

Receipt (pay*)

369/17572

Friday, September 01, 2023

5:08 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 19705

दिनांक: 01/09/2023

गावाचे नाव: घाटकोपर

दस्तऐबजाचा अनुक्रमांक: करल1-17572-2023

दस्तऐबजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: आनंद हरिचंद्र आखाडे

DELIVERED

नोंदणी फी

दस्तऐबजासाठी फी

पृष्ठांची संख्या: 45

रु. 30000.00

रु. 900.00

एकूण:

रु. 30900.00

आपणास मूळ दस्त थंबनेल प्रिंट सूची-२ अंदाजे
5:27 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु.9526233.18/-

मोबदला रु.14000000/-

भरलेले मुद्रांक शुल्क : रु. 146700/-

सह. दुय्यम निबंधक

कुर्ला-१ (वर्ग-२)

कुर्ला-१ (वर्ग-२)

1) देयकाचा प्रकार: DHC रक्कम: रु.900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0923018212311 दिनांक: 01/09/2023

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007522698202324E दिनांक: 01/09/2023

वॅकेचे नाव व पत्ता:

[Handwritten signature]

| | | | | | | |
|---|--|----------------|--------------------------|------------------|-------------------|--------------------------------|
| Valuation ID | 202309017462 | | | | | 01 September 2023, 04:57:17 PM |
| मूल्यांकनाचे वर्ष | 2023 | | | | | करल: |
| जिल्हा | पुणे (उपनगर) | | | | | |
| मूल्य विभाग | 102. घाटकोपर - कुर्ता | | | | | |
| उप मूल्य विभाग | भाग: एस वॉर्ड हद्दीने 27.45 मी. रुंद रस्ता व शायकल रोजच्या पश्चिमेक हील 18.30 मी व 16.60 मी रुंद्यापर्यंत, पश्चिमेस गाव डड, दक्षिणेस एल बी एस मार्ग व गाव सीमा | | | | | |
| सर्व्हे नंबर / न. भू कर्मांक | सि.टी.एस. नंबर#2 | | | | | |
| वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. | | | | | | |
| खुली जमीन | निवासी सदनिका | कार्यालय | दुकाने | औद्योगिक | गौजमापनाचे प्रकार | |
| 65490 | 137730 | 158390 | 174800 | 137730 | चौरस मीटर | |
| बांधीव क्षेत्राची माहिती | | | | | | |
| बांधकाम क्षेत्र (Built Up)- | 59.71 चौरस मीटर | मिळकतीचा वापर. | निवासी सदनिका | मिळकतीचा प्रकार. | बांधीव | |
| बांधकामाचे वर्गीकरण. | 1-आर सी सी | मिळकतीचे वय. | 0 TO 2वर्ष | बांधकामाचा दर. | Rs.30250/- | |
| उद्भवान सुविधा. | आहे | मजला. | 11th floor To 20th floor | | | |
| रस्ता सन्मुख. | | | | | | |
| Sale Type - First Sale | | | | | | |
| Sale Resale of built up Property constructed after circular dt.02/01/2018 | | | | | | |

मजला निहाय घट/वाढ = 110% apply to rate = Rs.151503/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर
 = (((151503-65490) * (100 / 100)) + 65490)
 = Rs.151503/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 151503 * 59.71
 = Rs.9046244.13/-
 13.94 चौरस मीटर
 = 13.94 * (137730 * 25/100)
 = Rs.479989.05/-

E) बंदिस्त वाहन तळाचे क्षेत्र
 बंदिस्त वाहन तळाचे मूल्य

| | | |
|------------|---|----|
| करल - 9 | | |
| 9046244.13 | 9 | 05 |
| 2023 | | |

Applicable Rules = ,10,4,16

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बांदिस्त वाहनाची मोकळी वाहनतळ
 = A + B + C + D + E + F + G + H + I + J
 = 9046244.13 + 0 + 0 + 0 + 479989.05 + 0 + 0 + 0 + 0 + 0
 = Rs.9526233.18/-

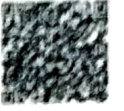
Home

Print

सह. दुय्यम निबंधक
 कुर्ता-9 (वर्ग-2)



CHALLAN
MTR Form Number-6



GRN MH007522698202324E

BARCODE

Department Inspector General Of Registration

Date 01/09/2023-13:15:43 Form ID 252

Type of Payment Stamp Duty
Registration Fee

Payer Details

Office Name KRL1_JT SUB REGISTRAR KURLA NO 1

TAX ID / TAN (If Any)

PAN No.(If Applicable)

Location MUMBAI

Full Name

ANAND HARICHANDRA AKHADE AND OTHER

Year 2023-2024 One Time

Flat/Block No.

FLAT NO. 1810, 18TH FLOOR, MAYFAIR THE

Premises/Building

VIEW

Account Head Details

Amount In Rs.

0030045501 Stamp Duty

146700.00

0030063301 Registration Fee

30000.00

Road/Street

OPP. KAILAS BUSINESS PARK, GODREJ
HIRANANDANI LINK ROAD, VIKHROLI (W)

Area/Locality

MUMBAI

Town/City/District

PIN

4 0 0 0 7 9

Remarks (If Any)

SecondPartyName=KAVERI SAGAR PAWAR-

करल - 9

7/9/22 2 2023

Amount In

One Lakh Seventy Six Thousand Seven Hundred Rupees

Words

Only

Total

1,76,700.00

Payment Details

STATE BANK OF INDIA

FOR USE IN RECEIVING BANK

Cheque-DD Details

Bank CIN

Ref. No.

00040572023090191900 | K0CKVKHZ1

Cheque/DD No.

Bank Date

RBI Date

01/09/2023 Not Verified with RBI

Name of Bank

Bank-Branch

STATE BANK OF INDIA

Name of Branch

Scroll No. , Date

Not Verified with Scri

Department ID :

Mobile No. 98200 377

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents. नोंदणी केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

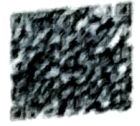
Challan Defaced Details

| Sr. No. | Remarks | Defacement No. | Defacement Date | Userid | Defacement Amount |
|---------|----------------|------------------|---------------------|--------|-------------------|
| 1 | (IS)-369-17572 | 0003922176202324 | 01/09/2023-17:07:31 | IGR197 | 30000.00 |





CHALLAN
MTR Form Number-6



| | | | | | | | | | | |
|-------------------|-----------------------------------|---------------|--|---|--|----------------------|-----------------------|------|---|---|
| GRN | MH007522698202324E | BARCODE | 01 100 0 11 100000 11 0011 11 000000 11 1011 011 | | Date | 01/09/2023-13 15 43 | Form ID | 25.2 | | |
| Department | Inspector General Of Registration | | | Payer Details | | | | | | |
| Type of Payment | Stamp Duty Registration Fee | | | TAX ID / TAN (If Any) | | | | | | |
| Office Name | KRL1_JT SUB REGISTRAR KURLA NO 1 | | | PAN No.(If Applicable) | | | | | | |
| Location | MUMBAI | | | Full Name | ANAND HARICHANDRA AKHADE AND OTHER | | | | | |
| Year | 2023-2024 One Time | | | Flat/Block No. | FLAT NO. '810, 18TH FLOOR, MAYFAIR THE | | | | | |
| | Account Head Details | | | Premises/Building | VIEW | | | | | |
| | | Amount In Rs. | Road/Street | OPP. KAILAS BUSINESS PARK, GODREJ HIRANANDANI LINK ROAD, VIKHROLI (W) | | | | | | |
| 0030045501 | Stamp Duty | 146700.00 | Area/Locality | MUMBAI | | | | | | |
| 0030063301 | Registration Fee | 30000.00 | Town/City/District | | | | | | | |
| | | | PIN | | 4 | 0 | 0 | 0 | 7 | 9 |
| | | | Remarks (If Any) | SecondPartyName=KAVERI SAGAR PAWAR- | | | | | | |
| | | | Amount In | One Lakh Seventy Six Thousand Seven Hundred Rupees | | | | | | |
| | | | Words | Only | | | | | | |
| | | 1,76,700.00 | FOR USE IN RECEIVING BANK | | | | | | | |
| Payment Details | STATE BANK OF INDIA | | | Bank CIN | Ref.No. | 00040572023090191900 | IK0CKVKHZ1 | | | |
| Cheque-DD Details | | | | Bank Date | RBI Date | 01/09/2023-13:24:18 | Not Verified with RBI | | | |
| Cheque/DD No. | | | | Bank-Branch | STATE BANK OF INDIA | | | | | |
| Name of Bank | | | | Scroll No. , Date | Not Verified with Scroll | | | | | |
| Name of Branch | | | | | | | | | | |

करल - १
१७५७२४३
२०२३

Department ID :
 Note No. 3953377
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 चालन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी घेऊ नये.



AGREEMENT FOR SALE

| | | |
|---------|---|----|
| करम - १ | | |
| १०४०२ | ७ | १५ |
| २०२३ | | |

THIS Agreement for Sale ("Agreement") is made at Mumbai, this 01st day of September, in the Christian year Two Thousand Twenty Three

BETWEEN.

