

(2) Mrs. Rakhee Sachin Shetye  
(Allottee)

BDSPS9695D

IN WITNESS WHEREOF the parties hereinabove named have hereunto set and subscribed their respective hands and signed this Agreement for sale at Mumbai in the presence of attesting witnesses, signed as such on the 11<sup>th</sup> day of JULY 2023 hereinabove written.



**THE FIRST SCHEDULE HEREINABOVE REFERRED TO**

ALL THAT piece or parcel of land or ground admeasuring **1955.70** square meters or thereabouts bearing



**SCHEDULE HEREINABOVE REFERRED TO**

Flat premises bearing no. **802, 8th floor, A-wing, SALE Building** admeasure **89.135** square meters equivalent to **959.45 Square Feet** as per RERA carpet area at MARUTI PALATIAL. , Dr. Earnest Borges Road, ,Parel, Mumbai - 400012 AND Plot No. 138 (Pt), 139, 140,147, Parmar Guruji Marg, Parel, C.S No. 91/74 (Pt), 93/74 (Pt) & 94/74 of Suparibaug Estate Scheme No. 31 bearing Parel Sewree Ward of Municipal Corporation of Greater

ववई - १		
Mumbai		
Year	४६	१००
२०२३		
For GBS SHELTERS PVT LTD		

16

Director

*Rshetye*  
*Rshetye*



Annexure - c

**Maharashtra Real Estate Regulatory Authority**

**REGISTRATION CERTIFICATE OF PROJECT**

**FORM 'C'**

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P51900008828**

Project: **MARUTI PALATIAL** , Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO 138PT 139 140 147PT PARMAR GURUJI MARG PAREL** at **FSouth-400012, Ward FSouth, Mumbai City, 400012.**

1. **Grs Shelters Private Limited** having its registered office / principal place of business at **Tehsil: Borivali, District: Mumbai Suburban, Pin: 400101.**
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5.  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from **19/08/2017** and ending with **30/12/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Pramanand Prabhu  
(Secretary, MahaRERA)  
Date:09-09-2021 18:14:35

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

Dated: **09/09/2021**  
Place **Mumbai**



बबई - १		
५००२	००	१००
२०२३		

4. The Municipal Corporation approved the scheme of re-development under D. C. Regulations 33 (7) as well as approved the list of eligible tenants which was approved by the progressive committee of the Corporation vide its Resolution no. 57 dated 8-8-2006 and Resolution no. 513 of 10-8-2006 and a letter of intent was handed over to the society by the office of the Asst. Commissioner (Estate) being letter no. 18332 dated 22-8-2006.
5. The tenants of the adjoining plot on which the Municipal Chawl known as Koli Chawl stood, challenged the approvals granted to Pavanputra CHS Ltd, and in the name of the proposed Society known as Mahapurush CHS (Proposed) , filed a Writ Petition in the Hon'ble High Court being Writ Petition No. \_\_\_\_\_ of 200 \_\_\_\_\_ , which came to be summarily dismissed.
6. The erstwhile developers NandGopal Associates, a partnership firm, failed to comply with its obligations and hence, by a Notice dated 8.1.2008, the said Pavanputra Co-operative Housing Society Limited, by its letter dated 8.1.2008, terminated the appointment of the said developers.
7. The said partnership firm of NandGopal Associates, which was firm with tenure "At Will" , was also dissolved on 3.3. 2008 by a notice of dissolution of its partners since disputes arose between them.



७७५ - २		
१७७२	₹	१००
२०२३		

The said Pavanputra Co-operative Housing Society Limited vide its meeting held on 10-2-2008 appointed M/s GRS Shelters Private Limited as the developers of the society for the purposes of carrying out the work of re-development and to re-develop the said plot on the basis of the letter of intent issued by the said Municipal Corporation in favour of the society vide its outward number bearing AC/Estates/18332/AO (SSC) of 22-8-2006.

For GRS SHELTERS PVT LTD  
 Director

*(Handwritten signatures)*

Under Construction

<b>SSL</b>	<b>SBI - RACPC Mumbai South (Chinchpokali) (17889)</b>		
Branch Name			
Branch Code	Sumit. Sabre	New / Resale	COD No. MUM999999
ASE	Aniket Sha	Takeover	File Ref. No. JV/10/2709199513
	Swayj pandey	Top-Up / LAP / Edu. Loan	Loan App. No.
ASM	9158595959	AQM	
Coordinator Remarks	Checked <input type="checkbox"/>	Source Type	
	Submitted <input type="checkbox"/>	Self/Connector	
AMT	1 / 2 / 3	Processing Officer	
Applicant(s)	1	2	3
Name	Rakhee shetye	Sachin shetye	
Mobile No.	9969258555	9920220239	
Email Id	Rakheeshetye@gmail.com	Sachinshetye789@gmail.com	
CIF No.		9012790658	
Loan Type	Home Loan / HL Top Up / LAP		
Term Loan		Rinraksha/Shield	Rs.
Maxgain		Property Insurance	Rs.
Builder Tie-Up	Yes / No	If Yes, OPAS ID	
CRM No./RAAS No.	RLMS No. / LOS No.		
Loan Amount	Rs. 1.50 CR	First Disbursement Amount	Rs.
Loan Tenure	240 Months	Moratorium	_____ Months
<b>Pre Sanction Survey (PSS) Reports</b>			
	Name	Sent on	Received on
TVSR-1			
TVSR-2			
Valuation-1			
Valuation-2			
RO+ITR			
Property Inspection			
<b>File Movement</b>			
	COD	Data Entry	Processing Officer
Date			
	Sanction	Documentation	Disbursement
Date			
Loan A/c No.		Collateral No.	
Top Up A/c No.		Cersal No.	
RinRaksha A/c No.		EM Creation Date	

9. The Municipal Corporation by its order dated 17-12-2009 approved the change of developer and consequently the appointment of GRS Shelters Private Limited as the developers of the said property in accordance with the Regulations 33 (7) of Development Control Regulations.

