executors, administrators and permitted assigns, in case of a Partnership Firm / LLP, the partner or partners for the time being of the said firm, the survivor or survivors of them and the heirs, executors, administrators and permitted assigns of the last surviving partner, in case of a Company its successors and permitted assigns, in case of a Hindu Undivided Family, the Karta and members for the time being and from time to time of the coparcenary and survivor/s of them and the heirs, executors, administrators and permitted assigns of the last survivor/s of them, and in case of a Trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and permitted assigns) of the SECOND PART:

The Promoter and the Purchaser/s, wherever the context so requires, are hereinafter collectively referred to as the "Parties" and individually as the "Party".

WHEREAS:

- A. The State of Maharashtra is the Owner of a larger property bearing CTS No. 163A/2, also referred as 163A (pt) of Village Akurli, Taluka Borivali, Mumbai Suburban District, admeasuring more than 598000 sq. mtrs. or thereabout, within the registration District of Mumbai Suburban. The name of the State of Maharashtra is recorded in the Property Register Card (PRC) in respect of the said C.T.S. No. 163A/2. A copy of the Property Register Card in respect of the Larger Property is annexed hereto as Annexure "A";

Promoters

Purchaser

B. A portion of the aforesaid larger property, i.e. an piece and parcel of land bearing CTS No. 163A/2 (pt) of Village Akurli, Taluka Borivali, admeasuring 3562.60 sq. meters or thereabout lying, being and situate at Vadarpada Road No. 2, Hanuman Nagar, Kandivali (East), Mumbai Suburban District, within the registration District of Mumbai Suburban (hereinafter referred to as "the said Property", more particularly described in the **First schedule** hereunder written is censused as 'Slum' on the records of MHADA. There are 184 structures in the said slum colony. The local name of the Slum Colony is Hanuman Nagar, and the name of the society of the Slum Dwellers is **Sri Sai Baba SRA Co-operative Housing Society Limited** (hereinafter referred to as "the said Society");



C. The said Society (then proposed) called a meeting of its members/hutment dwellers on 15.01.2006 in which appointed the Promoters/Managing Committee of the Society and also appointed the Promoters to redevelop the said Property as Slum under Regulation 33 (10) read with Appendix (iv) of the Development Control Regulations, 1991.

D. By and under a Development Agreement dated 10.05.2006 made between the Promoters herein therein referred to as the Party of the First Part, and the said Society therein referred to as the Party of the Other Part, whereunder the said Society appointed the Promoters as a Promoters to redevelop the said Property, on the terms and conditions mentioned therein.

E. The said Society also executed a General Power of Attorney dated 07.04.2006 in favour of the Partners of the Promoters to do various acts, deeds and things in respect of redevelopment of the said Property as Slum.


F. Pursuant to the aforesaid a proposal for redevelopment of the said Property was submitted to the SRA for Approval.

G. Annexure - II dated 22.08.2007 is issued by Chief Officer, MHADA, by which certified list of total slum tenements standing on the said Property and certification of the slum tenements / slum dwellers eligible for rehabilitation as per the Maharashtra Slum Act read with applicable D. C. Regulations.

H. Approving the Slum rehabilitation Scheme on the said Property, SRA issued in favour of the Developer, the Letter of Intent bearing No. SRA/ENG/1673/RS/STGL/LOI dated 20.05.2014 in which the Promoters name is shown as 'Developers' and records the salient features of the said Slum Scheme on the said Property and the terms and conditions for Development of the said Property as 'Slum', in read with the revised amendments to Letter of Intent dated 04.10.2017 and further amendments to Letter of Intent dated 06.01.2021 (hereinafter collectively referred to as "Letter of Intent") has been procured.