(1) **MRS. KAVERI SAGAR PAWAR** age 28 years, (PAN: **BZMPD9121P**) and (2) **MR. SAGAR GANGARAM PAWAR**, age 30 years, (PAN: **CGZPP7294J**), both adults, of Mumbai, Indian inhabitants, residing at Galli No.5, Kalina Kunchi Kurve Nagar, Vidyanagari, Mumbai - 400 098, hereinafter jointly referred to as 'the **Transferors/Sellers**' (Which expression shall unless it be repugnant to the context or meaning thereof mean and include their legal heirs, executors, administrators and assigns) of the First Part;

AND

(1) **MR. ANAND HARICHANDRA AKHADE**, (PAN: **AFVPA1207K**), aged 49 years, (2) **MRS. AKSHATA ANAND AKHADE**, (PAN: **AGGPA3899R**), aged 39 years, both adults, of Mumbai, Indian inhabitants, residing at Room No.3, New Dayasagar, Near Bhatwadi Market B/2, Barve Nagar, Bhatwadi, Ghatkopar (West), Mumbai 400 084, hereinafter jointly collectively referred to as 'the **Transferees/Purchasers**' (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns) of the Other Part;



WHEREAS:

A. Messrs. Mayfair Housing, the Promoter, having its registered office at 1, Mayfair Meridian, Near St. Blaise Church, Ceaser Road, Amboli, Andheri (West), Mumbai - 400 058 (hereinafter called the "Promoter", which expression shall unless it is repugnant to the context or meaning thereof deem to mean and include their heirs, executors, administrators and assigns). The Promoter has developed several building as per the approved building plans, and the project is known as Mayfair The View.

| | | |
|---------|---|----|
| करल - १ | | |
| १०५०२ | C | ३५ |
| 2023 | | |

B. The Promoter through their Architect submitted the Plans before concerned Authority for approval and sanction, which has been sanctioned by the Municipal Corporation of Greater Mumbai, vide Commencement Certificate No. CHE/ES/0132/S-T/337(NEW)/FCC/2 dated 26.03.2019 and full Occupancy Certificate No. CHE/ES/0132/S-T/337(NEW)/OCC/3/New dated 30.06.2022 has been granted by the concerned authority.

C. By Registered Agreement for Sale dated 16.09.2022 (Registration No.KRL2-16963-2022) made between the Promoter known as M/s. Mayfair Housing, being therein referred to of the First Part the Purchasers above named being the Purchaser/s therein referred to of the Other Part, the said Promoter M/s. Mayfair Housing, have agreed to sell to the (1) MRS. KAVERI. SAGAR MR. SAGAR GANGARAM PAWAR therein the Residential Flat No.1810, having Carpet area of 584.05 sq. Feet Rera carpet on the 18th Floor in Building Mayfair The View situated at Opp. Kailas Business Park, Godrej Hiranandani Link Road, Vikhroli (West), Mumbai - 400079, alongwith Car Parking.



D. The Transferors/Sellers is absolutely seized and possessed of or otherwise well and sufficiently entitled to Residential Flat No.1810, having Carpet area of 584.05 sq. Feet Rera carpet on the 18th Floor in Building Mayfair The View" situated at Opp. Kailas Business Park, Godrej Hiranandani Link Road, Vikhroli (West), Mumbai - 400079, alongwith rights and privileges of all the amenities, common areas, and other facilities including Car Parking Space bearing No.8 on Stilt level vide allotment Letter dated 05.04.2023.

E. The Transferor / Sellers have obtained an expressed consent of the said Promoter for sale and transfer of the said premises. The copy of the possession letter from the Promoter dated 03.10.2022.

F. The Transferors/Sellers have agreed to sell, transfer, convey and assign and the Transferees/Purchasers have agreed to purchase and acquire all the beneficial rights, titles, claims and interests of the Transferors/Sellers in the said flat together with all fixtures and fittings and other equipments, electric, water, sanitary installations and other fittings and also the rights in the said flat and all security deposits in the said flat including sinking fund & repairs fund etc. and/ or with utility companies which includes without limitation electricity, water and gas companies together with the right of use, occupy and/or otherwise deal with or dispose of the same with alongwith rights and privileges of all the amenities, common areas, and other facilities at or for the aggregate price of **Rs.1,40,00,000/- (Rupees One Crore Forty Lakhs Only)** ("Consideration").

| |
|-----------------|
| transfer convey |
| करल - 9 |
| have agreed to |
| 9/04/22 and |
| 2023 |

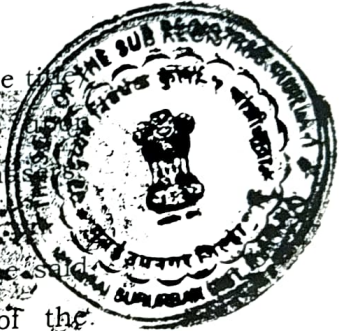
G. The Transferors/ Sellers have undertaken to hand over the possession of the Flat to the Transferees/ Purchasers upon receipt of entire Consideration from the Transferees/ Purchasers.

H. The Transferees/ Purchasers have agreed to purchase the said Flat relying on the abovementioned representations of the Transferors/Sellers and subject to and in accordance with the provisions of this Agreement for Sale.

I. The aforesaid recitals and the AGREEMENT FOR SALE dated 16.09.2022, which are earlier executed between the respective parties mentioned therein (hereinafter collectively referred to as the "**Previous Agreements**") shall form an integral part of this instrument/Agreement by way of referencing.

J. The **Transferors/Sellers** acknowledges that the above total value of the consideration Rs.1,40,000/- is subject to 1% tax deductible at source ("TDS") as per the (Indian) Income Tax Act, 1961 on the Consideration;

K. On or before execution of these presents the Transferees/Purchasers has paid to the Transferors/Sellers a sum of Rs.52,60,000/- (Rupees Fifty Two Lakh sixty Thousand



| | | |
|------|----|----|
| 2024 | | |
| 2024 | 90 | 71 |

the part consideration, the receipt whereof the
 Transferors/Sellers doth hereby admit and acknowledge;

the balance sum of Rs.86,00,000/- (Rupees Eighty Six Lakhs
 Only) to the Transferors as and by way of part consideration, will
 be paid by the Transferees to the Transferors vide home loan to
 be received from Bank/s/Financial Institution which will be
 sanctioned within 30 days from the date of Registration or
 mutually extendable date. The Transferors/ Sellers shall extend
 cooperation in that behalf and make available requisite
 documents as per the requirements of the Bank/Financial
 Institution. The time taken for the same shall be excluded from
 the time as stipulated hereabove.



M. As the sale transfer will be deemed to be completed
 the **Transferees/ Purchasers** have paid to the
Transferors/Sellers the full and final consideration of the
 present agreement and the **Transferors/Sellers** has given
 peaceful and vacant possession of the said **Premises** personally.

N. The **Transferors/Sellers** and the **Transferees/ Purchasers** are
 now desirous of completing the transaction as hereunder, and
 upon terms and conditions as hereunder written, and are thus
 entering into these presents.

NOW THESE PRESENTS WITNESSTH AND IT IS HEREBY AGREED
 BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. The recitals hereinabove shall form integral part hereof as if the
 same are incorporated specifically herein by way of assurance
 from the **Transferors/Sellers** to the **Transferees/ Purchasers**.
2. The **Transferors/Sellers** hereby sells, transfers, conveys and
 assigns forever all the shares held by the **Transferors/Sellers**
 in relation to the **Premises** of the said Promoters together with
 all and singular their rights, title and interest including
 incidental rights, title unto and to the use of the **Transferees/
 Purchasers** forever and absolutely, in the said ownership
 Residential Flat No.1810, having Carpet area of 584.05 sq.

(Handwritten signatures and initials)

Feet Rera carpet on the 18th Floor in Building Mayfair The
View" situated at Opp. Kailas Business Park,
Hiranandani Link Road, Vikhroli (West), Mumbai

| | | |
|-----------|----|----|
| 44371 - 9 | | |
| Godrej | 99 | 10 |
| 2800079 | | |

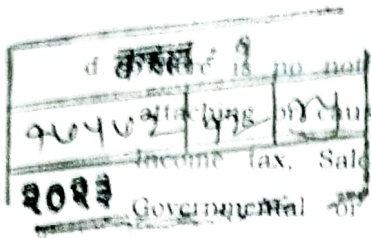
alongwith rights and privileges of all the amenities, common areas, and other facilities (hereinafter referred to as the 'said Flat') unto the **Transferees/ Purchasers** at and for the lump sum of price of **Rs.1,40,00,000/- (Rupees One Crore Forty Lakhs Only)** being the entire purchase price payable by the **Transferees/ Purchasers** to the **Transferors/Sellers** in full and final payment (subject to TDS) (hereinafter referred to as the "**Consideration**").

3. The **Transferees/ Purchasers** shall, upon the payment of full sum of **Rs.1,40,00,000/- (Rupees One Crore Forty Lakhs Only)** as referred to hereinabove, be fully entitled to quietly and peacefully possess, occupy, enjoy and hold the said **Premises** together with all deposits and amounts lying to the credit of the **Transferors/Sellers** in the said Promoters account for unto, and to the use and benefit of the said **Transferees/ Purchasers** without any hindrance, lien, charge, interest, denial, demand, interruption, eviction or claim of whatsoever nature from the **Transferors/Sellers** or any person or persons claiming through, under or in trust for the **Transferors/Sellers**.



