

Flat No. 201
Smt. Sulochana F. Bhanolkar



पावती

Original/Duplicate

Monday, July 28, 2014

नोंदणी क्र. :39म

3:51 PM

Regn.:39M

पावती क्र.: 6614 दिनांक: 28/07/2014

गावाचे नाव: कुरार

दस्तऐवजाचा अनुक्रमांक: बरल7-6050-2014

दस्तऐवजाचा प्रकार : पर्यायी जागेचा करार

सादर करणाऱ्याचे नाव: सुलोचना तुकाराम भराडकर

नोंदणी फी

रु. 23300.00

दस्त हाताळणी फी

रु. 1760.00

पृष्ठांची संख्या: 88

एकूण:

रु. 25060.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ व सीडी अंदाजे 4:06 PM ह्या वेळेस मिळेल.

सह दु.नि.का.बोरीवली

बाजार मूल्य: रु.2322000/-

भरलेले मुद्रांक शुल्क : रु. 116100/-

मोबदला: रु.0/-

सह. दुय्यम निबंधक बोरीवली-७,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.23300/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001925716201415R दिनांक: 22/07/2014

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 1760/-

REGISTERED ORIGINAL DOCUMENT


DELIVERED ON.....



Hot Payment Successful. Your Payment Confirmation Number is 45470783

CHALLAN

MTR Form Number - 6

GRN NUMBER	MH001925716201415R	BARCODE	Form ID :	Date: 22-07-2014
Department	IGR		Payee Details	
Receipt Type	RM		Dept. ID (If Any)	
Office Name	IGR196-BRL7_JT SUB REGISTRAR BORIVALI 7	Location	PAN-AEJPB1724P	
Year	Period: From : 21/07/2014 To : 31/03/2099		PAN No. (If Applicable)	
Object	Amount in Rs.	Full Name		
0030045501-75	116100.00	SULOCHANA BHARADKAR T		
0030063301-70	23300.00	Flat/Block No, ROOM NO 3B MANGAL BAUG		
	0.00	Road/Street, Area /Locality HAWA HIRA		
	0.00	Town/ City/ District MAHAL COLONY MALAD EAST MUMBAI Maharashtra		
	0.00	PIN 4 0 0 0 9 7		
	0.00	Remarks (If Any) :		
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
Total	139400.00	Amount in words Rupees One Lakh, Thirty Nine Thousand Four Hundred Only		
Payment Details:IDBI NetBanking Payment ID : 45470783		FOR USE IN RECEIVING BANK		
Cheque- DD Details:		Bank CIN No : 69103332014072251263		
Cheque- DD No.		Date	22-07-2014	
Name of Bank	IDBI BANK	Bank-Branch	190 KANDIVILI	
Name of Branch		Scroll No.		



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बरल - ७		
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AGREEMENT FOR PERMANENT ALTERNATE PREMISES

THIS AGREEMENT FOR PERMANENT ALTERNATE PREMISES made, entered into and executed at Mumbai, this day of 28th July, 2014.

BETWEEN

M/s. MAULI SAI DEVELOPERS PVT. LTD, a registered Company under Indian Companies Act, 1956 carrying out the business of building construction and land development, having it's office at 1st floor, Mauli Plaza, Mauli Bharat Udyog Nagar, Beside Sainath Ind. Estate, Kotkar Road, Goregaon (E), Mumbai - 400063 through its Director **Mr. SUNIL TUKARAM BHARADKAR** hereinafter referred to as the "PARTY OF THE FIRST PART/DEVELOPERS" (Which expression shall unless it be repugnant to the context or meaning thereof, mean and include the Directors firm, its Directors for the time being, their respective heirs, executors, administrators and assigns etc.) of the ONE PART;

For Mauli Sai Developers Pvt. Ltd

AND



Cont. ... 2 ...

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Director

Mrs. Sulochana Tukaram Bharadkar an adult, Indian Inhabitant, Residing at Room No. 3B, Mangal Baug Chawl, Hawa Hira Mahal Colony, near Western Express Highway, Malad (East), Mumbai 400 097. hereinafter refer to as the PARTY OF THE SECOND PART/ALLOTEE/TENANT" (Which expression shall unless it be repugnant to the context or meaning thereof, mean and include his/her heirs, assignees for the time being, their respective heirs, executors, administrators and assigns etc.) of the OTHER PART;

WHEREAS Mr. Sunil Tukaram Bharadkar was owner of the property of all that piece and parcel of land bearing CTS No. 90, 90/1 to 15 total admeasuring area 1155.5 sq.mtrs (hereinafter referred to as the "Said Property") together with the Chawl and G + 2 floor's structure of the building known as "**MANGAL BAUG**" building (herein after referred to as the "**MANGAL BAUG**" standing on portion of the land bearing C.T.S. No. 90, 90/1 to 15 admeasuring area about 1155.5 sq.mtrs (hereinafter referred to as 'the said plot of land of the building'), being and situate at Village : Kurar, Taluaka : Borivali, Dist. M.S.D. generally known as Mangalbaug, Hawa Hira Mahal Colony, Near Western Express Highway, Malad (E), Mumbai - 400097 in the registration District Mumbai Suburban and Sub Registrar District of Mumbai within the territorial limit area of Mumbai Suburban Municipal Corporation.

The said **MANGAL BAUG** Building is occupied by various tenants by virtue of various rent Agreement, executed in favour of the tenants of the respective rooms occupied by them in the building standing over the land bearing CTS No. 90, 90/1 to 15 admeasuring area about 1155.5 sq.mtrs. and the Chawl G + 2 floor's structure of the building known as "**MANGAL BAUG**" by the original landlord of the property **Mr. Sunil Tukaram Bharadkar** and others in the year 2006 and/or there about and since he occupants/tenants of the respective rooms situated in the building known as "**MANGAL BAUG**" are in their use, occupation and possession under the rent agreements of their respective rooms, List of tenants occupying the said "**MANGAL BAUG**" building is annexed here with as "**Annexure A**"

WHEREAS by virtue of the Registered Agreement dated 11/12/2009 duly executed by the original landlords on favour of **M/s. MAULI SAI DEVELOPERS PVT. LTD** which is registered at BDR-2/10770 of 2009 at Sub Registrar of Borivali-I, in respect of said Property, under the terms and conditions and consideration mentioned therein and thereby original owners have transferred and assigned the right, title and interest of the Said Property and ownership rights of the said "**MANGAL BAUG**" in favour of **M/s. MAULI SAI DEVELOPERS PVT. LTD** and **M/s. MAULI SAI DEVELOPERS PVT. LTD** became owner of the said property and the said "**MANGAL BAUG**" building, more particularly described below in the first schedule of property.

For Mauli Sai Developers Pvt. Ltd.

23/03
Director



Cont. ... 3 ...

AND WHEREAS by virtue of the Registered Conveyance Deed dated 11th day December 2009 duly executed by **MR. SUNIL TUKARAM BHARADKAR** in favour of **M/s. MAULI SAI DEVELOPERS PVT. LTD** the party of the first part herein, which is duly registered at BDR-2/10770 of 2009 at Sub Registrar of Borivali -I in respect of admeasuring area of 1155.5 sq.mtrs., out of the said property together with the structure of the said Chawl G + 2 floor's Building including tenancy rights of the tenants and occupants of the respective rooms, the said **MR. SUNIL TUKARAM BHARADKAR** had conveyed, transferred and assigned all rights, title and interest in favour of the Party of the first part the Developers under the terms and conditions and consideration mentioned therein, and thereby, the Developers herein, did acquired all the right, title and interest from **MR. SUNIL TUKARAM BHARADKAR** and accordingly, the party of the First Part herein **M/s. MAULI SAI DEVELOPERS PVT. LTD** became owner of the land bearing CTS No. 90, 90/1 to 15 admeasuring area of 1155.5 sq.mtrs. together with the Chawl and G + 2 floor's of the said "**MANGAL BAUG**". By Virtue of the conveyance deed the tenancy of all the occupiers of the said "**MANGAL BAUG**". attorned in favour of the party of the first part herein and **M/s. MAULI SAI DEVELOPERS PVT. LTD** became owner of tenanted premises more particularly described in the schedule hereunder written.

AND WHEREAS the said Chawl G + 2 floor's structure of the said "**MANGAL BAUG**" is rented out the respective tenants, occupiers of the building and WHEREAS the said G + 2 structure of the building and chawl was constructed on or about the year 1964 or thereabouts and now the same is in very old and dilapidated and is in a very dangerous condition, as such, the building structure may likely to be collapsed at any time and became danger for human habitation. Hence, the party of the Developers are desirous of developing the said old building and chawl by demolishing the same and to construct on the said plot land new building develop the said property by making construction thereon.

AND WHEREAS M/s. MAULI SAI DEVELOPERS PVT. LTD the party of the first part herein intend to redevelop the said building and chawl offer ownership premises to the existing tenants in the new building will be free of cost against the surrender of the old structure.

