

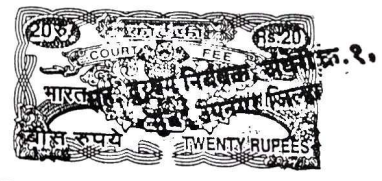


28/12/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 1
दस्त क्रमांक : 12512/2020
नोंदणी :
Regn.63m

गावाचे नाव : गुदवली गुदवली	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	25766350
(3) बाजारभाव(घाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	20946996.4
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन : इतर माहिती: , इतर माहिती: ऑफिस प्रिमायसेस नं. 1117,11 वा मजला,द सुम्मीत बिजनेस वे अंधेरी,अंधेरी - पूर्व,मुंबई 400093 ऑफिस चे क्षेत्र 91.33 चौ मी कार्पेट रेटा प्रमाणे व्हिलेज - गुदवली,सोबत 1 कार पार्किंग. इतर माहिती व मिळकतीचे वर्णन दस्तात नमूद केल्याप्रमाणे((C.T.S. Number : 265, 266, 266/1 TO 172 :))
(5) क्षेत्रफळ	1) 100.46 चौ मीटर
(6)आकारणी किंवा जुबी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिद्ध ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हनुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-ओमकार रीयल्टर्स अँड डेव्हलपर्स प्रा. ली. तर्फे अंधो. सिप्रेटरी केशरी प्रसाद पाठक आणि अशोक कुमार सरावगी तर्फे मुखत्यार सचिन चांदलेकर - बय:-31; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ओमकार हाऊस, ब्लॉक नं: सायन-चुनाघट्टी सिप्रल समोर, पूर्व, मुंबई, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-AAACO7919F 2): नाव:-अहमद गुलाम नबी शेख तर्फे मुखत्यार ओमकार रीयल्टर्स अँड डेव्हलपर्स प्रा. ली. तर्फे अंधो. सिप्रेटरी केशरी प्रसाद पाठक आणि अशोक कुमार सरावगी तर्फे मुखत्यार सचिन चांदलेकर - बय:-31; पत्ता:-, तळमजला, गुलाम नबी मंसिल, सांताक्रूझ पश्चिम, 2 री.हसनबाद लेन मुंबई, शांताक्रूझ सेंट्रल, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400054 पॅन नं:-ABEPS4489A
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हनुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नरेश राजपूत - - बय:-30; पत्ता:-प्लॉट नं: 11, माळा नं:-, इमारतीचे नाव: अल्लाउद्दिन बिल्डिंग, ब्लॉक नं: मासाड सबवे समोर, रोड नं: मंगू भाई रोड, मासाड - पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AXSPR4745C
(9) दस्तऐवज करून दिल्याचा दिनांक	28/12/2020
(10)दस्त नोंदणी केल्याचा दिनांक	28/12/2020
(11)अनुक्रमांक,खंड व पृष्ठ	12512/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	515400
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	




मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

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



दस्तासोबत सुची II दिली.


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

322/12512

पावती

Monday, December 28, 2020

1:19 PM

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: गुंदवली गुंदवली
दस्तऐवजाचा अनुक्रमांक: वदर1-12512-2020
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: नरेश राजपूत - -

पावती क्र.: 13686 दिनांक: 28/12/2020

नोंदणी फी ₹. 30000.00
दस्त हाताळणी फी ₹. 4000.00
पृष्ठांची संख्या: 200


एकूण: ₹. 34000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:38 PM ह्या वेळेस मिळेल.

बाजार मूल्य: ₹. 20946996.4 /-

मोबदला ₹. 25766350/-

भरलेले मुद्रांक शुल्क : ₹. 515400/-


दयानिवाचक, अंधेरी-1
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रकम: ₹. 2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2612202000958 दिनांक: 28/12/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: ₹. 2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2612202000971 दिनांक: 28/12/2020

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008845743202021E दिनांक: 28/12/2020

बँकेचे नाव व पत्ता:



REGISTERED ORIGINAL DOCUMENT
DELIVERED ON... 30/12/2020

Dr. Registration summary sheet

Substation No. 2020/1453		Date of registration 28 September 2020		Page No. 13 of 13																									
Year of construction 2020	Area (sq. ft.) 403 sq. ft.	403 sq. ft. (38.33 sq. m) (100 sq. ft. = 9.29 sq. m)																											
<p>सूचना: सूचना का आभाव/सूचना का अभाव</p> <table border="1"> <thead> <tr> <th>सूचना का अभाव</th> <th>सूचना का अभाव</th> <th>सूचना का अभाव</th> <th>सूचना का अभाव</th> <th>सूचना का अभाव</th> <th>सूचना का अभाव</th> </tr> </thead> <tbody> <tr> <td>सूचना का अभाव</td> <td>158190</td> <td>181200</td> <td>242400</td> <td>158190</td> <td>सूचना का अभाव</td> </tr> <tr> <td>सूचना का अभाव</td> <td>100.46 sq. ft.</td> <td>सूचना का अभाव</td> <td>सूचना का अभाव</td> <td>सूचना का अभाव</td> <td>सूचना का अभाव</td> </tr> <tr> <td>सूचना का अभाव</td> <td>सूचना का अभाव</td> <td>सूचना का अभाव</td> <td>सूचना का अभाव</td> <td>सूचना का अभाव</td> <td>सूचना का अभाव</td> </tr> </tbody> </table> <p>सूचना का अभाव/सूचना का अभाव/सूचना का अभाव - No. Sale Type: First Sale Sale: Resale of built-up Property constructed after circular dt/02/01/2018</p>						सूचना का अभाव	सूचना का अभाव	सूचना का अभाव	सूचना का अभाव	सूचना का अभाव	सूचना का अभाव	सूचना का अभाव	158190	181200	242400	158190	सूचना का अभाव	सूचना का अभाव	100.46 sq. ft.	सूचना का अभाव	सूचना का अभाव	सूचना का अभाव	सूचना का अभाव	सूचना का अभाव	सूचना का अभाव	सूचना का अभाव	सूचना का अभाव	सूचना का अभाव	सूचना का अभाव
सूचना का अभाव	सूचना का अभाव	सूचना का अभाव	सूचना का अभाव	सूचना का अभाव	सूचना का अभाव																								
सूचना का अभाव	158190	181200	242400	158190	सूचना का अभाव																								
सूचना का अभाव	100.46 sq. ft.	सूचना का अभाव	सूचना का अभाव	सूचना का अभाव	सूचना का अभाव																								
सूचना का अभाव	सूचना का अभाव	सूचना का अभाव	सूचना का अभाव	सूचना का अभाव	सूचना का अभाव																								
सूचना का अभाव		= 110% apply to rate= Rs 201520/-																											
<p>सूचना का अभाव/सूचना का अभाव/सूचना का अभाव</p> <p>सूचना का अभाव/सूचना का अभाव/सूचना का अभाव = (सूचना का अभाव/सूचना का अभाव/सूचना का अभाव) * (सूचना का अभाव/सूचना का अभाव/सूचना का अभाव) * (सूचना का अभाव/सूचना का अभाव/सूचना का अभाव)</p> <p>= Rs 201520/-</p> <p>A) सूचना का अभाव/सूचना का अभाव/सूचना का अभाव</p> <p>= सूचना का अभाव/सूचना का अभाव/सूचना का अभाव * सूचना का अभाव/सूचना का अभाव/सूचना का अभाव</p> <p>= 201520 * 100.46</p> <p>= Rs 20244699.2/-</p> <p>E) सूचना का अभाव/सूचना का अभाव/सूचना का अभाव</p> <p>= सूचना का अभाव/सूचना का अभाव/सूचना का अभाव * सूचना का अभाव/सूचना का अभाव/सूचना का अभाव</p> <p>= 13.94 * 1201520 * 25/100</p> <p>= Rs 702207.2/-</p> <p>सूचना का अभाव/सूचना का अभाव/सूचना का अभाव</p> <p>= सूचना का अभाव/सूचना का अभाव/सूचना का अभाव * सूचना का अभाव/सूचना का अभाव/सूचना का अभाव</p> <p>= 20244699.2 + 702207.2 = 20946906.4</p> <p>= Rs 20946906.4</p>																													

Home Print



बंदर-२
 92492 9 200
 २०२०

Pre-Registration summary (नोंदणी पूर्व मॉड्यूल)