10. The Developer, the Pavanputra Cooperative Housing Society Limited and the M.C.G.M., have entered into a Development Agreement dated 30<sup>th</sup> July, 2012, whereby the Developer has been granted exclusive rights to develop the project land on the terms and conditions thereunder mentioned.

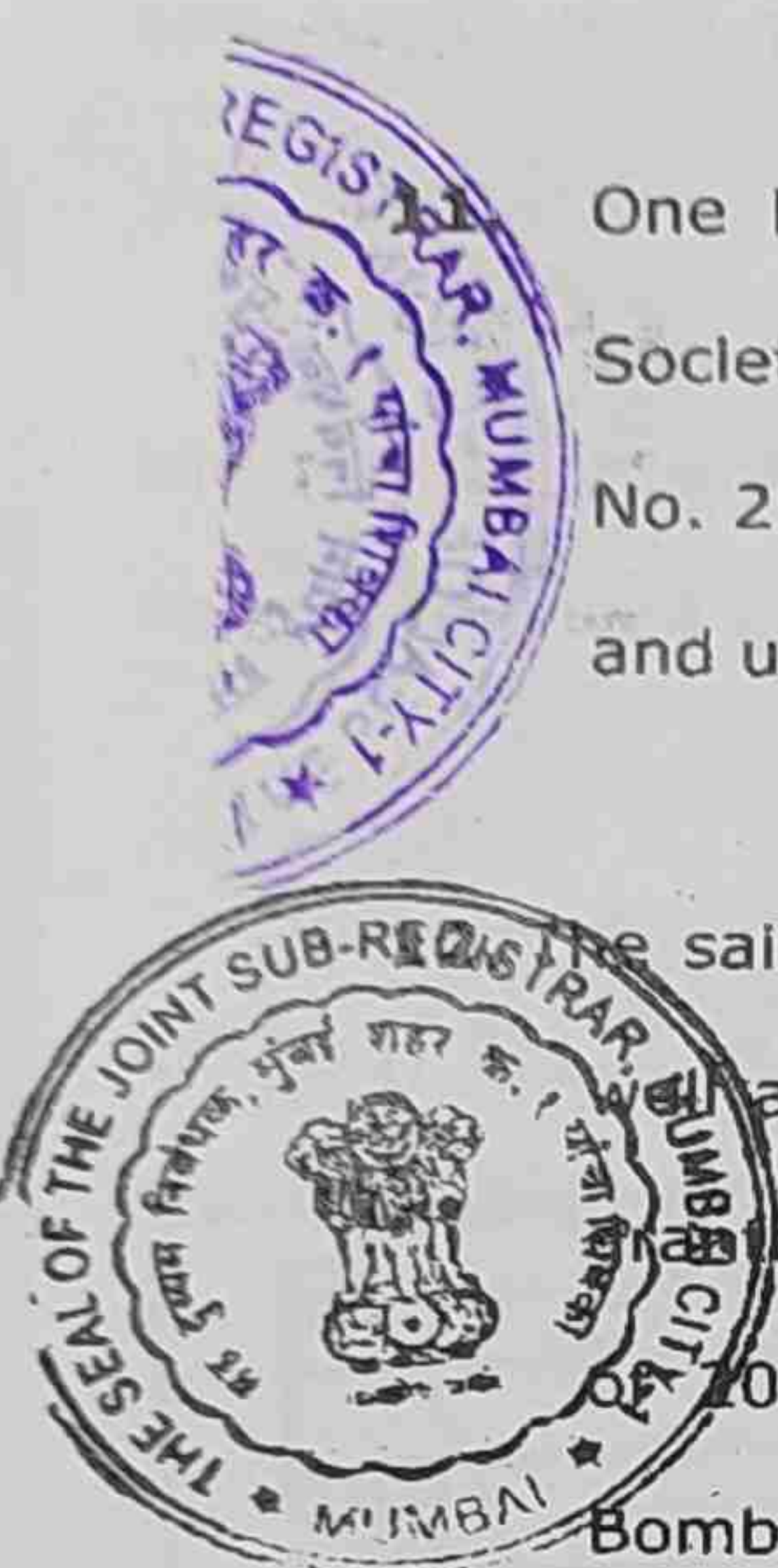
One Nandkishore Bhandari one of its partners filed a suit against the Society Inter alia challenging the termination of the Agreement being Suit No. 2502 of 2009, in which he was unable to secure any Ad-interim Order and ultimately withdrew the said suit on 4.2.2011.

The said Nandkishore Bhandari filed a Writ Petition against the Society as well as the B.M.C and the Developers seeking to challenge the approval granted by the B.M.C to the appointment of Developer being WP No. 1137 of 2010, which was summarily rejected by the Division Bench of the Bombay High Court on 23.9.2010, inter alia upholding the appointment of the Developer while also observing that the Petition itself was not maintainable for as the partnership firm was dissolved.

13. The order of the High court was challenged before the Supreme Court in SLP No. 33286 of 2010 which was also summarily rejected confirming the Order of the High Court approving the appointment of the Developer by the B.M.C.