I. The plans, specifications, elevations, sections and other details of the Rehab Building have been duly approved and sanctioned by SRA and Intimation of Approval dated 08.12.2014 bearing reference no. SRA/ENG/3167/RS/STGL/AP, read with the revised amendments to Intimation of Approval dated 07.10.2017 and further amendments to Intimation of Approval dated 12.01.2021 (hereinafter collectively referred to as "IOA for Rehab Building") has been procured and a Commencement Certificate dated 13.04.2016 bearing No. SRA/ENG/3167/RS/STGL/AP has been issued by SRA in respect of the Rehab Building and the validity thereof has been extended from time to time by SRA by way of subsequent endorsement/s made thereon. The aforesaid Commencement Certificate dated 13.04.2016 read with the subsequent endorsements dated 07.10.2017 and 12.01.2021 thereon are hereinafter collectively referred to as "Commencement Certificate for Rehab Building".

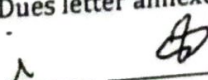
J. The plans, specifications, elevations, sections and other details of the Sale Building have been duly approved and sanctioned by SRA and Intimation of Approval dated 12.10.2017 bearing reference no. RS/STGOVT/0019/20061020/AP/S, read with the revised amendments to Intimation of Approval dated 02.02.2021 (hereinafter collectively referred to


1. 
Promoters

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as "IOA for Sale Building") has been procured and a Commencement Certificate bearing No. RS/STGOVT/0019/20061020/AP/S dated 05.02.2021 has been issued by SRA for construction in respect of the Sale Building. The aforesaid Commencement Certificate read with the subsequent endorsements thereon hereinafter collectively referred to as "Commencement Certificate for Sale Building". Copies of the IOA and Commencement Certificate for Sale Building are hereto annexed and marked as Annexures "B" and "C" respectively.

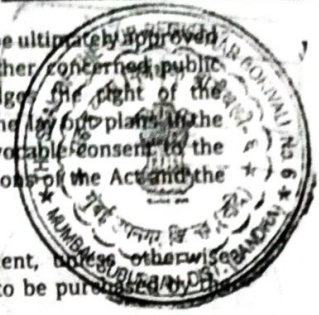
- K. As per the sanctioned / approved layout in respect of the proposed development of the Project Land SRA/ENG/RS/STGL/0019/2006120/LAY dated 31.05.2021 issued by the SRA (hereinafter referred to as "the Layout Plan"), the Promoters propose to construct one Rehab Building ("Rehab Building") for providing permanent alternate accommodation to the members/hutment dwellers on the part of the said Property and also proposes to construct one Building comprising of Sale Component ("Sale Building") on the part of the said Property, hereinafter referred to as "the Project Land", more particularly described in the **Second Schedule** hereunder written. A copy of Layout Plan is annexed hereto and marked as **Annexure "D"**.
- L. The Project comprises of a sale building with four wings, Shops on the ground floor, 1st to 23 habitable upper floors and the amenities area in accordance with the plans approved / to be approved, from time to time, by the Sanctioning Authorities (hereinafter referred to as the "Project"). However, the Promoters have informed the Purchaser that the Promoters may become entitled to further FSI on the Project Land ("Proposed FSI"), in which case additional floor/s will be constructed.
- M. The Promoters have presently engaged the service of Mr. Mehul Vaghela of M/s. Creative Consultancy as Liasoning Architect for the Project. The Promoters have presently engaged the service of M/s. P. T. Gala Construction as structural engineers for the preparation of the structural designs and drawings of the Project.
- N. Sudam Borkar & Associates, Advocates has issued Title Report dated 24.05.2021 in respect of the said Property. The copy of the said Title Report is annexed hereto and marked as **Annexures "E"**.
- O. The Purchaser/s demanded from the Promoter and the Promoter has given inspection to the Purchaser/s of all the documents of title regarding the Property, plans and designs, specifications, approvals and such other documents with respect to the Project as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act"), including but not limited to the following:
- (i) the common areas, facilities and amenities in the Project that may be usable by the Purchaser/s along with other purchasers in the Project and are listed in the **Annexure "F"** hereto ("**Common Amenities of the Project**"); and
 - (ii) Internal fixtures, fittings, facilities and amenities of the flat/shop/unit to be purchased by the Purchaser/s, as annexed as **Annexure "G"** hereto.
- P. The Promoters had availed loan/ financial facility from Dewan Housing Finance Limited ("**DHFL**") against the security of the saleable flats/ shops/ units in the building of the said Project, for undertaking the proposed construction of the Project. The Promoters have repaid the loan amount and have obtained No Dues letter dated 02.05.2022 in respect of the said Loan Account of DHFL. The Promoter shall further be entitled to avail financial facility from such banks/financial institutions as it may deem fit, provided that such charge/mortgage does not in any way affect the rights of the Purchaser in respect of the Flat (defined below). The copy of the said No Dues letter annexed hereto and marked as **Annexures "K"**