AND WHEREAS the party of the second part, the Allotee/Tenants is occupying being the tenant of the said chawl **Mrs. Sulochana Tukaram Bharadkar** in the old building structure of the said "**MANGAL BAUG**" and the Allotee/Tenant is in use, occupation and possession of 775.00 sq. Ft. Residential carpet area of the respective room premises as a bonafide and legal tenant and paying monthly rent of Rs. 60/- p.m. regularly. The party of the first part, the Developers put up aforesaid redevelopment proposal before party of the Second Part. After the due deliberations and negotiations between parties herein; party of the second part accepted the proposal of the party of the First Part; for redevelopment of the said "**MANGAL BAUG**" and allotment of ownership premises to be the party of the second part in the newly constructed building.



building and chawl		
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For Mauli Sai Developers Pvt. Ltd.

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Director

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AND WHEREAS the party of the First Part has agreed that to demolish the existing said old structure of the building standing on the said plot of land and at the same place, to construct new R.C.C. proposed building over the said plot of the building. The party of the First Part agreed that, after due negotiations and discussion with the tenants/occupants of the said building, to enter into an agreement, with the existing tenants/occupants of the building, the party of the first part shall allot to the party of the second part, self-contained flat, admeasuring 1090.00 sq.ft. built up area in the newly constructed building on the ownership basis, free of cost as agreed by both parties and recorded herein.

AND WHEREAS as per aforesaid agreement; the party of the First part has agreed to demolish the existing said old structure of the said "MANGAL BAUG" standing on the said plot of land and to construct new R.C.C. building over the said plot of the building. The party of the First Part agreed that, it shall allot to the party of the second part, self - contained flat, admeasuring 1090.00 sq.ft. built up area, in the newly constructed building on the ownership basis, free of cost as agreed by both parties and recorded in the present agreement; in lieu of old tenanted premises.

AND WHEREAS Party of the First Part got the required approval from the SRA authorities for construction of the proposed building on said plot of land vide **SRA/DDTP/0126/PN/PL/LOI dated. 12.10.2009** and **SRA/DDTP/495/PN/PL/AP dated. 03.07.2010** Party of the First Part also got the required commencement certificate for the construction of the building on said plot of land vide SRA/DDTP/495/PN/PL/AP Dated 07/03/2009 and completed the building and get Building completion certificate vide SRA/DDTP/495/PN/PL/AP dated 02/04/2014 on the said plot of land.

AND WHEREAS unless and until party of the Second Part vacate and surrender the room in her possession to the party of the First part, it is not practically possible to the party of the First part to construct the new building, and therefore both the parties have jointly after due negotiations and discussions, in view to enabling the party of the first part to construct new building from the SRA authorities without any hindrance and /or problems for the same, and therefore it is decided to execute and get registered the present agreement with the existing tenants tenants/occupants for the development work in favour of the Developer/Party of the First Part.

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1. In consideration of the Development agreeing to discharge the following obligations the Party of the second part have agreed to enter into this agreement confirming the rights of the developers in respect of the said property to be developed by the developers:-

For Mauli Sai Developers Pvt. Ltd

23103
Director



Cont. ... 5 ...

a. The Developer has agreed to accept the re-development work of the said land as per this agreement with clear undertaking that time is essence of this Agreement. It will be the sole liability and responsibility on the part of the Developer to acquire and procure permissible fungible F.S.I./TDR from concerned authority at its own risk, costs and consequences. It is further agreed that the developer has undertaken the redevelopment work after having verified the site situation. It is agreed by the developer that the tenant on his/her vacating his/her tenement for the development of the proposed new building shall be entitled to area of 1090.00 sq.ft. built up area of the permanent alternate flat premises free of cost on ownership basis in the newly constructed building.

b. All costs, charges and expenses without limitation and incidental to obtaining the approval and sanctions and incidental to the construction of the contraction of the new building, deposits, compensation and the cost of preparation of plans, specification, scrutiny fees, premium and all other payment and deposits to be made with the BMC, Government or any other authority, statutory bodies, fees of Architects, R.C.C. consultants, entire cost of contraction and all other cost and expenses whatsoever and incidental and in relation to the said re - development shall be borne and paid by the Developer alone including all premium and unforeseen expenses, incidental and in relation to the said redevelopment provided herein. The Developer shall also pay required charges towards installation of electricity meters, water meters; Security deposits for the same shall be borne by the Developer.

c. To get the layout sanctioned and provided infrastructure and other amenities as per the approved layout terms and conditions at their own costs.

d. To appoint Architect and other consultants, pay the fees of the Architects and RCC consultants, to make the payment to contractors, sub - contractors, etc. as may be appointed by the Developers.

e. Subject to the fulfillment and compliance of the terms and conditions on the part of the developer as recorded herein, the developer shall be permitted to use the balance permissible FSI/ TDR and construct commercial, semi commercial/ residential as permitted as per DCR 1991 on the same plot and sell the same to prospective buyers in accordance with the provisions of Maharashtra Ownership Flat Act, 1963.

f. SALE FLATS; The Developer shall be entitled and permitted to construct flats after constructing flats for the existing tenants by utilizing the remaining permissible FSI/TDR. The Developer shall be entitled to sell these additional flats/shops/commercial premises (excluding the flats allotted to the existing tenants) to prospective buyers, with a clear understanding that such prospective buyers will have to become the members of the proposed society. The Developers shall admit all such new premises buyers as occupants of the building on fulfillment of the requirement specified in the society's Bye - laws and on paying requisite fees, share money and other charges/deposits etc.

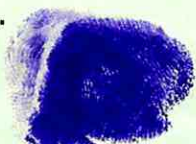


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For Mauli Sai Developers Pvt. Ltd.

23103

Director



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2. It is specifically agreed between the parties that after approval of commencement certificate and receiving the notice for vacating the existing tenants from developer; the party of second part shall arrange for temporary transit accommodation for the period of 22 months and hand over the existing tenement in vacant state to develop within the period of 15 days. In the event; the developer is unable to hand over the possession of alternative permanent accommodation in the new building after 22 month of last tenant vacating the premises; developer shall pay the compensation to the tenant @ Rs. 8500/- per month from 23rd month till the possession of alternative tenement is offered.

3. If the tenant of the building intends to transfer his/her rights, title, interest and share in his/her tenement to any third person while the present project is pending /underway then the developers only shall have the right to acquire the same for themselves or appoint any nominee/s who shall acquire such rights and such nominee/s only shall be admitted as a tenant and he/she only be entitled for benefits of this presents.

4. The Developers hereby Irrevocably indemnify and shall keep the building and/or its tenants indemnified against any loss, damage, costs, charges, expenses, stamp duties, registration charges, wages to workers, fees payable to architects, taxes, salaries to employees, water charges, etc. and/or of any nature whatsoever that may be caused and/or of any nature whatsoever that may be caused and/or suffered for the duration of this project of this Agreement and till whole project is complete in all respects.

5. The Developers alone shall be liable to pay Stamp Duty, Registration Charges etc, arising out of this Agreement.

7. The Developer hereby agrees and undertake to complete the construction of proposed Building including the construction of Residential premises and give possession of alternative accommodation and obtain the completion certificate for portion of tenements offered to the party of second part within the period of 22 months from the date of receipt of quiet, vacant and peaceful possession of the last vacant tenanted premises. If the Developer fails to obtain the Building Completion Certificate within 22 months from the date of being put in quiet, vacant and peaceful possession of the said **MANGAL BAUG** Building, the Developer shall pay a damages/penalty after the lapse of the aforesaid period of 22 months of Rs. 10000/- per month for such delay, to the Tenant. However, the Developer will not be liable to pay damages/penalty except compensation of Rs. 8500/- per month after 23rd months for any such delay, which is occasioned due to reasons beyond Developer's control such as earthquake, floods or any such untoward incident or due to any unforeseen influent, etc. for which developer is not directly responsible for such delay. Believing upon the above representation, this parties hereto, having finalized their terms of transaction and consideration, are desirous of recording the said terms into writing.

For Mauli Sai Developers Pvt. Ltd

23/03
Director



Cont. ... 7 ...

NOW THEREFORE THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. It is agreed by and between the parties that party of the first part shall allot to the party of the Second Part lieu of the existing tenanted Room No. 3B contained ownership block admeasuring 1090.00 sq.ft built up area free of cost in the proposed new construction of the building on said plot of land in favour of the party of the Second Part.

2. The party of the first part shall have all rights to get developed the said property upon getting approved the Plans and specifications of the proposed building to be constructed on the said property, under SRA scheme and/or MHADA or any competent authority and or in accordance with the schemes permissible under the Development Control Regulations of the Mumbai Municipal Corporation and party of the Second part is giving her irrevocable consent to the party of the first part proposed development project by virtue of this agreement. It is also agreed that, after getting sanctioned the plans and specifications of the proposed building, prior intimation of 15 days shall be given to the party of the second part for handing over vacant and peaceful possession of the existing Room No. 3B in the **MANGAL BAUG** building. It shall be responsibility of the tenant to handover the aforesaid possession to the party of the first part within 15 days of such intimation.