For GRS SHELTERS PRIVATE LTD  
M  
Director

*Rshetty*  
*2012/11*



बबडू - १  
४०६२ ५ / १००  
१३. २०१३

14. The said Nandkishore Bhandari filed another Suit in the Bombay High Court being Suit No. 659 of 2011 Inter alia seeking to inter alia challenge the termination by the said Pavanputra Co-operative Housing Society Ltd and appointment of the Developer as well as for damages.
15. The said Suit has been duly settled.
16. The Developer is in possession of the project land.
17. The developer has commenced the construction of the permanent alternate accommodation for the eligible occupants of Parsi Chawl who are the members of the said society.
18. In accordance with the scheme of re-development the developer has submitted the plans for the construction of the building for rehabilitation as well as for the saleable component.

19. There existed a building on Plot No. 138 (pt), 139, 140 & 147 (pt), C.S No. 94/74, 95/74, 91/74 (pt), 93/74 (pt) & 96/74 (pt) P.S. Division known as 'Parsi Chawl' which was inhabited by the Municipal Tenants.



बवई - ९		
४००२	५	१००
२०२३		

The Development of the said plot is under Control Regulation 33 (7). One Building for rehab with certain portion for sale, being \_\_\_\_\_ Flats per the approved drawings constructed on right side of the said plot and one sale building adjacent thereto and at the junction of Dr. E Borges Marg & Parmar Guruji Marg.

21. On the application of M/s. GRS Shelters Pvt. Ltd, proposal for construction on the said plot described in the First schedule hereunder written shown

For GRS SHELTERS PVT LTD  
 Director

*Rshetye*

surrounded by Red lines on the Location plan hereto annexed and marked **ANNEXURE-'A'** forming a part of the said plot described in the First Schedule hereunder written a residential building for Rehabilitation of erstwhile Municipal tenants/members of the said society plus certain sale portion as per approved drawings consist of stilt (Part) + 22 upper floors of A wing, Ground plus 7 Floors of C Wing and D Wing have been sanctioned by Municipal Corporation Authority under Intimation of disapproval No. EB/2318/FS/A/337/5 Amend dated 23.05.2023. Out of which Rehab building has already been constructed and handed over to the said tenants by the Developer.



On application of M/s. GRS Shelters Pvt. Ltd. proposal for construction of sale building A Wing on the said plot a residential cum commercial building of stilt (Part) + 22 upper floors have been sanctioned by M. C. G. Authority under Intimation of disapproval No. EB/2318/FS/A/337/5 Amend dated 23.05.2023 and commencement certificate No. EB/2318/FS/A/FCC/4/Amend issued on 01.06.2023 are hereto annexed

ववई - २		
१००२	९	१००
23. २०२३		

and marked **Annexure 'B' ('B-1' & 'B-2')**.

The Developers have entered into Agreement with V. S. Vaidya and Co., Architects having their office at 409/410, Hind Rajasthan Building, Dadasaheb Phalke Road, Dadar, Mumbai 400 014., and appointed Shrikhande Consultants Private Ltd., as Structural Engineers having their office at 33-35, Shanti Centre, 3<sup>rd</sup> Floor, Plot No.8, Sector No. 17, Vashi, Mumbai 400 705 for preparation of the designs and drawings of the building on the said plot and the Developers desire to continue professional supervision of the said Architects and Structural Engineer till the completion of the building on the said plot.



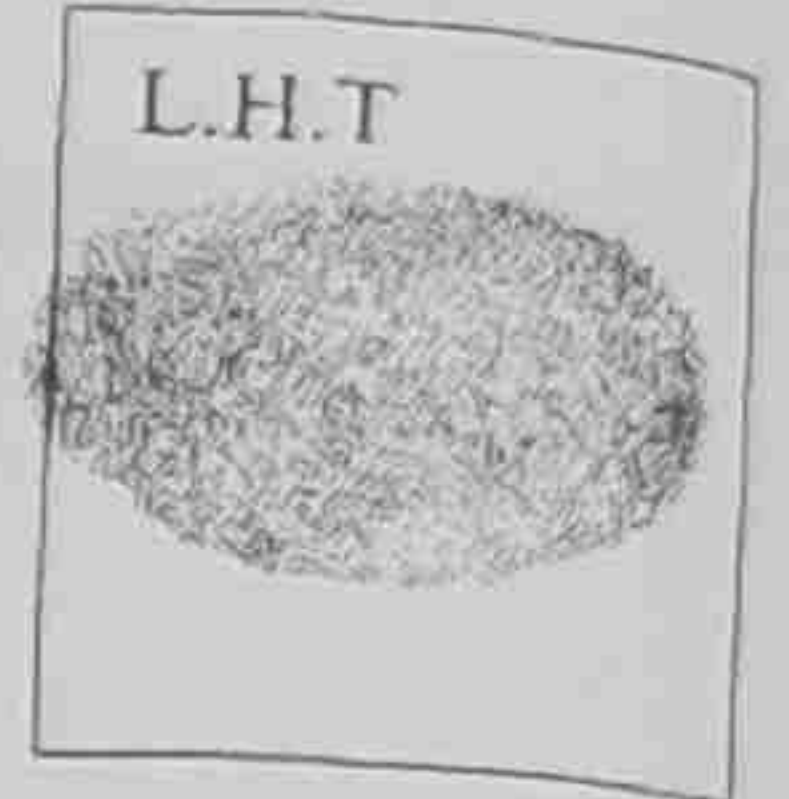
For GRS SHELTERS PVT LTD  
1/3  
Director

*Ashtey*  
*Sankar*

SIGNED AND DELIVERED by the)  
Within named Developers)

**M/S. GRS SHELTERS PVT. LTD.**

Dhananjay Gopal Singh )



GRS SHELTERS PVT.LTD. )

*Dhananjay*

Director

In the presence of )

(1) *[Signature]* )

(2) *[Signature]* )

SIGNED AND DELIVERED by the )

Within named Allottees

1) **Mr. Sachin Sunder Shetye** )

*Sachin Shetye*  
Signature



In presence of )

(1) *[Signature]* )

