

मूल्यांकन पत्र

मुल्यांकन

2011

दिनांक 10/15/2011

जिल्हा

मुंबई (उपनगर)

प्रमुख मूल्य विभाग

36-वितोषाली पूर्व (अंधरी)

उपमूल्य विभाग

36/183-अभाग: उत्तरेस भावाची हद्द, पूर्वेस दूतगती मार्ग, दक्षिणेस वेड सीमा व पश्चिमेस रेल्वे लाईन.

मिळकतीचा क्रमांक

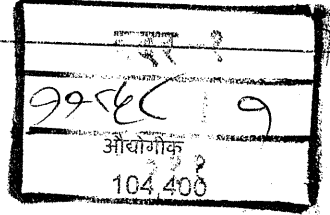
सि.टी.एस. नंबर - 570

नगरी क्षेत्राचे नांव

मुंबई (उपनगर)

मिळकतीचे वर्ग

वाणीय



बाजार मूल्य दर तक्त्यानुसार

खुली लमोने

निवासी सदनिका

कार्यालय

दुकाने

62,700

104,400

145,900

201,600

मिळकतीचे क्षेत्र

86.76

चौरस मीटर

बांधकामाचे वर्गीकरण

1-आर सी सी

मिळकतीचा वापर

निवासी सदनिका

उद्वाहन सविधा

आहे

मिळकतीचे पथ

0 TO 2

(Rule 5)

मजला

8

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर

= घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * घसास टक्केवारी

(Rule 5 or 8)

= 104,400.00 * 100.00 / 100

= 104,400.00

A) मुख्य मिळकतीचे मूल्य

= घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र (Rule 19 or 20)

= 104,400.00

= 9,510,631.20

* मजला निहाय घट/वाढ
* 105.00 / 100

E) बंदिस्त आडवा तळाचे क्षेत्र

= 11.15 चौरस मीट

(Rule 17(1))

बंदिस्त आडवा तळाचे मूल्य

= 11.15 * (25.00 / 100) * 104,400.00

= 291,015.00

एकसित्त मूल्य

= मुख्य मिळकतीचे मूल्य + तळपराचे मूल्य + पोटझाक्याचे मूल्य + बंदिस्त आडवा तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + खुल्या जागेचे मूल्य

= A + B + C + D + E + F + G + H

= 9,510,631.20 + 0.00 + 0.00 + 291,015.00 + 0.00 + 0.00

= 9,801,646.00

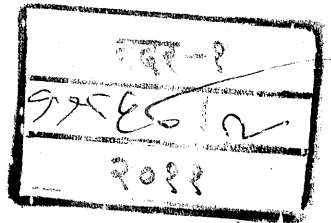


EM

21

473800

| Customer's Copy | |
|------------------------------------------------------------|-----------------|
| THE KAPOL CO-OP. BANK LTD. FRANKING DEPOSIT SLIP | |
| Branch : | 131874 |
| Pay to : Acct . Stamp Duty | Date : 13/10/11 |
| Franking Value | Rs. 473800 |
| Service Charge | Rs. |
| TOTAL | Rs. 473800 |
| Name & Address of the Stamp duty paying party | |
| Praving Shah 301 | |
| Mangal Road | |
| Vile Parle | |
| Tel./ Mobile No. | |
| Desc. of the document | |
| DD/Cheque No. 2021789 | |
| Drawn on Bank (Only) | |
| Tran ID | A254 Rs. |
| | PL-546 Rs. |
| Franking Sr. No. | |
| Cashier | Officer |



AGREEMENT FOR SALE

THE ARTICLES OF AGREEMENT made at Mumbai this 15th day of Oct, 2011 BETWEEN **M/S. PRATHAM ASSOCIATES**, a registered partnership firm under the provisions of Indian Partnership Act- 1932 having PAN **AALFP 0311 N** through its Partner Shri Naresh C. Barot, having its registered office address at shop no. 4, Bhide Bungalow, M.G. Road, Vile Parle (E) (Mumbai-400 051) hereinafter referred to as "**THE DEVELOPER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its partners from time to time and their heirs, executors and administrators of last partners) of the One Part.



For The Kapol Co-op. Bank Ltd.
 Bank (Easy Branch)
 107/108, D. Shivajinagar, Easting,
 Near B.M. (Agarwal Market)
 Vile Parle, (East) Mumbai-400 057
 Authorised Signatory
 (M) / CR 1061 (50/5) / 1989-9

THE KAPOL CO-OPERATIVE BANK LTD.
 96245
 153308
 SPECIAL METERS
 001 14 2011
 14:59
 R0473800/-985603
 INDIA STAMP DUTY M@ARASHTRA

Handwritten signatures and initials.

उमट मुद्रांक फ्रॉकिंग अल्ट्रा व्हायलेट लेम्प खाली तपासले व एस.एम.एस./संबंधित प्राधिकृत अधिकाऱ्यांशी दुरुध्वनीद्वरून संपर्क साधून, मेळ बरोबर आढळून आला.

15/10
2011

३) श्री. दुय्यम निंबंकर अधिारी - १

| | |
|------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| दस्तावेजाचा प्रकार (Nature of Document) | Agreement for sale |
| पंजीकृत/पंजीकृत नाही (Registration Details) Registrable Name of S. R. O. | Registrable / Non Registrable And 1 |
| उमट मुद्रांक युनिक नंबर (Franking Unique No.) | |
| पिढकतीचे श्राव्यत वर्णन (Property Description in Brief) | 801 A, 718 90th Vineshwarer hit road |
| मोबदला रक्कम (Consideration Amount) | |
| मुद्रांक खरेदीदाराचे नाव पक्षकार-१ नांव (Stamp Purchaser's Name) | Pravina R. Shah |
| दस्तावेजात दुसऱ्या पक्षकाराचे नांव (Name of the Other Party) | Pratham ASSOCIATES |
| दस्तो अमल्यास नांव व पत्ता (If through Name & Address) | |
| मुद्रांक शुल्काची रक्कम (Stamp Duty Amt.) अक्षरी (in words) | 4,32,800/- Four Lacs Thirty Two Thousand Eight Hundred |
| प्राधिकृत अधिकाऱ्याची पूर्ण स्वाक्षरी शिक्का (Authorised Person's full Signature & Seal) | |

396/B

THE KAPOL CO-OP. BANK LTD.
18/10/11

OFFICE OF THE SUB-REGISTRAR ANDHRA PRADESH
18/10/11

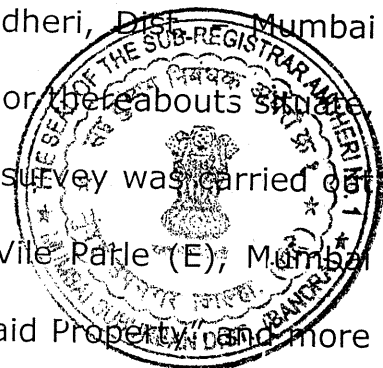
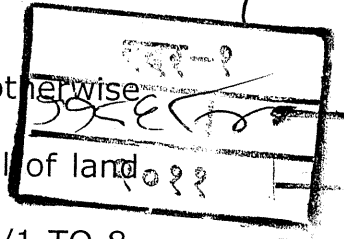
| | |
|---------------------------------------------------------------------------------------|----------------|
| Customer's Copy | |
| THE KAPOL CO-OP. BANK LTD. FRANKING DEPOSIT SLIP | |
| Branch: VFE | 165201 |
| Pay to: A/cct. Stamp Duty | Date: 15/10/11 |
| Franking Value | RS. 4,32,800/- |
| Service Charges | RS. 0/- |
| TOTAL | RS. 4,32,800/- |
| Name & Address of the Stamp duty paying party | |
| Pravina R. Shah Maragal Villal, T. S. R. Road, Vile Parle CE 57, Mumbai 400 056 | |
| Tel./ Mobile No. | 2624352 |
| Desc. of the Document | |
| DD/Cheque No.: | 92021789 |
| Drawn on Bank: | Niyog Bank |
| (For Bank's Use Only) | |
| Tran ID | A254 Rs. |
| Franking Sr. No. | PL-546 Rs. |
| Cashier | Officer |

AND

(1) **MRS. PRAVINA R. SHAH** aged about **40** years, having **PAN AMRPS9479G**, Indian Inhabitants of Mumbai, having address at A-301, Mangal Villa, Tejpal Road, Vile Parle(East), Mumbai- 400 057; hereinafter referred at as **"THE PURCHASER/S"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors administrators and assigns) of Other Part;

WHEREAS:

- A) **"VIRESHWAR VIHAR CO-OPERATIVE HOUSING SOCIETY LTD."** a co-operative Society registered under the provisions of Maharashtra Co-operative Societies Act, 1960 bearing Regd. No. BOM/HSG/K-E 7007 of 26/05/1982, having its registered office at Tejpal Road, Vile Parle (E), Mumbai 400 057, (hereinafter referred to as said Society).
- B) The Society is absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land or ground bearing C.T.S. No. 570, 570/1 & 2, 571, 571/1 TO 8, Village -- Vile Parle (East), Taluka -- Andheri, Dist. Mumbai Suburban, admeasuring 1014.5 sq. mtrs. or thereabouts situated (As there was a road setback in the plot, survey was carried out by M/s lying and being at Tejpal Road, Vile Parle (E), Mumbai 400 057, hereinafter referred to as "the said Property" and more particularly described in the **Schedule -1** attached hereto).
- C) By an under Development Agreement dated 17/12/2009 executed by the said Society on One Part and the Developers herein on Other Part (hereinafter referred to as the said



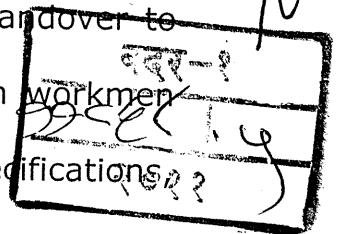
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Development Agreement), the Society entrusted to the Developers the work of development of the said property for consideration and on the terms and conditions therein mentioned. The said Development Agreement alongwith Deed of Confirmation is duly registered with Sub-Registrar of Assurances, Andheri Taluka, Bandra, Mumbai under Sr. No. **BDR-15/11869-2009 dt. 17/12/2009.**

D) The Developers have declared and represented to the Purchaser and the Purchaser have verified the following: -

a) By and under the said Development Agreement it has been interalia agreed by the Developers that within 24 months from the date of grant of Commencement Certificate from M.C.G.M. for the purpose of reconstruction of the society building, the Developers shall handover to the Society duly constructed and completed in workmen like manner 20 Flats as per the plans and specifications and modifications if any, approved by the Municipal Corporation of Greater Mumbai (M.C.G.M.) with the amenities mentioned in the said Development Agreement so as to enable the Society to allot the Flats to each of its C members.

b) The said Development Agreement provides that upon Development of said property and after allotment of 20 Flats to the members of the Society, the remaining Flats constructed by the Developers by utilizing balance F.S.I. and Transferable Development Rights (i.e. T.D.R.) in the said property will be available to the Developers for sale to

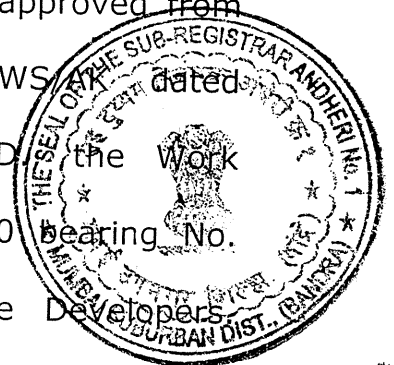
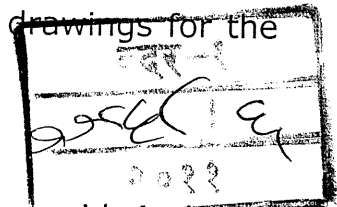


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various Purchaser/s who would be ultimately on the completion of the entire project on the recommendation of the Developer be admitted as members of the Society.

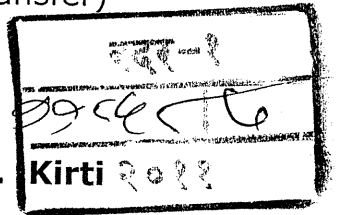
- c) The Society and Developers have jointly appointed Architect M/s. HORIZON ARCHITECTS, having address at 2nd floor, Laxmi Sadan, Shradhanad Road, Vile Parle (East), Mumbai 400 0057, registered with MCGM and council of Architects, as the Architect for the reconstruction of the Society building with whom Developers have executed standard Agreement as per the Agreements prescribed by the Council of Architects. Similarly the society and developers have appointed Mr. Sunil Shah having address at 1a, Basement, Holy Cross Apt, Next To Mistry Apt., Off Parsi Panchayat Road, Andheri (E), Mumbai- 400 069 as the Structural Engineers for preparation of structural designs and drawings for the construction of new building.

- d) The Society and Developers through the said Architect have got building plans and specification approved from M.C.G.M. under I.O.D. No. CE/8213/WS dated 13/09/2010 On the basis of said I.O.D. the Work Commencement Certificate dt. 31/12/2010 bearing No. CE/8213/WS/AK is also obtained by the Developers. Hereto annexed and marked **Annexure 1** (Colly) is the Copy of I.O.D and Works Commencement Certificate issued by MCGM.



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- e) By virtue of said Development Agreement, the Developers have right to develop the said property and to sell the Flats in the building to be constructed by the Developers on the said property and for the purpose to enter into the agreements with the Purchaser of the Flat and to receive the sale price in respect thereof.
- f) The Purchaser demanded from the Developers and the Developers have given inspection to the Purchaser all the documents of title relating to the said property and the various permissions, the Development Agreement and the building specifications prepared by the Architect M/s. Horizon Architects, and such other documents as specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction Sale Management and Transfer) Act, 1963 (hereinafter referred to as 'the said Act').
- g) Copies of the Certificate of Title issued by **M/s. Kirti Nagda & Associates**, Advocates for the Society, copies of the property card, 7/12 extract and revenue records of title to the said property in which the said Flats are to be constructed and copies of the plans and specifications of Flats agreed to be purchased by the Purchaser approved by the Municipal Corporation of Greater Mumbai have been inspected by the Purchaser. A copy of the Certificate of Title in respect of the said property of Society issued by **M/s Kirti Nagda & Associates**, Advocate is annexed and marked as **Annexure '2'** to this Agreement.

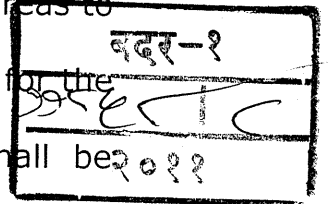


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h) While sanctioning the plans the M.C.G.M. has laid down certain terms and conditions, stipulations and restrictions which are to be observed and performed by the Developers while developing the said property and upon due observance and performance of which only the completion and occupation certificate in respect of the said building shall be granted by the M.C.G.M.

i) It is however, clearly understood and agree by the society for itself and on behalf of its members that all Stilt Car Parking Car parking spaces shall be retained by the Developers who shall sell/allot to a person of his choice who would be the eventual Flat purchasers and that the society and the members shall not object to such allotment of the stilt car parking/open car parking areas to be so allotted by the Developers shall be used only for the purpose of parking of cars. The open spaces shall be available to the society and the society alone will be entitled to allot the same or any part thereof to the members including the Flat purchasers and the Developer shall mention this fact in the agreement which would be executed by the Developers with the prospective Flat purchasers to whom the Developers shall sell the Flat on ownership basis.

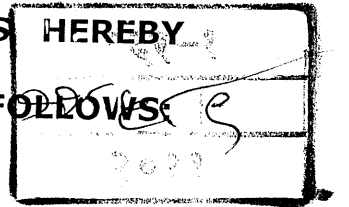
j) The Purchaser has requested the Developers for allotment to the Purchaser Flat **No. 801/A on 8th floor** admeasuring about **778 Sq.ft.** Usable Carpet area along with 1 stack Parking in the building proposed to be constructed, by the Developers on the said property



(hereinafter referred to as "the said Flat" and more particularly described in the **Schedule -II** attached hereto).

- k) At the request of the Purchaser the Developers have agreed to sell to the Purchaser the Flat at the price and on the terms and conditions hereinafter appearing.
- l) The Purchaser has agreed to purchase the said Flat at or for the total price of **Rs. 81,00,000/= (Rupees Eighty One Lacs Only)**.
- m) Under section 4 of the said Act the Developers are required to execute a written agreement for sale of the said Flat to the Purchaser being these presents.

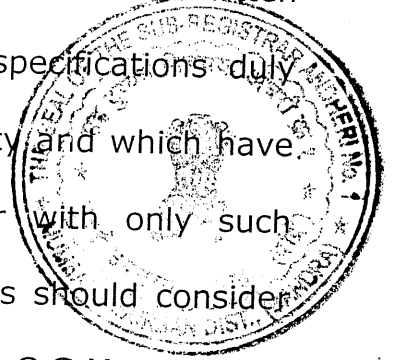
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:



1. The Developers shall develop and construct a residential building known as **Vireshwar Vihar** belonging to the Vireshwar Vihar Co-operative Housing Society Ltd., on the said property more particularly described in the **First Schedule** hereunder written in accordance with the plans, designs and specifications duly approved by M.C.G.M. and other local authority and which have been inspected and seen by the Purchaser with only such variations and modifications as the Developers should consider necessary or as may be required by the M.C.G.M. or other concerned authority to be made in them or any of them; which the Purchaser hereby irrevocably express and authorize the Developers to make such changes/modifications provided

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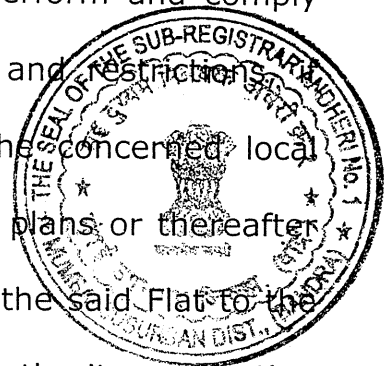


however such changes/ modifications shall not adversely affect Flat of the Purchaser.

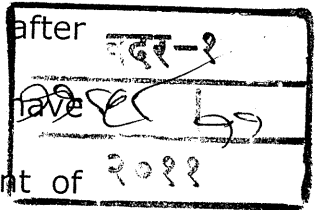
2. The Purchaser hereby agree to purchase from the Developers, and the Developers agree to sell to the Purchaser **Flat No. 801/A on 8th floor**, admeasuring about **778 sq. ft. Usable Carpet area** which is inclusive of area of Elevation area and balconies as shown in the typical floor plan hereto annexed and marked **Annexure '3'** along with 1 stack Parking in the stilt in the proposed building on the said property for the total consideration of **Rs. 81,00,000/= (Rupees Eighty One Lacs Only)** which price includes the price for proportionate common area and facilities appurtenant to the said Flat.

3. On or before execution of these presents the Purchaser has paid a sum of **Rs. 31,00,000/= (Rupees Thirty One Lacs only)** as and by way of earnest money or part consideration (the receipt whereof is admitted and acknowledged by the Developers herein separately) **AND** the Purchaser hereby agrees to pay to the Developers the balance amount of **Rs. 50,00,000/- (Rupees Fifty Lacs Only)** shall be paid on or before 31/10/2011.

4. The Developers hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over possession of the said Flat to the Purchaser obtain from the concerned local authority occupation and/or completion certificates in respect of the Flat.