3. Further the party of the Second part shall not have any right claim to amalgamate the adjoining or make suitable division of said property and the party of the first part shall have his exclusive right and claim over the entire Salable F.S.I. that may be available or additional F.S.I./TDR that may became available in respect of the Said Property and the party of the Second part shall have no right or claim the same and the party of the first part shall have full liberty to utilize and consume appropriate the T.D.R. /additional F.S.I. if any and load it over the new building to be constructed over the said property for which the party of the Second part shall not raise a any objection nor shall demand any consideration thereof. Further the party of the Second part shall not raise any kind of objection in getting the plans and specifications sanctioned by the Concerned authorities and /or to revised/amended by the party of the first part from time to time for erecting /constricting buildings or such other structures /construction /proposed building on the said property nor shall demand any additional consideration thereof from the party of the first; provided that the party of first part adhere to the obligations of this presents.

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4. The tenant hereby agree and confirm that they/he/she/have/has given the said consent with full notice and knowledge of the said buildings being constructed on the portion of this said plot of land and that no further consent is required to be granted by the Purchaser/s/ under the provisions of Maharashtra Ownership Flat Act.



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For Mauli Sai Developers P.t. Ltd

23103
Director

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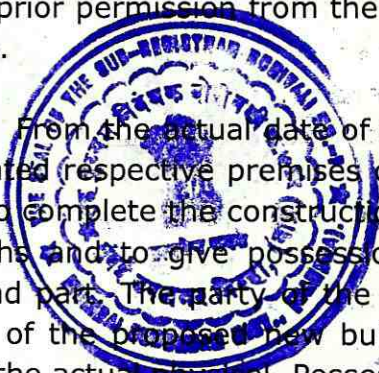
5. It is also agreed that the party of the second part himself/herself shall arrange the temporary accommodation for a period of 22 months and/or till the possession of permanent alternate premises in the proposed new building and the party of the second part shall pay and bear the cost of rental charges and the deposit of the said temporary premises and upon such temporary arrangement of residence, the party of the second part shall quit and vacate the said existing premises by sifting all his/her belonging along with her family members. Thereafter, the party of the second part shall be fully responsible for the temporary accommodation.

6. It is agreed that the tenants who are having existing electric meters on their names the said electric meters shall be continued with the new permanent accommodation and those who are not having electric meters on their names shall pay and bear the Electric Bill charges of their own cost.

7. It is further agreed that after the inception of the actual construction of the proposed building over the said plot of the building, which is in the possession of the party of the second part, party of the second part shall pay and bear the expenses towards the deposit amount of Electricity Meter and water Meter.

8. Upon the possession of the permanent alternate flat premises in the newly constructed building, and thereafter, if the party of the second part desires to sale/transfer the said flat premises in that case it is mandatory to take prior permission from the Developer and/or its Housing Society for the same.

9. From the actual date of actual vacant possession of handing over the tenanted (respective premises) of the second part; the party of the first part has to complete the construction of the new building within the period of 22 months and to give possession of the flat premises to the party of the second part. The party of the first part shall have full responsibility of the work of the proposed new building. The party of the first part shall hand over the actual physical. Possession of the flat premises to be allotted to the party of the second part in the new building immediately after completion of the building construction work and after payment of any advance amounts received from developer and construction/ownership cost decided under this presents



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10. It is agreed that if the party of the first part/developer that if they fail to provide permanent accommodation to the party of the second part within 22 months the, party of the first part/developer shall pay Rs. 8500/- being the monthly compensation and Rs. 10000/- per month as damages/penalty from 23rd month from the date of last tenant vacating the premises for the period till possession of permanent tenement is given to party of the first part. However, the Developer will not be liable to pay this damages/penalty except compensation of Rs. 8500/- per month after 23rd month for any such delay, which is occasioned due to reasons beyond Developer's control such as earthquake, floods or any such untoward incident or due to any unforeseen incident. etc. for which developer is not directly responsible for such delay.

For Mauli Sai Developers Pvt. Ltd

23/10/20
Director

x



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16. That existing electricity meter of the party of the Second Part shall be surrendered to the RELIANCE/ MSEB/BEST undertaking and after completion of construction of proposed new building and giving physical possession of the flat premises to the party of the Second Part, the party of the First Part shall make necessary application for new meter and get the new meter registered/installed in the name of party of the Second Part and /or give N.O.C. for the same.

17. That after formation of the Co-op. Housing Society of the Flat Owners/Shop Owners of the new building, the Party of the Second Part being member of the Society, shall observe all rules and regulations, bye - laws, and rules made there under, and all terms and conditions of the said society, shall be mandatory and binding upon the party of the Second Part. Further, in order to form and register the said Co. op. housing Society, the party of the Second Part shall pay bear all her contribution towards the expenses viz. Advocate fees, Registration fees, Share amount, entrance fee for the same to the party of the First Part, who shall not be responsible for such expenses.

18. It is agreed between the parties that, until and unless the party of the First Part sale and dispose off their 60% flat premises in the building to the prospective purchasers and till that the prospective purchasers and till that the prospective purchasers of the new building shall not form and register the Cooperative Housing Society of the residents of the proposed building, during that period the party of the first part shall have right to look after management of the building. After obtaining physical and actual possession of the new permanent alternative accommodation the party of the second part shall pay and bear towards the maintenance and other common expenditures and property taxes, due and payable Mumbai Municipal Tax in proportion to the area of her flat premises on time, to the party of the First Part.

19. The party of the First part shall have the right over the scrap/ rubbish and other materials that will be available after demolition of the said "MANGAL BAUG"

20. The Tenant/s hereby agree and confirm that Tenant/s shall not have any right, title, claim or interest in respect of the open spaces, parking spaces, common passage, podium, compound terrace lobby and porch area, open and that the right of the Purchaser/s/tenant is confined only to the said premises hereby agreed to be allotted, sold and transferred.

21. The Tenant/s agree/s that if the Developers need to lay any air conditioner ducting line, electricity cable and/or any other cable for telephone, television or any other services from within the walls of the said flat / commercial premises/ garage/ car parking space agreed to be allotted and transferred by the Developers to the Tenant/s as herein mentioned to any other flat/commercial premises/ garage/car parking space, in that event the Tenant/s will allow the Developers to do so, without raising any objection of whatsoever nature for the same.

For Mauli Sai Dev... Ltd.

Cont. ... 11 ...

23/10/23
Director

22. (a) If, the Tenant forcibly makes any additions/ alterations or society permits any such additions to be done by Tenant, by which, the structural stability is affected or the quality of construction of the building is damaged, and/or the plumbing lines are choked due to poor workmanship of modifications or furniture work done by the Tenant or their contractors, and /or the area is encroached upon by the Tenant, such as extension of window, covering drying balcony, breaking the void, converting to usable space, encroaching upon the common passage etc., and due to that, any penalty, delay in occupation certification, or impact on FSI takes place, whereby its detrimental/affects other development project of the Developers, due to which any financial loss and/ or legal action is initiated against the Developers then Developers shall have all the right to claim / recover such financial loss and also to take appropriate legal action against the Tenant/Society and the Tenant/Society is liable to make good those losses/damages occurred to the Developers.

(b) Due to abovementioned illegal/unauthorized act or deed of the Tenant, if the building or any part thereof gets damaged, the Developers shall be absolved from their responsibility of maintenance and repairs during defect liability period and the Tenant / Society shall not be entitled to initiate any action against the Developers.



(c) If any damage is done in the common areas while bringing the material by the Tenant in her said flat /shop /office /premises, in that case, the Developers shall not be responsible or liable to repair or replace or rectify any broken material in such common areas.

23. The tenant/s agree/s to sign and deliver to the developers before taking possession of the said flat / commercial premises/ and also thereafter, all writings, papers and documents as may be reasonably necessary and required by the developers, including possession letter, electric meter, transfer forms and other papers, necessary and expedient for formation and registration of the Co-operative Society or a Corporate body as mentioned hereinafter.

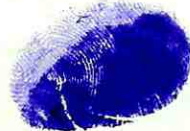
24. The Tenant/s agree/s that the Tenants/s shall be entitled to use and occupy the said premises only for the use for which the same is permitted to be used by the approving authority.

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25. Nothing contained in these presents shall be construed to confer upon the Tenant/s any right, title or interest of any kind whatsoever in, to or over the said property or the Building or any part or portion thereof. Such conferment shall take place only upon the execution of Conveyance/Lease in favour of a Co-operative Society or on Incorporated Body to be formed by the occupiers of different premises in the said building as hereinafter stated.

For Mauli Sai Developers Pvt. Ltd.