(2) *[Signature]* )

SIGNED AND DELIVERED by the )

Within named Allottees

1) **Mrs. Rakhee Sachin Shetye** )

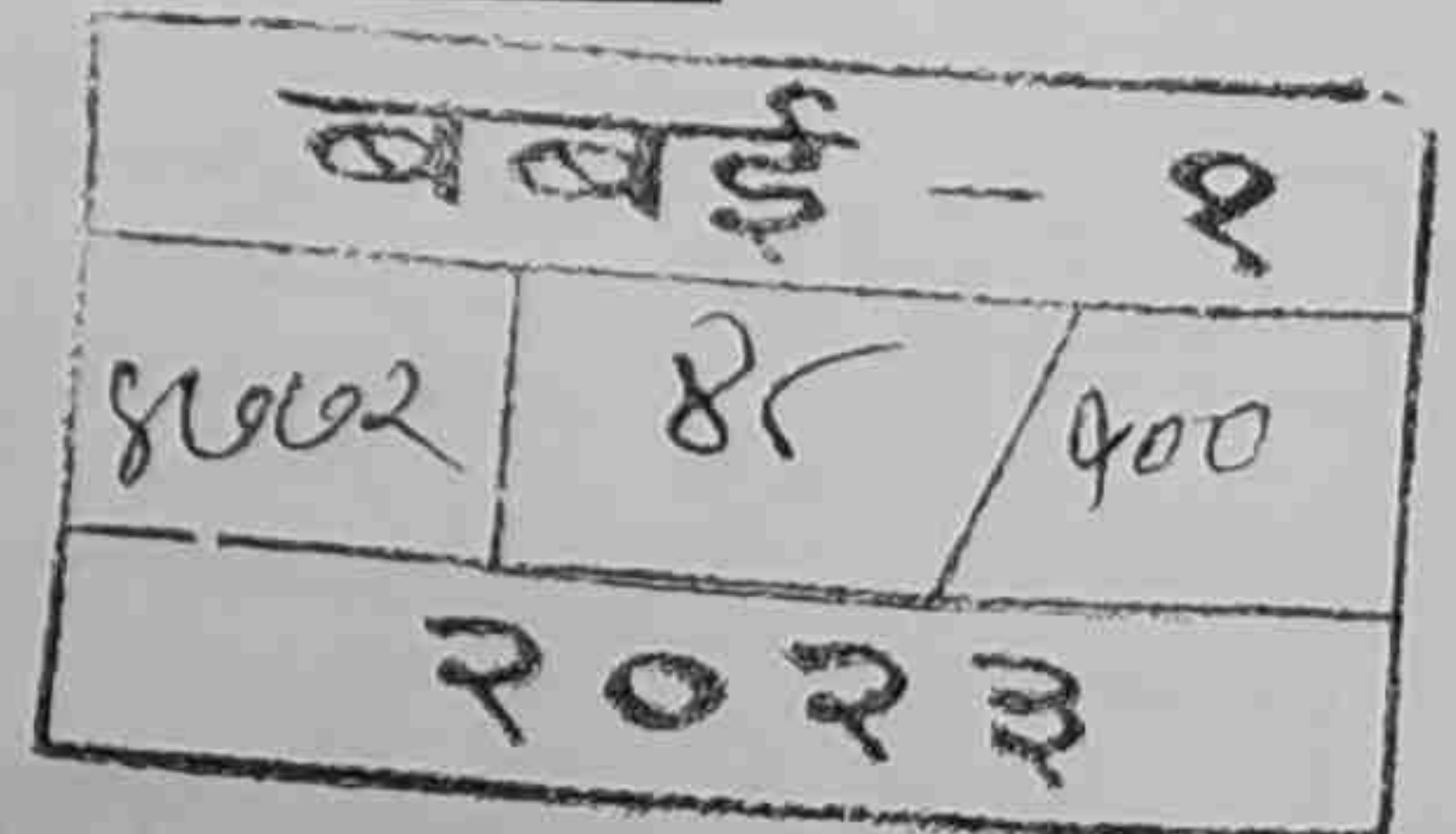
*Rakhee Shetye*  
Signature



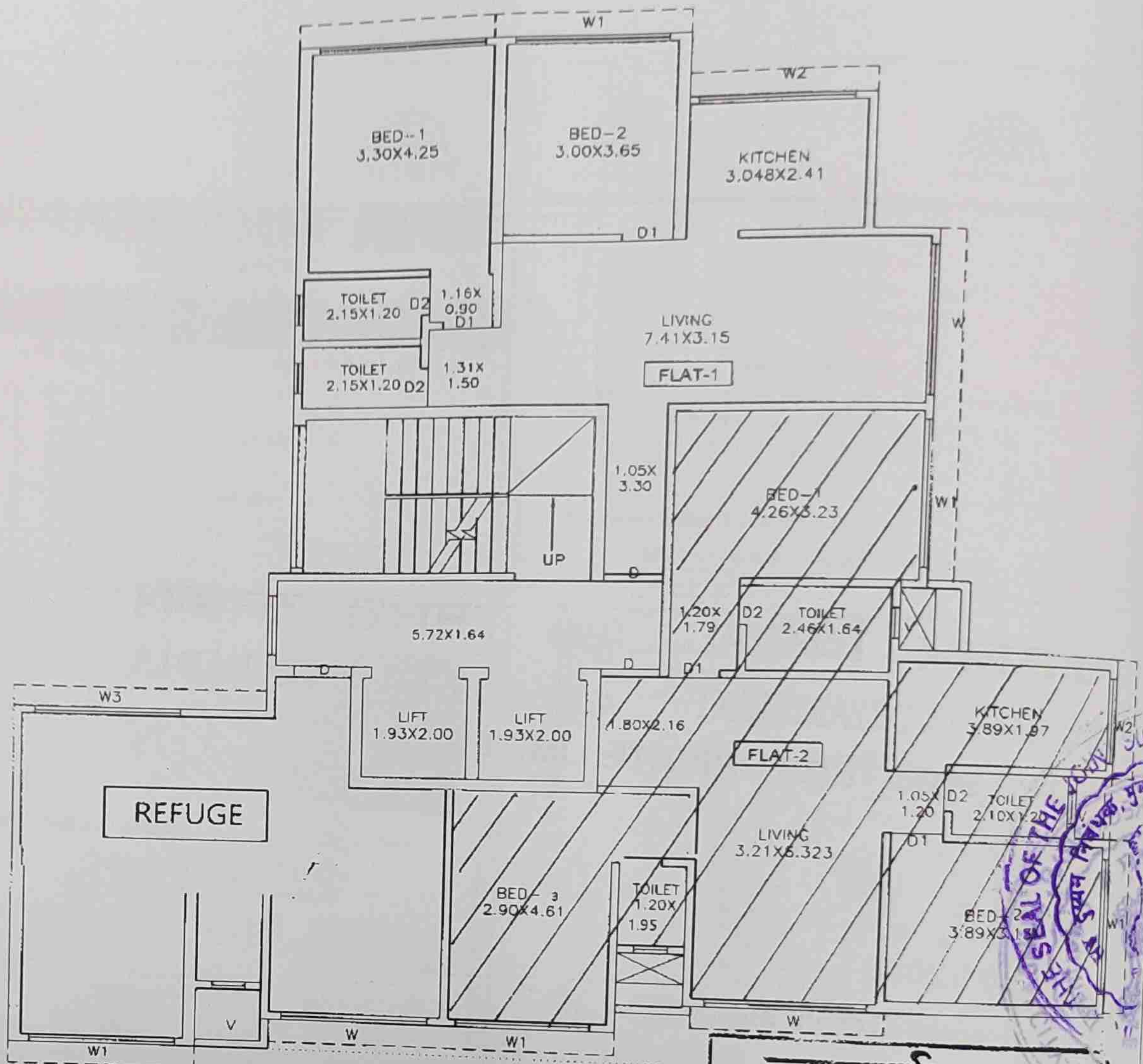
In presence of )

(1) *[Signature]* )

(2) *[Signature]* )







REFUGE

FLAT-1

FLAT-2

8th Floor Plan

<b>बवई - १</b>	
ग्लोब	६० / १००
<b>२०२३</b>	

PROPOSED REDEVELOPMENT SCHEME OF MUNICIPAL CORPORATION OF MUMBAI  
 PROPERTY BEARING PLOT NOS. 138 (PT), 139, 140, 147 (PT), 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



**V.S. VAIDYA & CO.**

ARCHITECTS, LICENSED SURVEYOR & ENGINEERS

437, HINDRAJASTHAN BLDG., DADASAHEB PHALKE ROAD, DADAR (EAST), MUMBAI 400 014.

## मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

Valuation ID

202307114950

11 July 2023,03:04:17 PM

मूल्यांकनाचे वर्ष	2023
जिल्हा	मुंबई(मेन)
मूल्य विभाग	11-परळ,शिवडी डिव्हिजन
उप मूल्य विभाग	11/83 भुभाग : दक्षिणेस दत्ताराम लाड मार्ग व विभाग हद्द, पश्चिमेस बाबासाहेब आंबेडकर मार्ग व एस.एस.राव मार्ग, उत्तरेस जेरबाई वाडीया मार्ग व पुर्वेस जी.डी.आंबेकर मार्ग यामधील भुभाग.
सर्व्हे नंबर /न. भू. क्रमांक :	इतर #

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
88970	197240	226820	246550	197240	चौरस मीटर

## बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	98.08चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण- उद्घवाहन सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला -	0 TO 2वर्षे 5th floor To 10th floor	बांधकामाचा दर -	Rs.30250/-

रस्ता सन्मुख -

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ

= 105% apply to rate= Rs.207102/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर

= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर

= (( (207102-88970) \* (100 / 100) ) + 88970)

= Rs.207102/-

A) मुख्य मिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र

= 207102 \* 98.08

= Rs.20312564.16/-

Applicable Rules

= ,10,4

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + गेझेटेड मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकेनिकल वाहनतळ