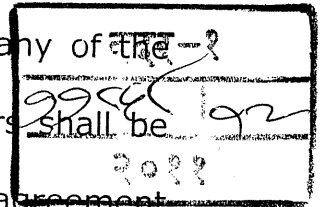
5. The Developers hereby declare that they are carrying out development and construction of the proposed building by utilizing balance F.S.I. and Transfer of Development Rights (i.e. T.D.R.) and the same is as per I.O.D. and sanctioned plans issued by M.C.G.M.
6. In case hereinafter, the Developers and/or Society are entitled to any additional Floor Space Index (FSI) the Developers are expressly authorized to construct the additional building or buildings on any part of the land more particularly described in the Schedule hereunder written as may be sanctioned by the Municipal Corporation of Greater Mumbai.
7. Any balance floor space index that shall remain unutilized after the building as envisaged with the plans sanctioned shall have been constructed on the said property, the apportionment of such extra Floor Space Index shall be exclusive rights of the Developers and their decision in this respect shall be final and binding on all the acquirers of the flat/Shop.
8. The Developers agree that before handing over possession of the Flat to the Purchaser the Developers shall get from the said Society full and true disclosure of the nature of the title to the said property as well as encumbrances if any including any right title, interest or claim of any party in or over the said property.
9. The Purchaser agree to pay to the Developers interest at 18% per annum on all the amounts which become due and payable by the Purchaser to the Developers under the terms of this



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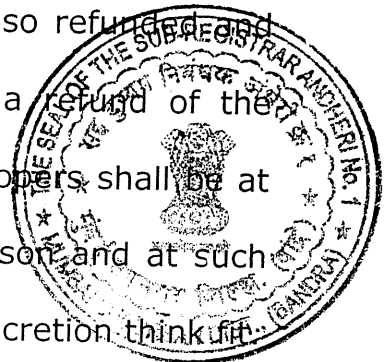
agreement from date the said amount payable by the Purchaser to the Developers.

10. On the Purchaser committing default in payment on due date of any amount and payable by the Purchaser to the Developer under this Agreement (including their proportionate share of taxes levied upon by the concerned local authority and other outgoings) and/or the Purchaser committing breach of any of the terms and conditions herein contained the Developers shall be entitled to at their option to terminate this agreement



PROVIDED ALWAYS that the Power of termination hereinbefore contained shall not be exercised by the Developers unless and until the Developers shall have given 15 days prior notice in writing of their intention to terminate this agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the agreement and defaults shall have been made by the Purchaser in remedying such breach or breaches within a reasonable time after giving such notice PROVIDED FURTHER that upon termination of this Agreement as aforesaid the Developers shall refund the Purchaser the installments of sale price of flat/Shop which may till then have been paid by the Purchaser to the Developers alongwith interest @ 9 % P.A. on the amount so refunded and upon the termination of this Agreement and a refund of the aforesaid amount by the Developers, the Developers shall be at liberty to dispose and sell the flats to such person and at such price as the Developers may in their absolute discretion think fit.

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11. The fixture fittings and amenities to be provided by the Developers in the said building and the Flat are those that are set out in **Annexure `4`** hereto.

12. The Developers shall give **possession** of Flat to the Purchaser on or before 31/12/2012. If the Developers fail or neglect to give possession of Flat as aforesaid on account of reasons beyond their control by the aforesaid or dates described in

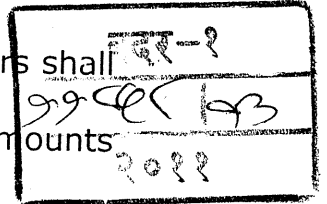
Section 8 of the said Act then in such event the Developers shall be liable on demand to refund to the Purchaser the amounts already received by the Developers in respect of Flat with simple

interest at the rate of 9% per annum from the date the Developers received the sum till the date the amounts and interest thereon are repaid provided that by mutual consent it is agreed that dispute whether the stipulations specified in section 8 have been satisfied or not will be referred to the Competent

Authority who will act as a Arbitrator. Till the entire amount and interest thereon is repaid by the Developers to the Purchaser he shall, subject to prior encumbrances if any, be a charge on the said property as well as construction of building in which the Flat is situate or were to be situated, PROVIDED THAT the

Developers shall be entitled to reasonable extension of time for giving possession of Flat on the aforesaid date, if the completion of the building in which the Flat is to be situate delayed on account of :

- i) non-availability of cement, steel, other building material, water or electricity supply.
- ii) War, civil commotion or act of God :



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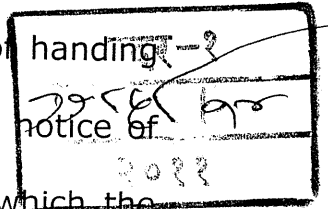


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iii) Any notice, order, rule notification of the Government and/or other public or competent authority.

iv) Any order of the Court, authority or stop work notice issued by M.C.G.M.

13. The Purchaser shall take possession of the Flat within 15 days of the Developers giving written notice to the Purchaser intimating that the said Flat is ready for use and occupation PROVIDED THAT if within a period of 18 months from the date of handing over Flat to the Purchaser, the Purchaser bring to the notice of the Developers any defect in the Flat or building in which the Flat is situate or the material used therein or any unauthorized change in the construction of the said building then, wherever possible such defect or unauthorized changes shall be rectified by the Developers at their own cost and in case it is not possible to rectify such defects or unauthorized changes, then the Purchaser shall be entitled to receive from the Developers reasonable compensation for such defect or change.



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14. The Purchaser agrees and undertakes to use the said Flat or any part thereof or permit the same to be used for the purpose of residence/commercial as the case may be. They shall use the parking space only for the purpose of keeping purchaser's own vehicle.

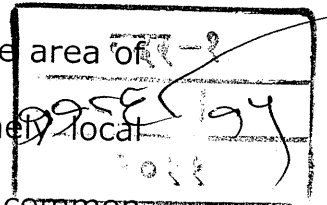


15. On completion of the development of the said property and after obtaining full occupancy certificate, the Developers shall nominate the Purchaser to be accepted by the Vireshwar Vihar Cc-Operative Housing Society Ltd. as the members and for which purpose the Purchaser shall from time to time sign and

[Handwritten signature]
[Handwritten signature]

execute application for membership and other papers and documents as may be required for becoming a member of the said society.

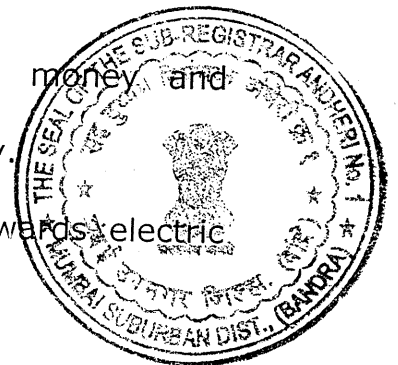
16. Commencing a week after Notice in writing is given by the Developers to the Purchaser that the Flat is ready for use and occupation the Purchaser shall be liable to bear and pay to the Society the proportionate share (i.e. in proportion to the area of Flat) of outgoing in respect of the said property namely local taxes, betterment charges, water charges, insurance, common light repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said building.



17. The Purchaser undertake to pay to the society monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

18. The Purchaser shall on or before delivery of possession of the said Flat keep deposited with the Developers and/or the Society as may be intimated by the Developers following amounts:

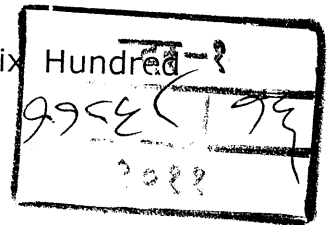
1. Rs. 650/= being amount towards share money and entrance fee for the application of the society.
2. Rs. 15,000/= being deposit or charges towards electric connection/ electric meter.
3. Rs. 15,000/= being deposits/charges towards water connection/ water charges/ water meter.



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4. Amount which ultimately being determined and found payable towards various statutory payments, taxes and charges as may be prevailing at the relevant time (subject to change).
5. Rs.10,000/= being legal fees.
6. Amount of being proportionate share in the capital property of the Society as may be determined by the Society.

Total Rs.40,650/- (Rupees Forty Thousands Six Hundred Fifty Only)



19. The Developers have informed the Purchaser that the said property described in the **Schedule - I** hereunder written is owned by the said Vireshwar Vihar Co-Operative Housing Society Ltd. On the completion of the said building and the Purchaser paying to the Developers all the moneys that may become due and payable as stated herein, and only after getting the full occupancy certificate the Developers shall arrange to admit the Purchaser as member of the said Society and cause to be allotted to the Purchaser the said Flat in accordance with the Bye-laws of the said Society PROVIDED THAT the Purchaser shall pay with prescribed form Rs. 650/= being the share money and Rs.100/= as Entrance fee of the said Society as if the Purchaser is eligible for the membership in terms of this Agreement and the Bye-laws of the said Society.

[Handwritten signatures]



20. The Purchaser shall be on being admitted as a members of the Society, bound by the bye-laws and the rules and regulations of

[Handwritten signatures]

the Virashwar Vihar Co-Operative Housing Society Ltd. for the time being in force.

21. The Purchaser or himself with intention to bring all persons into whomsoever hands the Flat may come doth hereby covenant with the Developers as follows :-

a) To maintain the Flat at Purchaser own cost in good

| |
|------------|
| 37-2 |
| date of 26 |
| 2022 |

 possession of the Flat is taken and shall not do or suffered to be done anything in or to the building which the Flat is situated, stair case or any passages which may be against the rules, regulations or byelaws or concerned local or any other authority or change/alter or make addition in or to the building in which the Flat is situated and the Flat itself or any part thereof :

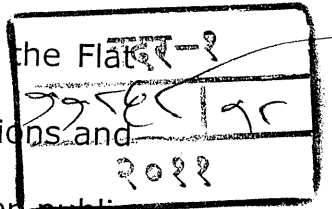
b) Not to store in the Flat any goods which of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages whose upper floors which may damage or likely to damage the stair cases, common passages or any other structure of the building in which the Flat is situated, including entrances of the building in which the Flat is situated and in case any damage is caused to the building in which the Flat is situated or the Flat on account of negligence or default of the Flat of the Purchaser in this behalf, the



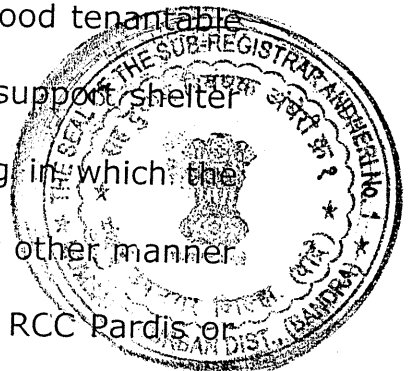
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Purchaser/s shall be liable for the consequences of the breach.

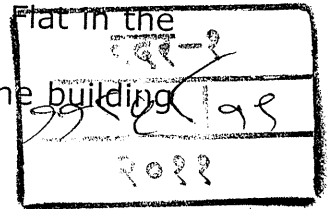
- c) To carry at his own cost all internal repairs to the said Flat and maintain the Flat in the same conditions, state and order in which it was delivered by the Developers to the Purchaser/s and shall not do or suffer to be done anything in or the Building in which the Flat is situated or the Flat which may be governed with the rules and regulations and bye-laws of the concerned local authority to other public authority. And in the event of the Purchaser/s committing any act in contravention of the above provision, the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.



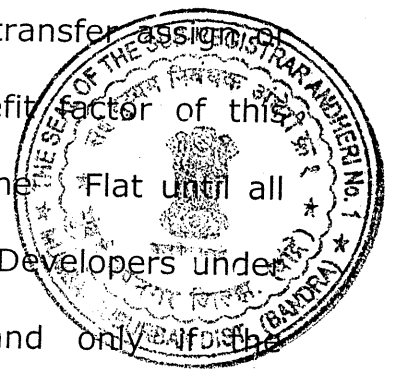
- d) Not to demolish or cause to be demolished the Flat or any part thereof or at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat or any part thereof, nor any alteration in the elevation and outside colour schemes of the building in which the Flat is situated and shall keep the portion, sewers, drains, pipes in the Flat and appurtenances thereto in good tenable repair condition and in particular so as to support, shelter and protect the other parts of the building in which the Flat is situated and shall not chisel or in any other manner damage to columns, beams, walls, slabs or RCC Partis or other structural members in the Flat without the prior written permission of the Developers and/or the Society.



- e) 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 Flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the said land and the building in which the Flat is/are situated.
- g) Pay to the Developers within 7 days of demand by the Developers his share of security deposit demanded by concerned local authority or Government for giving water, electricity or any other services connection to the building in which the Flat is situate.
- h) To bear and pay increase in local taxes, water charges insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority on account of change of user of the Flat by the Purchaser/s.
- i) The Purchaser/s shall not let, sub-let, transfer, assign or part with Purchaser/s interest or benefit factor of this Agreement or part with possession of the Flat until all dues payable by the Purchaser/s to the Developers under this Agreement are fully paid up and only if the Purchaser/s has not been guilty of breach of or non-observance of any of the terms and conditions of this



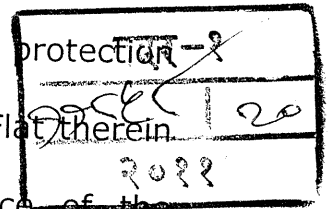
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agreement and until the Purchaser/s has/have intimated in writing to the Developers and obtained the No objection of the Developers in writing.

- j) The Purchaser/s shall observe and perform all the rules and regulations which the Society may adopt at its inception and the addition alteration or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Flat therein and for the observance and the performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and of government and other public bodies. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupation and use of the Flat of the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.



Handwritten signature or initials.

- k) To allow the Developers with their servants and agents in the said Flat or any part thereof to carry out the necessary repairs to the buildings and/or the Flat.

22. The Developers shall maintain separate account in respect of sums received by the Developers from the Purchaser/s as advance or deposit, sums received towards the outgoings, legal charges, etc. and shall utilize the amount only for the purposes for which they have been received.



Handwritten signature or initials.

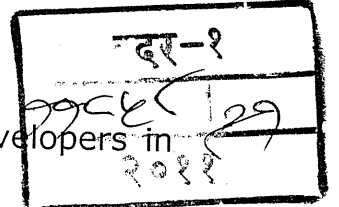
23. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in Law of the said Flat or of the said property and building or any part thereof. The Purchaser/s shall have no claim save and except in respect of the Flat hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, stair-case, terrace, recreation space, etc. will remain the property of the Society.

24. Any delay tolerated or indulgence shown by the Developers in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser/s by the Developers shall not be construed as a waiver on the part of the Developers or any breach of non-compliance of any of the terms and conditions of this Agreement by the Purchaser/s nor shall the same in any manner prejudice the rights of the Developers.

25. The Purchaser/s shall present this Agreement to the proper registration office for registration within the time limit prescribed by the Registration Act and the Developers attend such office on being informed by the person/s admit execution thereof. The stamp duty and registration charges, if any, payable for registration of this agreement shall be borne and paid by the Purchaser/s alone.

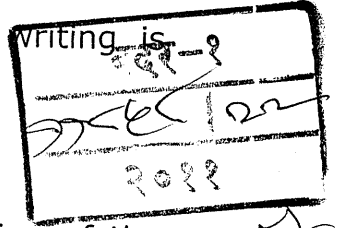
26. All notice to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s by Registered A.D. Post Under Certificate of posting at his/her address specified below :-

A-301, Mangal Villa, Tejpal Road,
Vile Parle(East), Mumbai- 400 057.



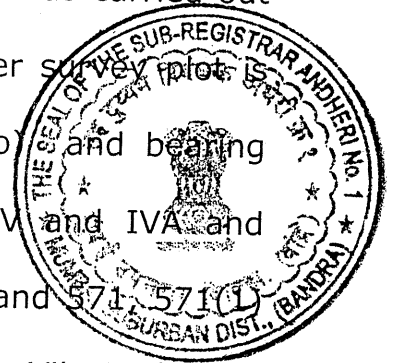
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27. It is also understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to the terrace Flat in the said building, if any, shall belong exclusively to the respective Purchaser/s of the terrace Flat and such terrace spaces are intended for the exclusive use of the respective terrace Flat Purchaser/s. The said terrace shall not be enclosed by the Purchaser/s till the permission in writing is obtained from the concerned local authority.
28. The Agreement shall always be subject to the provision of the Maharashtra Ownership Flats Act, 1963 and the Rules made there under/ the said Act the Rules made there under.



THE FIRST SCHEDULE HEREINABOVE REFERRED TO

All that piece and parcel of land or ground with the messuages, tenement or dwelling house including an outhouse standing thereon situate, lying and being at Tejpal Road, Vile Parle in the Registration Sub-District Bandra, District Bombay Suburban containing by admeasurements about 1213 sq. yards equivalent to 1014.50 sq. mtrs. (As there was a road setback in the plot, survey was carried out by M/s. Rajan D. Hate, Licensed Surveyor and as per survey plan bearing 917.47 sq. mt. plan is annexed hereto) and bearing Final Plot No.6 of the Town Planning Scheme No.IV and IVA and bearing Municipal "K" Ward Nos.570, 570(1), 570(2) and 571(1) to 571(8), Street Nos. 54, 55 and 56 at Tejpal Road, Vile Parle (E), Mumbai 400 057, and bounded as follows :-



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On or towards the East : By the Public Road
On or towards the West : Partly by Tejpal Road and partly by Plot
No.4
On or towards the North : By Plot No.16 of the Scheme
On or towards the South : By Plot No.5 (part) and 4 (part) of the
Scheme

THE SECOND SCHEDULE ABOVE REFERRED TO:

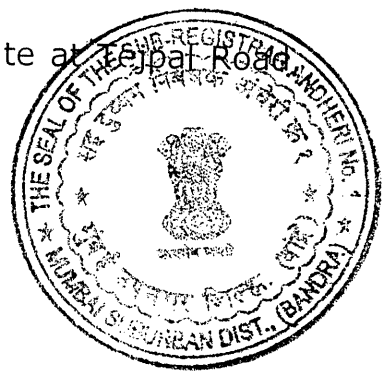


ALL THAT new residential **Flat No. 801/A on 8th floor** admeasuring **778 sq. ft. Usable Carpet area** which is inclusive of area of Elevation area and balconies along with 1 stack Parking in the stilt in **"Vireshwar Vihar Co-Operative Housing Society Ltd."** at Tejpal Road, Vile Parle (E), Mumbai 400 057. The said new building will be constructed on the plot of land or ground bearing Final Plot No.6 of the Town Planning Scheme No.IV and IVA and bearing Municipal "K" Ward Nos.570, 570(1), 570(2) and 571, 571(1) to 571(8), Street Nos. 54, 55 and 56 of Village - Vile Parle (East), Taluka - Andheri, Dist. - Mumbai Suburban admeasuring about admeasurements about 1213 sq. yards equivalent to 1014.50 sq. mtrs. as per P.R. Card, bearing Municipal assessment under "K (EAST)" Ward situate at Tejpal Road Vile Parle (E), Mumbai 400 057.

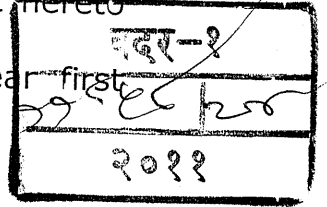
→ MS

A

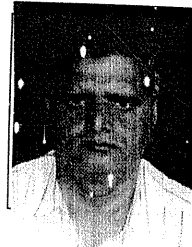
MS A



IN WITNESS WHEREAS the parties of the Second Part hereto set and subscribed their hand on the day, month and year first hereinabove written.



SIGNED SEALED AND DELIVERED by)
the withinnamed 'THE DEVELOPERS')
M/S. PRATHAM ASSOCIATES)
through its Partner)
Shri NARESH BAROT)
P.A.N.:- AALFP0808L)
in the presence of)



T. S. SHARMA

Signature

SIGNED SEALED AND DELIVERED by the)
withinnamed "THE PURCHASERS")
MRS. PRAVINA R. SHAH)
AMRPS9479G)
in the presence of)



Witnesses :-

1. *T. S. SHARMA*
- 2.