23103
Director



26. The developers shall be entitled to free construct additional structure like sub -station for electricity, underground and overhead tanks, structures, watchman's cabin, toilet units for domestic servants, septic tank and soak pits, and the location of which era not particularly marked upon the ground floors plans or layout plan of the said property. The tenants/s shall not interfere with the rights of developers by any disputes raised or court injunction under section 7 of the Maharashtra Ownership Flats act and/or under any other provision of any other applicable law. The developers shall always be entitled to sign undertakings and indemnities on behalf of the Tenants/s as required by any authority of the State or Central Government or Competent Authorities under any law concerning construction of buildings for implementation of their entire layout scheme for development of the said property.

27. The Tenant/s shall permit the developers and his/their surveyors and agents with or without workman and others at all reasonable times to enter into and upon the premises or any part or portion thereof, for the purpose of making, repairing, maintaining, rebuilding, cleaning, lighting and to keep in order and good condition services, drains, pipes, cables, water connection, electric connections, wires, part structures, and other conveniences belonging to serving or used for the said building and also for the purpose of laying down, maintaining, repairing and testing drainage, gas and water pipes and electric wires and for similar purposes and also for the purpose of cutting off the supply of water to the premises or any other premises or the building in respect whereof the Tenant/s or the occupier of any other premises as the case may be shall be in default in paying his/her/their share of the water charges and maintenance bill issued by the developers or said organization as the case may be.

28. In the event of the said Co - operative Society being formed and registered before the sale and disposal by the Developers of all residential flats, commercial premises, parking spaces, etc. in the said building, the rights and authority of the said co- operative Society so formed, and of the occupier/s of the flats/premises, etc. in the said building, shall be subject to the overall authority and control of the Developers in respect of all matters and things relating to and concerning the said property, the said building, and the construction and completion thereof.

29. The Tenant/s himself/herself/themselves with intention to bind all persons into whomsoever hands the said residential flat/commercial premises may come, doth hereby covenant with the Developers as follows;

a. To maintain the said premises, at tenant/s own costs in good tenantable repair and condition from the date of possession of the said flat premises/commercial premises and shall not do or suffer to be done anything in or to the building in which the said residential flat premises/commercial premises is situated against the rules, regulations or bye-laws of concerned local authority and/or Co- operative Society or change/alter or make addition in or to the said residential flat/commercial premises or nay part thereof without written consent of the Society.

23/10/2018
Director

x



b. Not to store in the said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said premises is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages which may damage or likely to damage the staircase, common passages or any other structures of the building in which the premises is situated, including entrance of the building in which the said premises is situated and in any damage is caused to the building in which the said premises is situated on account of negligence or default of the Tenant/s in this behalf, the Tenant/s shall be liable for the consequences of the breach.

c. To carry at his/her/their own costs all internal repairs to the said premises and maintain the premises in the same conditions, set and order in which it was delivered by the Developers to the Tenant/s and shall not do or suffer to be done anything in or to the building in which the said premises is situated or the said premises, which may be against the rules and regulations and bye-laws of the concerned local authority or other public authority.

d. And to carry out such repairs / maintenance / alterations during such timings whereby the neighbors are not adversely affected. The tenant shall make good the damage done to the neighborhood for which would have occurred due alterations / modifications / furniture work done by the Tenant in her premises.

e. Not to demolish or caused to be demolished the said premises, or any part thereof, nor at any time make or caused to be made any addition or alterations of whatsoever nature in or to the said premises or any part thereof, nor any alterations in the elevation and outside colour scheme of the building in which the said premises is situated and shall keep the said premises is situated and shall keep the said portion, sewers, drains, pipes in the said premises and appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and project the other parts of the building in which the said premises is situated and shall not chisel or in any other manner damage the columns, beams; walls, slab or R.C.C., Paradi or other structural members in he said premises without the prior written permission of the Promoters/developers and/or the society or the Limited Company.



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f. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said land and the building in which the premises is situated or any part thereof or whereby any increased premises shall become payable in respect of the insurance.

g. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in the compound or any portion of the said land and the building in which the said premises is situated.

For Mauli Sai Developers Pvt. Ltd.

23103
Director



h. In the event of the Tenant/s committing any act in contravention of the above provisions, the Tenant/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or such other public authority.

i. The Tenant/s hereby declare, confirm and undertake to abide by the terms and conditions mentioned hereinbefore in the Clause No. 29 (a), (b), (c), & (d). The Tenant/s hereby confirms that they shall not carry out any interior work which would cause damage to flat of other Tenant/s. the tenant/s hereby confirms that they would be solely held responsible for any violation made by them in terms of above said, clause. The tenant/s hereby undertake to reinstate/restore all the changes, alteration and modification in its original position and get repaired all the damage caused to other flat Tenant on account of any interior work in his/her/their flat at their own cost if any, carried out. The Tenant/s hereby undertake to indemnify and keep indemnified the developers from the any loss and damage that may be caused due to changes/alteration/modification and interior work carried out by him/her/them in violation of above said clauses. In the event, damage if any caused to the flat tenant/s herein & damage if any caused to the flat of other Tenant on account of interior work being carried out by the Tenant in his/her/their flat on account of violation of sub -clause (a),(b),(c) & (d) mentioned herein above, the developer shall be absolved from liability to carry out the repairing work in the flat affected on account of interior work being carried out by the Tenant in his/her/their flat in violation of sub-clause (a),(b),(c) & (d) stated herein above-These covenants shall be binding and operative even after the formation of the society.

30. (All letter receipts and/or notices to be served upon the tenant/s as contemplated by this Agreement, shall be deemed to have been duly issued and served, if sent to the Tenant/s by Registered Post A.D./Under Certificate of Posting or by courier at his/her/their address specified below and will be sufficient proof of receipt of the same by the Tenant and the Tenant will not be entitled to make any grievances in respect thereof and will not be entitled to maintain that the Tenant did not receive the same.

Mrs. Sulochana Tukaram Bharadkar an adult, Indian Inhabitant, Residing at Room No. 3B, Ground Floor, Mangal Baug Chawl, Hawa Hira Mahal Colony, near Western Express Highway, Malad (East), Mumbai 400

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31. That this agreement to be lodged for registration in the office of Sub - registrar of Assurances and this agreement shall always be subject to the provisions THE MAHARASHTRA OWNERSHIP OF FLATS ACT, 1963 (Regulation of the promotion of construction, sale, Management and Transfer) and MAHARASHTRA OWNERSHIP OF FLATS RULES 1964.

For Mauli Sai Developers Pvt. Ltd

23/10/23
Director



Cont. ... 15 ...

FIRST SCHEDULE OF THE SAID PROPERTY

All that piece and parcel of land bearing C.T..S. No. 90, 90/1 to 15 total admeasuring area 1155.5 sq.mtrs. and the Chawl and G+2 structure of the buildings known as "**MANGAL BAUG**" along with the tenancy rights of the tenants and occupants of the respective rooms, and their rights etc. lying, being of Village : Kurar, Taluaka : Borivali, Dist. M.S.D. generally known as Mangal baug, Hawa Hira Mahal Colony, Near Western Express Highway, Malad (E), Mumbai - 400097 in the registration District Mumbai and Sub - registrar District of Mumbai, within the territorial area of Mumbai Municipal Corporation and bounded as follows:

- On or towards the East by : Approaching Road.
- On or towards the West by : Property bearing C.T.S. No. 91.
- On or towards the South by : Property bearing C.T.S. No. 91.
- On or towards the North by : Property bearing C.T.S. No. 89

originally known as Hawa Hira Mahal.



SECOND SCHEDULE OF THE SAID PROPERTY

All that piece and parcel of Structure / Room No. 3B, admeasuring 775.00 Sq. Fts. Carpet area on land bearing C.T..S. No. 90, 90/1 to 15 total admeasuring area 1155.5 sq.mtrs. and the Chawl G+2 structure of the buildings known as "**MANGAL BAUG**" lying, being of Village : Kurar, Taluaka : Borivali, Dist. M.S.D. generally known as Mangal baug Chawl, Hawa Hira Mahal Colony, Near Western Express Highway, Malad (E), Mumbai - 400097 in the registration District Mumbai and Sub - registrar District of Mumbai, within the territorial area of Mumbai Municipal Corporation.

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For Mauli Sai Developers Pvt. Ltd


Director



Cont. ... 17 ...

SIGNED, SEALED AND DELIVERED by)
The within named DEVELOPERS)
M/S. MAULI SAI DEVELOPERS PVT.LTD)

Thought its Director

1) **Mr. Sunil Tukaram Bharadkar**)

In the presence of _____)

1) Mr. *Vansan Kadam*)

2) Mr. *M. B. Oghe*)



For Mauli Sai Developers Pvt. Ltd.

23/10/23

Director

SIGNED, SEALED AND DELIVERED)

The within named)

Mrs. Sulochana Tukaram Bharadkar)

The party of the Second Part/Allottee)

In the presence of.....)