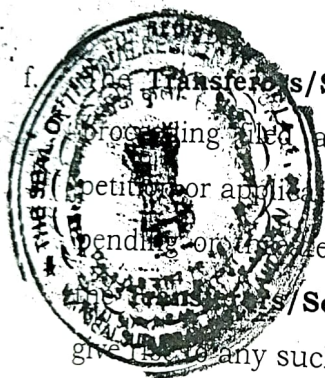
- a. There are no prohibitory orders or any attachment orders of or otherwise any liabilities in respect of the said **Premises** or any part thereof;
- b. There is no suit or litigation, or civil or criminal or any other proceeding in India or outside India, whatsoever pending in respect of the said **Premises** or affecting the said **Premises**;
- c. There are no income tax, wealth tax, sales tax, excise or other direct or indirect tax proceedings whether for recovery or otherwise initiated by any tax authorities or local authorities pending whereby the said **Premises** or any part thereof is in any way affected and /or jeopardized;

[Handwritten signatures and initials at the bottom of the page]



no notice or attachment which has been issued causing to be attached the said **Premises** by Income tax, Sales tax or any other Department or any Governmental or Semi-Governmental or local bodies or authorities for arrears of taxes, cess, levies or duty payable by the **Transferors/Sellers** herein and/or any of the predecessors in title of the **Transferors/Sellers** herein;

e. All compliances in relation to the said **Premises** have been complied with under applicable laws and regulations, and there is no reason for the **Transferors/Sellers** to believe that there are any outstanding claims or liability (crystallized or potential) that may affect the said **Premises** in terms of its further usage in any manner whatsoever;



f. The **Transferors/Sellers** declares that there is no insolvency proceeding filed against the **Transferors/Sellers** nor is any petition or application for insolvency or other similar application pending or threatened against the **Transferors/Sellers** nor is the **Transferors/Sellers** aware of any circumstance which may give rise to any such claim or proceeding;

g. There are no out standings or arrears payable to any authority or for any utilities in relation to the said premises and all charges payable by the **Transferors/Sellers** have been paid till date and all future charges will be paid in full in respect of the period up to the date of completion of the transfer;

h. Notwithstanding any act, deed, matter or thing whatsoever done committed or omitted by the **Transferors/Sellers** or any person or persons lawfully and equitably claiming by from, through, under or in trust for him, the **Transferors/Sellers** has now in good right, full power and absolute authority agreed to transfer the said Shares and the said **Premises**, and relinquish and surrender their rights, title, claim and demand, thereto in favour of the **Transferees/ Purchasers**;

i. The **Transferees/ Purchasers** shall peacefully and quietly upon and remain in possession of the said **Premises** without any interference, disturbance, interruption, claim whatsoever by the **Transferors/Sellers**, their heirs, administrators and assigns and/or the Promoters and/or any person or persons lawfully and equitably claiming by, from through, under or in trust for the **Transferors/Sellers**.

| | | |
|----------|----|----|
| अक्ष - 9 | | |
| 2023 | 93 | 57 |

j. The **Transferors/Sellers** states that all amounts standing to the credit of the **Transferors/Sellers** in the books of the said **Society**, either towards deposit, sinking fund, dividend or any other amounts, stands transferred to the **Transferees/ Purchasers** and the **Transferors/Sellers** hereafter shall not have any right, interest or claim thereon of any kind or nature whatsoever, only upon the receipt of the entire consideration of this **Agreement** from the **Transferees/ Purchasers**.



k. The taxes and all other outgoings in respect of the **Premises** including contribution towards repairs and other charges which are outstanding and/or pertaining to a period up to the date of completion of the transfer, has been paid by the **Transferors/Sellers** and the **Transferors/Sellers** agrees to pay or reimburse the **Transferees/ Purchasers** in respect of any demand against any charges, mortgage, hypothecation and /or lien, if any, claimed or raised or that may be claimed or raised by the said Promoters or any other authorities other than those mentioned hereinbefore in respect of any period prior to the date of completion of the transfer.

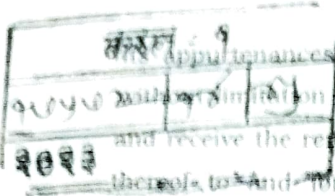
4. And the **Transferors/Sellers** hereby covenant with the **Transferees/ Purchasers** that:

a. After making full and final payment of the purchase price and / or Consideration to the **Transferors/Sellers** then it shall be lawful for the **Transferees/ Purchasers** from time to time and at all times hereafter peaceably and quietly to hold, enter upon, use, occupy, possess, and enjoy the said Flat/ Premises hereby sold, transferred, conveyed, assigned, and assured together with

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]



and the rights incidental thereto including the right to use common areas and facilities and receive the rents, issues and profits thereof and every part thereof to and for the **Transferees'/ Purchasers'** use and benefit without any suit, lawful eviction, interruption, claim, or demand whatsoever from or by the **Transferors/Sellers** or its successors or any of them or from or by any Person or Persons lawfully or equitably or otherwise claiming by, from, under, or in trust for the **Transferors/Sellers** or to claim by, from, under, or in trust of them or any of them;

b. The **Transferors/Sellers** shall hand over to **Transferees/Purchasers** all original documents of title in respect of the said **Premises** including the allotment letter(if any), Previous other last original bills such etc along with the said **Flat** upon the receipt of the **Transferees/ Purchasers**;



c. The **Transferors/Sellers** hereby indemnifies and shall continue to keep indemnified the **Transferees/ Purchasers**, on first demand, from and against all demands, notice, claims, actions or proceedings that may be made, taken or adopted by any person claiming from, under or on behalf of the **Transferors/Sellers** in respect of the said **Premises**;

d. The **Transferors/Sellers** will indemnify and keep indemnified the **Transferees/ Purchasers**, on first demand, against all losses, actions, suits, proceedings, claims, demands, fines, penalties, expenses made against or in respect of the said **Premises** relating to the period prior to the completion of transfer;

e. The **Transferors/Sellers** doth hereby covenant with the **Transferees/ Purchasers** that he shall and will indemnify and keep indemnified the **Transferees/ Purchasers**, on first demand, of, from and against any loss, harm, injury and damage including costs, charges and expenses of any legal proceedings that may be suffered or caused to be suffered by the **Transferees/ Purchasers** by reason of there being found or discovered that any of the above

statements, representations and/ or covenants made here
the **Transferors/Sellers** is false or incorrect in
whatsoever.

| | | |
|------------|----|----|
| करी - 9 | | |
| any manner | 94 | 21 |
| 90402 | | |
| 2023 | | |

f. The **Transferors/Sellers** doth hereby indemnify and keep indemnified and saved and kept harmless the **Transferees/ Purchasers**, on first demand, against all and any dispute, claims, demand, action or proceedings that may be raised preferred, made or taken against the **Transferees/ Purchasers**, solely or jointly and/or severally with the **Transferors/Sellers**, by any person, body of persons or authority, claiming any right, title and interest or share in or to the said **Premises** or any part thereof, thereby resulting in defect in title of Transferor's/ Seller's to the said **Premises**, and also in respect of all costs, charges, expenses that the **Transferees/ Purchasers** may incur or suffer in defending, resisting or satisfying any such dispute, demand, action or proceedings or any decree or order. In case of there being any defect in the title to the said **Premises**, the **Transferors/Sellers** shall forthwith upon such defect being brought to their notice remove such defect at their own cost and make good the title to the said **Premises** to the satisfaction of the **Transferees/ Purchasers**, the opinion of the **Transferees/ Purchasers** to be final and binding in that regard. The indemnity herein contained and the liability undertaken by the **Transferors/Sellers** shall continue to remain in full force against all loss, charges, costs and expenses the **Transferees/ Purchasers** may incur or suffer on account of any defect in title to the said **Premises**.



g. The **Transferors/Sellers** shall at the request of the **Transferees/ Purchasers** at all times and from time to time do, execute and perform all such further acts, deeds, documents, matters and things including applications, requests and the like to be submitted to the appropriate authorities as may be necessary, desirable or appropriate to fully and effectually vest the said **Premises** in the **Transferees'/ Purchasers'** and perfecting the title of the **Transferees/ Purchasers** to the said **Premises** or completing or registering or recording the sale of the said

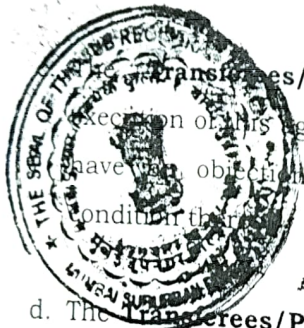
[Handwritten signatures and initials]

90302 92 79
2099

in the name of the **Transferees/ Purchasers** in the appropriate Government records and otherwise.

And the **Transferees/ Purchasers** hereby covenant with the **Transferors/Sellers** that:

- a. The **Transferees/ Purchasers**, from and after the date that the **Transferees/ Purchasers** is put in possession of the said **Premises**, shall regularly pay to the all concerned authorities the monthly outgoing and all dues payable in respect of the said **Premises**;
- b. The **Transferees/ Purchasers** shall use their best efforts to complete the disbursement of the said loan in favor of the **Transferors/Sellers** in accordance with the Payment Schedule.
- c. The **Transferees/ Purchasers** hereby confirm that before execution of this agreement they have inspected the said Flat and have no objection complaints whatsoever in respect of the condition thereof.
- d. The **Transferees/ Purchasers** shall be liable to pay all outgo in respect of the said flat after the date on which **Transferees/ Purchasers** are put in possession of the said Flat.



6. Notwithstanding anything contained in this agreement or otherwise however, it is hereby expressly agreed and undertaken by the **Transferors/Sellers** and the **Transferees/ Purchasers** have agreed to purchase and acquire the said **Shares** and the **Flat** and said **Premises** solely on the basis of the representations, covenants and obligations made, given and undertaken herein by the **Transferors/Sellers** and therefore, the **Transferees/ Purchasers** shall not nor shall be deemed to assume in any manner any responsibility whatsoever either to the **Transferors/Sellers** or to any person, firm, company, body corporate or any other authority claiming through or against the **Transferors/Sellers** or otherwise howsoever and the **Transferors/Sellers** shall hold and keep the **Transferees/**

Handwritten signatures and initials at the bottom of the page.