Promoters


Purchaser

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2023

Agreement as Proposed Layout Plans and which may be ultimately approved / sanctioned by the Sanctioning Authorities and other concerned public bodies and authorities. The Purchaser acknowledges the right of the Promoters to amend / revise the building plans and the layout plans in the interest of the Project and hereby accords its irrevocable consent to the Promoters in respect of the same under the provisions of the Act and the rules made thereunder from time to time.



- X. The rights of the Purchaser under this Agreement, as specified, are restricted to the Flat hereby agreed to be purchased by the Purchaser from the Promoters as stipulated herein.
- Y. The Promoters has registered the Project under the provisions of the said Act i. e. Real Estate (Regulation & Redevelopment) Act, 2016 (with the Real Estate Regulatory Authority at Maharashtra under No. P51800013955. Section 13 of the said Act requires the Promoters to execute a written Agreement for Sale of said Flat with the Purchaser/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908.
- Z. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoters hereby agrees to sell and the Purchaser/s hereby agrees to purchase the said Flat at or for an agreed lumpsum aggregate consideration of Rs. 5157407/- (Rupees Fifty One Lakh Fifty Seven Thousand Four Hundred and Seven only) (hereinafter referred to as "the Sale Consideration") and the Purchaser/s has agreed to pay to the Promoters the Sale Consideration in the manner hereinafter appearing;

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

- 1. **DEFINITIONS**
 - 1.1 In this Agreement, unless repugnant to the context, the following terms shall have the following meaning:
 - 1.1.1 "Act" means and includes the Real Estate (Regulation and Development) Act, 2016, the Rules as applicable to Maharashtra and such Circulars, Notifications, Office Orders, Orders, Clarification or such explanations that may be issued by the Competent Authority from time to time.
 - 1.1.2 "Agreement" shall mean this Agreement for Sale together with the Schedules and the Annexures hereto and any other deed/s and /or document/s executed in pursuance hereof.
 - 1.1.3 "Approvals" shall mean all licenses, permits, approvals, sanctions and consents obtained / to be obtained from the competent authorities to develop the Project including but not limited to all approvals, permissions, sanctions, orders, no-objection certificates, resolutions, authorizations, consents, licenses, exemptions, letters of intent, annexures to all approvals, intimations of approval, commencement certificates, occupation certificates, notifications, sanctions of layout plans (and any amendments thereto), sanctions of building plans (and any amendments thereto), approvals of the Ministry of Environment and Forests ("MOEF"), Central Government, Government of Maharashtra, Slum Rehabilitation Authority ("SRA"), Municipal Corporation of Greater Mumbai ("MCGM") and all other governmental, public and local authorities and bodies, as may be applicable and/or required for the

[Signature]
Promoters

[Signature]
Purchaser

29 March, 2023

Sam Albert Dsouza

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C-3, 309, Om shiv darshan chs, aku marg,
hanuman nagar, Goregoan (east), 400065

Ph: +91 0

Re: Reservation of Apt no. 206, 2 floor, Wing B , Project ENSO Sanza, Mumbai - 400101.

Dear Sir / Madam

With reference to the above, we hereby confirm having received a sum of Rs. 4,95,000/- (Four Lakh Ninety Five Thousand Only) vide HDFC, Chq # 000002, dated 3/04/2023, transferred by you - towards '**Instalment & GST - On Initial Payment**' against Tax Invoice No. SAD/22-23/02/29.