1) Mr. *Vansan Kadam*)

2) Mr. *M. B. Oghe*)



AMENITIES TO BE PROVIDED IN THE OWNERSHIP FLAT

List of Amenities

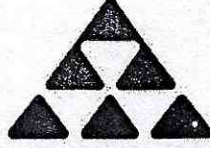
1. The building will be RCC framed structure.
2. Flooring and skirting will be Vitrified Tiles.
3. Flooring in Bathroom and W.C will be colored ceramic tiles with tiles upto 72 inches.
4. Wash basin, shower and instant geyser will be provided.
5. Loft over bathroom.
6. Kitchen with granite platform, stainless steel sink and colored glazed tiles.
7. All internal doors of flush type and paneled.
8. Doors for all Bathroom and W.C.
9. Front door with one side decorative veneered and polished and night latch.
10. All electrical fittings of copper wire.
11. Aluminum Sliding Windows.



For Mauli Sai Developments Pvt. Ltd.


Director

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Slum Rehabilitation Authority

5th Floor, Griha Nirman Bhavan,
Bandra (East), Mumbai 400 051,

Fax:022-26590457

Tel:022-26590519 / 0405 / 1879 / 0993

E mail : info@sra.gov.in.

No.SRA/DDTP/495/PN/PL/AP

Date :- 3 JUL 2010

To,
Shri Vishwas Satodia (Architect)
A, 203, Shah Arcade, Rani Sati Marg,
Malad (E), Mumbai-400097.

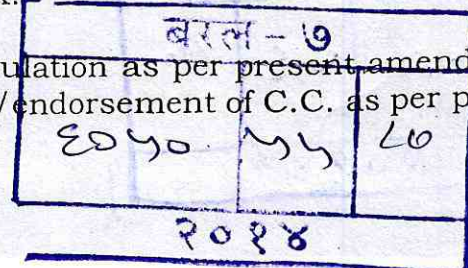
Sub: Amended plans for Sale bldg of S.R. Scheme under DDTP/495(PN/PL/AP)(D) on plot bearing C.T.S. no. 90 & 90/1 to 15 of village Kurar, Tal. Borivali, Malad(E) Mumbai- 400 097.

Ref: SRA/DDTP/495/PN/PL/AP

Gentleman,

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

1. That all the conditions mentioned in Revised LOI under No. SRA/DDTP/0126/PN/PL/LOI dated 12/10/2009 shall be complied with.
2. That all the conditions mentioned in IOA under No. SRA/DDTP/495/PN/PL/AP dated 25/09/2008 & amended plans dated 16/01/2010 shall be complied with.
3. Proposed changes shall be shown on canvas mounted plan to be submitted at the time of O.C.C./B.C.C.
4. That the revised drainage approval as per present amended plans shall be obtained before starting drainage work.
5. That the revised R.C.C. design & calculation as per present amended plans shall be submitted before asking C.C./endorsement of C.C. as per plans.



6. That the necessary NOC/Remark from electric supply co. for size & location of electrical meter room shall be submitted before asking OCC permission to Sale bldg.
7. That the 63 nos. of PTC tenements shall be constructed & handed over to SRA free of cost.

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

Yours faithfully

^{sd}
Dy. Chief Engineer
Slum Rehabilitation Authority

3 JUL 2010

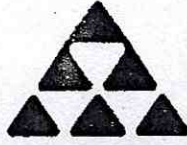
Copy to :

1. Assistant Municipal Commissioner, "P/N" Ward, M.C.G.M.
1. Deputy Chief Engineer, Development Plan, M.C.G.M
2. H.E. of MCGM.
3. I.T. Section (SRA).
- ✓ 4. M/s Mauli Sai Developers Pvt. Ltd. (Developer)



^{sd}
Dy. Chief Engineer
Slum Rehabilitation Authority

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Slum Rehabilitation Authority

5th Floor, Griha Nirman Bhavan,
Bandra (East), Mumbai 400 051, Fax: 022-26590457
Tel: 022-26590519 / 0405 / 1879 / 0993
E-mail: info@sra.gov.in

No. SRA/DDTP/0126/PN/PL/LOI

Date: 12 OCT 2009

To,

1. **Architect**

: Shri Vishwas Satodia
A/203, Shah Arcade,
Rani Sati Marg,
Malad(E) Mumbai- 400 097.

2.

Developers

: M/s. Mauli Sai Developers Pvt.Ltd.
306, Rddhi Siddhi Apartment,
Near Saibaba mandur,
Kurar Village, Malad(E),
Mumbai 400 097.

Sub: Proposed slum Rehabilitation Scheme under (P) Scheme
33(14)(D) on plot bearing C.T.S. No. 90 & 90/1 to 15 of village Kurar,
Kurar, tal. Borivali, Malad(E), Mumbai- 400 097.

Ref: SRA/DDTP/0126/PN/PL/LOI



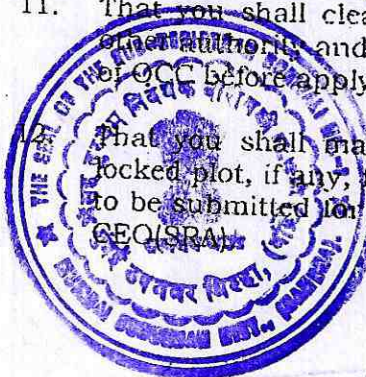
Sir,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing CTS No. 90 & 90/1 to 15 of village Kurar, tal. Borivali, Malad(E), this office is pleased to inform you that this **Letter of Intent** is considered and principally approved for the sanctioned **FSI of 2.50** (Two Point Five zero FSI Only) in accordance with clause No. 33(14)(D) & as amended D. C. Regulations, 1991, out of maximum FSI of **2.50** shall be allowed to be consumed on the plot, *subject to the following conditions.*

1. That you shall submit before C.C. of building affected by the existing structures, the list of occupation of existing structures along with Registered Agreement with them incorporating a suitable clause regarding cost of the tenements to be granted to them in accordance with the status of the plot as being Slum or otherwise.
2. That you shall registered the Society of occupants of flat purchases.

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3. That if required along with the other societies, you shall form a federation of societies so as to maintain common amenities such as internal road, street light etc.
4. That you shall bear cost of carrying out infrastructure works right upto the plot, and shall strengthen the existing infrastructure facility and/ or provide services of adequate size and capacity as per the directives of the undersigned.
5. That you shall hand over Nil number of Permanent Transit Camp tenements to the Slum Rehabilitation Authority and an agreement to that effect shall be executed.
6. That you shall submit the Indemnity Bond indemnifying the Slum Rehabilitation Authority and its officers against any damage or claim arising out of any sort of litigation with the slum dwellers / property owners or otherwise.
7. That proportionate infrastructure development charges (Rs. 560/- per sq.mtr) shall be paid as per the modified D.C. Regulation and policy of Slum Rehabilitation Authority in force or as modified from time to time.
8. This Letter of intent gives no right to avail of extra FSI granted under DCR 33(10)/33(14) upon land, which is not your property.
9. That proportionate Infrastructure development charges (Rs.560/- per sq.mtr) and deposit (Rs.20000/- per Rehabilitation tenement) shall be paid as per the modified D.C. Regulation and policy of Slum Rehabilitation Authority in force or as modified from time to time.
10. That you shall pay development charges as per 124 E of M.R. & T.P. Act separately for sale built up area as per provisions of M.R. & T.P. Act.
11. That you shall clear all the dues, taxes, payments etc. of MCGM or any other authority, and obtain NOC from MCGM / any other authority for grant of OCC before applying for OCC to any building.
That you shall make provision of adequate access to the adjoining and locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on terms and condition as may be decided by GEO(SRA).



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13. That you shall appoint third party quality auditor with prior approval of Dy.Ch.Eng(SRA) for quality audit of building work at various stages.
14. That you shall appoint Project Management Consultant with prior approval of Dy.Che.Eng.(SRA) for the implementation / supervision/ Completion of the S.R. Scheme.
15. That the PMC appointed for the scheme shall the submit quarterly progress report to the Slum Rehabilitation Authority after the issue of Letter of Intent.
16. That the plot boundaries shall be got demarcated and the compound wall shall be constructed prior to commencing building works. The Concerned Architect shall certify the same before requesting for CC beyond plinth level.
17. That the plot boundary shall be got demarcated & encroachment area shall be got confirmed from City Survey Officer before C.C.
18. That CTS plan & superimposed of layout plan on the copy of CTS plan shall be submitted before IOA/CC.
19. That Registered Agreement with the owners/ occupant existing structure shall be submitted before demolition of existing structures and in any case before CC.
20. That you shall get plans approved for each building separately with due mention of the scheme of Permanent Transit Camp on the plot under reference under D.C. regulation 33(14)(D) and with specific mention on plan of the Transit Camp building that the same are for Transit Camp purpose to be handed over to SRA.
21. That the area under D.P. Road shall be handed over to the MCGM before requesting CC of equivalent BUA and ownership of same shall be transferred in the name of MCGM before requesting OCC.
22. That the separate P.R. Card with area in words of net plot, set back / reservation if any shall be submitted before asking for C.C. of last 25% built-up area on plot.
23. That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the scheme parameters Annexed herewith