Purchasers free and harmless on first demand, from and against all actions, claims, demands, suits, damages, loss and liabilities of whatsoever nature which may at any time directly or indirectly arise out of transaction herein contained and against any loss, damages, costs, charges and expenses which **Transferees/ Purchasers** may now or at any time hereafter pay, incur, suffer or sustain in connection with or as a result of all the foregoing and that the indemnity aforesaid shall be without any limitation of pecuniary nature or otherwise whatsoever. The Indemnity above referred shall be effective for all actions of the **Transferors/Sellers** before and till the period ending on the handing over of possession of the said **Flat** and said **Premises** to the **Transferees/ Purchasers**.

2023
 90 10

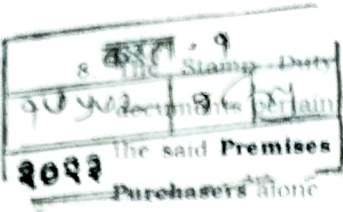


7. The **Transferors/Sellers** undertakes to indemnify and indemnified the **Transferees/ Purchasers**, their successors or assigns forever and at all times on the first demand, against any claims arising by, through, or under the **Transferors/Sellers** and/or any one or more of them upon the said **Flat** or said **Premises** or any part thereof and undertake to keep the **Transferees/ Purchasers** and/or his successors in title/assigns indemnified and harmless upon first demand, altogether with all costs, expenses and damages in respect of any demand raised against the **Transferees/ Purchasers** by any person or persons claiming through the **Transferors/Sellers** and the **Transferors/Sellers** undertakes to keep the **Transferees/ Purchasers** saved and harmless altogether with cost and expenses in respect of any lacuna and/ or defect in title whereby the **Transferees/ Purchasers** are prevented or likely to be prevented in their right to peaceful enjoyment of the said **Flat** and the **Said Premises** or the same is disturbed or affected in any manner whatsoever. The Indemnity above referred shall be effective for all actions of the **Transferors/Sellers** before and till the period ending on the completion of the transfer.

[Handwritten signature]

[Handwritten signature]

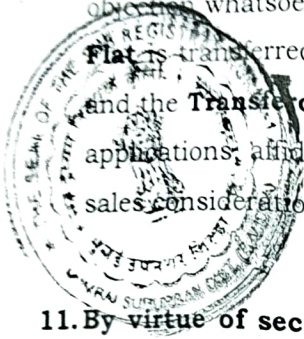
[Handwritten signature]



and registration charges, if any, on all
The said Premises shall be borne and paid by the **Transferees/**
Purchasers alone

o The parties hereto hereby agree that in the event of the **Transferees/Purchasers** lodging this agreement for registration, the **Transferors/Sellers** shall attend the office of Sub-Registrar of Assurances at Mumbai and admit their respective execution which is essential for this contract.

10. The **Transferors/Sellers** hereby agrees that they have no objection whatsoever if the electricity meter in respect of the said **Flats** transferred in the name of the **Transferees/ Purchasers** and the **Transferors/Sellers** shall sign and execute all necessary applications, affidavits etc., in this behalf on receipt of the entire sales consideration.



11. By virtue of section 5 (g.a) (ii) of Schedule 1 of the Bombay Stamp Duty Act, 1958, only difference of Stamp Duty is liable to be paid by the Transferee as the Transferors had purchased the said Flat from the Promoters vide Agreement dated 16.09.2022, which is registered under No.KRL2-16963/2022 dated 16.09.2022 on which stamp duty of Rs.8,33,900/- was paid.

12. All or any disputes or differences that may arise between the parties hereto shall be referred to the arbitration of a Sole Arbitrator to be appointed by the parties hereto. The arbitration proceedings shall be governed by the provisions of the Arbitration and Conciliation Act, 1996. The venue of the arbitration shall be at Mumbai.

A handwritten signature in black ink.

A handwritten signature in black ink.

A handwritten signature in black ink.

A handwritten signature in black ink.

SCHEDULE
THE FIRST SCHEDULE ABOVE REFERRED TO

| | | |
|---------|----|---|
| करल - १ | | |
| 70402 | 9e | 8 |
| 2023 | | |

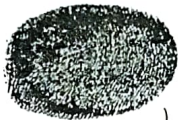
Residential Flat No.1810, having Carpet area of 584.05 sq. Feet
 Rera carpet on the 18th Floor in Building Mayfair The View"
 situated at Opp. Kailas Business Park, Godrej Hiranandani Link
 Road, Vikhroli (West), Mumbai - 400079, along with One
 Parking Space bearing No.8 on Stilt level, C.T.S. No. 2A/4
 Village Ghatkopar, alongwith rights and privileges of all
 amenities, common areas, and other facilities (hereinafter referred to
 as the 'said Flat').



IN WITNESS WHEREOF the Parties hereto have hereunto set and
 subscribed their respective signatures the day and year hereinabove
 written.

SIGNED, SEALED AND DELIVERED
 by the within named **TRANSFERORS/SELLERS**

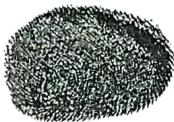
(1) **MRS. KAVERI SAGAR PAWAR**



Kaveri Pawar



(2) **MR. SAGAR GANGARAM PAWAR**



Sagar Pawar



In the presence of

Kaveri Pawar
Sagar Pawar

SIGNED, SEALED AND DELIVERED
 by the within named **TRANSFEREES/ PURCHASERS**

(1) **MR. ANAND HARICHANDRA AKHADE**



Anand Akhade



(2) **MRS. AKSHATA ANAND AKHADE**



Akhade

In the presence of

Kaveri Pawar
Sagar Pawar



करल - १

१०५०२

२१

३५

२०२३

ANNEXURE "B1"

महाराष्ट्र शासन

मालमत्ता पत्रक

४४७३

तालुका/न.भू.का. नगर भूमापन अधिकारी,
घाटकोपर

जिल्हा: मुंबई उपनगर

घाटकोपर

नवीन भूमापन क्रमांक

शिफ्ट नंबर

प्लॉट नंबर

क्षेत्र चौ.मी.

धारणाधिकार

शासनाला दिलेल्या आकारणाचा किंवा माझ्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
वि.शे.सारा सन २०१८-२०१९ रु.२३९६५

१०५०२

२१

३५

२०२३

ANNEXURE "B1"

महाराष्ट्र शासन

मालमत्ता पत्रक

व्यवहार

खंड क्रमांक

नविन धारक(धा)

पट्टेदार(प) किंवा

साक्षात्कृत



मा.जिल्हाधिकारी मु.उ.जि.यांचे क्र.सी/क.या-२डी/एकत्री पोट/एस.आर.के.४७८ दि.३२/२००४ व इकडिल तातडी मो.र.नं. १०२/०४ न.भू.अ.घाट.यांचा आदेश दि.३१/७/०४ अन्वये न.भू.क्र.२अ/४क ची ३६५३.३ चौ.मी.क्षेत्राची सेकंडरी स्कूल आरक्षणाची नविन मिळकत पत्रीका उघडली त्यावर धारक, सत्ताप्रकार, सदरी शेती नमूद केला. सेकंडरी स्कूल करिता आरक्षण

मा. जमाबंदी आयुक्त आणि संचालक भूमी अभिलेख (म. रा.) पुणे यांचेकडील परिपत्रक क्र. ना. भू. १/ मि. प / अक्षरी नोंद /२०१५ पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र. न. भू. घाट/ के. फा. क्र. ३०५ /२०१५ दिनांक १५/१२/२०१५ अन्वये मिळकत पत्रिकेवर नमूद असलेले अंकी अक्षरी तीन हजार सहाशे त्रेपन्न पुर्णाक तीन दशांश मात्र चौ. मी. दाखल केले

मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील विनशेती सनद क्र.सी/काया/२डी/जमीन/सनद/एस.आर.के-२१९७ दि.१०/०९/२०१८ व इकडील अतितातडी विनशेती मो.र.नं. ६६/२०१९ दि. १६/२/१९ अन्वये न.भू.क्र. २अ/२क चे संपूर्ण क्षेत्र विनशेती कडे घेता झाल्याने मिळकत पत्रिकेवरील सत्ता प्रकार शेती कमी करून क दाखल केला व अधिकार अभिलेख (७/१२) प्रमाणे धारक सदरी मे गोदरेज अँड वॉईस मॅन्यु.कॅ.लि.यांचे नाव दाखल केले. तसेच सन २०१८-२०१९ साठी रक्कम रुपये २३९६५/- विनशेती सा-याची नोंद दाखल केली.