Valuation ID	202012285291		पुण्याकर एकक (शहरी क्षेत्र - बांधीस)	28 December 2020, 01:11:59 PM	
मूल्यांकनाचे वर्ष	2020	शहर (अवकाश)	प्लॉट क्रमांक	40/207/महा-अभ्युदय वास्तवजी पार्क, हुंगवती पार्क ते पासाका पूर्व हद्दीपर्यंत	
मिळकत	पुर्ण (अवकाश)	प्लॉट क्रमांक	सि टी एस नंबर#265		
मूळ मिळकत	40/207/महा-अभ्युदय वास्तवजी पार्क, हुंगवती पार्क ते पासाका पूर्व हद्दीपर्यंत	मूळ मिळकत	सि टी एस नंबर#265		
वर्षाचे अंश / व. पु. क्रमांक					
कार्यिक मूल्य वर तत्कालीन मूल्यदर रु.	विकासी शरदिका	कार्यालय	दुकाने	औद्योगिक	पोत्रवापराने एकक
सुलभ अंश	158390	183200	242400	158390	चौरस मीटर
81030					
बांधीस क्षेत्राची घडविली	100.46 चौरस मीटर	मिळकतीचा वाटा.	कार्यालये/वास्तविक	मिळकतीचा प्रकार.	बांधीस
बांधणीचे क्षेत्र (Built Up)	1-आ. शी. शी.	मिळकतीचे वाटा.	0 TO 2 nd	मूल्यदर/बांधणीचा वाटा -	बांधीस
बांधणीचा वेळीकाल.	आहे	पत्राळा -	11th floor To 20th floor		Rs 183200/-
अवकाश सुविधा.					
सध्या: वापराच्या इमारतीबांधील कार्यालये/वास्तविक - No					
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt 02/01/2018					
पत्राळा विहाय घट/वाढ					
= 110% apply to rate= Rs.201520/-					
पत्रा-वास्तविक मिळकतीचा प्रति वी. मीटर मूल्यदर					
= ((कार्यिक मूल्यदर - सुलभ अंश) * पत्रा-वास्तविक दर) + सुलभ अंश					
= ((201520-81930) * (100 / 100)) + 81930					
= Rs 201520/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाण मूल्य दर * मिळकतीचे क्षेत्र				
	= 201520 * 100.46				
	= Rs 20244699 2/-				
E) बांधिल वाहन तळाचे क्षेत्र	13.94 चौरस मीटर				
बांधिल वाहन तळाचे मूल्य	= 13.94 * (201520 * 25/100)				
	= Rs 702297 2/-				
एकत्रित अंतिम मूल्य	= A + B + C + D + E + F + G + H + I				
	= 20244699 2 + 0 + 0 + 0 + 702297 2 + 0 + 0 + 0 + 0				
	= Rs 20946996 4 :-				



Home Print

बंदर-२
 92492 9 200
 2020



CHALLAN
MTR Form Number-6



RN	MH008845743202021E	BARCODE			Date	23/12/2020-08:52:52	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Mode of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Registration Name	BDR1_JT SUB REGISTRAR ANDHERI NO 1			PAN No.(If Applicable)	AXSPR4745C			
Location	MUMBAI			Full Name	MR NARESH RAJPUT			
Account Head Details	Amount In Rs.	Flat/Block No.	OFFICE NO.1117, 11TH FLOOR, THE SUMMIT					
45501 Stamp Duty	515400.00	Premises/Building	BUSINESS BAY ANDHERI					
3301 Registration Fee	30000.00	Road/Street	AREA 91.33 SQ.MTRS. CARPET					
		Area/Locality	CTS NO.265 AND OTHERS VILLAGE GUND					
		Town/City/District	AVALI, ANDHERI KURLA ROAD, MUMBAI					
		PIN	4	0	0	0	9	3
		Remarks (If Any)	PAN2=AAACO7919F~SecondPartyName=OMKAR REALTORS AND DEVELOPERS PRIVATE LIMITED-					
		Amount In Words	Five Lakh Forty Five Thousand Four Hundred Rupees Only					
Bank Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK				
Cheque-DD Details	Bank CIN	Ref. No.	02300042020122308793	203583193695				
No.	Bank Date	RBI Date	23/12/2020-08:56:17	Nct Verified with RBI				
Bank	Bank-Branch			BANK OF MAHARASHTRA				
Check	Scroll No. , Date			Not Verified with Scroll				



Challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0000000000
चलन दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू

बंदर-२
१२५१२ ५ २५०
२०२०

7599,
Unit # 111
M2 Nagesh Singh



Alka
Nagesh Singh

This Agreement For Sale made at Mumbai on this 28th day of December in the year Two Thousand Twenty.