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The salient features of the scheme are as under:

Sr. No.	Description	Area in Sq. mtr.
1	Plot area	1155.40
2	Deduct for :	
	a) Road set back	11.45
	b) Proposed road	Nil
	c) Encroachment	13.39
3	Net plot area	1130.56
4	Addition for FSI	
	a) Road set back	11.45
5	Plot area for FSI	1142.01
6	Max. FSI permissible on plot	2.50
7	Max. BUA permissible on plot	2855.02
8	Rehab Component (PTC t/s.)	Nil
9	Sale component permissible	2855.02
10	Total BUA sanctioned for project	2855.02
11	FSI sanctioned for Project	2.50
12	Sale in situ BUA proposed	2853.36
13	Total BUA proposed in situ	2853.36

24. That you shall submit the NOCs as applicable from the following concerned authority in the office of Slum Rehabilitation Authority before requesting of approval of plans or at a stage at which it is insisted upon by the concerned Executive Engineer (SRA)

- (1) A.A.& C P/N Ward
- (2) H.E.
- (3) C.F.O.
- (4) Tree Authority,
- (5) Dy. Ch. Eng.(SWD) E.S./W.S./City
- (6) Dy. Ch.E.(S.P.) (P & D)
- (7) Dy.Ch.Eng. (Roads) E.S./W.S./City
- (8) P.C.O.
- (10) B.S.E.S/Reliance Energy
- (11) M.P.N.L. - Mumbai

25. That you, as Architect shall strictly observe that the work is carried out as per phased programme approved by the undersigned and you shall submit regularly quarterly progress report to the undersigned along with photographs. Even if the progress is nil report shall be submitted by the Architect stating reasons for delay to start the work.

26. That the quality of construction work of building shall be strictly monitored by concerned Architect / Site supervisor / Structural Engineer and report

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on quality of work carried out shall be submitted by Architect every three month with test results.

27. That this Letter of Intent is issued on the basis of plot area certified by the Architect other relevant documents. In the event of any deviation in the area of the plot during plot demarcation by D.D.L.R. / City Survey Office, then sale area consumed on the plot will be adjusted accordingly so as to keep total consumption of F.S.I. on the plot within 2.50
28. That the Arithmetical error if any revealed at any time shall be corrected on either side.
29. That this letter of intent shall be deemed to be cancelled in case any of the document submitted by the Architect / Developer or Owner are found to be fraudulent / misappropriated.
30. That the demarcation from Highway Authority shall be obtained before asking C.C.
31. That this LOI is valid for the period of 3 (three) months from the date of issue, unless you obtain IOA/CC and start the work.
32. That you shall publish a public notice in a leading English Daily and in a leading Marathi daily informing about approval of the Scheme under reference by the SRA on the plot under reference and proofs thereon shall be submitted to SRA within a month / before approval of plans whichever is earlier.
33. That you shall display bilingual sign boards on site and painting of SRA Logo on rehab buildings as per Circular No. SRA/Admn/Circular No. 64/569/2004 dtd. 14/10/2004.
34. That you shall display the detail such as, date of issue of important document like LOI, Layout, C.C.OCC on world wide web site through suitable web site and provide linkage to SRA web site from this web site in the alternative, you may display this details on SRA web site within a period on one month from the date of LOI.
35. That SRA reserves the right to add amend or delete any condition in future.
36. That the provision of Rain water harvesting as per the design prepared by the approved consultant in the field shall be made before asking occupation of sale building.
37. That you shall hand over 63 number of Permanent Transit Camp tenements generated from the amalgamated scheme on plot bearing CTS no 701B/1A/1(pt), & 701B/1A/1/2 of village Malad(E) & C.T.S. No. 90 & 90/1 to 15 of village Kurar to the Slum Rehabilitation Authority each having area of 20.90 sq.mtr free of cost before OCC of Sale building on



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SRA/DDTP/0126/PN/PL/LOI 12 OCT 2009

plot under reference and PTC tenements on CTS CTS no 701B/1A/1(pt), & 701B/1A/1/2 of village Malad(E) will be handed over to SRA before asking proportionate C.C. to 0.75% Clubbing BUA.

38. That you shall submit registered copy of tenancy right surrender in favour of Owner before C.C. re-endorsement.
39. That you shall submit the rectification deed/ownership document duly registered before C.C. re-endorsement.
40. That Clause in Sale Agreement that the flat purchaser will not ask any compensation as against the inadequate open space all around the building under reference to any Competent Authority in future.
41. That you shall submit the NOC from EE T&C for basement, Car lift and Car-manoeuvring space from MCGM.
42. Registered under taking for not to misuse of entrance foyer.
43. NOC from Ch.Eng. (M&E) of MCGM for A.H.U. shall be obtained before C.C. re-endorsement.

If you are agreeable / not agreeable to above conditions, you may submit your acceptance/ objections to the same within 7 days from the date hereof failing which it will be presumed that the above conditions are acceptable to you. Thereafter proposal for approval of plans, consuming full sanctioned F.S.I. on the plot separately for each building, in conformity with the D.C. Regulation No. 33 (14), may be submitted in the undersigned.

Yours faithfully,

[Signature] 12/10/2009

Deputy Chief Engineer
Slum Rehabilitation Authority



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This plinth C.C. is re-endorsed as per approved amended plans dated 16.1.2010

[Signature]
11/3/2010
Dy. Ch. Engineer
Slum Rehabilitation Authority

SRA/DDTP/495/PN/PL/AP 16 JUL 2010

This C.C. is further extended from 1st to 4th floor of Sale building as per amended plans approved on 3.7.2010

[Signature]
Dy. Ch. Engineer
Slum Rehabilitation Authority

SRA/DDTP/495/PN/PL/AP 17 MAR 2011

This C.C. is further extended from 4th floor to 8th floor as per approved amended plans dated 03/07/2010.



[Signature]
Dy. Ch. Engineer
Slum Rehabilitation Authority

SRA/DDTP/495/PN/PL/AP 3 FEB 2012

This C.C. is further extended for full height of bldg. i.e. Gr. floor + 11th (Part) floor + LMR + OHWT as per approved amended plans dated 03/07/2010.

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[Signature]
Executive Engineer II
Slum Rehabilitation Authority

TRUE COPY

VISHWAS SATODIA

SLUM REHABILITATION AUTHORITY

5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/DDTP/495/PN/PL/AP - 7 MAR 2009

COMMENCEMENT CERTIFICATE

To,

Shri Sunil T. Bharadkar,
306, Ridhi Sidhi Apts., Near Saibaba Mandir,
Kurar, Malad (East),
Mumbai-400 097.

Sir,

With reference to your application No. 5634 dated 25/07/2008 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. 90, * of village Kurar T.P.S. No. _____ ward P/N situated at Malad (E), Mumbai.
* 90/1 to 15

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI U/R No. SRA/DDTP/0126/PN/PL/LOI dt. 3/07/2008
IOA U/R No. SRA/DDTP/495/PN/PL/AP dt. 25/09/2008
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 B.G. GHALSASI

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

बल - This C.C. is granted for work up to plinth C.C. for Composite Building.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

Dy. Chief Engineer

EXECUTIVE ENGINEER (SRA)

FOR

CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

RELIANCE Energy

Asst. Dhirubhai Ambani Group

सुमन विलास विल,

संख्ये: ST BHARADKAR
 पत्ता: MANCAL BAO R N B/RAJESHA PARK
 DAFTARY ROAD MALAD
 Mumbai 400097

खाले क्र.: 100947851
 सायकल क्र.: 09
 बुक क्र.: 154
 रॉटिंस क्र.: 02
 इन्वॉइस क्र.: 101710747020
 टॅरिफ: LFI
 फेडरेशी: RESIDENTIAL
 पुरवठाचा प्रकार:

सुमन विलास विलास

डिव्हिजन: CENTRAL
 युनिट: 03-20848

सुमन विलास विलास अशी केली गेली

सुमन विलास विलास अशी केली गेली	सुमन विलास विलास अशी केली गेली	सुमन विलास विलास अशी केली गेली
188	787.81	6.780

सुमन विलास विलास, सुमन विलास विलास विलास

इथे संपर्क साधा

सुमन विलास विलास विलास विलास विलास	www.rinfra.com
सुमन विलास विलास विलास विलास विलास	24-तासाची गाव
सुमन विलास विलास विलास विलास विलास	ई-4, एमआयसीसी, अंधेरी (पू.), मुंबई 400 093 फोन: 30094247

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बरल-७

2014	2014	2014
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2014

Additional Energy Charge (AEC) is not included in the bill. Delayed Payment Charges of 3% on total electricity bills shall be levied, in case bills are not paid within 10 days of the due date. MERC has revised the tariff of Reliance Energy effective from 1st June, 2014. For detailed tariff order, please visit MERC's website www.mercindia.org.in or our website www.rinfra.com

Reliance Energy Ltd. is now Reliance Infrastructure Ltd.