मा. जिल्हा अधीक्षक भूमी अभिलेख, मुंबई उपनगर जिल्हा यांचेकडील फेरचौकशीचे आदेश क्र. न.भू.सं.७/अपिल एस.आर. ६४८/२०१८, दिनांक ३०/०४/२०१९ व इकडील आदेश क्र. न.भू.अ.घाट/हरियाली/न.भू.क्र. ४अ/१अ/फेर चौकशी/२०१९ दिनांक २०/०८/२०१९ अन्वये सदर मिळकतीवर फे.फा.क्र. २४६/२०१९, दिनांक १५/०६/२०१९ अन्वये इतर हक्कात दाखल केलेली महाराष्ट्र शासनाचे परवानगी शिवाय जमिनीची विक्री करणेस प्रतिबंध आहे. इतर हक्क महाराष्ट्र शासन क्षेत्र व सक्षम प्राधिकारी (ना.क्षे.क.म.) वृहन्मुंबई यांचेकडील पत्र दिनांक ११/०४/२०१९ मधिल सहै नं./हिस्सा नं. चे संबंधीत नगर: भूमापन विकोळी येथील न.भू.क्र. ८. ८अ/१, ८अ/३ ते ९, ५६अ/१, ५६अ/२, ५६अ/४, ५६व, २०५, २/१ ते ७१, ३२, ३३, ३३/१ ते ११, ३४, ३४/१ ते ८ व ३५ व नगर भूमापन घाटकोपर येथील न.भू.क्र. २अ, २अ/१, २अ/४अ, २अ/४क, २अ/४इ, २व, २ह, २अ/३अ, २अ/३ब या मिळकतीवर एकत्रित २५७१३२.०० चौ.मी. क्षेत्राची नोंद दाखल केली.

आदेशाने मा. जिल्हाधिकारी व सक्षम प्राधिकारी (नागरी क्षेत्र कमाल धारणा) वृहन्मुंबई यांच्याकडील पत्र क्र.सी/यु.एल.सी/डे-३/से २०/स-५०/२०२१/जा.क्र.१५० दिनांक ०४/०३/२०२१ रोजीच्या पत्रान्वये नगर भूमापन घाटकोपर ता.कुर्ला येथील न.भू.क्र. २अ/४क या मिळकत पत्रिकेवर दाखल असलेली फेरफार क्र.३७२ दिनांक २०/०८/२०१९ रोजीची नोंद कमी करून संपूर्ण मिळकतीस ८० चौ.मी. चर्टई क्षेत्राच्या मर्यादित रादनिका बांधण्यासाठीचे क्षेत्र अशी नोंद दाखल केली.

पोटहिस्सा नोंद - जिल्हाधिकारी, मुंबई उप.जिल्हा यांचा आदेश क्रमांक - एस.आर.के.३९४ आदेश दिनांक - १९/०३/२०२१ अन्वये मालमत्ता पत्रक २/अ/४/क चा पोटहिस्सा झाल्याने मूळ मालमत्ता पत्रक २/अ/४/क रद्द केले आहे आणि २/अ/४/क/१, २/अ/४/क/२ हे नवीन मालमत्ता पत्रक तयार केले.

H
मे गोदरेज
मॅन्युकॅलि

फेरफार क्र.३७२ प्रमाणे
सही-
२०/०८/२०१९
न.भू.अ. घाटकोपर

फेरफार क्र.३८८ प्रमाणे
सही-
१२/०३/२०२१
न.भू.अ.घाटकोपर

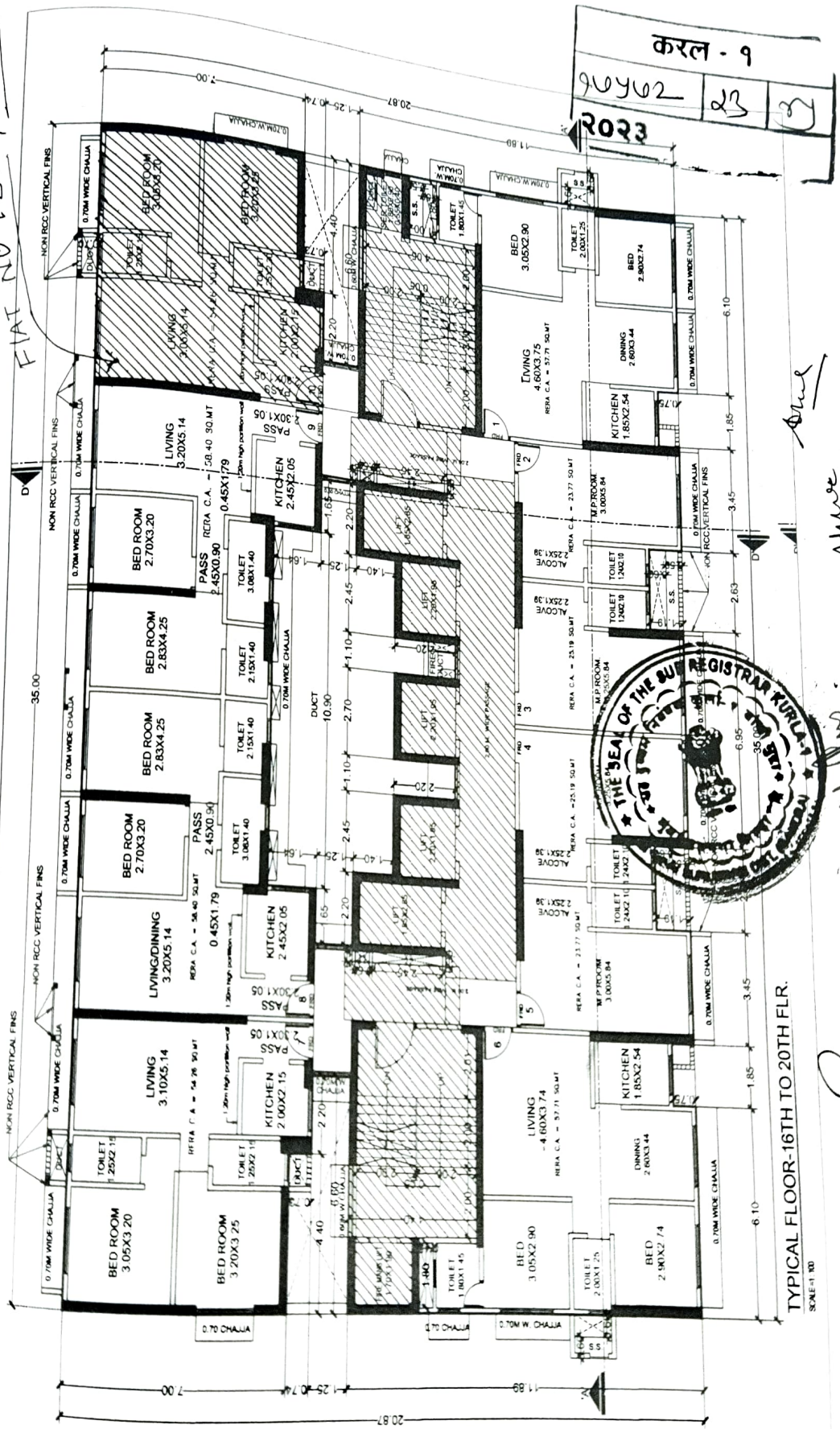
फेरफार क्र.३९० प्रमाणे
सही-
१३/०५/२०२१
न.भू.अ., न.भू.अ.
घाटकोपर

हे मालमत्ता पत्रक डिजिटल मॉडेल केलेले आहे



मिळकत पत्रिका दिनांक ५/१३/२०२१ १२:४९:४९ PM रोजी डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिब्याची आवश्यकता नाही.
मिळकत पत्रिका डाऊनलोड दिनांक १०/२५/२०२१ १०:१९:०० AM
ता.पडताळणी साठी <http://aapleabhilekh.mahabhumii.gov.in/DSL/PropertyCard> या संकेत स्थळावर जाऊन १००००२२५९२९० हा क्रमांक वापरावा.

FIAT NO 1810, 18th Floor



करल - 9
 90962 23 37
 2023



Amee
Amee

TYPICAL FLOOR-16TH TO 20TH FLR.
 SCALE: 1/30



C-3

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT

No CHE/ES/0132/S-T/337(NEW)/FCC/5/Amend

COMMENCEMENT CERTIFICATE

| | | |
|-------|------------------|-----|
| करल-२ | | |
| ९९९३ | ९८ | ९३५ |
| २०२२ | ANNEXURE करल - १ | |
| १०५०२ | २० | १५ |
| २०२३ | | |

Shah Of M/s Mayfair Housing C.A to

Mendian, Near St Blaise Church, Ceaser
Ancheri (W) Mumbai 400 058

With reference to your application No. CHE/ES/0132/S-T/337(NEW)/FCC/5/Amend Dated 01 Feb 2019 Development Permission and grant of Commencement Certificate under Section 44 & 45 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 of the Maharashtra Regional and Town Planning Act, 1966, dated 01 Feb 2019 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building (New) dated 01 Feb 2019 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. 0 C.T.S. No. 2A/4C Division / Village / Town Planning Scheme No. GHATKOPAR(S) situated at VIKROLI GHATKOPAR ROAD Road / Street in S Ward Ward.



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

- The land vacated on consequence of the endorsement of the setback line/ road widening line shall be part of the public street.
- 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.
- The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you.
- 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.
- This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - 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.
 - 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.
 - 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.



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. AE BP S&T ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

ANNEXURE - "K"



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'

[See rule 6(a)]

| | | |
|-------|-----|-----|
| करल-२ | | |
| ९६६६३ | ९०२ | ९३५ |
| २०२२ | | |

| | | |
|---------|------|--|
| करल - १ | | |
| ९०५०२ | २८३५ | |
| २०२२ | | |

This registration is granted under section 5 of the Act to the following project under project registration number
 Project: Mayfair The View, Plot Bearing / CTS / Survey / Final Plot No.: CTS no 2A-49 of Villages Kurla Taluka
 Kurla: Kurla, Kurla, Mumbai Suburban, 400079;

Mayfair Housing having its registered office / principal place of business at Suburban, Pin: 400058.