**Yours Faithfully,
Sai Aastha Developers**



Authorised Signatory

901, Links Building, 9th Floor,
Corner of 14th Road & Khar Pali Road,
Khar (West), Mumbai - 400052
Tel : 022-26494444 / 26065000

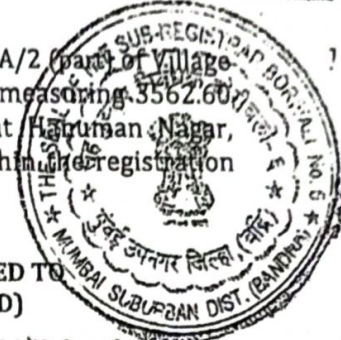


Sai Aastha
DEVELOPERS

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**THE FIRST SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE PROPERTY)**

All that pieces and parcels of land bearing CTS No. 163A/2 (part) of Village Akurli, Taluka Borivali, Mumbai Suburban District, admeasuring 3562.60 sq. meters or thereabout lying, being and situate at Hanuman Nagar, Vadarpada Road No. 2, Kandivali (East), Mumbai within the registration District of Mumbai Suburban.



**THE SECOND SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE PROJECT LAND)**

All that pieces and parcels of land bearing CTS No. 163A/2 (part) of Village Akurli, Taluka Borivali, Mumbai Suburban District, admeasuring 1729.74 sq. meters or thereabout lying, being and situate at Hanuman Nagar, Vadarpada Road No. 2, Kandivali (East), Mumbai within the registration District of Mumbai Suburban.

**THE THIRD SCHEDULE HEREINABOVE REFERRED TO
(DESCRIPTION OF THE FLAT)**

Residential Flat No. 206 admeasuring 22.60 Square meters (Carpet Area) equivalent to 243.26 square feet on the 2 floor, in the B wing of the building known as ENSO SANZA.

IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands, the day and year first hereinabove written.

SIGNED AND SEALED
by within named "Promoter"
M/s. SAI AASTHA DEVELOPERS
by the hands of its Authorized Signatory

Mr. Shakrendra Seth

Mr. Amit Duhlani

in the presence of:

1. Hemangi.
2. (M)

SIGNED AND SEALED
by within named "Purchaser/s"

Sam Albert Dsouza

in the presence of:

1. Hemangi.
2. (M)

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ANNEXURE B

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SLUM REHABILITATION AUTHORITY

No.RS/STGOVT/0019/20061020/AP/S

Date:

21 FEB 2023



To,
Shri Mehul Vaghela,
M/s. Creative Consultancy,
2774/63, Gandhi Nagar,
Opp. MIG Ground,
Bandra (E), Mumbai-400051.

Sub: Amended plans for Sale Bldg under Reg. 33(10) of DCPR -2034 in proposed S. R. Scheme on plot bearing C.T.S. No. 163 A/2 (pt.) of Village Akurli, Kandivali (E), Mumbai for "Sainath SRA CHS Ltd."

Gentleman,

With reference to above, the amended plans submitted by you for the Sale Bldg. is hereby approved by this office subject to the following conditions;

- 1) That the conditions mentioned in LOI u/no. SRA/ENG/1673/RS/STGL/LOI dtd. 20/05/2014 & 04/10/2017 & 06/01/2021 shall be complied with.
- 2) That the conditions of IOA u/no. RS/STGOVT/0019/20061020/AP/S dtd. 12/10/2017 & amended IOA dtd. 19/01/2021 & 23/03/2022 shall be complied with.

One set of amended plan is returned herewith as token of approval.

Yours faithfully,

S.d.