Reliance Energy Ltd. has been renamed as Reliance Infrastructure Ltd. Though the company name is changed, our brand name will continue as Reliance Energy - that's why your bill carries the name and other instruments, etc. however will have to be in favour of Reliance Infrastructure Ltd.

this m be pro
 Prevent in by protect electrical and meter water Exp water is pr causing a and elect
RELIANCE
 Reliance Infrastructure Ltd.

TENANTS LIST

SR. NO.	ROOM NO	TENANT NAME	RENT AS PER		L. BILL	ELECTIO N. ROLL	RENT RECEIPT	AREA (Sq. Ft)
			BMC	RENT				
1	1A	NEMCHAND GALA	41.30	70	1995	1988	✓	875
2	1B	GANESHBAI BARI	41.30	60	1995	1988	✓	775
3	2A	JANTILAL SHAH	52.30	60	1995	✓	✓	775
4	2B	ISHAILESH KAMDAR	42.13	60	2005	1988	✓	775
		SMT. SHEELA M. SHAH						
5	3A	USHA J. MEHATA	27.50	60	✓	1988	✓	775
6	3B	ST BHARADKAR	28.89	60	1995	1988	✓	775
7	4A	CHABILDAS KANSARA		60	2005	✓	✓	775
8	4B	ST BHARADKAR		60	1995	1988	✓	775
9	5A & B	(KANTILAL KAMDAR) NATVARLAL D. GORADI		60	2005	1988	✓	775
10	6	ANANT MORE	42.00	60	1995	1988	✓	775
11	G-7	ST BHARADKAR	49.90	60	2005	1988	✓	790
12	G-8	ST BHARADKAR		60	2005	1988	✓	910
13	G-9	MANILAL PANCHAL		60	2005	1988	✓	1200
14	1ST-10	B. L. VARMA	128.50	90	1995	1988	✓	905
15	1ST-11	ST BHARADKAR	115.59	90	1995	1988	✓	905
16	2ND-12	H.R. PAL	96.50	90	1995	1988	✓	905
17	2ND-13	ST BHARADKAR		90	2005	✓	✓	960
			1041.61	1250.00				12425
								Sq. Ft.
								l.n. 1340
								Sq. Mir.



बराब 2006		✓
1041.61	1250.00	
१०५०	१२	10
Total area		
2025		Occupied Tenants
Bal. area		

1155.5 Sq.Mt
1340.00 Sq.Mt
(-104.5 Sq.Mt)



पदर-२
१०६००० <

Shah

Bill No. : SUNIL T. BHARADKAR ^{Date} 5-10-2008
306, Riddhi Sidhi Apartment,
Near Saibaba Mandir, Kurar
Malad (E), Mumbai - 400097

Tenant's Name Sulochana T. Bhardkar

Rent of the House No. 3B

Situated at _____

and occupied by you as monthly tenant for

the month of OCT 2008

Including all occupier's taxes Rs. 60/-

E.E. Contents Received

Received by _____

Date 5-10-2008 Signature _____

TERMS

1. Tenants will be held responsible in case they pay their rents without receiving bill duly signed.
2. One month's previous notice must be given when vacating the premises.
3. In case a tenant vacates his room before the completion of the month they will be bound to pay the rent for the whole month in addition to a month's rent for usual notice to vacate.
4. Sub-tenants are not allowed.
5. No alterations or additions or electric fittings are allowed without the written permission of the Landlord. Tenants have no right to claim any compensation at the time of vacating for the alterations of the additions so made.
6. Tenants will not be allowed to tear any soft animals in the premises.
7. Tenants are not allowed to wash cook or to keep any article in the Varandha or into Gangway and also not to keep such things which may cause any contagious disease.

बरल - ७		
६०५०	७९	६०
२०१४		

Bill No. : SUNIL T. BHARADKAR ^{Date} 8-5-2014
306, Riddhi Sidhi Apartment,
Near Saibaba Mandir, Kurar
Malad (E), Mumbai - 400097

Tenant's Name Sulochana T. Bhardkar

Rent of the House No. 3B

Situated at _____

and occupied by you as monthly tenant for

the month of MAY 2014

Including all occupier's taxes Rs. 75/-

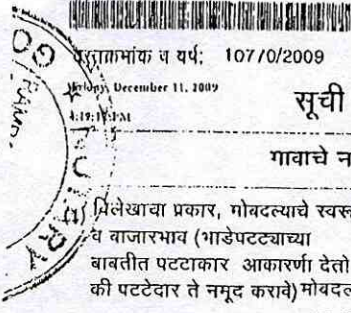
E.E. Contents Received

Received by _____

Date 8-5-2014 Signature _____

TERMS

1. Tenants will be held responsible in case they pay their rents without receiving bill duly signed.
2. One month's previous notice must be given when vacating the premises.
3. In case a tenant vacates his room before the completion of the month they will be bound to pay the rent for the whole month in addition to a month's rent for usual notice to vacate.
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7. Tenants are not allowed to wash cook or to keep any article in the Varandha or into Gangway and also not to keep such things which may cause any contagious disease.



दुराय निबंधक: बोरीवली 1 (मालाड)

सुरासमांक व वर्ष: 107/0/2009

December 11, 2009
4:19:13 PM

सूची क्र. दोन INDEX NO. II

गावाचे नाव : कुरार



मिसेखावा प्रकार, गोबदल्याचे स्वरूप अभिहरतांतरणपत्र
व बाजारभाव (भाडेपट्ट्याच्या
बाबतीत पट्टाकार आकारणी देतो
की पट्टेदार ते नमूद करावे) मोबदला रु. 3,000,000.00
बा.मा. रु. 4,015,300.00

- (2) भू-गापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 90/90-1 ते 90-15 वर्णन: विभागाचे नाव - कुरार (बोरीवली), उपविभागाचे नाव - 72/332 - भुभाग: उत्तरेस गावाची सीमा, पूर्वेस द्रुतगती मार्ग, दक्षिण व पश्चिमेस गावाची सीमा. सदर मिळकत सि.टी.एस. नंबर - 90 मध्ये आहे. -----जमिन व बांधकाम , भुखंडाचे क्षेत्र 1155.50 चौ मी ,मासिक भाडे एकूण रु 1250/- मंगलवाग चालू , दफ्तरी रोड , कुरार विलेज , मालाड पू मुं 97
- (3) क्षेत्रफळ (1) एकूण बांधकामाचे क्षेत्रफळ 1340.00 चौ.मी. आहे, व भाडेकरूच्या ताब्यातील क्षेत्रफळ 1340 चौ.मी. आहे.
- (4) आकारणी किंवा जुडी देण्यात आसेल तेव्हा (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) सुनील तुकाराम भरडकर - घराप्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: 306 रिधी सिध्दी अपार्ट , कुरार, विलेज , मालाड पू.मुं 97; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पत्र. नम्बर: AHLPB8988N
- (6) दरतऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) माऊली साई डेव्हलपर्स प्रा लिचे संचालक सुनील भरडकर - गल्ली/रस्ता: -; ईमारतीचे नाव: 306 रिधी सिध्दी अपार्ट , कुरार विलेज , मालाड पू.मुं 97; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पत्र. नम्बर: AHLPB8988N
(2) माऊली साई डेव्हलपर्स प्रा लिचे संचालक सुनील तुकाराम भरडकर - गल्ली/रस्ता: -; ईमारतीचे नाव: 306 रिधी सिध्दी अपार्ट , कुरार विलेज , मालाड पू.मुं 97; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पत्र. नम्बर: AHLPB8988N
- (7) दिनांक करून दिल्याची 11/12/2009
- (8) नोंदणीचा 11/12/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 10770 /2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 200775.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेष



TRUE COPY

On the basis of evidence, original document produced before me. This is certified TRUE COPY

HAMPRAO S. KEDAR
Advocate & Notary
Gr. Mumbai.

खरी प्रत

सह. दुराय निबंधक. बोरीवली.
सिध्दी अपार्ट, कुरार, विलेज, मालाड पू.मुं 97.