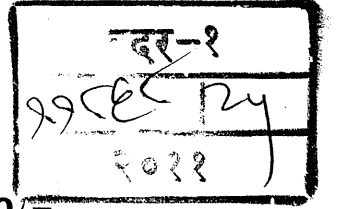
Mrs. Pravina R. Shah

(Signature)



RECEIPT FOR PART CONSIDERATION

RECEIVED from Withinnamed)
Purchaser/s a sum of Rs. 31,00,000/=)
(Rupees Thirty One Lacs only))
by cheques, the details whereof)
are as under being earnest money/part)
payment/full consideration payable in respect)
of Flat No. **801/A** on **8th** floor in)
Vireshwar Vihar Co-operative Housing Society Ltd.)
at Tejpal Road, Vile Parle (E), Mumbai 400 057)
as agreed to be sold on ownership basis)
to the Purchaser/s under this Agreement) Rs. **31,00,000/=**



| Sr. No. | Cheque No. | Date | Amount | Bank/Branch |
|---------|------------|------------|--------------------|-------------|
| 1. | RTGS | 12.09.2011 | 25,00,000 | VIJAYA BANK |
| 2. | RTGS | 21.09.2011 | 6,00,000 | VIJAYA BANK |
| | | Total Rs. | 31,00,000/- | |

We say received
For **M/S. PRATHAM ASSOCIATES**

A handwritten signature in black ink, appearing to read 'Naresh Barot'.

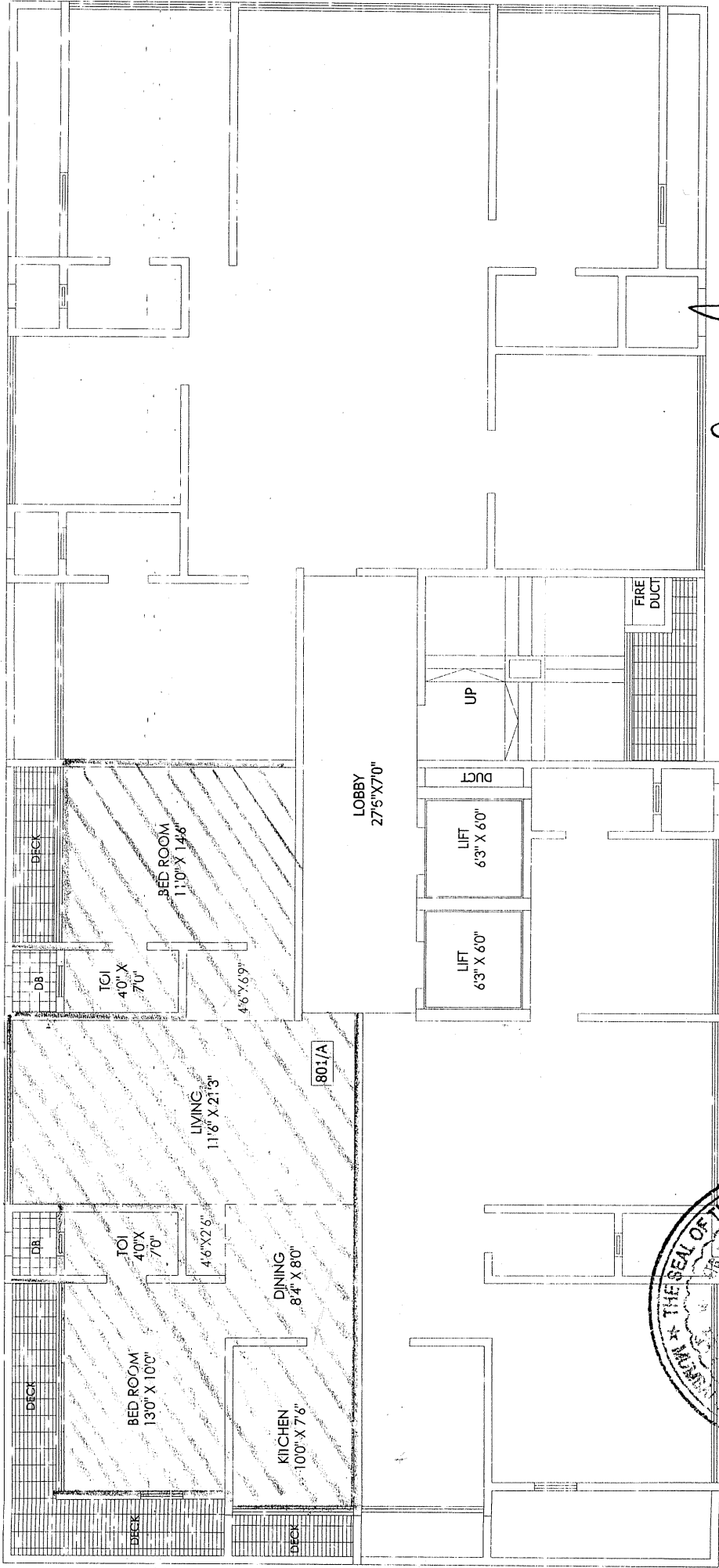
Shri NARESH BAROT
(Partners)

Witnesses :-

- 1.
- 2.



AREA = 778.00 SQFT.
DECK = 149.00 SQFT.
D.B. = 25.00 SQFT.



9.15 M WIDE THANEWALA LANE

13.40 M WIDE TEJPAL ROAD



Pratham

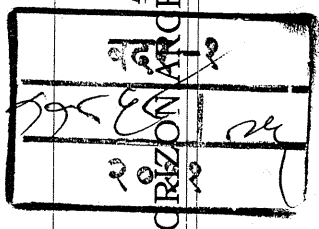
EIGHTH FLOOR PLAN

VIRESHWAR VIHAR CO.OP SOCIETY

TEJPAL ROAD, VILE PARLE (EAST),

DEVELOPERS
PRATHAM ASSOCIATES

ARCHITECT
SQUARE HORIZON ARCHITECTS



MUNICIPAL CORPORATION OF GREATER MUMBAI

CE /8213/WS/AK of

To
M/s. Horizon Architects,
Flat No. 2-E, 2nd Floor,
Laxmi Niwas, Near Akrutierica,
Shradhanand Road, Vileparle (East),
Mumbai - 400067.

Ex. Engineer Bldg. Proposal (A
H and K Wards
Municipal Office, R. K. Patkar Marg
Bandra (West), Mumbai - 400 050

- 5 AUG 2011

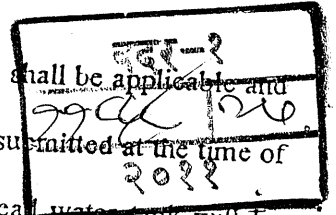
Sub:- Proposed residential building on plot bearing C.T.S. No. 570,
570/1 & 2, 571, 571/1 to 8 of Village Vileparle (East), F.P.No.6,
TPS-IV and IV-A at Tejpal Road, Vileparle (East), Mumbai.

Sir,

Ref: Your letter dated -

There is no objection to your carrying out the work as per amended plans submitted by you vide your letter under reference subject to the following conditions:-

- 1) All the objections of this office L.O.D. under even no. dated 13/9/10 shall be complied with.
- 2) The changes proposed shall be shown on the canvas mounted plans to be submitted at the time of B.C.C.
- 3) That every part of the building constructed and more particularly overhead water tank will be provided with proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
- 4) That the infrastructural works, such as; construction of hand holes / panholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall be provided.
- 5) That the regulation No.45 and 46 of D.C.Reg.1991 shall be complied with.
- 6) That the letter box shall be provided at the ground floor for all the tenements.
- 7) That the owner/developer shall not hand over the possession to the prospective buyers before obtaining occupation permission.
- 8) That no main beam in R.C.C. framed structure shall be less than 230 mm. wide. The size of the columns shall also be governed as per the applicable I.S. Codes.
- 9) That all the cantilevers [projections] shall be designed for five times the load as per I.S. code 1993-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
- 10) That the R.C.C. framed structures, the external walls shall not be less than 230 mm, if in brick masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No.CE/5591 of 15.4.1974.
- 11) That the authorized Pvt. Pest Control Agency to give anti malaria treatment shall be appointed in consultation with P.C.O.[K/E]
- 12) That the RUT shall be submitted by the developer to sell the tenements/flats on carpet area basis only and to abide by the provision of MOFA (Act) amended upto date and the I.B. indemnifying the MCGM and its employees from any legal complications arising due to MOFA, will not be submitted.
- 13) That the revised R.C.C. drawing/designs, calculations shall be submitted through Licensed Structural Engineer.
- 14) That the condition of revised bye-law 4[c] shall be complied with.
- 15) That the N.O.C. from A.A.& C. (K/East Ward) shall be submitted.



1-5 AUG 2011

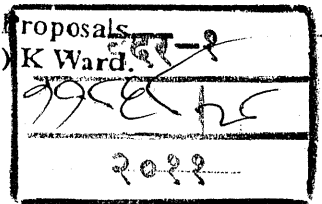
Ex. Engineer Bldg. Proposal (W.S.
H and K Wards
Municipal Office, R. K. Patkar Marg.
Bandra (West), Mumbai - 400 050

- 15) That "All Dues Clearance Certificate" related to H.E.'s dept. from the concerned A.E.W.W. [K/East ward] shall be submitted before applying for C.C.
- 17) That the N.O.C. from Civil Aviation shall be submitted.
- 13) That all the payments shall be made.
- 19) That the testing of building material to be used on the subject work shall be done and results of the same will be submitted periodically.
- 20) That the quality control for building work / for structural work / supervision of the work shall be done and certificate to that effect shall be submitted periodically in proforma.
- 21) That the N.O.C. from H.E. Department shall be submitted.
- 22) That the C.C. shall be got re-endorsed as per amended plans.

One set of plans in token of approval is enclosed herewith.


Yours faithfully,

sd/-
Executive Engineer, Building Proposals
(Western Suburbs) K Ward.



- Copy to: 1] Owner: The Secretary, Vireshwar Vihar Co.Op.Hsg.Society.
2] Assistant Commissioner, K/East Ward.
3] A.E.W.W./K/East Ward.

Forwarded for information please


E.E.B.P. (W.S.) K Ward.



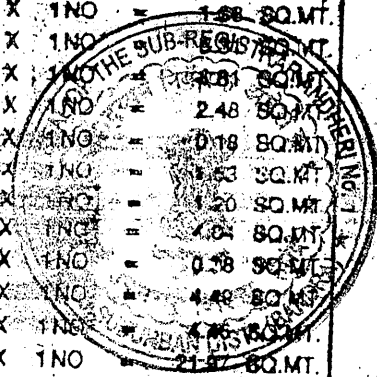
| BUILT UP AREA CALCULATION | | | | | |
|---------------------------|-------|------|-------|-------------------|---------------------|
| FIRST FLOOR | | | | | |
| ADDITION | | | | | |
| A) | 27.05 | X | 11.55 | X | 1NO = 312.43 SQ.MT. |
| TOTAL ADDITION | | | | | = 312.43 SQ.MT. |
| DEDUCTIONS | | | | | |
| 1) | 3.05 | X | 1.17 | X | 1NO = 4.62 SQ.MT. |
| 2) | 1.50 | X | 0.60 | X | 1NO = 0.90 SQ.MT. |
| 3) | 3.65 | X | 1.00 | X | 1NO = 3.65 SQ.MT. |
| 4) | 1.35 | X | 1.15 | X | 1NO = 1.55 SQ.MT. |
| 5) | 3.35 | X | 2.20 | X | 1NO = 7.37 SQ.MT. |
| 6) | 8.20 | X | 1.15 | X | 1NO = 9.43 SQ.MT. |
| 7) | 1.35 | X | 0.90 | X | 1NO = 1.22 SQ.MT. |
| 8) | 2.45 | X | 0.95 | X | 1NO = 2.32 SQ.MT. |
| 9) | 2.97 | X | 2.30 | X | 1NO = 6.83 SQ.MT. |
| 10) | 3.10 | X | 0.10 | X | 1NO = 0.31 SQ.MT. |
| 11) | 1.05 | X | 0.90 | X | 1NO = 0.95 SQ.MT. |
| 12) | 1.20 | X | 1.65 | X | 1NO = 1.98 SQ.MT. |
| 13) | 3.05 | X | 2.07 | X | 1NO = 6.31 SQ.MT. |
| 14) | 4.58 | X | 1.05 | X | 1NO = 4.81 SQ.MT. |
| 15) | 3.65 | X | 0.68 | X | 1NO = 2.48 SQ.MT. |
| 16) | 1.35 | X | 0.13 | X | 1NO = 0.18 SQ.MT. |
| 17) | 3.65 | X | 0.42 | X | 1NO = 1.53 SQ.MT. |
| 18) | 1.20 | X | 2.00 | X | 1NO = 2.40 SQ.MT. |
| 19) | 4.10 | X | 0.95 | X | 1NO = 3.90 SQ.MT. |
| 20) | 2.30 | X | 0.75 | X | 1NO = 1.73 SQ.MT. |
| 21) | 2.45 | X | 0.60 | X | 1NO = 1.47 SQ.MT. |
| 22) | 4.70 | X | 2.30 | X | 1NO = 10.81 SQ.MT. |
| E) | 4.70 | X | 2.30 | X | 1NO = 10.81 SQ.MT. |
| D) | 3.80 | X | 1.00 | X | 1NO = 8.80 SQ.MT. |
| LL) | 9.55 | X | 2.30 | X | 1NO = 21.97 SQ.MT. |
| ST) | 3.65 | X | 3.90 | X | 1NO = 14.24 SQ.MT. |
| 4.05 | X | 1.85 | X | 1NO = 8.97 SQ.MT. | |

| BUILT UP AREA CALCULATION | | | | | |
|---------------------------|-------|---|-------|---|---------------------|
| FIFTH FLOOR | | | | | |
| ADDITION | | | | | |
| D) | 27.22 | X | 11.55 | X | 1NO = 314.39 SQ.MT. |
| TOTAL ADDITION | | | | | = 314.39 SQ.MT. |
| DEDUCTIONS | | | | | |
| 1) | 4.10 | X | 1.17 | X | 1NO = 4.80 SQ.MT. |
| 2) | 1.50 | X | 0.60 | X | 1NO = 0.90 SQ.MT. |
| 3) | 3.65 | X | 1.00 | X | 1NO = 3.65 SQ.MT. |
| 4) | 12.80 | X | 1.15 | X | 1NO = 14.84 SQ.MT. |
| 5) | 1.35 | X | 0.90 | X | 1NO = 1.22 SQ.MT. |
| 6) | 0.02 | X | 3.35 | X | 1NO = 0.10 SQ.MT. |
| 7) | 4.75 | X | 0.97 | X | 1NO = 4.61 SQ.MT. |
| 8) | 3.12 | X | 0.10 | X | 1NO = 0.31 SQ.MT. |
| 9) | 1.05 | X | 0.90 | X | 1NO = 0.95 SQ.MT. |
| 10) | 1.20 | X | 1.65 | X | 1NO = 1.98 SQ.MT. |
| 11) | 3.05 | X | 2.07 | X | 1NO = 6.31 SQ.MT. |
| 12) | 1.05 | X | 4.58 | X | 1NO = 4.81 SQ.MT. |
| 13) | 3.65 | X | 0.68 | X | 1NO = 2.48 SQ.MT. |
| 14) | 1.35 | X | 0.13 | X | 1NO = 0.18 SQ.MT. |
| 15) | 3.65 | X | 0.42 | X | 1NO = 1.53 SQ.MT. |
| 16) | 1.20 | X | 1.00 | X | 1NO = 1.20 SQ.MT. |
| 17) | 4.25 | X | 0.95 | X | 1NO = 4.04 SQ.MT. |
| 18) | 0.15 | X | 2.50 | X | 1NO = 0.38 SQ.MT. |
| 19) | 0.80 | X | 2.30 | X | 1NO = 1.84 SQ.MT. |
| 20) | 0.75 | X | 2.45 | X | 1NO = 1.84 SQ.MT. |
| LL) | 9.55 | X | 2.30 | X | 1NO = 21.97 SQ.MT. |
| ST) | 3.65 | X | 3.90 | X | 1NO = 14.24 SQ.MT. |
| L) | 4.85 | X | 1.85 | X | 1NO = 8.97 SQ.MT. |
| TOTAL DEDUCTION | | | | | = 108.86 SQ.MT. |
| TOTAL BUILT UP AREA | | | | | = 205.53 SQ.MT. |

| BUILT UP AREA CALCULATION | | | | | |
|---------------------------|-------|---|-------|---|---------------------|
| SECOND FLOOR | | | | | |
| ADDITION | | | | | |
| B) | 27.22 | X | 11.55 | X | 1NO = 314.39 SQ.MT. |
| TOTAL ADDITION | | | | | = 314.39 SQ.MT. |
| DEDUCTIONS | | | | | |
| 1) | 4.10 | X | 1.17 | X | 1NO = 4.80 SQ.MT. |
| 2) | 1.50 | X | 0.60 | X | 1NO = 0.90 SQ.MT. |
| 3) | 3.65 | X | 1.00 | X | 1NO = 3.65 SQ.MT. |
| 4) | 1.35 | X | 1.15 | X | 1NO = 1.55 SQ.MT. |
| 5) | 3.35 | X | 2.20 | X | 1NO = 7.37 SQ.MT. |
| 6) | 8.20 | X | 1.15 | X | 1NO = 9.43 SQ.MT. |
| 7) | 1.35 | X | 0.90 | X | 1NO = 1.22 SQ.MT. |
| 8) | 4.75 | X | 0.97 | X | 1NO = 4.61 SQ.MT. |
| 9) | 3.12 | X | 0.10 | X | 1NO = 0.31 SQ.MT. |
| 10) | 1.05 | X | 0.90 | X | 1NO = 0.95 SQ.MT. |
| 11) | 1.20 | X | 1.65 | X | 1NO = 1.98 SQ.MT. |
| 12) | 3.05 | X | 2.07 | X | 1NO = 6.31 SQ.MT. |
| 13) | 1.05 | X | 4.58 | X | 1NO = 4.81 SQ.MT. |
| 14) | 3.65 | X | 0.68 | X | 1NO = 2.48 SQ.MT. |
| 15) | 1.35 | X | 0.13 | X | 1NO = 0.18 SQ.MT. |
| 16) | 3.65 | X | 0.42 | X | 1NO = 1.53 SQ.MT. |
| 17) | 1.20 | X | 1.00 | X | 1NO = 1.20 SQ.MT. |
| 18) | 4.25 | X | 0.95 | X | 1NO = 4.04 SQ.MT. |
| 19) | 0.15 | X | 2.50 | X | 1NO = 0.38 SQ.MT. |
| 20) | 0.80 | X | 2.30 | X | 1NO = 1.84 SQ.MT. |
| LL) | 9.55 | X | 2.30 | X | 1NO = 21.97 SQ.MT. |
| ST) | 3.65 | X | 3.90 | X | 1NO = 14.24 SQ.MT. |
| L) | 4.85 | X | 1.85 | X | 1NO = 8.97 SQ.MT. |
| TOTAL DEDUCTION | | | | | = 107.99 SQ.MT. |
| TOTAL BUILT UP AREA | | | | | = 206.40 SQ.MT. |

| BUILT UP AREA CALCULATION | | | | | |
|---------------------------|-------|---|-------|---|---------------------|
| SIXTH FLOOR | | | | | |
| ADDITION | | | | | |
| F) | 27.22 | X | 11.55 | X | 1NO = 314.39 SQ.MT. |
| TOTAL ADDITION | | | | | = 314.39 SQ.MT. |
| DEDUCTIONS | | | | | |
| 1) | 4.10 | X | 1.17 | X | 1NO = 4.80 SQ.MT. |
| 2) | 1.50 | X | 0.60 | X | 1NO = 0.90 SQ.MT. |
| 3) | 3.65 | X | 1.00 | X | 1NO = 3.65 SQ.MT. |
| 4) | 12.80 | X | 1.15 | X | 1NO = 14.84 SQ.MT. |
| 5) | 1.35 | X | 0.90 | X | 1NO = 1.22 SQ.MT. |
| 6) | 0.02 | X | 3.35 | X | 1NO = 0.10 SQ.MT. |
| 7) | 4.75 | X | 0.97 | X | 1NO = 4.61 SQ.MT. |
| 8) | 3.12 | X | 0.10 | X | 1NO = 0.31 SQ.MT. |
| 9) | 1.05 | X | 0.90 | X | 1NO = 0.95 SQ.MT. |
| 10) | 1.20 | X | 1.65 | X | 1NO = 1.98 SQ.MT. |
| 11) | 3.05 | X | 2.07 | X | 1NO = 6.31 SQ.MT. |
| 12) | 1.05 | X | 4.58 | X | 1NO = 4.81 SQ.MT. |
| 13) | 3.65 | X | 0.68 | X | 1NO = 2.48 SQ.MT. |
| 14) | 1.35 | X | 0.13 | X | 1NO = 0.18 SQ.MT. |
| 15) | 3.65 | X | 0.42 | X | 1NO = 1.53 SQ.MT. |
| 16) | 1.20 | X | 1.00 | X | 1NO = 1.20 SQ.MT. |
| 17) | 4.25 | X | 0.95 | X | 1NO = 4.04 SQ.MT. |
| 18) | 0.15 | X | 2.50 | X | 1NO = 0.38 SQ.MT. |
| 19) | 0.80 | X | 2.30 | X | 1NO = 1.84 SQ.MT. |
| 20) | 0.82 | X | 2.45 | X | 1NO = 2.01 SQ.MT. |
| LL) | 9.55 | X | 2.30 | X | 1NO = 21.97 SQ.MT. |
| ST) | 3.65 | X | 3.90 | X | 1NO = 14.24 SQ.MT. |
| L) | 4.85 | X | 1.85 | X | 1NO = 8.97 SQ.MT. |
| TOTAL DEDUCTION | | | | | = 113.89 SQ.MT. |
| TOTAL BUILT UP AREA | | | | | = 200.50 SQ.MT. |