Executive Engineer - II
Slum Rehabilitation Authority

No.RS/STGOVT/0019/20061020/AP/S

- Copy to: *JM/s.* Sai Aastha Developers
2) Asst. Municipal Commissioner, 'R/S' Ward, M.C.G.M.
3) A.E.W.W. 'R/S' Ward.
4) A.A. & C. 'R/S' Ward.

pan f 21.02.2023

Executive Engineer - II
Slum Rehabilitation Authority

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SLUM REHABILITATION AUTHORITY

NO.SRA/ENG/RS/STGL/0019/20061020/AP

Date:

19 JAN 2021

Smt. Mehul Vaghela
of M/s. Creative Consultancy
Gala No.2774, Bldg. No.63,
Gandhi Nagar, Bandra (E),
Mumbai.

Sub : Amended IOA of Sale Building for proposed S. R. Scheme under Regulation 33(10) on plot bearing new C.T.S. No. 163A/2 (pt.) of Village Akurli, Kandivali (E), Mumbai for Sainath SRA CHS Ltd.

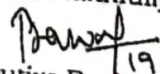
Ref : Your letter dtd. 11.01.2021.

With reference to above, the amended plans for Rehab Building are hereby approved by this office subject to the following conditions:

- 1) That conditions of LOI under No. i) SRA/ENG/1673/RS/STGL/LOI. dtd. 20/05/2014 & revised LOI on 04.10.2017 & 06.01.2021 respectively shall be complied with.
- 2) That conditions of IOA u/no.SRA/ENG/RS/STGL/0019/20061020/AP dtd. 12.10.2017 shall be complied with.
- 3) That you shall submit NOC from Ch. E (M&E) of MCGM for parking before asking further C.C. to the Sale building.
- 4) That the Revised drainage layout approval shall be submitted.
- 5) That the structural design of buildings having height more than 24 m shall be got peer reviewed from another registered structural engineer/education institute.
- 6) That the condition of inadequate size of Bed Room, bathroom / toilet / duct due to planning constrain of deficient size shall be incorporate in sale agreements.
- 7) That the revised structural design & drawings including erosion of fire engine load for open space, UGT & other areas shall be submitted.

One set of amended plan is returned herewith as a token of approval.

Yours faithfully,


19.01.2021
Executive Engineer - (II)
Slum Rehabilitation Authority

Annexure - C.

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DEVELOPER COPY
Sr. No. १०१०४
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SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400085
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM No. 1)

NO RS/STGOVT/0019/20061020/AP/S

COMMENCEMENT CERTIFICATE



To,
M/s. Sai Aastha Developers
2nd Floor, Sai Prasad, N.P. Road,
Vileparle (E), Mumbai-400 086.

Sir,
With reference to your application No. 7182 dated 20/12/2014 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. --- C.T.S. No. 163 A/2(pt) of Village Akurli of Vir Tanaji Nagar, Hanuman Nagar, Akurli Road, Kandivali (E), Mumbai For Sainath SRA

CHS Ltd.
of village Akurli T.P.S No. ---
ward R/S Situated at Akurli Village

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI 20/05/2014, U/RNo. SRA/ENG/1673/RS/STGL/LOI dt. 04/10/2017, 6/1/21 IDA/U/RNo. RS/STGOVT/0019/20061020/AP/S dt. 19/01/2021 and on following conditions.

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

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

This C.C is granted for work up to plinth C.C. of wing 'A', 'B', 'C' & 'D' of Sale Building.

For and on behalf of Local Authority
The Slum Rehabilitation Authority
Pawar 05/02/2021
Executive Engineer (SRA)
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

RS/STGOVT/0019/20061020/AP/S 25 MAR 2022

This C.C is re-endorsed as per approved amended plan dated 23/03/2022.