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 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 receipts of the project is less than the estimated cost of completion of the project.
- The Registration shall be valid for a period commencing from 29/03/2019 and ending with 30/12/2024 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



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



MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(7)
[CHE/ES/0132/S-T/337(NEW)/OCC/3/New of 30 June 2022]

| | | |
|---------|------|------|
| करल - १ | | |
| १०५७२ | २०२३ | २०२३ |
| २०२३ | | |

To,
Nayan A Shah Of M/s Mayfair Housing C.A to Owner
1 Mayfair Meridian, Near St Blaise Church, Ceaser Road, Andheri (W) Mumbai 400 058.

Dear Applicant/Owners,

The full development work of Accomodation Reservation building comprising of Full Occupation Completion Certificate / Building Completion Certificate to the Sale building comprising of 2 level basement for car parking + Stilt floor for parking + 1st to 3rd floor partly for services and amenities, partly for void for puzzle car parking towers, Part residential + 4th to 33th upper floors for residential user on plot bearing C.S.No./CTS No. 2A/4C of village GHATKOPAR(S) at Varsha Nagar in S ward is completed under the supervision of Shri. KAUSHIK GHATE , Architect , Lic. No. CA/2010/49019 , Shri. Dwijen J. Bhatt , RCC Consultant, Lic. No. STR/B/51 and Shri. Dinesh H Mehta , Site supervisor, Lic.No. M/89/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/ES/0132/S-T/337(NEW)-CFO/2 dated 19 June 2021 . The same may be occupied and completion certificate submitted by you is hereby accepted.

It can be occupied with the following condition/s.

Deed of transfer for School building in consultation with Law officer (MCGM) will be executed within one month.

Copy To :

1. Asstt. Commissioner, S Ward
 2. A.A. & C. , S Ward
 3. EE (V), Eastern Suburb
 4. M.I. , S Ward
 5. A.E.W.W. , S Ward
 6. Architect, KAUSHIK GHATE, 221, Marathon Max, Junction of LBS Road & Mulund - Goregaon Link Road, Mulund (W)
- For information please



Digitally signed by Lotan Sukadeo Ahire
Date: 30 Jun 2022 20:56:50
Organization: Brihanmumbai Municipal Corporation
Designation :



Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai

MAYFAIR
APPRECIATING YOU

| | | |
|---------|----|----|
| करल - १ | | |
| १५५०२ | ३० | १५ |
| २०३३ | | |

Date: 5th April 2023

Car Parking Allotment

To,
Mrs. Kaveri Sagar Pawar
Mr. Sagar Gaugaram Pawar

Sub: Allotment of Dependable Car Parking Space Bearing No. 8 on Still Level of the Building known as "MAYFAIR THE VIEW"

Dear Sir/Madam,

This is with reference to your Registration done towards Flat No. 1810 in "MAYFAIR THE VIEW", situate at Godrej Hirannandani Link Road, Near Kailash Commercial Complex, Opp. Godrej Garden, Powai Extension, Vikhroli West, Mumbai - 400079. You are hereby allotted a Dependable Car Parking Space Bearing No. 8 on Still Level.

- The allotment of the dependable car parking shall be considered as integral part of your agreement and will remain as benefit attached to the flat and cannot be deal with independently at any time hereafter.
- Allottee can park any private 'Light Motor Vehicle' in his/her car parking space.
- Car Parking space shall be used exclusively by allottee for his/her owned car or owned by any member of family who is residing with allottee. No guest / outsider vehicle will be permitted to be parked in allottee's car parking space.
- This allotment of car parking is meant only for parking one vehicle. To avoid inconvenience to other allottee's no additional vehicle shall be attempted to squeeze in addition to parked vehicle.
- The Car Parking Space shall not be used for any purpose other than parking vehicle.
- The Car Parking Space shall not be enclosed or be encroached in any manner whatsoever.
- The Car shall be parked in proper and orderly manner without distracting / obstructing free and convenient movement of other vehicles or causing nuisance to other occupants in any manner whatsoever.
- That Car shall be parked only within the allotted space earmarked for that purpose.
- Allottee or any member of his/her family shall not to play Car Audio / Music System or use vehicle as a place for drinking alcohol / hot / cold drinks or use vehicle for any other immoral / illegal purpose while the vehicle is parked within the premises.
- Every attempt will be made to ensure safety and security of the members' vehicles, however, driving and parking vehicle within building compound and parking space will be at allottee's risk, liability and responsibility and society or our office bearers shall not be held liable and responsible for any damage, theft or injury caused to any person/s. The allottee shall deemed to have indemnify and keep indemnified the society and its office bearers from time to time against any actions, losses, charges, expenses, claims and demands whatsoever suffered and occasioned by the society or



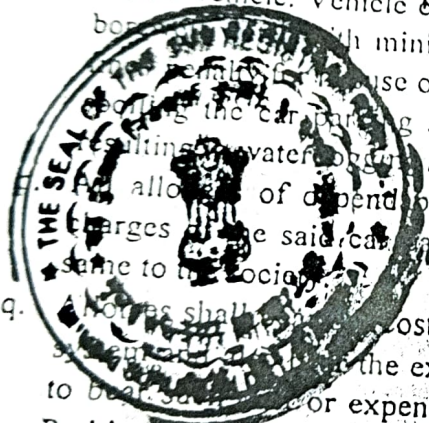
Sue



| | | |
|---------|----|----|
| करल = 9 | | |
| 20/02 | 39 | 04 |
| 2023 | | |

office bearers on account of use of vehicle / parking space within the property of

- l. Allottee shall be responsible to keep his/her vehicle secured and in a locked position.
- m. Allottee shall drive his/her vehicle safely and slowly and shall not cause any damage to any part of building / property of the society.
- n. Allottee shall temporarily vacate his/her parking space allotted as and when required by the Society/Developer for any work to be carried out in premises or building or for any reasons for temporary purpose.
- o. Parking space shall not be misused at any time and shall not be transferred in any manner whatsoever to outsiders independent of the flat. In any event, if you intend to sale your above new flat, the prospective purchaser will be entitled to the benefit of the exclusive use of the said dependable car parking space, which is attached to your new flat.
- p. Allottee shall not use MCGM supplied drinking purpose water for washing / cleaning his/her vehicle. Vehicle can be washed / cleaned only by using usable waste water / bore well water with minimum water usage. The society reserves the rights to levy charges for use of drinking water or excessive usage of water or wasting and resulting water logging / accumulation etc.
- q. Allottee of dependable car parking shall be required to pay the maintenance charges of the said car parking space as and when you are called upon to pay the same to the Society.
- r. Allottees shall bear the cost and expenses of the Maintenance of Mechanical Parking system or Valet Parking Facility. Allottees shall not refuse to bear the cost or expenses on the ground of Non-utilisation of such Mechanical Parking system or Valet Parking Facility.
- s. In case of any exigency, the Society/Developer reserves the right to reallocate an alternate car parking space to the allottee.
- t. As allottees, You are aware that the mechanical car parking system requires periodic maintenance and that you shall always maintain the machine in up to date condition and in case of any mishaps occurring or loss or life or damage to property due to negligence of preventive safety measures or Security breach you shall solely be responsible.
- u. The society as owner of property with building will be entitled to frame car parking policy from time to time which will be binding on all members entitled to car parking space located anywhere in the property/building of the society.



Appreciating you,

For Manager, H

Date - 3/10/2022

From,
Mrs. Kaveri Sagar Pawar
Mr. Sagar Ganagaram Pawar

To,
Mayfair Housing
11, Mayfair Meridian, Opp. St. Blake Church,
Ceaser Road, Amboli,
Andheri (West), Mumbai - 400058.

Dear Sir,

Sub: Declaration Cum Undertaking for peaceful possession and fulfilment of all obligations by Mayfair Housing towards Sale of Flat No. 1810, on 18th floor in the Building to be known as "MAYFAIR THE VIEW" on Plot bearing C.T.S. No.2A/4C of Village Ghatkopar, Taluka Kurla in the registration sub-district of Mumbai Suburban and lying, being and situate at Godrej Hiranandani Link Road, Near Kailash Commercial Complex, Opp. Godrej Garden, Powai Extension, Vikhroli West, Mumbai - 400079.

Ref - Agreement Dated 16-09-2022 registered under No. KRL2-16963-2022 bearing C.T.S. No.2A/4C of Village Ghatkopar, Taluka Kurla in the registration sub-district of Mumbai Suburban and lying, being and situate at Godrej Hiranandani Link Road, Near Kailash Commercial Complex, Opp. Godrej Garden, Powai Extension, Vikhroli West, Mumbai - 400079 (hereinafter referred to as "the Said Flat").