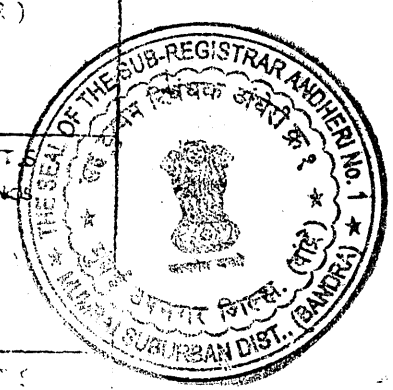
| BUILT UP AREA CALCULATION | | | | | |
|---------------------------|--|--|--|--|-----------|
| 7TH FLOOR | | | | | |
| ADDITION | | | | | |
| [Empty] | | | | | |
| TOTAL ADDITION | | | | | = [Empty] |
| DEDUCTIONS | | | | | |
| [Empty] | | | | | |
| TOTAL DEDUCTION | | | | | = [Empty] |
| TOTAL BUILT UP AREA | | | | | = [Empty] |



CARPET AREA CALCULATIONS

| FLAT NO. | ROOM | CARPET AREA (IN SQ. MT.S) | |
|----------|---------------------------------|---------------------------------------------------------------------|--|
| 101 | LIV = 3.50 x 5.16 = 18.13 | 48.94 SQ. MT.S 1 FLOOR X 1 Nos. = 1 Nos. (1ST FLOOR) | |
| | KIT = 3.05 x 2.30 = 7.02 | | |
| | POOJA RM. = 3.80 x 2.20 = 8.36 | | |
| | LOBBY = 1.50 x 1.30 = 1.95 | | |
| | TOIL = 1.20 x 2.15 = 2.58 | | |
| | STUDY = 3.35 x 2.43 = 8.14 | | |
| | TOIL = 1.20 x 2.30 = 2.76 | | |
| 102 | LIV = 3.50 x 3.35 = 11.73 | 32.24 SQ. MT.S 1 FLOOR X 1 Nos. = 1 Nos. (1ST FLOOR) | |
| | KIT = 3.35 x 2.15 = 7.20 | | |
| | LOBBY = 1.35 x 1.20 = 1.62 | | |
| | TOIL = 1.20 x 1.85 = 2.22 | | |
| | POOJA RM. = 3.50 x 1.88 = 6.58 | | |
| | TOIL = 1.20 x 1.45 = 1.74 | | |
| | LOBBY = 1.35 x 0.85 = 1.15 | | |
| 103 | LIV = 3.20 x 4.35 = 13.92 | 50.47 SQ. MT.S 1 FLOOR X 1 Nos. = 2 Nos. (1ST FLOOR) | |
| | KIT = 3.40 x 3.05 = 10.37 | | |
| | DIN = 3.95 x 2.30 = 9.08 | | |
| | TOIL = 1.20 x 2.15 = 2.58 | | |
| | CHIL. BED = 3.35 x 3.20 = 10.72 | | |
| | TOIL = 1.20 x 2.15 = 2.58 | | |
| | LOBBY = 1.35 x 0.90 = 1.21 | | |
| | | | |
| 104 | LIV = 2.90 x 3.53 = 10.24 | 31.49 SQ. MT.S 1 FLOOR X 1 Nos. = 1 Nos. (1ST FLOOR) | |
| | KIT = 2.82 x 3.05 = 8.60 | | |
| | DIN = 2.25 x 2.30 = 5.17 | | |
| | BATH = 1.05 x 1.50 = 1.58 | | |
| | W.C. = 0.90 x 1.20 = 1.08 | | |
| | LOBBY = 0.90 x 0.90 = 0.81 | | |
| 202 | LOBBY = 1.50 x 1.30 = 1.95 | 28.63 SQ. MT.S 1 FLOOR X 1 Nos. = 1 Nos. (2ND FLOOR) | |
| | TOIL = 1.20 x 2.15 = 2.58 | | |
| | STUDY = 3.35 x 2.43 = 8.14 | | |
| | TOIL = 1.20 x 2.30 = 2.76 | | |
| | | | |
| 203 | LIV = 3.50 x 3.35 = 6.85 | 50.53 SQ. MT.S 1 FLOOR X 1 Nos. = 1 Nos. (2ND FLOOR) | |
| | KIT = 3.35 x 2.15 = 5.50 | | |
| | LOBBY = 1.35 x 1.20 = 2.55 | | |
| | TOIL = 1.20 x 1.85 = 3.05 | | |
| | POOJA RM. = 3.95 x 1.88 = 5.83 | | |
| | TOIL = 1.20 x 1.45 = 2.65 | | |
| | LOBBY = 1.35 x 0.85 = 2.20 | | |
| 204 | LIV = 3.20 x 4.35 = 13.92 | 50.53 SQ. MT.S 1 FLOOR X 1 Nos. = 1 Nos. (2ND FLOOR) | |
| | KIT = 3.42 x 3.05 = 10.43 | | |
| | DIN = 3.95 x 2.30 = 9.08 | | |
| | TOIL = 1.20 x 2.15 = 2.58 | | |
| | CHIL. BED = 3.35 x 3.20 = 10.72 | | |
| | TOIL = 1.20 x 2.15 = 2.58 | | |
| | LOBBY = 1.35 x 0.90 = 1.21 | | |
| 301/401 | LIV = 2.90 x 3.53 = 10.24 | 37.71 SQ. MT.S 1 FLOOR X 1 Nos. = 1 Nos. (2ND FLOOR) | |
| | KIT = 2.82 x 3.05 = 8.60 | | |
| | DIN = 2.25 x 2.30 = 5.17 | | |
| | BATH = 1.05 x 1.50 = 1.58 | | |
| | W.C. = 0.90 x 1.20 = 1.08 | | |
| | LOBBY = 0.90 x 0.90 = 0.81 | | |
| 301/401 | LIV = 3.50 x 5.16 = 18.13 | 50.41 SQ. MT.S 2 FLOOR X 1 Nos. = 2 Nos. (3RD & 4TH FLOOR) | |
| | KIT = 3.05 x 2.30 = 7.02 | | |
| | DIN = 3.95 x 2.30 = 9.08 | | |
| | TOIL = 1.20 x 2.15 = 2.58 | | |
| | STUDY = 3.35 x 2.43 = 8.14 | | |

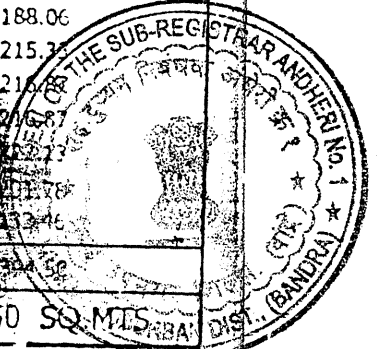
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२९-११-१३९
२०११



| | | | | | | |
|-------------------------------|-----------|---|-------------|---|-------|---------------------------------------------------------------------|
| | W.C. | = | 1.20 x 1.45 | = | 2.65 | |
| | LOBBY | = | 1.35 x 0.85 | = | 2.20 | |
| 303 | LIV | = | 3.20 x 4.35 | = | 13.92 | 50.53 SQ. MT.S 1 FLOOR X 1 Nos. = 1 Nos. (2ND FLOOR) |
| | KIT | = | 3.42 x 3.05 | = | 10.43 | |
| | DIN | = | 3.95 x 2.30 | = | 9.08 | |
| | TOIL | = | 1.20 x 2.15 | = | 2.58 | |
| | CHIL. BED | = | 3.35 x 3.20 | = | 10.72 | |
| | TOIL | = | 1.20 x 2.15 | = | 2.58 | |
| 304 | LIV | = | 2.90 x 3.53 | = | 10.24 | 37.71 SQ. MT.S 1 FLOOR X 1 Nos. = 1 Nos. (2ND FLOOR) |
| | KIT | = | 2.82 x 3.05 | = | 8.60 | |
| | DIN | = | 4.25 x 2.30 | = | 9.77 | |
| | BATH | = | 1.05 x 1.50 | = | 1.58 | |
| | W.C. | = | 1.20 x 0.90 | = | 1.08 | |
| | LOBBY | = | 0.90 x 0.90 | = | 0.81 | |
| 301/401 | LIV | = | 3.50 x 5.11 | = | 17.89 | 50.41 SQ. MT.S 2 FLOOR X 1 Nos. = 2 Nos. (3RD & 4TH FLOOR) |
| | KIT | = | 3.50 x 2.27 | = | 7.95 | |
| | DIN | = | 4.55 x 2.27 | = | 10.33 | |
| | TOIL | = | 1.20 x 2.15 | = | 2.58 | |
| | STUDY | = | 3.35 x 2.45 | = | 8.21 | |
| | TOIL | = | 1.20 x 2.30 | = | 2.76 | |
| 302/402 | LIV | = | 3.50 x 4.50 | = | 15.75 | 32.47 SQ. MT.S 2 FLOOR X 1 Nos. = 2 Nos. (3RD & 4TH FLOOR) |
| | KIT | = | 4.70 x 2.30 | = | 10.81 | |
| | DIN | = | 3.95 x 1.80 | = | 7.11 | |
| | TOIL | = | 1.20 x 2.45 | = | 2.94 | |
| | BED | = | 3.35 x 3.20 | = | 10.72 | |
| | TOIL | = | 1.20 x 1.80 | = | 2.16 | |
| | LOBBY | = | 1.35 x 1.20 | = | 1.62 | |
| 3/403 | LIV | = | 3.20 x 4.35 | = | 13.92 | 50.53 SQ. MT.S 2 FLOOR X 1 Nos. = 2 Nos. (3RD & 4TH FLOOR) |
| | KIT | = | 3.42 x 3.05 | = | 10.43 | |
| | DIN | = | 3.95 x 2.30 | = | 9.08 | |
| | TOIL | = | 1.20 x 2.15 | = | 2.58 | |
| | CHIL. BED | = | 3.35 x 3.20 | = | 10.72 | |
| | TOIL | = | 1.20 x 2.15 | = | 2.58 | |
| | LOBBY | = | 1.35 x 0.90 | = | 1.22 | |
| 304/404 | LIV | = | 2.90 x 3.53 | = | 10.24 | 32.08 SQ. MT.S 2 FLOOR X 1 Nos. = 2 Nos. (3RD & 4TH FLOOR) |
| | KIT | = | 2.82 x 3.05 | = | 8.60 | |
| | DIN | = | 4.25 x 2.30 | = | 9.77 | |
| | BATH | = | 1.05 x 1.50 | = | 1.58 | |
| | W.C. | = | 0.90 x 1.20 | = | 1.08 | |
| | LOBBY | = | 0.90 x 0.90 | = | 0.81 | |
| TOTAL NOS. OF FLATS = 16 Nos. | | | | | | |

303
304
302/402
3/403
304/404

| SUMMARY | | FLOOR AREA | EXCESS AREA | FLOOR AREA |
|------------------|--|--------------------|-------------|------------|
| | | 186.05 | 201.00 | 188.06 |
| | | 206.40 | 8.00 | 215.40 |
| | | 211.11 | | 211.11 |
| | | 211.11 | | 211.11 |
| FIFTH | | 211.04 | | 211.04 |
| SIXTH | | 200.87 | | 200.87 |
| SEVENTH | | 127.62 | | 127.62 |
| TOTAL | | | | 1394.50 |
| TOTAL FLOOR AREA | | 1394.50 SQ. METERS | | |



CARPET AREA CALCULATIONS

| FLAT NO. | ROOM | | CARPET AREA (IN SQ. MT.S) |
|----------------------------------------|-----------|-----------------------|---------------------------------------------------------------|
| 501 | LIV | = 3.50 x 5.17 = 18.10 | 50.41 SQ. MT.S 1 FLOOR X 1 Nos. = 1 Nos. (5TH FLOOR) |
| | KIT | = 3.80 x 2.20 = 8.36 | |
| | DINING | = 4.55 x 2.30 = 10.47 | |
| | TOIL | = 1.20 x 2.15 = 2.58 | |
| | STUDY | = 3.35 x 2.43 = 8.14 | |
| | TOIL | = 1.20 x 2.30 = 2.76 | |
| 502 | LIV | = 3.50 x 4.50 = 15.75 | 51.49 SQ. MT.S 1 FLOOR X 1 Nos. = 1 Nos. (1ST FLOOR) |
| | KIT | = 4.70 x 2.30 = 10.81 | |
| | DINING | = 3.95 x 1.88 = 7.43 | |
| | TOIL | = 1.20 x 2.45 = 2.94 | |
| | BED | = 3.35 x 3.20 = 10.72 | |
| | TOIL | = 1.20 x 1.85 = 2.22 | |
| | LOBBY | = 1.35 x 1.20 = 1.62 | |
| 503 | LIV | = 3.20 x 4.35 = 13.92 | 50.47 SQ. MT.S 1 FLOOR X 1 Nos. = 1 Nos. (5TH FLOOR) |
| | KIT | = 3.40 x 3.05 = 10.37 | |
| | DIN | = 3.95 x 2.30 = 9.08 | |
| | TOIL | = 1.20 x 2.15 = 2.58 | |
| | CHIL. BED | = 3.35 x 3.20 = 10.72 | |
| | TOIL | = 1.20 x 2.15 = 2.58 | |
| | LOBBY | = 1.35 x 0.90 = 1.22 | |
| 504 | LIV | = 2.90 x 3.53 = 10.24 | 47.99 SQ. MT.S 1 FLOOR X 1 Nos. = 1 Nos. (1ST FLOOR) |
| | KIT | = 2.82 x 3.05 = 8.60 | |
| | DIN | = 4.25 x 2.30 = 9.77 | |
| | BATH | = 1.05 x 1.50 = 1.58 | |
| | M.C. | = 0.90 x 1.20 = 1.08 | |
| | LOBBY | = 0.90 x 0.90 = 0.81 | |
| 505 | LIV | = 3.50 x 5.17 = 18.10 | 47.99 SQ. MT.S 1 FLOOR X 1 Nos. = 1 Nos. (6TH FLOOR) |
| | KIT | = 3.80 x 2.20 = 8.36 | |
| | TOIL | = 1.20 x 2.15 = 2.58 | |
| | DINING | = 3.50 x 2.30 = 8.05 | |
| | STUDY | = 3.35 x 2.43 = 8.14 | |
| | TOIL | = 1.20 x 2.30 = 2.76 | |
| 602 | LIV | = 3.50 x 4.50 = 15.75 | 48.63 SQ. MT.S 1 FLOOR X 1 Nos. = 1 Nos. (6TH FLOOR) |
| | KIT | = 3.95 x 1.88 = 7.43 | |
| | TOIL | = 1.20 x 2.15 = 2.58 | |
| | DINING | = 3.63 x 2.30 = 8.35 | |
| | BED | = 3.35 x 3.20 = 10.72 | |
| | TOIL | = 1.20 x 2.15 = 2.58 | |
| | | = 1.35 x 0.90 = 1.22 | |
| 603 | LIV | = 3.20 x 4.35 = 13.92 | 48.34 SQ. MT.S 1 FLOOR X 1 Nos. = 1 Nos. (6TH FLOOR) |
| | KIT | = 3.40 x 3.05 = 10.37 | |
| | TOIL | = 1.20 x 2.15 = 2.58 | |
| | DINING | = 3.02 x 2.30 = 6.95 | |
| | CHIL. BED | = 3.35 x 3.20 = 10.72 | |
| | TOIL | = 1.20 x 2.15 = 2.58 | |
| | | = 1.35 x 0.90 = 1.22 | |
| 604 | LIV | = 2.90 x 3.53 = 10.24 | 40.67 SQ. MT.S 1 FLOOR X 1 Nos. = 1 Nos. (6TH FLOOR) |
| | KIT | = 2.82 x 3.05 = 8.60 | |
| | M.C. | = 0.90 x 1.20 = 1.08 | |
| | DINING | = 3.32 x 2.30 = 7.64 | |
| | CHIL. BED | = 3.35 x 3.20 = 10.72 | |
| | BATH | = 1.05 x 1.50 = 1.58 | |
| | | = 0.90 x 0.90 = 0.81 | |
| TOTAL NOS. OF FLATS = 15 x 3 = 24 Nos. | | | |

97-9
2022
97-9
2022



CARPET AREA CALCULATIONS

| FLAT NO. | ROOM | CARPET AREA (IN SQ. MT.S) |
|----------|------|---------------------------|
|----------|------|---------------------------|

| | | | | | | | | | |
|----------------------------------------|-----------|---|------|---|------|---|-------|--|------------------|
| | TOIL | = | 1.20 | x | 2.15 | = | 2.58 | | 1 Nos. |
| | DINING | = | 3.02 | x | 1.90 | = | 5.75 | | (6TH FLOOR) |
| | CHILD BED | = | 3.35 | x | 3.20 | = | 10.72 | | |
| | TOIL | = | 1.20 | x | 2.15 | = | 2.58 | | |
| | | = | 1.35 | x | 6.00 | = | 8.12 | | |
| 604 | LIV | = | 2.90 | x | 3.53 | = | 10.24 | | 10.27 SQ. MT.S |
| | KIT | = | 2.62 | x | 3.05 | = | 7.99 | | 1 FLOOR X 1 Nos. |
| | BALC | = | 0.40 | x | 1.20 | = | 0.48 | | 1 Nos. |
| | DINING | = | 3.32 | x | 2.30 | = | 7.64 | | (6TH FLOOR) |
| | CHILD BED | = | 3.35 | x | 1.20 | = | 10.72 | | |
| | BATH | = | 1.05 | x | 1.50 | = | 1.58 | | |
| | | = | 0.90 | x | 2.10 | = | 1.81 | | |
| TOTAL NOS. OF FLATS = 15 + 8 = 24 Nos. | | | | | | | | | |

CARPET AREA CALCULATIONS

| FLAT NO. | ROOM | | | | CARPET AREA (IN SQ. MT.S) | | |
|----------------------------------------|--------|---|------|---|---------------------------|---------|-------------------------------------------------------------|
| 703 | LIV | = | 3.35 | x | 3.20 | = 10.72 | 25.28 SQ. MT.S 1 FLOOR X 1 Nos. 1 Nos. (7TH FLOOR) |
| | KIT | = | 3.35 | x | 1.20 | = 10.72 | |
| | | = | 3.35 | x | 1.20 | = 1.62 | |
| | TOIL | = | 1.20 | x | 1.85 | = 2.22 | |
| 702 | LIV | = | 3.50 | x | 4.35 | = 15.23 | 25.07 SQ. MT.S 1 FLOOR X 1 Nos. 1 Nos. (7TH FLOOR) |
| | DINING | = | 4.55 | x | 2.30 | = 10.47 | |
| | KIT | = | 3.95 | x | 1.88 | = 7.43 | |
| | TOIL | = | 1.20 | x | 2.45 | = 2.94 | |
| 703 | LIV | = | 3.50 | x | 5.17 | = 18.10 | 30.41 SQ. MT.S 1 FLOOR X 1 Nos. 1 Nos. (7TH FLOOR) |
| | KIT | = | 3.80 | x | 2.20 | = 8.36 | |
| | TOIL | = | 1.20 | x | 2.15 | = 2.58 | |
| | DINING | = | 4.55 | x | 2.30 | = 10.47 | |
| | STUDY | = | 3.35 | x | 2.43 | = 8.14 | |
| | TOIL | = | 1.20 | x | 2.30 | = 2.76 | |
| TOTAL NOS. OF FLATS = 24 + 3 = 27 Nos. | | | | | | | |