Page 1 of

SANITIZED CIVIL MEDICAL 5.2.18

बरल - ७

९०५० ७३ ८०

२०१४

Valuation for Stamp duty and Registration charges :

Agreement for Permanent Alternate Premises :

Flat No. 201

Name : Smt. Sulochana Tukaram Bharadkar

Old Room No. 3B

Old Rent : Rs. 60/- per month

New Rent : Rs. 8500/- per month

Old Area : 775.00 Sq. Fts. Carpet

New Area : 1090.00 Sq. Fts. Built up



Rent : Rs. 60.00 x 120 months	=	Rs. 7200.00
Construction Cost (C. C.)		
453.00 x 1.20/10.76 x Rs. 17600/- x 1.05	=	Rs. 9,33,617/-
Rate : Rs. 65600/- x 1.05 x 186.4/10.76	=	Rs. 11,93,237/-
New Rent : Rs. 8500/- x 22 months	=	Rs. 1,87,000/-
Total	=	Rs. 23,21,054/-

Market Value (M. V.)	=	Rs. 23,22,000/-
Stamp Duty (5% of M. V.)	=	Rs. 1,16,100/-
Registration Charges (1% of M. V.)	=	Rs. 23,300/-

बरेल - ७		
६०५०	७५	८०
२०१४		

Please do N.E.F.T. of the above given amount to

A/c. Name GBG – PARKING A/C. FOR OVER THR COUNTER STATUTORY PAYMENT

IBKL 0000190 – IFSC CODE FOR KANDIVALI WEST BRANCH A/C. NO. 19037000010700 IDBI BANK, MAHAVIR NAGAR, KANDIVAI WEST.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MARKANDAY B OJHA

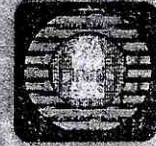
B S OJHA

05/05/1974

Permanent Account Number

AAGPO7649K

Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PAWAR SACHIN BHIKU

BHIKU DHARMA PAWAR

06/12/1978

Permanent Account Number

APMPP6689K

Signature



28892006

बरत - ७		
६०५०	१५	६०
२०१४		



Data of Bank Receipt for GRN MH001925716201415R

Bank - IDBI BANK

Bank/Branch :
 Pmt Txn id : 45470783 Simple Receipt
 Pmt DtTime : 22/07/2014 16:54:14 Print DtTime :
 ChallanIdNo : 69103332014072251263 GRN : MH001925716201415R
 District : 7101 / MUMBAI Office Name : IGR196(BRL7) JGR196(BRL7)
 StDuty Schm : 003004561-75/ Stamp Duty (e-portal) DATE : 28/07/2014 (IS)-451-6050 IGR196(BRL7)
 StDuty Amt : 28300.00 AMOUNT : 28300.00 DATE : 28/07/2014 (IS)-451-6050 IGR196(BRL7)
 Sr.No. : 0001226544201415 Deface Number : 0001226544201415
 RgnFee Schm : 008009301-70 / Registration Fee Amt in words : One Thousand Three Hundred Rupees Only
 RgnFee Amt : Rs 23,300.00/- (Rs Twenty Three Thousand Three Hundred Rupees Only)

DEFACED FOR RS:139400.00

Only for verification-not to be printed and used

Article : B25
 Prop Mvblty : Immovable Consideration : 1.00/-
 Prop Descr : ROOM NO 3BMANGAL BAUGHAWAHIRA , MAHAL COLONYMALAD EASTMUMBAI
 : Maharashtra
 : 400097
 Duty Payer : PAN-AEJPB1724P SULOCHANA T BHARADKAR
 Other Party : PAN-AAECM0577F MESSERS MAULI SAI DEVELOPERS PVT LTD

Bank Scroll No : 100
 Bank Scroll Date : 23/07/2014
 RBI Credit Date : 23/07/2014
 Mobile Number : 919004677444



बॉल-७		
६०५०	८३	१०
२०१४		



सोमवार, 28 जुलै 2014 3:52 म.नं.

दस्त गोषवारा भाग-1

बरल7

दस्त क्रमांक: 6050/2014

दस्त क्रमांक: बरल7 /6050/2014

बाजार मूल्य: रु. 23,22,000/- मोवदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.1,16,100/-

दु. नि. सह. दु. नि. बरल7 यांचे कार्यालयात

अ. क्र. 6050 वर दि.28-07-2014

रोजी 3:45 म.नं. वा. हजर केला.

पावती:6614

पावती दिनांक: 28/07/2014

सादरकरणाचा नाव: सुलोचना तुकाराम भराडकर

नोंदणी फी

रु. 23300.00

दस्त हाताळणी फी

रु. 1760.00

पृष्ठांची संख्या: 88

एकुण: 25060.00

दस्त हजर करणाऱ्याची सही:

सह दु. नि. का. बारीवली

सह. दुय्यम निबंधक बारीवली-७,
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: पर्यायी जागेचा करार

सह दु. नि. का. बारीवली

सह. दुय्यम निबंधक बारीवली-७,
मुंबई उपनगर जिल्हा.

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

शिक्षा क्रं. 1 28 / 07 / 2014 03 : 45 : 37 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 28 / 07 / 2014 03 : 46 : 22 PM ची वेळ: (फी)

बरल-७

६०५० ८५ ८७

२०१४

प्रतिज्ञापत्र

महानगरपालिका नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस
केला आहे. * दस्तातील संपूर्ण मजबूर, निष्पादक व्यक्ती, साक्षीदार व
निष्पादपत्रांची सत्यता तपासली आहे. * दस्ताची सत्यता, वैधता
आणि निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

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निष्पादक व कबुलीधारक:





28/07/2014 3 55:43 PM

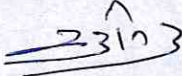





दस्त गोषवारा भाग-2

बरल7

दस्त क्रमांक:6050/2014

दस्त क्रमांक :बरल7/6050/2014







दस्ताचा प्रकार :-पर्यायी जागेचा करार

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. माऊली साई डेवलपर्स प्रा. ली. चे संचालक सुनील तुकाराम भराडकर पत्ता:प्लॉट नं: -, माळा नं: 1, इमारतीचे नाव: माऊली प्लाझा, ब्लॉक नं: गोरेगांव पूर्व, रोड नं: कोटकर रोड, महाराष्ट्र, मुंबई. पॅन नंबर:AAECM0577F	लिहून देणार वय :-46 स्वाक्षरी:- 		
2	नाव:सुलोचना तुकाराम भराडकर पत्ता:प्लॉट नं: 3, माळा नं: -, इमारतीचे नाव: मंगल बाग चाळ, ब्लॉक नं: हवा हिरा महल कॉलोनी, रोड नं: मालाड पूर्व, महाराष्ट्र, मुंबई. पॅन नंबर:AEJPB1724P	लिहून घेणार वय :-67 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथित पर्यायी जागेचा करार चा दस्त ऐवज करून दिल्याचे कृतज्ञ करतात
शिक्का क्र.3 ची वेळ:28 / 07 / 2014 03 : 48 : 59 PM

ओळख:-

खालील इमम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:एम. वी. ओझा वय:43 पत्ता:दहिसर पूर्व मुंबई पिन कोड:400068			
2	नाव:सचिन - पवार वय:39 पत्ता:दहिसर पूर्व मुंबई पिन कोड:400068			

शिक्का क्र.4 ची वेळ:28 / 07 / 2014 03 : 49 : 50 PM

शिक्का क्र.5 ची वेळ:28 / 07 / 2014 03 : 50 : 27 PM नोंदणी पुस्तक 1 मध्ये

सह दु.नि.चा बरीवर्ती

सह. दुय्यम निबंधक बोरीवली-७
मुंबई उपनगर जिल्हा.



sr. Epayment Number

Defacement Number

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6050 /2014

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वरल - ७		
६०५०	८७	८७
२०१४		

प्रमाणित करणेत घेते की, या
दस्तामध्ये एकूण.....८७.....पाने आहेत.
वरल - ७/ ६०५० /२०१४
पुस्तक क्रमांक - १, क्रमांकवर
नोंदला 28 JUL 2014
दिनांक :

सह. दुय्यम निबंधक, बोरीवली क्र.-७,
मुंबई उपनगर जिल्हा.

गावाचे नाव : कुरार

- | | |
|---|---|
| (1) विलेखाचा प्रकार | पर्यायी जागेचा करार |
| (2) मोबदला | रु.0/- |
| (3) बाजारभाव(भाडेपट्टयाच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | रु.2,322,000/- |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 90, 90/1 TO 15, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: रुम नं. 3वी, इमारतीचे नाव: मंगल बाग, ब्लॉक नं: हवा हिरा महल कॉलोनी, रोड : मालाड पूर्व मुंबई 400097 |
| (5) क्षेत्रफळ | 1,090.00 चौ.फूट |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1) नाव:- मे. माऊली साई डेवलपर्स प्रा. ली. चे संचालक सुनील तुकाराम भराडकर ;वय: 46;
पत्ता :-प्लॉट नं: -, माळा नं: 1, इमारतीचे नाव: माऊली प्लाझा, ब्लॉक नं: गोरेगांव पूर्व, रोड नं: कोटकर रोड, महारा मुंबई.
पिन कोड:- 400063
पॅन नंबर: AAECM0577F |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1)नाव:- सुलोचना तुकाराम भराडकर ; वय:67;
पत्ता:-प्लॉट नं: 3, माळा नं: -, इमारतीचे नाव: मंगल बाग चाळ, ब्लॉक नं: हवा हिरा महल कॉलोनी, रोड नं: माला महाराष्ट्र, मुंबई :
पिन कोड:- 400097;
पॅन नं:- AEJPB1724P; |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 28/07/2014 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 28/07/2014 |
| (11) अनुक्रमांक,खंड व पृष्ठ | 6050/2014 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | रु.116,100/- |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | रु.23,300/- |
| (14) शेरा | |

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

Null

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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