Nagesh Singh
29

Between

Omkar Realtors & Developers Private Limited a Company registered under the Companies Act, 1956 having its registered office at Omkar House, Off Eastern Express Highway, Sion-Chunabhatti Signal, Sion (E), Mumbai - 400022 hereinafter referred to as "the Promoter" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **First Part;**

Nagesh Singh

And

Nagesh Singh

बंदरा - १	
१२५९२	६२९०
२०२०	

Nagesh Singh

requiring consent of Purchaser(s)/Allottee(s) and/or the society/limited company/association of Purchaser(s)/Allottee(s) and also the additional FSI/TDR that may be generated due to amalgamation/clubbing of such rehab schemes may be utilised by the Promoter either anywhere within the Larger Land or outside, however, the same shall not affect the existing development on the Project Land and neither the Purchaser(s)/Allottee(s) nor the Organisation shall have or claim any rights, benefits or interest whatsoever including for use and consumption in respect thereof and/or object to obstruct or hinder on grounds of inconvenience and/or light and ventilation and/or density and environment and/or of water and electricity.

- (iii) The Promoter shall be entitled to the entire unconsumed and residual floor space index ("FSI") in respect of the said Larger Property including the said Project Land whether by way of purchase of FSI from any authority by payment of premium or price, the change of law and policy, the purchase of transferable development rights ("TDR"), availability and increase of FSI/TDR, floating FSI, fungible FSI, FSI arising due to a layout and the development thereof and/or FSI which is not computed towards FSI by any concerned authority or due to proposed changes in layout by implementing various scheme as mentioned in Development Control Regulations or based on expectation of increased FSI which may be available in future on modification of Development Control Regulations, and Development Plan 2034 which are applicable to the development of said Larger Property including the said third part of Larger Property or otherwise by any other means whatsoever, which shall absolutely and exclusively belong to and be available to the Promoter for utilization and consumption on the said Larger Property and/or on the clubbed/amalgamated plot/s of land in vicinity in the same scheme or any other clubbed Slum Rehabilitation Scheme and which shall be developed as a proposed /separate phase and the same shall not affect the existing development that is proposed on the said Larger Property and neither the Purchaser(s)/Allottee(s) nor the



3249222
2022

Handwritten signature or initials.

Handwritten signature.

Handwritten mark resembling a stylized 'C' or 'G'.

permissible construction in the said Project. The Purchaser(s)/Allottee(s) hereby gives his specific irrevocable consent for the same.

17. FSI, TDR And Development Potentiality With Respect To The Proposed Development Of The Said Project Land:-

- (i) The Purchaser(s)/Allottee(s) hereby agrees, accepts and confirms that the Promoters propose to develop the Project on the said Project Land (by utilization of the full development potential) in the manner more particularly detailed herein and the Purchaser(s)/Allottee(s) has/have agreed to purchase the said Premises based on the unfettered and vested rights of the Promoters in this regard,
- (ii) The Purchaser(s)/Allottee(s) acknowledge(s) that the Developer alone is entitled to utilize and deal with all the development potential of the Larger Land including the existing and future and extra FSI on account of or due to any reason whatsoever, including but not limited to, under Regulation 33(5), 33(7), 33(9), 33(10), 33(24) or any other regulations as per the proposed D.P. Plan 2034 and/or due to change in building laws, regulations, policy, notification order/approvals from concerned competent authorities and any other Applicable Law and/or on account of handing over to the Government or the Municipality or altering, shifting, relocating, any buildable/non-buildable reservations of the said Larger Land or due to clubbing of any other scheme on the said Larger Land or otherwise and /or transferable development rights ("TDR") heretofore sanctioned or as may hereafter be sanctioned and shall be entitled to use any or all of such FSI and/or TDR for construction of buildings and development of facilities and/or amenities on any part/phase of the larger Land/Project or elsewhere as may be permitted and in such manner as the Developer deems fit. Accordingly, the balance development of the Larger Land comprising Rehab component and/or free sale component and/or amenities/facilities and/or buildable and non-buildable reservations etc may be located anywhere within the Larger Land at the discretion and as may be deemed fit by the Promoter without



Handwritten signature and date in a rectangular box.