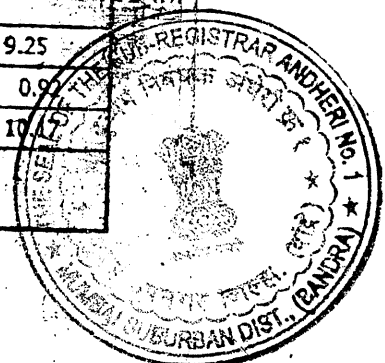
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800

8-12

CAR PARKING STATEMENT

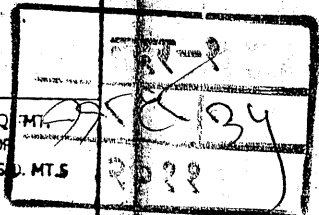
| CARPET AREA IN SQ. MT.S | TOTAL NO. OF FLATS | PARKING PERMISSIBLE AS PER D.C. RULES | PARKING REQUIRED |
|-------------------------------------|--------------------|---------------------------------------|------------------|
| BELOW 35.00 | 07.00 Nos. | 0 PARKING FOR 4 TENEMENTS | NIL |
| 35.00 TO 45.00 | 03.00 Nos. | 1 PARKING FOR 4 TENEMENTS | 0.75 |
| 45.00 TO 70.00 | 17.00 Nos. | 1 PARKING FOR 2 TENEMENTS | 8.50 |
| 70.00 ABOVE | 00.00 Nos. | 2 PARKING FOR 1 TENEMENTS | NIL |
| TOTAL PARKING | | | 9.25 |
| 10% ADDITIONAL PARKING FOR VISITORS | | | 0.92 |
| TOTAL PARKING REQUIRED | | | 10.17 |
| TOTAL PARKING REQUIRED | | = | 10.17 NOS |
| TOTAL PARKING PROVIDED | | = | 18 NOS |

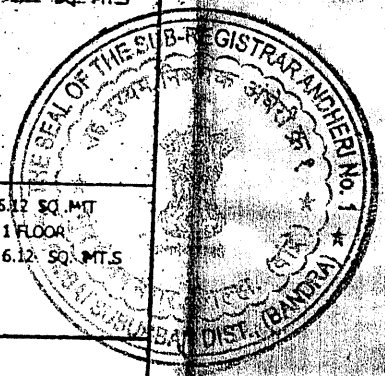


PROPOSED BALCONY AREA STATEMENT

PERMISSIBLE BALC. AREA = 10 % OF NET FLOOR AREA

| FLOOR | NET FLOOR AREA | PERMISSIBLE BALCONY AREA | PROPOSED BALCONY AREA | TOTAL PROP. BALC. AREA | TOTAL EXCESS BALC. AREA |
|---------------------------------------------------|----------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-----------------------------------------------|
| 1ST FLOOR | 186.05 SQ.MT. | 18.60 SQ. MT. | B1) 3.65 x 0.57 x 1 NO. = 2.08 B2) 3.80 x 0.60 x 1 NO. = 2.28 B3) 3.65 x 0.60 x 1 NO. = 2.19 B4) 3.50 x 0.90 x 1 NO. = 3.15 B5) 3.35 x 0.25 x 1 NO. = 0.84 B6) 3.35 x 0.25 x 1 NO. = 0.84 B7) 3.35 x 0.38 x 1 NO. = 1.27 B8) 3.65 x 0.45 x 1 NO. = 1.64 B9) 3.50 x 0.17 x 1 NO. = 0.60 B10) 4.10 x 1.15 x 1 NO. = 4.72 | 20.61 SQ. MT. | 2.01 SQ. MT. x 1 FLR. = 2.01 SQ. MTS |
| 2ND FLOOR | 206.40 SQ.MT. | 20.64 SQ. MT. | B1) 3.55 x 0.57 x 1 NO. = 2.03 B2) 3.80 x 0.60 x 1 NO. = 2.28 B3) 3.65 x 0.40 x 1 NO. = 1.46 B4) 3.80 x 0.75 x 1 NO. = 2.85 B5) 3.35 x 0.30 x 1 NO. = 1.01 B6) 3.65 x 0.60 x 1 NO. = 2.19 B7) 3.35 x 0.25 x 1 NO. = 0.84 B8) 3.50 x 1.05 x 1 NO. = 3.68 B9) 3.35 x 0.55 x 1 NO. = 1.84 B10) 2.30 x 0.75 x 1 NO. = 1.73 B11) 0.73 x 0.15 x 1 NO. = 0.11 B12) 2.30 x 0.20 x 1 NO. = 0.46 B13) 3.35 x 0.38 x 1 NO. = 1.27 B14) 3.29 x 0.38 x 1 NO. = 1.22 B15) 3.05 x 0.42 x 1 NO. = 1.28 B16) 3.65 x 0.62 x 1 NO. = 2.26 B17) 3.65 x 0.22 x 1 NO. = 0.80 B18) 3.65 x 0.22 x 1 NO. = 0.39 B19) 3.65 x 0.22 x 1 NO. = 1.47 B20) 3.65 x 0.22 x 1 NO. = 0.35 | 29.57 SQ. MT. | 8.93 SQ. MT. x 1 FLR. = 8.93 SQ. MTS |
| 3RD & 4th FLOOR | 211.11 SQ.MT. | 21.11 SQ. MT. | B1) 4.10 x 0.57 x 1 NO. = 2.34 B2) 4.10 x 0.57 x 1 NO. = 2.34 B3) 3.80 x 0.40 x 1 NO. = 1.46 B4) 3.80 x 0.75 x 1 NO. = 2.85 B5) 3.35 x 0.60 x 1 NO. = 2.01 B6) 3.65 x 0.60 x 1 NO. = 2.19 B7) 3.35 x 0.25 x 1 NO. = 0.84 B8) 3.50 x 1.05 x 1 NO. = 3.68 B9) 3.35 x 0.55 x 1 NO. = 1.84 B10) 2.30 x 0.75 x 1 NO. = 1.73 B11) 0.75 x 0.15 x 1 NO. = 0.11 B12) 2.30 x 0.22 x 1 NO. = 0.51 B14) 3.20 x 0.38 x 1 NO. = 1.22 B15) 3.05 x 0.42 x 1 NO. = 1.28 B16) 3.65 x 0.62 x 1 NO. = 2.26 | 26.87 SQ. MT. | 5.76 SQ. MT. x 2 FLOOR = 11.52 SQ. MTS |
| 5TH FLOOR | 211.04 SQ.MT. | 21.10 SQ. MT. | B1) 4.10 x 0.57 x 1 NO. = 2.34 B2) 4.25 x 0.63 x 1 NO. = 3.53 B3) 3.65 x 0.40 x 1 NO. = 1.46 B4) 3.80 x 0.75 x 1 NO. = 2.85 B5) 3.50 x 0.60 x 1 NO. = 2.10 B6) 3.65 x 0.60 x 1 NO. = 2.19 B7) 3.35 x 0.25 x 1 NO. = 0.84 B8) 3.50 x 1.05 x 1 NO. = 3.68 B9) 3.35 x 0.55 x 1 NO. = 1.84 B10) 2.30 x 0.75 x 1 NO. = 1.73 B11) 0.75 x 0.15 x 1 NO. = 0.11 B12) 2.30 x 0.38 x 1 NO. = 1.27 B13) 3.20 x 0.38 x 1 NO. = 1.22 B14) 3.05 x 0.42 x 1 NO. = 1.28 B15) 3.65 x 0.62 x 1 NO. = 2.26 B16) 4.10 x 0.85 x 1 NO. = 3.49 | 32.19 SQ. MT. | 11.09 SQ. MT. x 1 FLOOR = 11.09 SQ. MTS |
| 6TH FLOOR | 200.56 SQ.MT. | 20.05 SQ. MT. | B1) 4.10 x 0.27 x 1 NO. = 1.11 B2) 4.25 x 0.53 x 1 NO. = 2.25 B3) 7.15 x 0.60 x 1 NO. = 4.29 B4) 3.65 x 0.40 x 1 NO. = 1.46 B5) 3.65 x 0.40 x 1 NO. = 1.46 B6) 3.65 x 0.40 x 1 NO. = 1.46 B7) 3.65 x 0.40 x 1 NO. = 1.46 B8) 3.65 x 0.40 x 1 NO. = 1.46 B9) 3.65 x 0.40 x 1 NO. = 1.46 B10) 3.65 x 0.40 x 1 NO. = 1.46 B11) 3.65 x 0.40 x 1 NO. = 1.46 B12) 3.65 x 0.40 x 1 NO. = 1.46 B13) 3.65 x 0.40 x 1 NO. = 1.46 B14) 3.65 x 0.40 x 1 NO. = 1.46 B15) 3.65 x 0.40 x 1 NO. = 1.46 B16) 3.65 x 0.40 x 1 NO. = 1.46 B17) 4.10 x 0.85 x 1 NO. = 3.49 | 21.27 SQ. MT. | 1.22 SQ. MT. x 1 FLOOR = 1.22 SQ. MTS |
| 7TH FLOOR | 127.34 SQ. MT. | 12.73 SQ. MT. | B1) 4.10 x 0.57 x 1 NO. = 2.34 B2) 3.80 x 1.10 x 1 NO. = 4.18 B3) 3.65 x 0.40 x 1 NO. = 1.46 B4) 3.65 x 0.27 x 1 NO. = 0.99 B5) 3.80 x 0.43 x 1 NO. = 1.63 B6) 4.10 x 1.62 x 1 NO. = 6.68 | 18.85 SQ. MT. | 6.12 SQ. MT. x 1 FLOOR = 6.12 SQ. MTS |
| TOTAL EXCESS BALCONY AREA = 40.89 SQ. MT.S | | | | | |


 2022



Contents of the sheet

This cancels Approval
 LINE AREA DIAGRAM & CALCULATION of the previous Plans
 EXISTING BUILDING AREA DIAGRAM & CALCULATION under No.
 Sanction No. CE/8213/WS/BSM/AK
 dated 13/9/2010

Stamp of Date of Receipt of Plans

- 5 AUG 2011

APPROVED Subject to conditions mentioned
 this office No. CE/- 8213

(Signature)
 22/8/11

Ex. Eng. W. D. K. WARD
 Brihan Mumbai Mahanagar Palika

Stamp of date of Approval of Plans

महानगरपालिका
 'के' विभाग / पूर्व

3 DECEMBER 2011

758/33
 2011

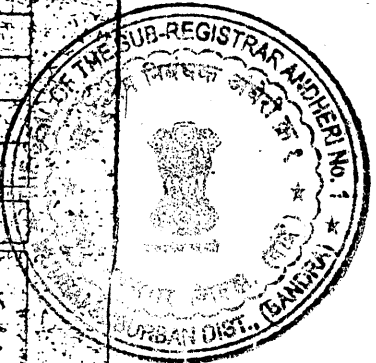
A AREA STATEMENT

| | | |
|------|----------------------------------------------------------------------------|---------|
| 1 | Area of Plot as per T.P.S RECORD LESS AREA NOT IN POSSESSION AREA ACCEPTED | 1014.00 |
| 2 | Deductions for: | |
| a) | Road Setback Area | 30.05 |
| b) | Proposed Road | |
| c) | Any Reservation (Encroachment) | |
| | Total Deductions | 30.05 |
| 3 | Balance Area of Plot | |
| 4 | Deduction for Road | |
| 5 | Net Plot Area (3-4) | |
| 6 | Addition to | |
| 2(a) | 100% Setback | |
| 2(b) | 100% PHMDH | NIL |
| 7 | Total Area (5+6) | 1014.00 |
| 8 | Floor Space Index Permissible | ONE |
| 9 | Floor Space Index Credit available by Development Rights | 630.00 |
| 10 | Normalizable Floor Area (7+8) | 1644.00 |
| 11 | Existing Built-up Area | 841.84 |
| 12 | Proposed Built-up Area | 1291.81 |
| 13 | Excess Balcony Area | 40.80 |
| 14 | Total Built-up Area Proposed | 1394.50 |
| 15 | Floor Space Index consumed | 1.42 |

B BALCONY AREA STATEMENT

| | | |
|------|------------------------------------------|--|
| i) | Permissible Balcony Area per Floor | |
| ii) | Proposed Balcony Area per Floor | |
| iii) | Excess Balcony Area per Floor | |
| iv) | Total Excess Balcony Area for all Floors | |

AS PER STATEMENT



C TENEMENT STATEMENT

| | | |
|------|-------------------------------------------------|---------|
| 1) | Proposed Area (Items A-12 above) | 1394.50 |
| II) | Less Non Residential Area (Shops, Offices etc.) | |
| III) | Area Available for Tenements (I-II) | 1394.50 |
| IV) | Tenements Permissible (Density of Tenement) | 62.75 |

| | | |
|----|------------------------------|---------|
| 12 | Proposed Built-up Area | 1394.50 |
| 13 | Excess Balcony Area | 40.80 |
| 14 | Total Built-up Area Proposed | 1394.50 |
| 15 | Floor Space Index consumed | 1.42 |

BALCONY AREA STATEMENT

| | | |
|------|------------------------------------------|------------------|
| i) | Permissible Balcony Area per Floor | AS PER STATEMENT |
| ii) | Proposed Balcony Area per Floor | |
| iii) | Excess Balcony Area per Floor | |
| iv) | Total Excess Balcony Area for all Floors | |

TENEMENT STATEMENT

| | | |
|------|-------------------------------------------------|---------|
| i) | Proposed Area (Item A-12 above) | 1394.50 |
| ii) | Less Non-Residential Area (Shops, Offices etc.) | |
| iii) | Area Available for Tenements (i-ii) | 1394.50 |
| iv) | Tenements Permissible (Density of Tenement) | 82.75 |
| v) | Tenements Proposed | 27.00 |
| vi) | Tenements Existing | |
| vii) | Total Tenements on the Plot | 27.00 |

PARKING AREA STATEMENT

| | | |
|----|-------------------------------------|------------|
| i) | Parking Required by Regulations for | |
| | Car | |
| | Scooter / Motor Cycle | |
| | Outsiders (Visitors) | |
| | Transport Vehicles | |
| | Covered Garages Permissible | |
| | Covered Garages Proposed | |
| | Car | |
| | Scooter / Motor Cycle | |
| | Outsiders (Visitors) | |
| | Total Parking Required | 10.00 nos. |
| v) | Total Parking Provided | 29.00 nos. |

5-9
 2000
 136
 2000

Certificate of Area

I certify that I, have surveyed the Plot Under Reference on dated _____ and the Dimensions of the Sides etc. of the Plot stated on the Plan and as Measured on the Area so worked out is: 1014.00 sq.mtrs. and it has with Area stated in the Document of the Ownership Town Planning Scheme Records.

Signature of Architect

Description of Proposal and Property

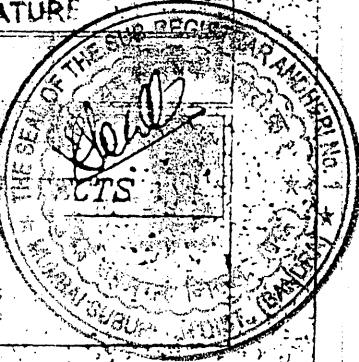
PROPOSED RESIDENTIAL BUILDING ON C.T.S. NO. 570, 570(1), 570(2), 571, 571(1), 571(2), 571(3), 571(4), 571(5), 571(6), 571(7), 571(8) AT VILEPARLE (E), MUMBAI.

Name of the Owner **OWNER SIGNATURE**



| | |
|-----------|----------|
| Sheet No. | |
| Scale | As Noted |
| Drawn by | SHALISH |
| Date | |

HEMAL SHI
 VCA/2002/2
HORIZON
 101, 102 & 103
 10th Floor, Eastern Express
 10th Floor, Eastern Express
 No. 022-2613655
 101, 102 & 103



Valid up to 30/12/11 D-5 JUL 2011

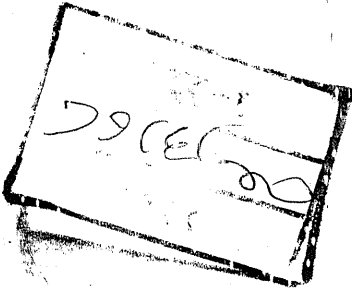
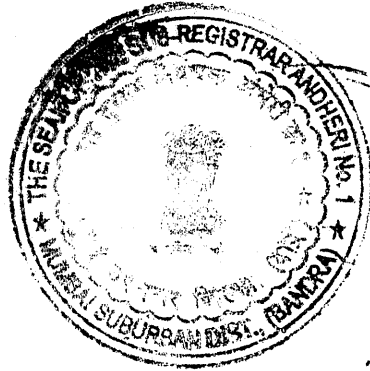
CE/ 8213 /BSII/WS/AK or

Further C. C. is now extended upto top of 4mH. + LMR + 10mH
for/upto 2020mm height. as per Adtr. 13/09/10.

E.E.B.P. (SWS) K/Ward

CERTIFIED TRUE COPY

Ashish Solanki
ASHISH SOLANKI
(G. D. Arch. - CA / 26252 / 2000)





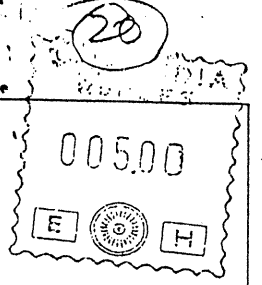
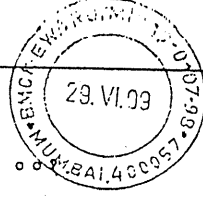
आदर्श नागरीक ह्या नात्याने

महानगरपालिका

करनिधीस्थ व संकलन खाते

संकेतस्थळ : www.incgm.gov.in

मालमत्ता कराचे देयक



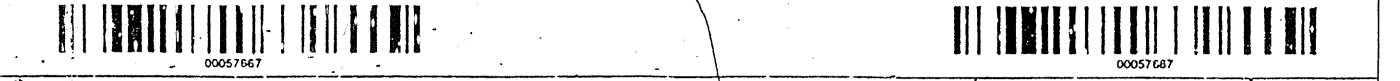
| | | | | |
|-------------------------|------------------|---------------|-----------------|----------------------------|
| मालमत्ता क्रमांक (नवीन) | लेखा क्रमांक | वॉर्ड क्रमांक | मालमत्ता करवर्ष | सहाय्यक करनिर्धारक व संकलक |
| 00057667 | KIE0401140010000 | - | 2009-2010 | |

पत्रकाराचे नाव व पत्ता :
 THE SECRETARY VIRESHWAR
 VIHAR CO-OP SOCIETY, 54 TEJPAL ROAD NEAR,
 THANAWALLA TEMPLE,VILE PARLE EAST
 MUMBAI 400057,
 'K/East' Ward, Municipal Office Building, Azad
 Rd., Gundavli,
 Andheri (E), Mumbai 400 069

मालमत्ता क्रमांक,सदनिका क्रमांक, इमारतीचे नाव / विंग,सी.टी.एस. क्र. जॉईंट क्र. गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांचे नावे :
 K 1370(1)(2)(3)(3A)&(4) 56 TEJPAL RD HOUSE VIRESHWAR VIHAR, MUMBAI
 MANSUKHLAL RAMSHANKAR,TRIVEDI .