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

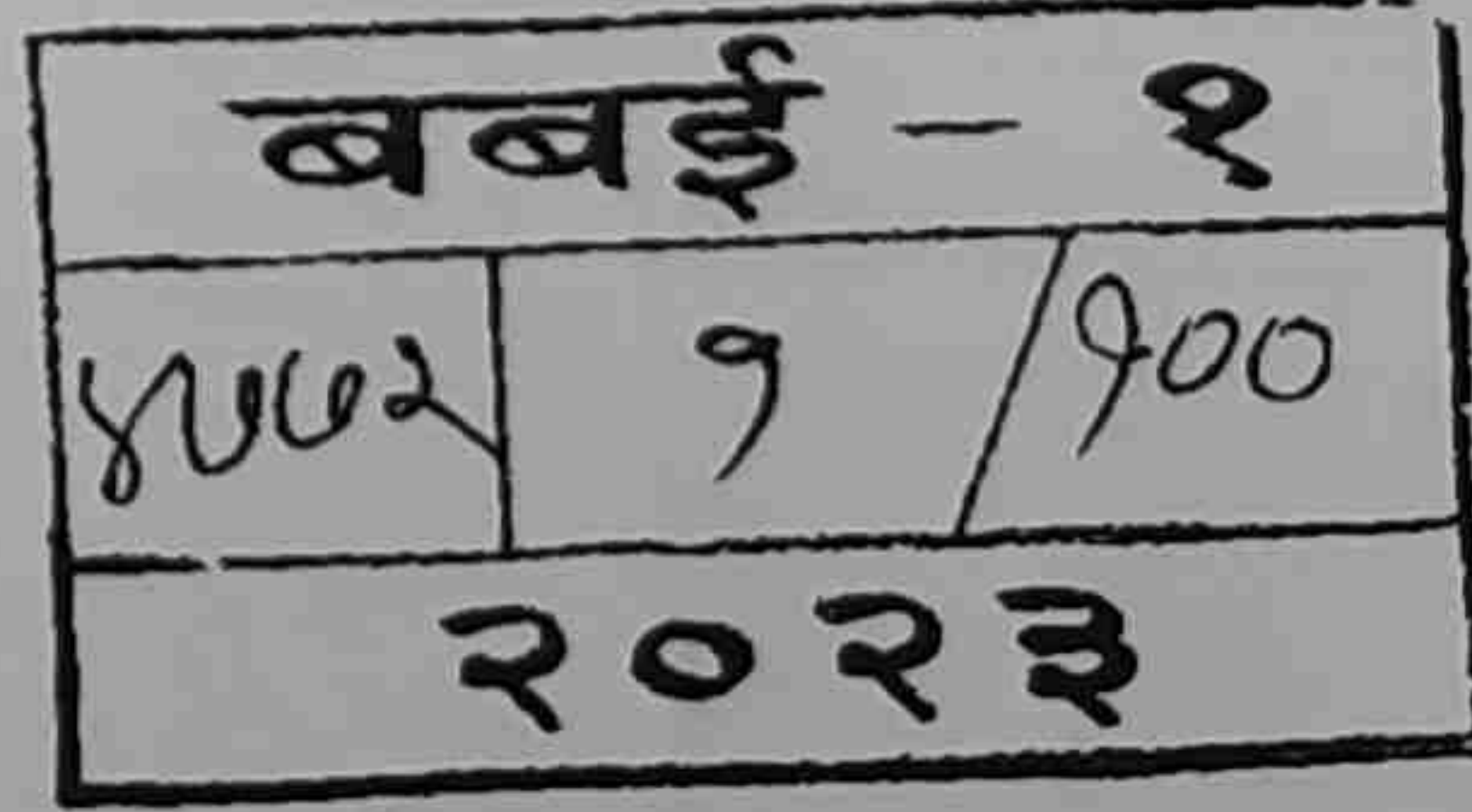
= 20312564.16 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0

= Rs.20312564.16/-

Home

Print

*Jm...*  
सह दुय्यम निबंधक  
मुंबई शहर क्र. १



Annexure B-1



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

File No. EB/2318/FS/A/337/5/Amend dated 23.05.2023

To,  
Rajesh Khandeparkar  
437 Hind Rajasthan Bldg., D.P.Road  
Dadar East.

CC (Owner),  
GRS SHELTERS PVT. LTD,  
A/203/204, YAMUNA BLDG., VASANT  
SAGAR COMPLEX, THAKUR  
VILLAGE KANDIVALI (EAST),  
MUMBAI-400101

Subject: Proposed Redevelopment scheme of municipal tenanted property on land bearing plot nos.138(pt.),139,140,147(pt.), C.S. No. 94/74, 95/74, 91/74(pt.), 93/74(pt.), & 96/74(pt.) of Parel Sewree Division, Suparibaug Estate, Scheme No. 31, known as Parsi Chawl, situated E. Borges Marg, Parel, Mumbai, F/South Ward, under DCR 33(7) for Pawanputra C.H.S. Ltd.,

Reference: Online submission of plans dated 16.01.2023

To: Applicant/ Owner/ Developer,

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

- 1) That all the conditions of I.O.D. under even No. dated 07/07/2010 and amended plan approved letter dated 05/10/2013, 22/08/2016, 06/06/2018, 20/04/2019 & lastly amended on 02/02/2022 shall be complied with.
- 2) That the revised structural design / calculations / details / drawings shall be submitted before extending C.C.
- 3) That payment towards following shall be made before asking for C.C. a) Additional Development Charges. b) Extra Water/Sewerage Charges at A.E.W.W. 'F/South' Ward Office. c) Labour Welfare Cess. d) Fungible Premium. e) Staircase, lift, lift lobby premium for both wing. f) Open Space Deficiency. g) Additional Development Cess.
- 4) That the C.C. shall be got endorsed as per the amended plan.
- 5) That the final N.O.C. from C.F.O. shall be submitted before asking for Occupation permission.
- 6) That the drainage layout shall be revised and be got approved from this office before carrying out the drainage work.
- 7) That the work shall be carried out strictly as per approved plan.
- 8) That the final N.O.C. from Tree Authority shall be submitted before asking for occupation permission.
- 9) That the final Structural stability certificate shall be submitted before asking for B.C.C.
- 10) That the Vermiculture bins for the disposal of wet waste as per design and specifications of organization of companies specialized in this field as per list furnished by Solid Waste Management of M.C.G.M. shall be provided.
- 11) That the work shall be carried out between 6.00 am to 10.00 pm only in accordance with Rule 50(2) of Environment Protection (Regulation & Control) Rules, 2000 and the provision of notification issued by ministry of Environment & Forest Deptt. from time to time shall be duly observed.
- 12) That the all requisite fees, premiums, development charges deposits shall be paid before endorsement of C.C. That the C.C shall be endorsed as per approved amended plan.
- 13) That the Additional Development Cess, if applicable shall be paid before C.C.
- 14) That the Completion certificate from various BMC departments is applicable as per N.O C's from consultant shall be submitted.
- 15) That the N.O.C. from Inspector of Lifts, P.W.D., Maharashtra, will not be obtained and submitted to this office.
- 16) That the specific NOC as per Hon'ble Supreme Court of India (S.L.P. Civil No. D23708/2017) Order in Dumping Ground Court Case dated 15/03/2018 shall be obtained from concerned department/ S.W.M. Department & in accordance with as per circular w/no. ChE/DP/2373/gen. dt. 25.04 2018 & Bank Guarantee shall be submitted.