Handwritten signature or initials in the bottom left corner.

building/s or wing/s of the said Project may not be proportionate to the area of the physical land/foot print of the building/s or wing/s on which it is being constructed in proportion to the total area of the Larger Land taking into account the FSI to be utilized for all buildings to be constructed thereon. The Promoter in its sole discretion, may allocate such buildable FSI for any of the buildings being constructed on the Larger Land as it thinks fit and the purchasers of the flat(s)/premises/units in the said Project/such buildings (including the Purchaser/s) are agreeable to this and shall not dispute the same or claim any additional FSI or buildable area in respect of any of the buildings or the Larger Land.

14. The Promoter has planned to utilize Floor Space Index by availing TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various schemes as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said development of Larger Property/Land. The Promoter has disclosed the Floor Space Index as proposed to be utilized by him on the said Larger Property in the said Project and Purchaser(s)/Allottee(s) has agreed to purchase the said Unit/Office Premises based on the proposed construction and sale of Unit/Office Premises to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.



Purchaser(s)/Allottee(s) hereby agrees, accepts and confirms that the Promoter proposes to develop the said Project (including by utilization of the full development potential) in the manner more particularly detailed herein and as depicted in the layout plan, annexed hereto and Purchaser(s) / Allottee(s) has / have agreed to purchase the said Unit/Office Premises based on the unfettered and vested rights of the Promoter in this regard.

16. The Promoter shall be entitled to and authorized to utilize the entire permissible FSI/FAR in respect of the said Larger Land for the construction of any building or phase or part thereof in the said Larger Land. The Promoter shall be entitled to float the F.S.I. of said Larger Land on the said Project Land/Third Part of the Larger Property for carrying out any

schedule for completing the project and handing the Unit/Office Premises to the Purchaser(s)/Allottee(s) and the common areas to the association of the Purchaser(s)/Allottee(s) after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Purchaser(s)/Allottee(s) shall make timely payments of the installments and other dues payable by him/her/them and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 5 herein above. ("**Payment Plan**").

12. In this agreement, the word Floor Space Index (**F.S.I.**) or Floor Area Ratio (**F.A.R**) shall have the same meaning as understood by the Planning Authority under its relevant building regulations or byelaws. The Promoter shall be entitled to float the F.S.I. of the Larger Land for carrying out any permissible construction in the said Project.
13. **FSI OF the Larger Land**:-

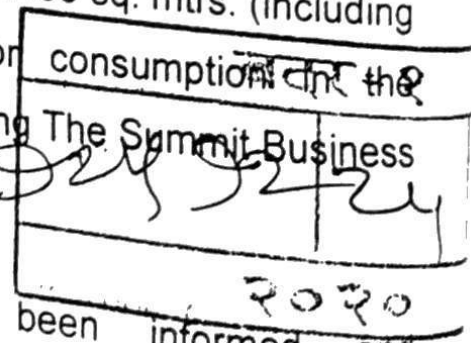
The area of the Larger Land to be developed in a phase-wise manner include sale component, rehab component, buildable and non-buildable reservations etc.;

Out of the total proposed Sale FSI of 28,337.35 sq. mtrs (approx) including fungible FSI (Total Sale FSI) in respect of the Larger Land, presently Sale FSI of 23,337.35 sq. mtrs. (including fungible FSI) is sanctioned for the Sale Component:

Balance Sale FSI of 5,000 sq. mtrs (approx.) including fungible FSI in respect of the larger land may further be available in future on account of clubbing, amalgamation or otherwise including proposed changes in Development Control Regulations and/or implementation of various schemes thereunder etc.

Out of the Total Sale FSI, Sale FSI of 23,337.35 sq. mtrs. (including fungible FSI) has been sanctioned for consumption in the construction and development of the Building The Summit Business Bay Andheri;

Further, the Purchaser/s has/have been informed and acknowledge(s) that the Total Sale FSI proposed to be consumed in the construction of the



Bank Account No. 57500000046900 maintained with HDFC Bank, Sion Branch with IFSC Code HDFC0000163 ("the said Account").

8. The Promoter shall confirm the final carpet area that has been allotted to the Purchaser(s)/Allottee(s) after the construction of the Sale Commercial Building is completed and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Purchaser(s)/Allottee/s. If there is any increase in the carpet area allotted to Purchaser(s)/Allottee(s), the Promoter shall demand additional amount from the Purchaser(s)/Allottee(s) as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square feet as agreed herein.