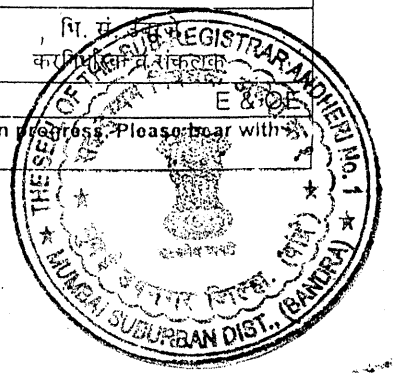
| | | | |
|-----------------------------|------------------|------------------------------|-----------------------------------------------|
| प्रथम करनिर्धारण दिनांक | Prior to 1961-62 | धकाबाकी ३१-०३-२००९ या तारखेस | 54706 |
| एकूण करपात्र मूल्य रु. | 32740 | नोंदोरा शुल्क | 160 |
| करपात्री दिलेले मूल्य रु. | 0 | जप्ती शुल्क | |
| निवासी करपात्र मूल्य रु. | 32740 | महानगरपालिका दंड | |
| अनिवासी करपात्र मूल्य रु. | 0 | शासकीय दंड | |
| अन्य काही करपात्र मूल्य रु. | 0 | एकूण दंड | 2099 |
| एकूण वार्षिक देय कर | 27338 | सूचना : | वार्षिक देयक सहामाही हप्त्यांनी आगाऊ देय आहे. |

| 200910BIL04981384 01-APR-09 to 30-SEP-09 | देयक क्र. | | | 200920BIL04981385 01-OCT-09 to 31-MAR-10 |
|---------------------------------------------------|---------------------------------------|------|--|---------------------------------------------|
| क्र / Tax | निवासी / अनिवासी / R / NR | % | | |
| 4911 सर्वसाधारण कर / General Tax | | 30 | | 4911 |
| 0 | निवासी / R | 65 | | 0 |
| 0 | अनिवासी / NR | 130 | | 0 |
| 2046 जललाभकर / Water Benefit Tax | निवासी / R | 12.5 | | 2046 |
| 0 | अनिवासी / NR | 25 | | 0 |
| 0 नलनिःसारण कर / Sewerage Tax | निवासी / R | 39 | | 0 |
| 0 | अनिवासी / NR | 78 | | 0 |
| 1228 नलनिःसारण लाभ कर / Sewerage Benefit Tax | निवासी / R | 7.5 | | 1228 |
| 0 | अनिवासी / NR | 15 | | 0 |
| 1964 म.न.प. शिक्षण उपकर / Mun. Education Cess | | 12 | | 1964 |
| 982 राज्य शिक्षण उपकर / State Education Cess | निवासी / R | 6 | | 982 |
| 0 | अनिवासी / NR | 12 | | 0 |
| 0 रोजगार ग्वांथी उपकर / Employment Guarantee Cess | | 3 | | 0 |
| 82 वृक्ष उपकर / Tree Cess | | 0.5 | | 82 |
| 2456 पथकर / Street Tax | | 15 | | 2456 |
| 13669 | देयक रक्कम | | | 13669 |
| 0 | यापूर्वी भरलेली आगाऊ / जादा रक्कम रु. | | | 0 |
| 13669 | निव्वळ देय असलेली रक्कम रु. | | | 13669 |
| 01-06-2009 | देय दिनांक | | | 16-10-2009 |



संदेशः
 १) अधिष्ठान महानगरपालिकेच्या कुठल्याही केंद्रावर विद्येकारले जाईल.
 २) महानगरपालिकेची कुठल्याही नागरी सेवाविषयक पा व्यवहार करताना मालमत्तेचा नवीन क्रमांक नमूद करणे अनिवार्य राहिल
 ३) लक्षात व गरजू मुलांच्या मदतीसाठी २४ तास तात्काळ सेवा टुप्पनी क्र. १०९८.
 ४) इहंमुंबई महानगरपालिका आपत्कालिन व्यवस्थापन केंद्र संपर्क २२६९४७२७.
 सूचना व अधिक माहितीसाठी कृपया मागे पहावे.

The billing system is under upgradation. Reconciliation of manual transactions during switchover period is in progress. Please bear with data errors if any.



गावाचे नाव : विलेपार्ले

- (1) शिलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या वादतीत पट्टाकार आकारणी देतो वी पट्टेदार से नमूद करावे) मोबदला रु. 0.00 वा.भा. रु. 30,301,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: विकसनाचे अधिकार, सिटीएस नं 570, 570 पार्ट 1 व पार्ट 2, 571, 571/1ते 8, क्षेत्र 1014.5 चौ मी, विलेपार्ले पू मु 57, विरेश्वर विहार को ऑ हौ सो लि, तेजपाल रोड विलेपार्ले मु 57
- (3) क्षेत्राकळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून घेण्या-या पक्षकाराचे व संपूर्ण पत्ता नात किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) विरेश्वर विहार को ऑ हौ सो लि चे चंअरमन मालसी एल शाहा - - - घर/फ्लॅट नं: विरेश्वर विहार को ऑ हौ सो लि, तेजपाल रोड विलेपार्ले मु 57; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: - (2) विरेश्वर विहार को ऑ हौ सो लि चे सेकेडरी, शैलश मिस्त्री - - - घर/फ्लॅट नं: विरेश्वर विहार को ऑ हौ सो लि, तेजपाल रोड विलेपार्ले मु 57; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: - (3) विरेश्वर विहार को ऑ हौ सो लि चे कम्पटी भिंवर यशवंतलाल एच शाहा - - - घर/फ्लॅट नं: -; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) प्रथम असोशिएट्स चे भागीदार खिमजी आर शाह AAI FP 0808L - - - घर/फ्लॅट नं: भीडे बंगलो, एम जी रोड विलेपार्ले पू मु 57; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: - (2) प्रथम असोशिएट्स चे भागीदार गोलाभाई डी शाहा - - - घर/फ्लॅट नं: भीडे बंगलो, एम जी रोड विलेपार्ले पू मु 57; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (7) दिनांक करून दिल्याचा 17/12/2009
- (8) नोंदणीचा 17/12/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 11869 /2009
- (10) बाजारभावाप्रमाण मुद्रांक शुल्क रु 1515050.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेष

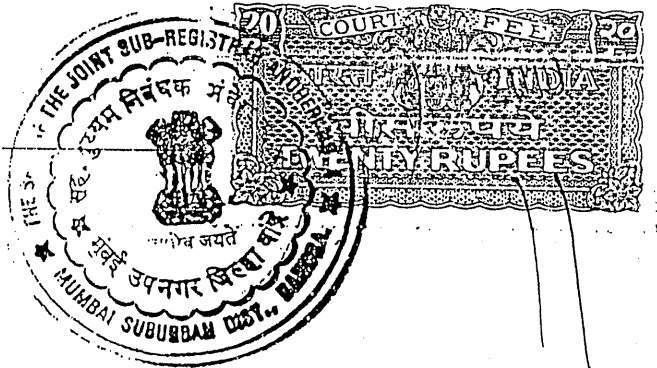
नक्कल वाचली
रुजवात केली

श्री. प्रसाद आठवले यांना स्वारे
ता. 28/1/09 च्या अर्ज क्र 9-8290
नुसार नक्कल दिली. पत्र क्र 38190
दिनांक: 28/1/09

रुनी ऑपाररके
सह. दुय्यम निबंधक अंधेरी-४,
एच. ड. नगर जेवहा.

सरी प्र.

सह. दुय्यम निबंधक, अंधेरी क्र. ४
मुंबई उपनगर सिटी

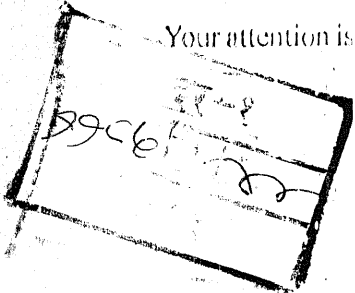


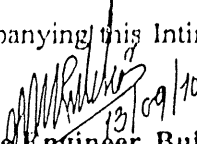
() That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.

() That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the day of 200 , but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time In force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.




Executive Engineer, Building Proposals,
Zone, K/E Wards.

SPECIAL INSTRUCTIONS

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY:

(2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

(3) Under Byelaw, No. 8 of the Commissioner has fixed the following levels :--

"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be--

"(a) Not less than, 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street"

"(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (160 cms.)- of such building.

"(c) Not less than 92 ft. () meters above Town Hall Datum."

(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.

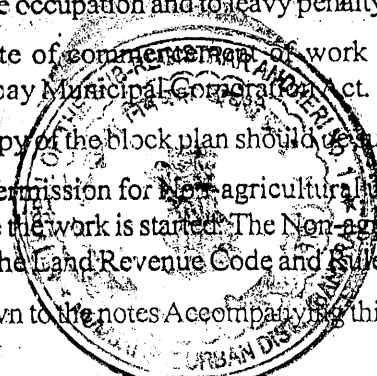
(5) Your attention is further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

(6) Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.

(7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes accompanying this Intimation of Disapproval.

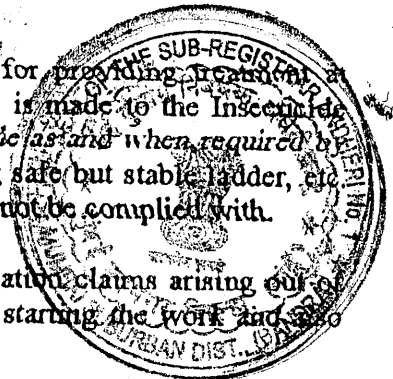


NO.CE/8213/WS/AK

13 SEP 2010

Ex. Engineer Bldg. Proposal (W.S.)
H and K Wards
Municipal Office, R. K. Patkar Marg,
Bandra (West), Mumbai - 400 050

- 7) That the regular / sanctioned / proposed lines and reservations, C.R.Z. marking will not be got demarcated at site through A.E.[Survey] / E.E. [T&C] / E.E.[D.P.] / D.I./L.R. before applying for C.C.
- 8) That the sanitary arrangement shall not be carried out as per Municipal specifications and drainage layout will not be submitted before C.C.
- 9) That the registered undertaking and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will not be obtained from Asst. Commissioner [K/East] that the ownership of the setback land will not be transferred in the name of M.C.G.M. before demolition of existing building.
- 10) That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
- 11) That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.
- 12) That the requirements of N.O.C. of (i) Reliance Energy, [ii] S.G. [iii] P.C.O., [iv] A.A. & C. [K/East], [v] S.P. [vi] S.W.D., [vii] H.E. will not be obtained and the requisitions if any will not be complied with before occupation certificate / B.C.C.
- 13) That the qualified/registered site supervisor through architect/structural Engineer will not be appointed before applying for C.C.
- 14) That "All Dues Clearance Certificate" related to H.E.'s dept. from the concerned A.E.W.W. [K/East ward] shall not be submitted before applying for C.C.
- 15) That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.
- 16) That Betterment charges or lucrative premium will not be paid in respective Ward Office and certificate /receipt will not be submitted before asking for C.C.
- 17) That the requisite premium as intimated will not be paid before applying for C.C.
- 18) That the registered undertaking shall not be submitted for payment of difference in premium paid and calculated as per revised land rates.
- 19) That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by the Insecticide Officer for inspection of water tanks by providing safe but stable ladder, etc. and requirements as communicated by the Insecticide Office shall not be complied with.
- 20) That the Janata Insurance Policy or policy to cover the compensation claims arising out of workman's compensation Act 1923 will not be taken out before starting the work and also will not be renewed during the construction work.
- 21) That the soil investigation will not be done and report thereof will not be submitted with structural design.

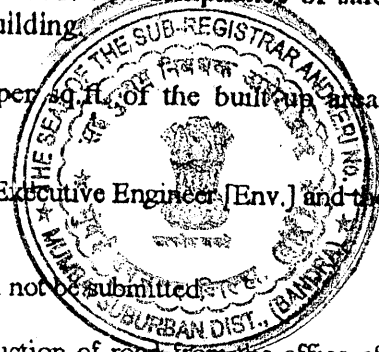


NO. CE/3213/WS/AK

13 SEP 2010

Ex. Engineer Bldg. Proposal (W.S.)
H and K Wards
Municipal Office, R. K. Patkar Marg.
Bandra (West), Mumbai - 400 050

- 22) That the building will not be designed with the requirements of all relevant IS codes including IS code 1893 for earthquake design while granting occupation certificate from Structural Engineer to that effect will be insisted.
- 23) That no main beam in R.C.C. framed structure shall not be less than 230 mm. wide. The size of the columns shall also not be governed as per the applicable I.S. Codes.
- 24) That all the cantilevers [projections] shall not be designed for five times the load as per I.S. code 1993-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
- 25) That the R.C.C. framed structures, the external walls shall be less than 230 mm, if in brick masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No. CE/5591 of 15.4.1974.
- 26) That the phasewise programme for removal of the debris shall not be submitted and got approved.
- 27) That the registered undertaking for not misusing the part / pocket terraces / A.H.U.s. and area claimed free of F.S.I. will not be submitted.
- 28) That the registered undertaking for water proofing of terrace and Nani traps shall not be submitted.
- 29) That setback area shall not be handed over to M.C.G.M.
- 30) That the Indemnity Bond for compliance of L.O.D. conditions shall not be submitted.
- 31) That the owner/developer shall not display a board at site before starting the work giving the details such as name and address of the owner/developer, architect and structural engineer, approval no. and date of the layout and building proposal, date of issue of C.C., area of the plot, permissible built up area, built up area approved, number of floors etc.
- 32) That the design for Rain Water Harvesting System from Consultant as per Govt. notification under Sec.37[2] of MR&T.P. Act, 1966 under No. TPB-4307/396/CR-124/2007/UD-11 dt. 6/6/2007 shall not be submitted.
- 33) That the necessary remarks for training of nalla/construction of SWD will not be obtained from Dy. Ch. Eng. (SWD) City and Central Cell before plinth C.C. and compliance of said remarks will not be insisted before granting full C.C. for the building.
- 34) That the debris removal deposit of Rs. 45,000/- or Rs. 2/- per sq. ft. of the built up area, whichever is less will not be paid before further C.C.
- 35) That the 'Debris Management Plan' shall not be got approved from Executive Engineer (Env.) and the conditions therein shall not be complied with.
- 36) That the N.O.C. from Collector - M.S.D. for excavation of land shall not be submitted.
- 37) That remarks / specifications regarding formation level and construction of road from the office of Dy. Chief Engineer [Roads] W.S. shall not be obtained before applying for C.C.
- 38) That the R.U.T. from owners / developers stating that they will not come forward for refund of premium paid for staircase, lift, lift lobby area claimed free of F.S.I. in futures shall not be submitted.



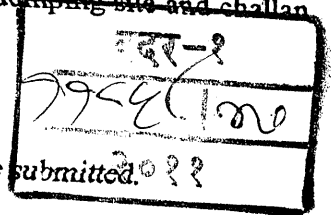
NO.CE/8213/WS/AK

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Ex. Engineer Bldg. Proposal (W.S.)
H and K Wards
Municipal Office, R. K. Patkar Marg.
Bandra (West), Mumbai - 400 050

B. CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C.

1. That the notice in the form of appendix XVI of D.C.R. shall not be submitted on completion of plinth.
2. That N.O.C. from Civil Aviation department will not be obtained for the proposed height of the building.
3. That the detris shall not be transported to the respective Municipal dumping site and challan to that effect shall not be submitted to this office for record.
4. That the N.O.C. from A.A. & C. [K/East] shall not be submitted.
5. That the plinth stability certificate from R.C.C. consultant shall not be submitted.
6. That the work-start notice shall not be submitted.
7. That the design of the road crust obtained from the Road Consultant of the office of Dy. Chief Engineer [Roads] W.S. to carry out the construction of road upto sub-base level as per the design shall not be complied with before asking for C.C. beyond plinth.
8. That C.C. shall not be granted beyond plinth level unless the concerned owner / builder satisfies the competent authority that he has moved the concerned authorities / utilities for providing connection in this regard & advance connection [not commissioned] is taken as per the specifications.
9. That the testing of building material to be used on the subject work shall not be done and results of the same will not be submitted periodically.
10. That the quality control for building work / for structural work / supervision of the work shall not be done and certificate to that effect shall not be submitted periodically in proforma.



C. GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C. :-

- 1) That some of drains will not be laid internally with C.I. pipes.
- 2) That the dust bin will not be provided as per C.E.'s circular No. CE/9297/II dated 26.6.1978.
- 3) That the surface drainage arrangement will not be made in consultation with E.E.(S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate, D.C.C.
- 4) That the existing well will not be covered with R.C.C. slab.
- 5) That the 10' wide paved pathway upto staircase will not be provided.
- 6) That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon; and will not be levelled and developed before requesting to grant permission to occupy the bldg. or submitting the B.C.C. whichever is earlier.
- 7) That the name plate/board showing plot no., name of the bldg. etc. shall not be displayed at a prominent place before O.C.C./B.C.C.
- 8) That the carriage entrance will not be provided before starting the work.
- 9) That the parking spaces will not be provided as per D.C.R. No.36.



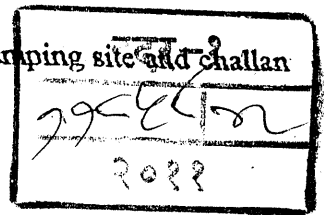
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13 SEP 2014

Ex. Engineer Bldg. Proposal (W.S.)
H and K Wards
Municipal Office, R. K. Patkar Marg.
Bandra (West), Mumbai - 400 050

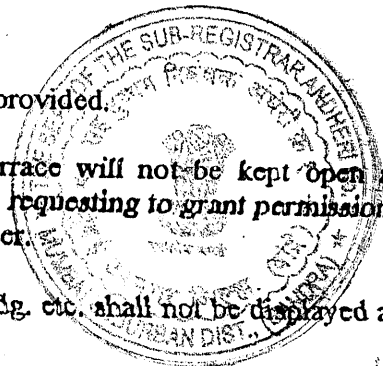
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5. That the plinth stability certificate from R.C.C. consultant shall not be submitted.
6. That the work-start notice shall not be submitted.
7. That the design of the road crust obtained from the Road Consultant of the office of Dy. Chief Engineer [Roads] W.S. to carry out the construction of road upto sub-base level as per the design shall not be complied with before asking for C.C. beyond plinth.
8. That C.C. shall not be granted beyond plinth level unless the concerned owner / builder satisfies the competent authority that he has moved the concerned authorities / utilities for providing connection in this regard & advance connection [not commissioned] is taken as per the specifications.
9. That the testing of building material to be used on the subject work shall not be done and results of the same will not be submitted periodically.
10. That the quality control for building work / for structural work / supervision of the work shall not be done and certificate to that effect shall not be submitted periodically in proforma.



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- 2) That the dust bin will not be provided as per C.E.'s circular No. CE/9297/II dated 26.6.1978.
- 3) That the surface drainage arrangement will not be made in consultation with E.E.(S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.
- 4) That the existing well will not be covered with R.C.C. slab.
- 5) That the 10' wide paved pathway upto staircase will not be provided.
- 6) That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon; and will not be levelled and developed before requesting to grant permission to occupy the bldg. or submitting the B.C.C. whichever is earlier.
- 7) That the name plate/board showing plot no., name of the bldg. etc. shall not be displayed at a prominent place before O.C.C./B.C.C.
- 8) That the carriage entrance will not be provided before starting the work.
- 9) That the parking spaces will not be provided as per D.C.R. No.36.



- (20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing commissioner under Section 13 (h) (H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347 (1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be withdrawn.
- (21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
- (i) Specific plans in respect of evicting or rehusing the existing tenants on hour stating their number and the area in occupation of each.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
 - (iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first before starting the work.
- (23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) the bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 metre.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on tightly serving the purpose of a lock and the warning pipes of the ribbet pressed with screw or dome shape pieces (like a garden mari rose) with copper pipes with perforations each not exceeding 1.5 mm. in diameter. the cistern shall be made easily, safely and permanently a ceasible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms. above the top where they are to be fixed an its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- (32) (a) Louvres should be provided as required by Bye-law No. 5 (b).
 (b) Lintels or Arches should be provided over Door and Window opening.
 (c) The drains should be laid as require under Section 234-1 (a).
 (d) The inspection chamber should be plastered inside and outside.
- (33) If the proposed additions are intended to be carried out on old foundations and structures, you will do so at your own risk.