वर्क - २	
६९	१००
२०२३	





**SALE AGREEMENT**

This **Ownership Agreement** made at Mumbai on this 11<sup>th</sup> day of **July 2023**

Between

**M/S GRS Shelters Private Ltd** a company having **PAN:-AADCG0802A** duly incorporated under the Indian Companies Act, 1956 and having its registered office at **Office No 401, Tanishka Commercial Premises Cs Ltd, Akurli Road, Kandivali (E) Mumbai 400 101**; hereinafter referred to as "**The Developers**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its ~~Directors and~~ **Officers** and successors in title) of the **ONE PART**

**AND**

- 1) **Mr. Sachin Sunder Shetye**, being Indian Inhabitant, having **Pan: ANZPS0880Q** and **Mrs. Rakhee Sachin Shetye** being Indian Inhabitant, having **Pan: BDSPS9695D** residing at **A/501, Ganesh Leela Chs., Rugna Seva Sadan Marg, Opp. Nare Park, Parel, Mumbai-400012**. hereinafter called "**The Allottee**" (which expression shall unless it be repugnant to the context, or meaning thereof be deemed to include his/her/their respective heirs executors and administrators and permitted assigns) of the **OTHER PART**.

For GRS SHELTERS PVT LTD

*[Signature]*  
Director


*[Signature]*

*[Signature]*

8002		
8	/	900
2023		



C - 3

**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**FORM 'A'**  
**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**  
No EB/2318/FS/A/FCC/4/Amend  
**COMMENCEMENT CERTIFICATE**

To,  
GRS SHELTERS PVT. LTD.  
A 204, YAMUNA BLDG., VASANT SAGAR  
COMPLEX, THAKUR VILLAGE KANDIVALI (EAST),  
MUMBAI-400101

Sir,  
With reference to your application No. **EB/2318/FS/A/FCC/4/Amend** Dated. **07 Feb 2019** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 of the Maharashtra Regional and Town Planning Act, 1966, to erect a building in Building No. 337 (New) dated **07 Feb 2019** of the Mumbai Municipal Corporation Act 1888 to development work of on plot No. **00 C.T.S. No. 94/74, 95/74, 91/74(pt.), 93/74(pt.), & 96/74(pt.)** Division / Village / Town Planning Scheme No. **Parel Sewree** situated at **E. Borges Marg Road / Street** in **F/South Ward**.

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

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

The Municipal Commissioner has appointed Shri. **Roshan Jibhakate A.E. (BP) City - V** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.



बबई - १		
8602	62	900
२०२३		

**WHEREAS:**

1. The Municipal Corporation for Greater Mumbai is seized and possessed of or otherwise well and sufficiently entitled, inter alia, to the following property properties:

(i) Property bearing Plot No. 138 (Pt), 139, 140, 147 (PT), Parmar Guruji Marg, Parel C.S No. 95/74, 91/74 (Pt), 93/74 (Pt) & 94/74 of & 96/74 Suparibaug Estate Scheme No. 31, bearing Parel Sewree division F/South Ward of Municipal Corporation of Greater Mumbai Admeasuring about 1955.70 square meters at Parmar Guruji Marg, Parel in Subari baug Estate Scheme No.31 Parel Sewree Ward of Municipal Corporation of Greater Mumbai District Mumbai more particularly described in the First Schedule hereunder written;



2. There existed a Chawl owned by the Municipal Corporation for Greater Bombay, hereinafter for brevity's sake referred to as the Corporation, housing 71 Municipal Tenants, which was known as 'Parsi Chawl' which was in a dilapidated condition