1. We have today received from you the vacant and peaceful possession of the aforesaid flat, for occupying the same, according to the Agreement Dated-16-09-2022 entered into between us in respect of the said flat.
2. We have personally inspected the said flat before taking possession and we hereby communicate to you that we are fully satisfied with the quality of construction, correctness of the area, workmanship including R.C.C. work, Masonry work, plastering etc. We also confirmed that all the internal amenities as promised by you has been provided to our satisfaction and that you shall not be liable to provide us with any additional internal amenities. We have also personally verified that there is no leakage from any portion of the flat. We have been put in possession of the flat in perfect order and condition. We shall maintain the flat in good condition and order. In case we fail to do so you can repair the same at our cost and consequences.
3. We confirm that you have provided all amenities as promised as per the said Agreement Dated 16-09-2022 and there remains nothing additional to be done by you in this respect of the said flat. We hereby expressly declare that you are not liable to and shall not at any time thereafter, be called upon to provide any other additional specifications, fixtures, fittings, and amenities in the said flat.
4. We acknowledge and understand that all of the car parking spaces provided in the Building are in the form of automated mechanical parking. We are aware that such Mechanical Parking involves the operation of an automated machine for parking and removing cars from the Mechanical Parking system and the same could be time-consuming and we acknowledge that we have no objection to the same. We are aware that such Mechanical Parking may also require a valet system by appointment of qualified drivers, for ease of parking and removal of vehicles from the parking slots in the Mechanical Parking system. We hereby confirm that we have no objection to the same and that we shall not park our cars at any other place in the

[Handwritten signature]

[Handwritten signature]

ANNEXURE - "N"



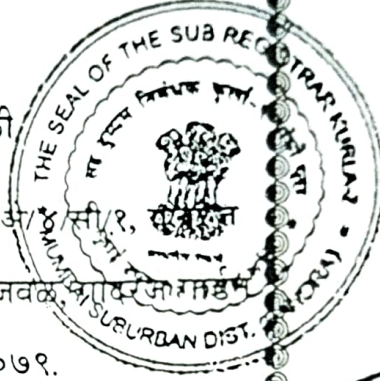
| |
|---------|
| करल - १ |
| करल - २ |
| २०२३ |
| २०२२ |

- : नोंदणीचे प्रमाणपत्र :- २०२२

नोंदणी क्रमांक : एमयुएम-२/डब्ल्यू एस/एचएसजी/टीसी/ ११३४०/२०२२-२०२३/
सन २०२२

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की

मेफेअर दि व्हयु को-ऑप. हौसिंग सोसायटी लि., सीटीएस नं. २/अ/४ सी/१, येवेल
हिरानंदानी लिंक रोड, व्ही. एस. मार्ग, कैलास कमर्शियल कॉम्प्लेक्स जवळ, फोक्स जगड
एक्सटेंशन पवई, विक्रोळी (पश्चिम), मुंबई - ४०० ०७९.



ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम ९ (१)
व महाराष्ट्र सहकारी संस्थांचे नियम १९६१ चे नियम ५ अन्वये नोंदण्यात आलेली
आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी
संस्थांचे नियम १९६१ चे नियम १० (१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण संस्था"
असून उप - वर्गीकरण "भाडेकरू सहभागीदारी गृहनिर्माण संस्था" आहे.



कार्यालयीन मोहर



सही

(अरुण चौगले)

Assistant Registrar,
होम - Operative Societies S-Ward Mumbai

स्थळ : मुंबई
दिनांक : १२.०८.२०२२

वृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

कर - १
 १०५७०२ | ३९ | ७
 २०२३
 ०९/१२/२०२०

वृहन्मुंबई महानगरपालिका अधिनियम, १८८८ मधील कलम २०० अन्वये वजावटपात्र आहेतले मालमत्ता कराने देयक.
 वेव क्रमांक: SX0406371380000
 भावनामा वर्षका: २०२०-२०२१

दफ्तर क्रमांक: २०२०१०८१११८६५९६९६
 २०२०२०८१११८६५९७०

व्यक्तिगत कर देयक: Navan Shah of M/S Mayfair Housing CA to owner M/S Godrej & Boyce Mfg Co Ltd
 १०, Mavello, Mavello Ceaser Road, Near St Blaise Church, Andheri West, MUMBAI-४०००५८

दफ्तर: Asstt. Assessor & Collector ५ Ward, Municipal Office Building, Near Mangalram Petrol Pump, L. ३, S. Marg, Bhandru (West), Mumbai - ४०० ०७८
 संप्रेषण: aacs.ac@mcmgm.gov.in दफ्तरातील क्र. ०२२ २५९४ ७५१९

भावनामा क्रमांक: २०२०२०८१११८६५९६९६
 २०२०२०८१११८६५९७०
 २०२०२०८१११८६५९६९६

वर्षाचा करनिर्धारण दिनांक: २०/०६/२०१८
 जनसंख्या क्रमांक:
 मूल्य भाडवती मूल्य ₹ २२५७७३९०
 मूल्य भाडवती मूल्य ₹ Two Crore Twenty Five Lakh Seventy Seven Thousand Three Hundred Ninety Only
 दि. ३१/०३/२०१० या तारखेपर्यंतची धरुवाकी ₹ ० दि. ०१/०४/२०१० ते ३१/०३/२०२० या तारखेपर्यंतची धरुवाकी
 देयक कालावधी: ०१/०४/२०२० ते ३१/०३/२०२१



| कराचे नाव | ०१/०४/२०२० | ३०/०९/२०२० | ०१/१०/२०२० |
|--------------|------------|--|--|
| मूळमाहिती कर | | ५६४४४ | |
| जल कर | | ० | |
| जल माल कर | | ३५५५९ | |
| मालमत्ता कर | | ० | |
| मालमत्ता कर | | २२०१३ | |
| मालमत्ता कर | | २१४४९ | १६७०७ |
| मालमत्ता कर | | १६७०७ | ० |
| मालमत्ता कर | | ० | ११२९ |
| मालमत्ता कर | | ११२९ | २५९६४ |
| मालमत्ता कर | | २५९६४ | १७९२६५ |
| मालमत्ता कर | | १७९२६५ | ० |
| मालमत्ता कर | | ० | ० |
| मालमत्ता कर | | ० | ० |
| मालमत्ता कर | | ० | १७९२६५ |
| मालमत्ता कर | | १७९२६५ | ० |
| मालमत्ता कर | | ० | ० |
| मालमत्ता कर | | ० | ० |
| मालमत्ता कर | | ० | १७९२६५ |
| मालमत्ता कर | | ० | ० |
| मालमत्ता कर | | ₹ One Lakh Seventy Nine Thousand Two Hundred Sixty Five Only | ₹ One Lakh Seventy Nine Thousand Two Hundred Sixty Five Only |

अनिमत देय दिनांक: ०८/०३/२०२१

*To make payment through NEFT: IFSC - SBIN0000300, Beneficiary A/C No:- MCGMPTX0406371380000, 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 नसलेल्या वजावट पात्रांना कराचा भरणा मूलभूतपणे करता यावा यासाठी मुंबई नगरपालिका अधिनियमातील तरतुदीनुसार निर्धारित कराचा भरणा असावा असा मंदर दस्तऐवज नुसती मालमत्ता अधिस्तू अस्तव्याने मुहित करत नाही

मालमत्ता व परिस्थितीतील लाभदायक योजनेअंतर्गत अटी-शर्तीची पूर्तता करणा-या पात्र मालमत्तास मालमत्ता करातील सर्वसाधारण कर या घटकात ५% ते १५% सवलत अनुज्ञेय आहे.

माझे सुद्धं माझी जबाबदारी

१) मालमत्ता कर
 २) वापर कर
 ३) मालमत्ता कर

०८/०३/२०२१

२-२-२०२३

०८/०३/२०२१

जिल्हाधिकारी, मुंबई उपनगर यांचे कार्यालय

प्रशासकीय इमारत, १० वा मजला, शासकीय वयाहत, वांद्रे (पूर्व), मुंबई - ४०० ००२
दुरध्वनी : २६५५६७९९, फॅक्स : २६५५६८०५, ई-मेल : collectormsd@gmail.com

क्रमांक : सी/कायो-२डी/पो विभाग/२०२२
दिनांक : १९/०३/२०२२



- १) श्री. नयन ए शाह भागीदार मेफेअर हौसिंग कुलमुखत्यार गोदरेज अँड बॉईस मॅन्यु.कं.लि. ०३/०३/२०२१ चा पोटविभाजनाबाबतचा प्रस्ताव.
- २) क्षतिपूर्ती बंधपत्र दिनांक ०३/०३/२०२१
- ३) बृहन्मुंबई महानगरपालिकेकडील विकास आरक्षण अभिप्राय क्रमांक ३४२०१९०२१११९८०९२ D.P.Rev., दिनांक ०५/०२/२०१९
बृहन्मुंबई महानगरपालिकेकडील इमारत आराखडा क्रमांक T/३३७ (NEW), दिनांक २०/०६/२०१८
बृहन्मुंबई महानगरपालिकेकडील मंजूर आराखडा क्रमांक CHE/ES/२६९४/S/२०१९/११/२०१७
- ४) सह दुय्यम निबंधक कुर्ला-५ यांचेकडील दस्त क्रमांक करल ५-२०४-२०१६, दिनांक ०९/०९/२०१६
- ५) महाराष्ट्र जमीन महलूल संहिता १९६६ चे कलम ८७



आदेश :

उपोदघातातील अनुक्रमांक १ वर नमूद केलेले दिनांक ०३/०३/२०२१ च्या अर्जान्वये श्री. नयन ए शाह भागीदार मेफेअर हौसिंग कुलमुखत्यार गोदरेज अँड बॉईस मॅन्यु.कं.लि. यांनी मौजे-घाटकोपर, ता.कुर्ला न.भू.क्र.२अ/४क क्षेत्र ३६५३.३० चौ.मी. या मिळकतीमधील निवासी व शैक्षणिक प्रयोजनासाठी असलेल्या क्षेत्राचे पोटविभाजन परवानगी मिळणेबाबत विनंती केलेली आहे.