CERTIFIED TRUE COPY

ASHISH SOLANKI
 (G. D. Arch. - CA / 26252 / 2000)



Executive Engineer, Building Proposals
 Zones..... 5/12 Wards.

मालमत्ता पत्रक

दिनांक/पौजे

विलेपाल (प)

तालुका/न. भु. मा. व्हा. -- न. भु. अ. विलेपाल

जिल्हा --

मुंबई उपनगर जिल्हा

नगर प्रमाणन क्रमांक / फा. स्टा. नं.

सिट नंबर

प्लॉट नंबर

क्षेत्र चौ.मी.

धारणाधिकार

शासनाला दिलेल्या अकरा मुद्या किंवा भाड्याच्या तपशील आणि त्याच्या फेर तपशीलांची नियत वेळ

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५७०

चौमी. २२७.४

C

र.रू.२०.५० दि.३१.७.७८ पर्यंत



सुविधाधिकार

हक्काचा मुळ धारक वर्ष

[वाई रकियतबाई रतिलाल]

[श्री. रतिलाल गोविंदजी]

[खरेदीने रू.३४०००/- ता.१४.१०.१९.....]

पट्टेदार

इतर भार

इतर शिरे

दिनांक

ध्वजार

खंड क्रमांक

नयन धारक (धा) पट्टेदार (प) किंवा भार (भा)

साक्षात्कृत

१९/१२/१९६९

मा.स.च्या १९५६ च्या वजन मापाचे कायद्यालगत म.रा.स. च्या १९५८ अंमलबजावणी कायद्यानुसार व भा.स.च्या नाण संदर्भा कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले.

सही-

१८/०१/१९७५

खरेदीने ६०,००० यांत सब रजिस्टार न.२९४५/ / यांचेकडील १३.१२.६२ ने

(H)

मनसुखलाल रामसाकर त्रिवेदी

चि.जि.नि.भू.ख.यो अ.(२)कुन्नावा k

सही- १९७५-०२-२४ न.भू.अ.अ. Dwb. 3

१९/०८/१९८९

मा.उप जिल्हाधिकारी अंधेरी यांचेकडील क्रमांक ४५०२/३१.७.५७ ने बिनशेतती सारा नोंद (नोंद गाव नमुना नं. २ नोंद क्रमांक ५०० अन्वये) दाखल वेली.

सही-

१-१९७९-०२-२४ न.भू.अ. क्र.९मुंबई C m

न्यासणी करणारा

खरी नक्कल

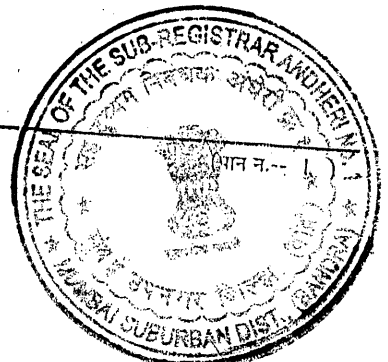
न. भू. अ. विलेपाल

मुंबई उपनगर जिल्हा

१०००.
२५१६१०९
२६१६१०९
१.१०.०००

सत्य-प्रतिलिपी

नगर प्रमाणन अधिकारी, विलेपाल



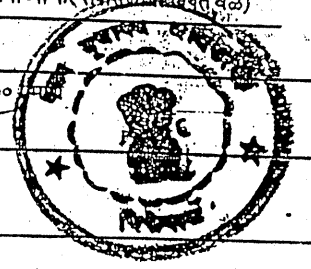
मालमत्ता पत्रक

विभाग/मंडळ - विलेपार्ले (पु) तालुका/न.पु.मा.का. - न.पु.अ.विलेपार्ले जिल्हा - मुंबई उपनगर जिल्हा

मा. क्र. ५००/२ प्रस. क्र. ५७०/२ शसनाला दिलेल्या अकरणांचा किंवा पाड्याचा तपशील आणि त्याच्या फेर तपशील (अपेक्षित वेळ)

चौ.मी. ३४.८ C

न.पु.क्र. ५७०



सुविधाकारक ---
 हक्कधारक मूळ धारक वधे [वाई रतिलालबाई रतिलाल }
 [श्री रतिलाल गोविंदजी }
 [खरेदीने सि.स.नं.५७० प्रमाणे]

पट्टेदार ---
 इतर भार ---
 इतर अंगे ---
 दिनांक ---

२०११

| दिनांक | व्यवहार | खंड क्रमांक | नामन धारक (धा) पट्टेदार (प) किंवा भार (भा) | साक्षात्करण |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------------------------------------------|-------------------------------------------------------|
| १२/१२/१९६९ | मा.स.च्या १९५६ च्या वजन मापाचे कायद्यालगत म.रा.स. च्या १९५८ अंमलबजावणी कायद्यानुसार व मा.स.च्या नाणे संवधी कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले. | | | सही - १९७०-०२-१३ वि.जि.नि.पु.ख.यो अ.१५/१५/७० |
| १८/०१/१९७५ | न.पु.क्र.५७० प्रमाणे kPr | | (H) मनसुखलाल रामशांकर त्रिवेदी | सही - १९७५-०२-२४ न.पु.अ. क्र.१५/७५/७० |
| १३/०८/१९८१ | विनशोती सारा नोंद न.पु.क्र.५७० प्रमाणे | | | सही - १९८५-०९-२२ न.पु.अ. क्र.१५/८५/७० |

न.पु.अ.विलेपार्ले
 मुंबई उपनगर जिल्हा

सहा-प्रति लिपी

नगर भूतल अ. न.पु.अ. विलेपार्ले



मालमत्ता पत्रक

विभाग/मोजे - विलेपार्ले (पु)

तालुका/न.भु.मा.का. -- न.भू.अ.विलेपार्ले

जिल्हा -- मुंबई उपनगर जिल्हा

सा.भू.पत्रक क्रमांक/ फा.प्लॉ.नं. शिट नंबर प्लॉट नंबर क्षेत्र चौरा. धारणाधिकार शासनाला दिलेल्या आकरणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ

५७१ ५७१

चौरा. ५५९.८ C

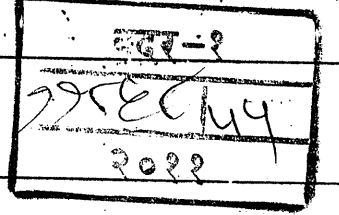
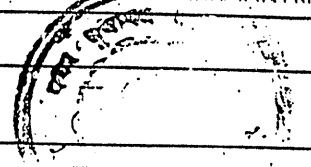
सुविधाधिकार

हक्काचा मुळ धारक वर्ष [बाई रलियत रतिलाल] [श्री.रतिलाल गोविंदजी] [खरेदीने सि.स.नं.५७० प्रमाणे]

पट्टेदार

इतर भर

इतर शी



| दिनांक | व्यवहार | खंड क्रमांक | मूळ धारक (धा) पट्टेदार (प) किंवा धार (धा) | साक्षात्कृत |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------------------------------------|------------------------------------------------|
| १९/१२/१९६९ | मा.स.च्या १९५६ च्या वजन माणचे कायद्यालगत म.रा.स. च्या १९५८ अंमलबजावणी कायदानुसार व भा.स.च्या नार्णे संवधी कायदानुसार क्षेत्र आकाराचे रूपांतर केले. | | | सही- १९७०-०२-१३ वि.जि.नि.भू.ख.५० अ.(द/कुलाबा क |
| १८/०१/१९७५ | कडील नं.२२४४/ १३.११.६२ नं खरेदीने ६०,००० यांस सब रजिस्टर यांच | | (H) मनसुखलाल रामशंकर त्रिवेदी | सही- १९७५-०२-२४ न.भू.अ.क. Dwb. |

तपासणी करणारा -

धरा नक्कल -

न.भू.अ.विलेपार्ले

मुंबई उपनगर जिल्हा

१०००
२०१०/११
२०१०/११
२०१०/११
२०१०/११

सत्य-प्रतिलिपी

नगर भूमापन अधिकारी, विलेपार्ले



(पान नं.-- 1)

मालमत्ता पत्रक

विभाग/मोजे - विलेपार्ले (पु) तालुका/न.भू.मा.का. -- न.भू.अ.विलेपार्ले

जिल्हा - मुंबई उपनगर जिल्हा
शासनालय, विलेपार्ले आकारणांचा किंवा पाड्यांचा तपशील (जिणे त्यांच्या फेर तपासणीची निघत वळ)

नगर प्रमाणन क्रमांक/फा.सं.नं. शिट नंबर प्लॉट नंबर क्षेत्र चौ.मी.
५७१/३ ५७१/३ चौ.मी. ६.७

सुविधाधिकार

हक्काचा मुळ धारक वर [बाई रलियतबाई रतिलाल] [श्री. रतिलाल गोविंदजी] [खरेदीने सि.स.नं. ५७० प्रमाणे]

पट्टेदार

नगर भार

इतर शीरे

२०११

| व्यवहार | खंड क्रमांक | नविन धारक (धा) पट्टेदार (प) किंवा भार (भा) | साक्षात्कन |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------------------------------------------|--------------------------------------------------------|
| ११/१२/१९६९ मा.स.च्या १९५६ च्या वजन मापणे कायद्यालागत म.र.च. च्या १९५८ अंमलबजावणी कायदानुसार व भा.स.च्या नजरे संबंधी कायदानुसार क्षेत्र आकाराचे रूपांतर केले. | | | सहो- १९७०-०२-१३ वि.ज.नि.भू.ख.यो अ.(२)कुलावा क |
| १८/०१/१९७५ न.भू.क्र.५७१ प्रमाणे kPr | | (H) मनसुखलाल रामशांकर त्रिवेदी | सहो- १९७५-०२-२४ न.भू.अ.क्र. Dwb. |

संपादन करणारा -

खरी नक्कल -

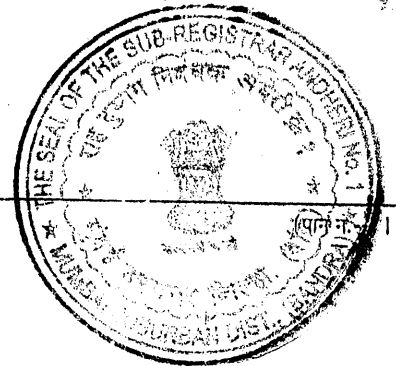
न.भू.अ.विलेपार्ले

मुंबई उपनगर जिल्हा

१०००
२५१०९
२२६१०९
११००००
२५१०९
२२६१०९

सत्य-प्रतिलिपी

पुनर भूमिपत्रक न.भू.अ.विलेपार्ले



मालमत्ता पत्रक

विभाग/मोजे - विलेपार्ले (पु)

तालुका/न.भु.मा.का. -- न.भु.अ.विलेपार्ले

जिल्हा - मुंबई उपनगर जिल्हा

नगर भूमापन शिफ्ट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार
 क्रमांक/पा.सं. नं. चौ.मी. चो.मी. C

५७१/४ ५७१/४

नमून्या घेतल्या अकरणाची किंवा गाड्याची तपसंन आणि त्याच्यापि... (कायदा)



सुविधाधिकार

हक्काचा मूळ धारक

{बाई रतिलपतबाई रतिलाल }
 {श्री. रतिलाल गोविंदजी }
 {खरेदीने सि.स.नं.५७० प्रमाणे}

नष्टदार

इतर भाग

इनर शीट

दिनांक

व्यवहार

खंड क्रमांक

नविन धारक (धो)
 पट्टेदार (प) किंवा भार (भा)

साक्षात्कन

१९/१०/१९६९

मा.स. १९५६ च्या वजन मापाचे कायद्यालगत म.रा.स.
 च्या १९५८ अंमलबजावणी कायद्यानुसार व भा.स.च्या नाणे
 संबंधी कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले.

महो-
 १९७०-०२-६३
 वि.जि.नि.भू.ख.यो
 अ.(६)फुलाक k

१८/०१/१९७५

न.भू.क्र.५७१ प्रमाणे kPr

(H)
 मनसुखलाल रामशंकर त्रिवेदी

महो-
 १९७५-०२-२१
 न.भू.अ.क्र. Dwb.
 ३

तपासणी करणारा -

खरी नक्कल -

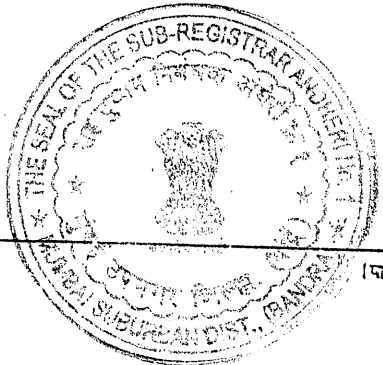
न.भू.अ.विलेपार्ले
 मुंबई उपनगर जिल्हा

१०००
 ०५११०१
 ०५११०१
 १००००८
 ५७१
 ५७१

५७१
 ५७१
 ५७१

सत्य-न-विद्वेषी

नगर भूमापन विभाग, विलेपार्ले



मालमत्ता पत्रक

विभाग/मोजे - विलेपार्ले (पु)

तालुका/न.भू.मा.का. - न.भू.अ.विलेपार्ले

जिल्हा - मुंबई उपनगर जिल्हा

पत्र क्र. पत्र क्र. पत्र क्र.

क्षेत्र चो.मी. पारणाधिकार

शासनाला दिलेल्या अकरणीचा किंवा पाईचा तपशील आणि त्याच्या फेर तपशीलाची प्रिन्ट व्हॉल्यू

५७१/५ ५७१/५

चो.मी. १६.३

C

सुविधाधिकार

हक्काचा मुळ धारक

[बाई रतिलाल गोविंदजी रतिलाल]

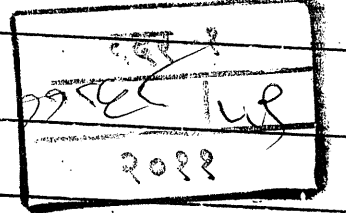
[श्री. रतिलाल गोविंदजी]

[खऱ्याने सि.स.नं.५७० प्रमाणे]

पट्टेदार

इतर भार

इतर शेत



| दि. | व्यवहार | खंड क्रमांक | नविन धारक (धा) पट्टेदार (प) किंवा भार (भा) | साक्षात्कृत |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------------------------------------------|---------------------------------------------------------|
| १९/१२/१९६९ | मा.स.च्या १९५६ च्या वजन मापाचे कायद्यालगत म.रा.स. च्या १९५८ अंमलबजावणी कायद्यानुसार व भा.स.च्या नाणे संवंधी न्यायदानुसार क्षेत्र आकाराचे रूपांतर केले. | | | सही- १९७०-०२-१३ वि.जि.नि.पू.ख.यो अ.(६)कुलाबा क |
| १८/०४/१९७५ | न.भू.क्र.५९ प्रमाणे KPr | | (H) मनसुखलाल रामशंकर त्रिवेदी | सही- १९७५-०२-२४ न.भू.अ.क्र. Dwb. |

प्राप्ती करणाता -

गवरी नक्कल -

न.भू.अ.विलेपार्ले

मुंबई उपनगर जिल्हा

7000
५५११०९
२६११०९
१.१०.०८
[Handwritten signatures and notes]

सत्य-प्रतिलिपो

नगर भूमापक अधिकारी, विलेपार्ले



मालमत्ता पत्रक

विभाग/मोजे

विलेपार्ले (पु)

तालुका/न.पु.मा.का. - न.पु.अ.विलेपार्ले

जिल्हा - मुंबई उपनगर जिल्हा

नगर/मुक्कम

शिट नंबर

प्लॉट नंबर

क्षेत्र चौ.मी.

धारण अधिकार

शासनाला दिलेल्या आदेशांचे पुरावे याच्या तपशील आणि ह्याच्यापैकी तपशील (सर्व वेळ)

५७१/६

५७१/६

चौ.मी. ३२.३

९



सुविधाधिकार

हक्काचा मूळ धारक वर्ष

{बाई रलियत रतिलाल }
{श्री. रतिलाल गोविंदजी }
{खरेदीने सि.स.नं.५७० प्रमाणे}

पट्टेदार

इतर भार

इतर शीरे

२२-१
११५५५०
साक्षिक

| क्र. | व्यवहार | खंड क्रमांक | गविन धारक (धा) पट्टेदार (प) किंवा भार (भ) |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------|----------------------------------------------|
| ११/१२/१९६० | मा.स.च्या १९५६ च्या धजन भाषाचे कायद्यालगत म.रा.स. च्या १९५८ अंमलबजावणी कायदानुसार व भा.स.च्या नाणे संबंधी कायदानुसार क्षेत्र आकाराचे रूपांतर केले. | | |
| १८/०२/१९७९ | न.पु.क्र.५७१ प्रमाणे kPr | | |

(H)
मनसुखलाल रामशांकर त्रिवेदी

सही -
१९७०-०२-१६
विले.नि.पु.४५०
अ.२/कुलाबा क

सही -
१९७९-०२-२४
न.पु.अ.क्र. Dwb.
३

तपासणी करणारा -

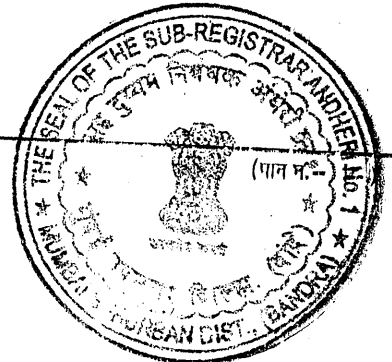
खरी नक्कल -

न.पु.अ.विलेपार्ले
मुंबई उपनगर जिल्हा

१०००
३५६/०९
०९९/०९
१०००९
३

सत्य शिंदे

नगर भूतपत्र अधिकारी, विलेपार्ले



मालमत्ता पत्रक

दि भाग/मोजे विलेपाल (पु) तालुका/न.भु.मा.का. - न.भु.अ.विलेपाल जिल्हा - मुंबई उपनगर जिल्हा

आर.मुपाने फाट नंबर फाट नंबर सत्र धारणाधिकार

कर्मका/पा. ले. न. ५७१/७ ५७१/७ चो.मी. ३१.२ C

सुविधाधिकार

हक्काचा मुळ धारक धर्ष [वाई रतिलयतबाई रतिलात } [श्री. रतिलाल गोविंदजी } [खरेदीने सि.स.नं.५७० प्रमाणे]

पट्टेदार इतर भार इतर शरं

दर-१ २९६९ ७९ साक्षात्कृत

| दि. | व्यवहार | खंड क्रमांक | नविन धारक (धा) पट्टेदार (प) किंवा भार (भा) | सही - १९७०-०२-१३ वि.वि.नि.पु.ख.यो अ.स.पुलवा क |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------------------------------------------|-----------------------------------------------|
| १९/१२/१९६९ | पा.स.च्या १९५६ च्या वजन मापाचे कायद्यालगत म.रा.स. च्या १९२८ अंमलबजावणी कायदानुसार व भा.स.च्या नाणे संबंधी कायदानुसार क्षेत्र आकाराचे रूपांतर केले. | | H) मनसुखलाल रामशंकर त्रिवेदी | सही - १९७५-०२-२६ न.भु.अ.क.ड.ब.ब. |
| १८/०२/१९७५ | न.भु.क.५७१ प्रमाणे kPr | | | |

नपाराणी करणारा - खरी नक्कल - न.भु.अ.विलेपाल मुंबई उपनगर जिल्हा

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जादी
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सत्य-विलेपाली
न.भु.अ.विलेपाल



मालमत्ता पत्रक

न.भू.अं. -- विलेपार्ल (उ) तालुका/न.भू.मा.का. -- न.भू.अ.विलेपार्ल जिल्हा -- मुंबई उपनगर जिल्हा

नगर प्रमाणन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फाटल्यासिणीचा विवर (वेळ)