नरल - ६/		
१०५०७	५०	ए२
२०२३		

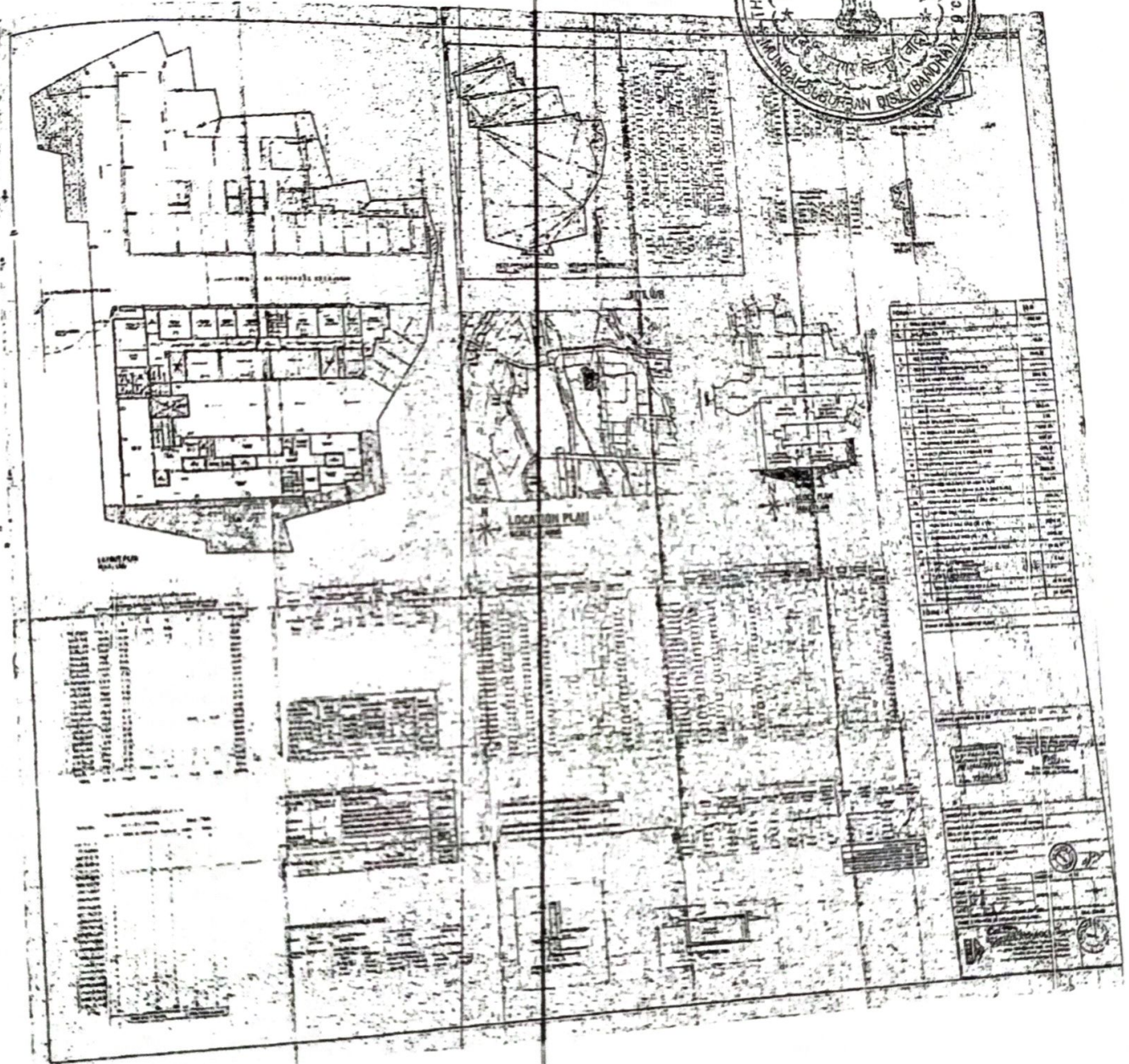
[Signature]
25/3/22

Executive Engineer
Slum Rehabilitation Authority



Annexure - D

बल - ए/		
१०७४	४९	२०
२०२३		



Sl. No.	Description	Area (sq. ft.)	Remarks
1	Plot Area	10000	
2	Building Area	5000	
3	Open Area	5000	
4	Other		

Sl. No.	Description	Area (sq. ft.)	Remarks
1	Plot Area	10000	
2	Building Area	5000	
3	Open Area	5000	
4	Other		