मौजे-घाटकोपर, ता.कुर्ला येथील न.भू.क्र.२अ/४क या मिळकतीच्या मिळकतपत्रिकेवर चौ.मी. क्षेत्र दाखल असून मिळकतपत्रिकेवर धारक सदरी गोदरेज अँड बॉईस मॅन्यु.कं.लि. यांचे असून मिळकतपत्रिकेवर सत्ता प्रकार 'क' असा नमूद आहे.

उपोदघातातील नमूद केलेले अनुक्रमांक २ वरील दिनांक ०३/०३/२०२१ चे क्षतिपूर्ती बंधपत्र यांनी सादर केलेले आहे. सदर क्षतिपूर्ती बंधपत्रात नमूद करण्यात आले आहे की, प्रश्नांकित मिळकत कोणत्याही न्यायालयात दावा प्रलंबित नाही.

उपोदघातात नमूद केलेले अनुक्रमांक ३ वरील बृहन्मुंबई महानगरपालिका यांचेकडील ०५/०२/२०१९ च्या विकास आराखड्याची प्रत अर्जदार यांनी सादर केलेली असून त्यामध्ये सत्ता निवासी विभागामध्ये येते असे नमूद केले आहे.

उपोदघातातील नमूद केलेले अनुक्रमांक ४ व ५ वरील बृहन्मुंबई महानगरपालिकेकडील आराखडाची प्रत अर्जदार यांनी सादर केली आहे. सदर इमारत आराखडयामध्ये शैक्षणिक क्षेत्र १८२६.६५ चौ.मी. व निवासी प्लॉटचे क्षेत्र १८२६.६५ चौ.मी. असे नमूद आहे. तसेच आराखडयामध्ये न.भू.क्र.२अ/४क नमूद आहे.

उपोदघातात नमूद केलेले अनुक्रमांक ६ वरील उपरोक्त मिळकत न.भू.क्र.२अ/४क क्षेत्र अँड बॉईस मॅन्यु.कं.लि. यांनी श्री. नयन ए शाह भागीदार मेफेअर हौसिंग यांना या मिळकतीच्या विक्री सरकारी कार्यालयामध्ये अर्ज करून प्रतिनिधीत्व करण्यासाठी नोंदणीकृत कुलमुखत्यार गोदरेज अँड बॉईस मॅन्यु.कं.लि. यांनी ०७/०१/२०१६ रोजी करून दिले आहे.

वर नमूद केलेले सर्व कागदपत्राचे अवलोकन करता, मी जिल्हाधिकारी, मुंबई उपनगर जिल्हा कोरल-३ अंतर्गत मुंबई येथे स्थित असलेल्या प्रमाणे महाराष्ट्र जमीन महसूल संहिता १९६६ चे कलम ८७ अन्वये पोटविभाजन करणेची मंजूरी देत आहे.

9EPE3 2 934
कोरल-३
मुंबई उपनगर जिल्हा

| न.भू.क्र. | क्षेत्र (चौ.मी.) | न.भू.क्र. | क्षेत्र (चौ.मी.) | प्रस्तावित पोटविभाजन |
|-----------|------------------|-----------|------------------|--|
| २अ/४क | ३६५३.३० | २अ/४क/१ | १८२६.६५ | गोदरेज अँड बोर्डिस मॅन्यु.कं.लि. (निवासी प्लॉट) |
| | | २अ/४क/२ | १८२६.६५ | गोदरेज अँड बोर्डिस मॅन्यु.कं.लि. (शैक्षणिक प्लॉट) |
| एकूण | ३६५३.३० | एकूण | ३६५३.३० | |

- मार्तो :
- नगर भूमापन अधिकारी, घाटकोपर यांचेमार्फत प्रत्येक भूखंडाची मोजणी करुन प्रत्येक भूखंडाच्या मोजणीची हद्दी दाखवाव्यात.
 - आवश्यक ती मोजणी फी नगर भूमापन अधिकारी, घाटकोपर यांचे कार्यालयात त्वरीत भरणी करावी.
 - सदरची परवानगी अर्जदारांच्या वैयक्तिक जबाबदारीवर देण्यात येत आहे. काही काळासाठी मोजणीचे काम थांबविले जाईल.
 - झाल्यास सदरची परवानगी रद्द करण्याचे अधिकार राखून ठेवण्यात येत आहेत.
 - सदर मिळकतीचा पोटविभाजनानंतरचा धारणाधिकार कायम राहिल.
 - पोटविभाजन परवानगी आपण सादर केलेले कागदपत्र सत्य असल्याचे ग्राह्य समजून दिले जाईल.
 - कागदपत्राचे सत्यतेबाबत वाद उद्भवल्यास अर्जदार / मुखत्यारपत्रधारक जबाबदार राहतील.
 - पोटविभाजन आदेश केवळ महानगरपालिकेच्या मंजूर इमारत आराखडयात दर्शविलेल्या क्षेत्रापुरतेच मर्यादित आहे.
 - हा पोटविभाजनाचा आदेश जर या जागेस इतर कुठलेही हक्क, वाद किंवा न्यायप्रविष्ट प्रकरण / दावे असलेस, त्याचे अधीन राहून देण्यात येत आहे.
 - भविष्यात या संदर्भात शासनाने घेतलेले निर्णय / आदेश अर्जदार यांचेवर बंधनकारक राहतील.



सही/-
(मिलिंद बोरीकर)
जिल्हाधिकारी, मुंबई उपनगर

ति,
मी. नयन ए शाह
गोदरेज अँड बोर्डिस मॅन्यु.कं.लि.,
मुखत्यार गोदरेज अँड बोर्डिस मॅन्यु.कं.लि.,
मेफेअर मेरीडीयन, सिजर रोड, अंधेरी (प), मुंबई



स्थळ प्रतीवर जिल्हाधिकारी
यांची सही असे

(वंदना मकू)
अपर चिटणीस
मुंबई उपनगर

| | | |
|-------|----|-----|
| करल-२ | | |
| १६०६ | ०३ | १३५ |
| २०२२ | | |


MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII
PART OCCUPANCY CERTIFICATE
 [CHE/ES/0132/S-T/337(NEW)/OCC/1/New of 24 August 2021]

ANNEXURE "J2"

To
 Nayan A Shah Of M/s Mayfair Housing C.A to Owner
 1 Mayfair Meridian, Near St Blaise Church, Ceaser Road, Andheri (W) Mumbai 400 058.

Dear Applicant/Owners,



The Part I component work of Accomodation Reservation building comprising of Part O.C. for School building comprising of Ground level for services utility + Ground floor + 1st to 5th + 6th (pt) upper floor (part of plot bearing C.S.No./CTS No. 2A/4C of village GHATKOPAR(S) at Varsha Nagar in the locality of Shri. KAUSHIK GHATE , Architect , Lic. No. CA/2010/49019 , Shri. Dwijen J. Shrivastava, Lic. No. ST/AB/51 and Shri. Dinesh H Mehta , Site supervisor, Lic.No. M/89/SS-I and as per completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer dated 17 June 2021.

- The following condition/s.
- 1) The balance conditions as per this office Intimation of Disapproval even No. CHE/ES/0132/S-T/337(NEW) Dated 20.02.2019 and A.R. permission issued on 21.02.2019, 26.07.2019, 12.12.2019 & 14.05.2021 shall be complied with before requesting full OCC.
 - 2) That the balance conditions of A.R. permission dtd 02.05.2016 revalidated time to time shall be complied with before requesting full OCC.
 - 3) That the chronology as approved by Hon 'ble M.C. issued on 05.03.2019 shall be strictly adhered with.
 - 4) That the MCGM component shall be handed over to concern department in consultation with Dy. M.A. with due compliance of permissions issued by concerned authority.
 - 5) That the developer shall enter with MCGM into registered agreement to be prepared in consultation of legal department of MCGM agreeing to conditions of A.R. permission issued & execute the same hearing required expenses incurred before requesting full sale building.
 - 6) That the requisite B.G., as applicable towards defect liability period for structural members/ waterproofing & general civil work shall be submitted to the concerned department which shall be released after defect liability period.
 - 7) That the building for which part occupation permission as marked on accompanied plans shall be protected against any major no FSI violations within the said portion shall be permitted by the developer.
 - 8) That the prospective occupants of building shall be made aware of the balance works & MCGM shall be kept indemnified for any litigations, mishap etc.
 - 9) That the prospective occupiers of building shall be made aware of the ongoing construction activities/ partially incomplete works & protective/ safety measures to be adopted at their end & no FSI violations within the said portion shall be permitted by the developer.
 - 10) That the RG/ LOS shall be fully developed as per approved plans & same shall be planted with trees as per regulations.
 - 11) That the compliances as stipulated in NOCs from CFO issued time to time & completion certificate issued by CFO shall be observed as stipulated thereat.
 - 12) That the compliances of all special purpose NOC's shall be responsibility of project proponent.
 - 13) That the compliances of civil aviation NOC shall be abided by the developer & any violation of any of the conditions shall be the liability of developer. Rectification, if any, to that effect shall be done before requesting full OCC to the entire building.
 - 14) That the one set of canvas mounted completion plan, RCC design and drawings & other relevant documents wrt ownership shall be handed over to the Municipal Architect for record purpose.
 - 15) That the school building shall be handed over to MCGM authority & shall be transferred in the name of MCGM in revenue records.
 - 16) That the agreement for the 12.20 m wide right of way being used for the sale building shall be executed with concerned MCGM authority in consultation with legal dept of MCGM

Copy To :
 1. Asstt. Commissioner, S Ward
 2. A.A. & C. , S Ward

CHE/ES/0132/S-T/337
 (NEW)/OCC/1/New