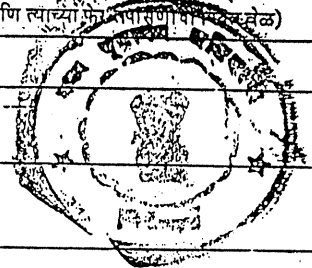
क्रमांक / का. लॉ. नं. ५७१/८ ५७१/८

चौ.मी. ३१.२ चौ.मी. C

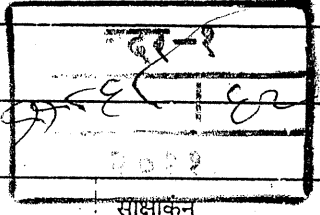
सुविधाधिकार ---

हक्काचा मुळ धारक वर्ष [बाई रतियतबाई रतिलाल] [श्री. रतिलाल गोविंदजी] [खरेदीने सि.स.नं.५७० प्रमाणे]

पट्टेदार ---



| दि. नं. क्र. | व्यवहार | खंड क्रमांक | नविन धारक (धा) पट्टेदार (प) किंवा भार (भा) | साक्षात्कन |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------------------------------------------|-----------------------------------------------|
| १९/१२/१९६९ | मा.स.च्या १९५६ च्या वंजन मापाचे कायद्यालगत म.रा.म. च्या १९५८ अंमलबजावणी कायदानुसार व भा.स.च्या नाणें संबंधी कायदानुसार क्षेत्र आकाराचे रूपांतर केले. | | | सही- १९७०-०२-१३ वि.जि.नि.पू.खयो अ.(र)कुलाबा k |
| १८/०१/१९७५ | न.भू.क्र.५७१ प्रमाणे kPr | | (H) मनसुखलाल रामशंकर त्रिवेदी | सही- १९७५-०२-२४ न.भू.अ.क्र.Dwb. ३ |



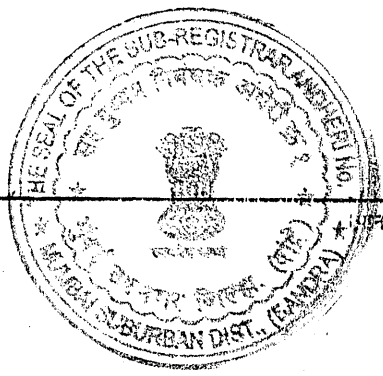
सणी करणारा - खरी नक्कल -

न.भू.अं.विलेपार्ल मुंबई उपनगर जिल्हा

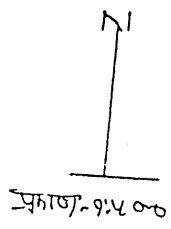
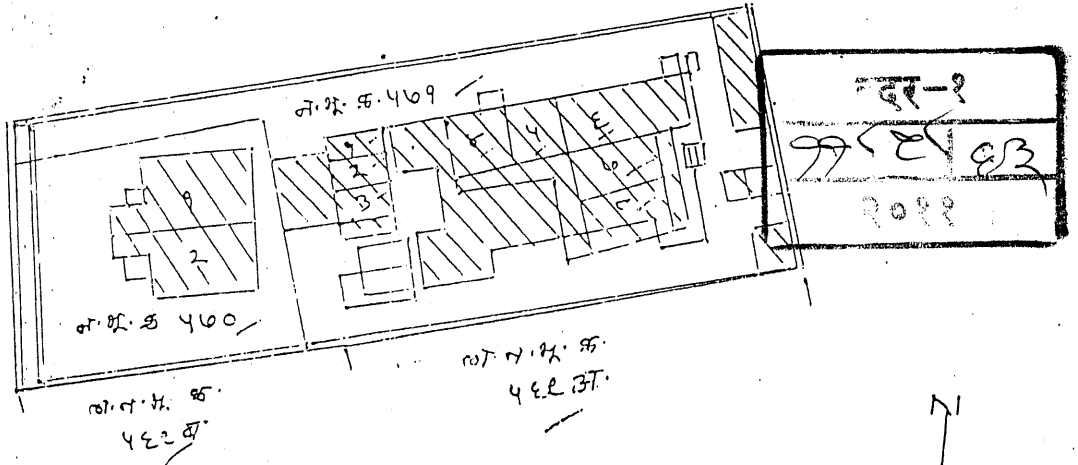
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नांक ३
६०

सत्य-प्रतिक्रिपी

Sub-Registrar, Mumbai City District



अर्जदार:- श्री. नरेश अशोक संपदा मर्जापकर, नगर सुभाष विठ्ठलपट्टे रोड येथील पुनर्विलेका मोडेल क्र. ४२ वकत न.श.क्र. ५७०, ५७०/१ते२, ५७१, ५७१/१ते८ नकाश्या कारणाप्रती नक्कल.



१०००
 २५९/०९
 ३०९/०९
 १-१००९
 दिना
 न.श.क्र. ५६२ अ./५

१२
 ६००/-
 ५६
 ६०५/-



न.श.क्र. ५६२ आ.

३५
 न.श.क्र. ५६२ आ., विलेपार



KIRTI NAGDA & ASSOCIATES
(ADVOCATES HIGH COURT)

KIRTI K. NAGDA B.Com.LL.M.

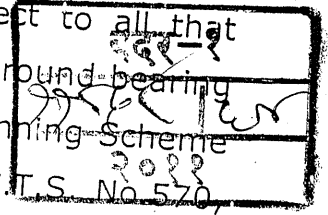
5, Trimurti Krupa Co-op. Hsg. Soc. Ltd.
Tilak Mandir Road, Behind Post Office,
Vile-Parle (East), Mumbai - 400 057.
(O) : 2610 1747 • Fax : 2610 1748

Ref. No. : _____

Date: 08/03/2010

TO WHOMSOEVER IT MAY CONCERN

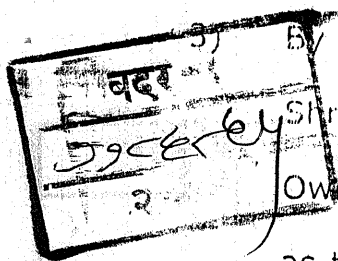
Sub.: Title Certificate with respect to all that piece or parcel of land or ground-bearing Final Plot No.6 of Town Planning Scheme No. IV and IV-A, bearing C.T.S. No 570, 570/1 & 2, 571, 571/1 TO 8, admeasuring about 1014.5 sq.mtrs. or thereabouts of Village - Vile Parle (East), Taluka - Andheri, Dist. - Mumbai Suburban, alongwith the structures standing thereon and bearing Municipal "K" Ward Nos. 569,570,570 (1) and 570 (2) and Street Nos. 54, 55 and 56 situate at Tejpal Road, Vile Parle (East), Mumbai - 400 057.



- 1) By an Indenture of Conveyance Dt.12/12/1962, One Shri Mansukhlal Ramshankar Trivedi purchased an Immovable Property at Tejpal Road, Vile Parle (East), Mumbai - 400 057 admeasuring about 1014.5 Sq. Mtrs. bearing Final Plot No.6 of Town Planning Scheme No. IV and IV-A and more particularly described in the schedule there under written. The said Deed of Conveyance has been registered with the Sub-Registrar of Bandra under Sr. No. 2944 of 1962 on 13/12/1962.

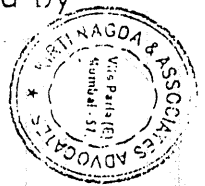
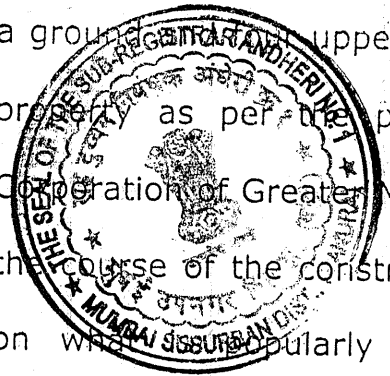


2) In the said property there were 3 structures and the same were in occupation in all of the 7 tenants. Of the 3 structures, one was in the front and occupied by 4 tenants and the other 2 were at the rear and occupied by 3 tenants.

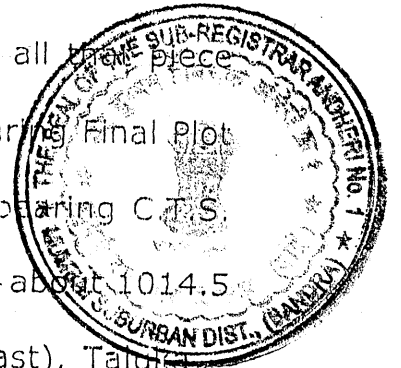
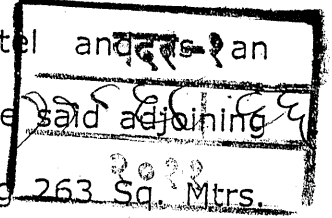


3) By an Agreement for Sale Dt. 16/12/1977 made by and between Shri Mansukhlal Ramshankar Trivedi, therein referred to as Owner of One Part and M/s. D.D. Patel & Co., therein referred to as the Purchasers, the said Shri Mansukhlal Ramshankar Trivedi agreed to sell to the said M/s. D.D. Patel & Co. the said property at Tejpal Road, Vile Parle (East), Mumbai - 400 057 admeasuring about 1014.5 Sq. Mtrs. bearing Final Plot No.6 of Town Planning Scheme No. IV and IV-A and more particularly described in the schedule there under written and put the said purchasers M/s.D.D.Patel & Co. in the possession of the said property.

4) The said M/s. D.D. Patel & Co. thereafter constructed building of a ground floor and upper floors having in all 20 flats on the said property as per the plans and sanctioned by the Municipal Corporation of Greater Mumbai. The said M/s. D.D. Patel & Co. in the course of the construction of the said building allotted flats on which were regularly known as "Ownership basis" to the members of the said Society including the old tenants as and by way of alternative accommodation.

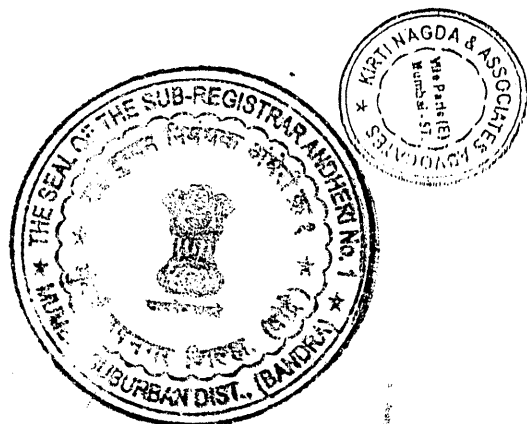
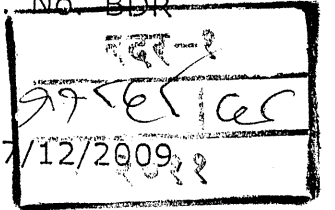


- 5) There is one Bungalow adjoining to the said Property which is in possession of One Shri Bhojraj Damji Patel and ~~one~~ an independent structure on the said property. The said adjoining structure and the said plot of land admeasuring 263 Sq. Mtrs. beneath the said bungalow was agreed to be leased to the said Shri Bhojraj Damji Patel as per Agreement to Lease dated 22/06/1987.
- 6) The Allottees of the flats in the newly constructed building including the old tenants formed a co-operative Society under the provisions of the Maharashtra Co-operative Societies Act, 1960 in the name and style of VIRESHWAR VIHAR CO-OPERATIVE HOUSING SOCIETY LTD. bearing Registration No. DOM/HSG/K-E-7007 of 26/05/1982.
- 7) Under Indenture Dt.22/06/1987 executed by and between Shri Mansukhlal Ramshankar Trivedi, therein referred to as the Vendor and M/s. D.D.Patel & Co., therein referred to as the Confirming Party and Vireshwar Vihar Co-operative Housing Society Ltd., therein referred to as the Purchaser; the Vendor therein with the confirmation of the Confirming Party, sold transferred and conveyed to the said Purchasers; all that piece and parcel of piece or parcel of land or ground bearing Final Plot No.6 of Town Planning Scheme No. IV and IV-A, bearing C.T.S. No.570, 570/1 & 2, 571, 571/1 TO 8, admeasuring about 1014.5 sq.mtrs. or thereabouts of Village - Vile Parle (East), Taluka Andheri, Dist. - Mumbai Suburban, alongwith the building structure standing thereon situate at Tejpal Road, Vile Parle



mentioned in Development Agreement Dt.17/12/2009. The said Development Agreement is duly registered with Sub-Registrar of Assurance, Andheri Taluka on 17/12/2009 under Sr. No. BDR 15/11869/2009.

- 10) Pursuant to the said Development Agreement Dt.17/12/2009, the said Society has also executed a Power of Attorney in favour of the said Developers **M/S. PRATHAM ASSOCIATES** with respect to Development of the said Property. The said Power of Attorney is also duly registered with Sub-Registrar of Assurance, Andheri Taluka on 17/12/2009 under Sr. No. BDR-15/11870/2009.
- 11) The Developers intent to commence construction on the said property as per plans and specifications which may be sanctioned by Municipal Corporation of Greater Mumbai.
- 12) We have obtained a Search Report of the said property from the offices of Sub-Registrar of Assurances through search cleark Mr. S.D.Jadhav and as per his report dated 06/10/2003 there are no encumbrances on the said property.
- 13) In view of above we hereby certify that in our opinion the title of M/s. Pratham Associates, subject to whatever stated above is clear marketable and free from all encumbrances.



- v) Booster pump of 900 litres/min. capacity giving a pressure of not less than 3.2 kgs./sq.cms. at the topmost hydrant outlet of the wet riser shall be provided at the terrace level.
- vi) Automatic sprinkler system shall be provided in the lift lobby/common passage at each floor level with sprinkler pump and jockey pump.
- vii) Electric supply (normal) to these pumps shall be on independent circuit.
- viii) Four hydrants shall be provided within the confines of the site on the wet riser at locations marked on the plan.
- ix) One ABC type fire extinguisher of 10 kgs. Capacity having ISI certification mark shall be kept in Electric Meter Room as well as Lift Machine Room.
- x) An alternate source of L.V./H.V. supply from a separate sub station as well as through D.G. set with appropriate change over switch shall be provided for fire pump, booster pump, sprinkler pump, jockey pump, staircase/corridor lighting circuit, Fire Lift and manual fire alarm system. It shall be housed in a separate cabin.

10. MANUAL FIRE ALARM SYSTEM:

The building shall be provided with manual fire alarm system with main control panel at ground floor and pull boxes and hooters at each floor level. The layout of fire alarm system shall be in accordance to relevant I.S.Specifications.

11. REFUGE AREA:

Terrace floor of the building will be treated as refuge area which shall conform to the following.

- Entrance door to the refuge area shall be painted or fixed with a sign painted in luminous paint mentioning Refuge area in case of Emergency.
- Adequate drinking water facilities shall be provided in the refuge areas.
- Adequate emergency lighting facility connected to electric circuits of staircase/corridor lighting shall be provided in refuge area.

The party has paid capitation fee of Rs. 50,000/- vide receipt No. 1620825 dated 9.4.10 (SAP docket No. 1000571876) on the gross built-up area of 2520 sq.mtrs. as certified by the Architect vide his letter dated 25.3.10.

M. J. Singh
9/14/2016.
Dy. C. F.O. (W.S.)



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

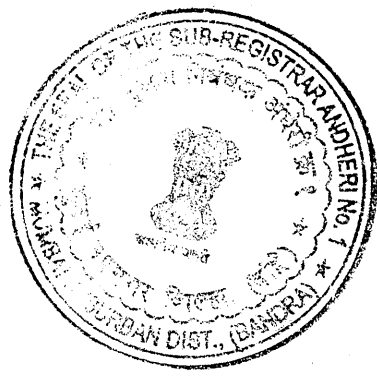
PRATHAM ASSOCIATES



02/19/2009
Permanent Account Number
AAI EP 0608L

| |
|------------|
| दस्तावेज-१ |
| २५६/७३ |
| २०११ |

13/10/2009



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRAVINA R SHAH

BABULAL M SHAH

17/10/1971

Permanent Account Number

AMRPS9479G



0810-2005

Signature

वदर-१

७९८६ / ६०

२०११



एचएम रेजिस्ट्रार

एस एन 268 एफ SIN 268 F

L No 149587

होल्डर की मुहर

Registration Stamp..... *ADH*

Date of Issue.....

Name *T. E. J. Roy. S. Sharma*

Age *M.* लिंग Sex *31*

होल्डर के हस्ताक्षर Sig. of Holder *[Signature]*

बंदर-१

T. E. J. Roy

२०११



|



15/10/2011

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

वदर1

दस्त क्र 11868/2011

5:29:03 pm

अंधेरी 1 (बांद्रा)

दस्त क्रमांक : 11868/2011





दस्ताचा प्रकार : करारनामा

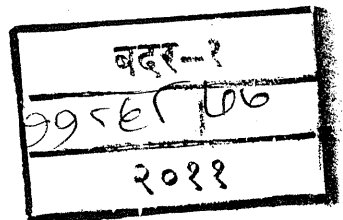
अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

| | | | | |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1 | नाव: प्रविणा आर. शाह - पत्ता: घर/फ्लॅट नं: ए/301, मंगल विला, तेजपाल रोड, विलेपार्ले (पू) मुं - 57 गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: -- शहर/गाव:- तालुका: - पिन: - पॅन नम्ब | लिहून घेणार वय 40 सही |  |  |
| 2 | नाव: मे. प्रथम अस्पॉसिटएस् चे भागीदार नरेश बारोट - पत्ता: घर/फ्लॅट नं: दुकान क्र. 4, भिडे बंगलो, एम जी रोड, विलेपार्ले (पू) मुं - 57 गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: -- पेट/वसाहत: | लिहून देणार वय 45 सही |  |  |





दस्त गोषवारा भाग - 2

वदर1

दस्त क्रमांक (11868/2011)

दस्त क्र. [वदर1-11868-2011] चा गोषवारा
बाजार मूल्य :9801700 मोवदला 8100000 भरलेले मुद्रांक शुल्क : 473800

पावती क्र.:11936 दिनांक:15/10/2011
पावतीचे वर्णन
नांव: प्रविणा आर. शाह - -

उस्त हजर केल्याचा दिनांक :15/10/2011 05:22 PM
निष्पादनाचा दिनांक : 15/10/2011
दस्त हजर करणा-याची सही :

30000 : नोंदणी फी
1600 : नक्कल (अ. 11(1)), पृष्ठांकनाची
नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

31600: एकूण

दस्ताचा प्रकार :25) करारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 15/10/2011 05:22 PM
शिकका क्र. 2 ची वेळ : (फी) 15/10/2011 05:27 PM
शिकका क्र. 3 ची वेळ : (कबुली) 15/10/2011 05:28 PM
शिकका क्र. 4 ची वेळ : (ओळख) 15/10/2011 05:28 PM

दु. निबंधकाची सही, अंधेरी 1 (बांद्रा)

दस्त नोंद केल्याचा दिनांक : 15/10/2011 05:28 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) तेजराज शर्मा - - , घर/फ्लॅट नं: लिहून देणारप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

2) बिपीन जैन - - , घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

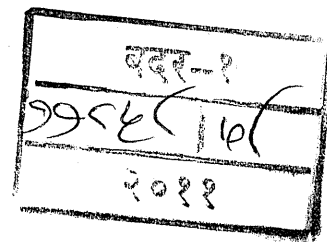
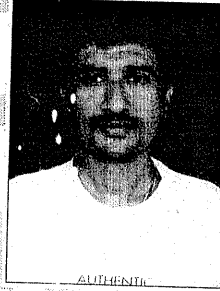
शहर/गाव:-

तालुका: -

पिन: -

T.S. Sharma

Intentional



दु. निबंधकाची सही
अंधेरी 1 (बांद्रा)

प्रमाणित करणेत येते की, या
दस्तामध्ये एकूण..... जाने आहेत.
पुस्तक क्र. १/वदर-१/क्रमांक ११५६/२०११
वर नोंदला दिनांक 4.5.OCT.2011

सह दुय्यम निबंधक, अंधेरी क्र. १,
मुंबई उपनगर जिल्हा