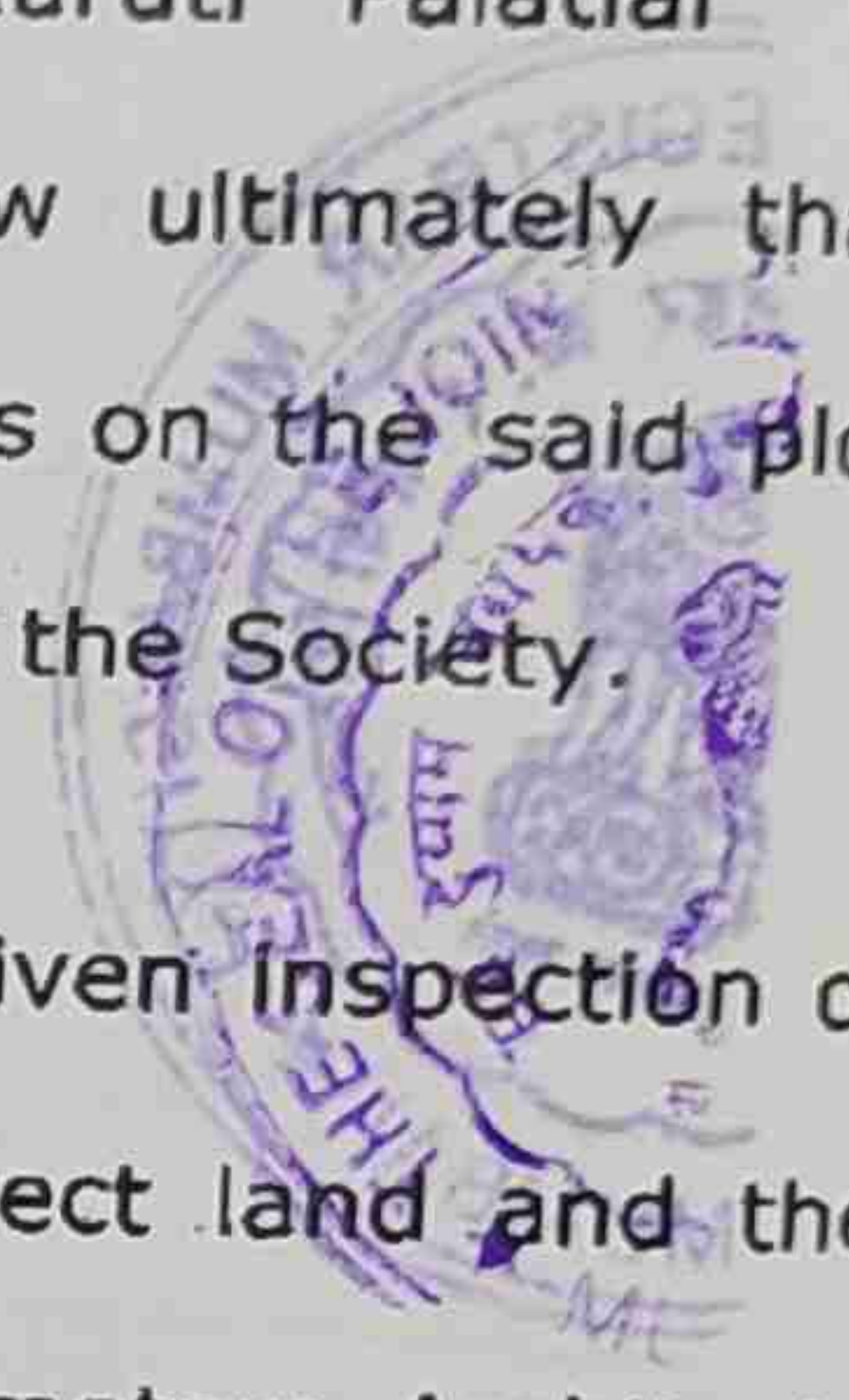
बवई - १		
8002	4	900
3. २०१३		

The Municipal tenants formed a Co-operative Housing Society namely Pavanputra Co-operative Housing Society Limited duly registered under the Maharashtra Co-operative Society's Act, 1960 under Registration No. MUM/HSG/(TC) 8725/07-08/2007 and having its registered Office at Dr. E. Borges Marg, Parel, Mumbai 400 012, for the purposes of submitting a Scheme under DC Regulation 33 (7).

For GRS SHELTERS PVT LTD  
123  
Director

*[Handwritten signatures]*

24. The Developers have registered the project under the provisions of the Real Estate (Regulation and Development) Act, 2016, at **Mumbai Maharashtra** no. **P51900008828**; An authenticated copy of the registration number is attached herewith as **Annexure 'C'**.
25. The Developers, have by virtue of the Development Agreement dated 30<sup>th</sup> July 2012, the sole and exclusive right to sell the flats and premises and to enter into agreements with Allottee, prospective Allottees of flats, on the said plot and to receive the sale price in respect thereof.
26. The Developers are desirous of selling flats and premises in the building to be constructed on the said plot known as "Maruti Palatial" to prospective Allottee on ownership basis with a view ultimately that Allottees and allottees of premises in the said buildings on the said plot hereunder written shall themselves become members of the Society.
27. Upon the demand of the Allottee, the Developer has given inspection of all the documents of title relating to the present project land and the plans, designs and specifications prepared by the Promoters Architects M/s. V. S. Vaidya & Associates, and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the "said Act") and the Rules and Regulations made thereunder.



वर्क		
8062	70	900
२०२२		

28. The Developer has annexed herewith the True Copies of the Title Certificate dated 8<sup>th</sup> February, 2011, issued by Mr. A. S. Khandeparkar, Advocate High Court, Bombay, as well as the Property Card, and the relevant Annexures showing the name of the Developer and reflecting thereby the grant of Development rights in favour of the Developer, and the same are marked as **Annexure - 'E' & 'F'**.

For GRS SHELTERS PVT LTD  
 Director

*Rshetye*      *Society*

29. The Allottee has applied to the Developers for allotment and sale to the Allottee of flat bearing No. **802, 8th floor, Sale Building Wing A** admeasuring **89.135** square meters (equivalent **959.45** square feet) as per RERA Carpet Area or there about carpet area inclusive of fungible area shown coloured red on floor plan hereto annexed and marked **Annexure 'A1'** of the building known as "**MARUTI PALATIAL**" under construction by the Developers on the said plot.

30. While sanctioning the building plans for construction of buildings on the said plot, the concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions, which are to be observed and performed by the Developers while developing the said plot upon due observance and performance of which the Occupation and Building Completion Certifications in respect of the said building shall be granted by the concerned local authority. The Developers have commenced construction on the said plot in accordance with the approved building plan.



premises relying upon application declaration made by Allottee in  
regards 24, 25 and 26 hereinabove, the Developers hereby agreed to sell  
to the Allottee and the Allottee hereby agreed to purchase from the  
Developers on ownership basis flats bearing No. **802 , 8th floor, sale  
Building Wing A** admeasure **89.135** square meters (equivalent  
**959.45** square feet) RERA Carpet area shown colored red on floor plan  
hereto annexed and marked **Annexure 'A1'** of the building known as "

बलुई MARUTI PALATIAL		
802	plot.99	900
2023		

For GRS SHELTERS PVT LTD

M

Director

*Rshettye*      *sohitya*