9. All the aforesaid amounts paid by the Purchaser(s)/Allottee(s) will be proportionately adjusted by the Promoter towards the total Purchase Price payable by the Purchaser(s)/Allottee(s) to Promoter under this Agreement. The Purchaser authorizes the Promoter to deduct/appropriate all payments made by him/her under any head of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Purchaser(s)/Allottee(s) undertakes not to object/demand/direct the Promoter to adjust his payments in any manner. Time shall be of the essence of the contract as to aforesaid payments to be made by the Purchaser(s)/Allottee(s) to the Promoter.



10. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if 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 Unit/Office Premises to the Purchaser(s)/Allottee(s), obtain from the concerned local authority occupation and/or completion certificates in respect of the Unit/Office Premises.

Handwritten signature and date '28/08/20' in a rectangular box.

11. Time is of essence for the Promoter as well as the Purchaser(s)/Allottee(s). The Promoter shall abide by the time

Handwritten signature.

Handwritten signature.

Handwritten mark in a circle.

relation to the said Premises, shall be borne and paid by the Purchaser(s)/Allottee(s) alone and the Promoter shall not be liable to bear or pay the same or any part thereof

6 Further, the Purchaser(s)/Allottee(s) or the Financial Institution making payment of Purchase Price is responsible to deduct 1% (being the present prevailing rate) of the amount paid towards Purchase Price as Tax Deducted at Source (TDS) under section 194-IA of the Income Tax Act, 1961 and deposit the same to the credit of Central Government and shall issue TDS Certificate(s) in favour of the Promoter in the prescribed Form 16B for the same within the statutory period. In the event of any error committed while deducting TDS or in E-filing, the same shall be rectified by the Purchaser(s)/Allottee(s)/financial institution within a period of 30 (thirty) days from the said error being brought to the Purchaser(s)/Allottee(s)/financial institution's notice. The Credit for the TDS amount deposited by the Purchaser(s)/Allottee(s)/financial institution will be given to the Purchaser(s)/Allottee(s) only upon receipt of the Original TDS Certificate and the amount mentioned therein matches with the amount appearing in the Income Tax Department website. In the event of Purchaser(s)/Allottee(s) failing to produce the Original TDS Certificates for all the payments made by the Purchaser(s)/Allottee(s), at the time of handing over of the said Premises, the Purchaser(s)/Allottee(s) will be required to deposit with the Promoter such equivalent TDS amount as interest free deposit, which deposit shall be refunded by Promoter to the Purchaser(s)/Allottee(s) upon handing over of the relevant TDS Certificate within one month of the handover of the said Premises to the Purchaser(s)/Allottee(s). In case the Purchaser(s)/Allottee(s) fails to handover the relevant TDS Certificate within the stipulated period of one month, the Promoter shall be entitled to appropriate the said deposit against the amount of TDS Certificate receivable from the Purchaser(s)/Allottee(s).



7. It is clarified that Promoter/Society of Unit Purchasers shall maintain a separate account in respect of the sums received by the Promoter from the Purchaser(s)/Allottee(s) as advance or deposit, sums received or towards the outgoings, legal charges and shall utilize the amounts only for the purposes for which they have been received. Purchase Price shall be payable by the Purchaser(s)/Allottee(s) in the

2020-21
2020

installments of the sale consideration and the Purchaser(s)/Allottee(s) agrees and undertakes to pay the same without any delay and/or demur

- 4 The Promoter agrees to provide certain common areas and facilities in the said Larger Property. The nature, extent and description of the common areas and facilities is described herein below
- 5 The Purchaser(s)/Allottee(s) has/have paid on or before execution of this agreement a sum of Rs. 18,201,571/- (Rupees One Crore Eighty Two Lakhs One Thousand Five Hundred Seventy One Only) as Earnest Money Deposit or application fee and hereby agrees to pay to the Promoter the balance amount of purchase price i.e. sale consideration of Rs. 7,564,779/- (Rupees Seventy Five Lakhs Sixty Four Thousand Seven Hundred Seventy Nine Only) in the following manner:-

<u>Schedule Of Payment</u>	
On Booking	29.29%
By 30 th June'17	9.70%
By 15 th August 2017	9.70%
By 20 th September 2017	11.31%
On Possession	40%
Total	100%



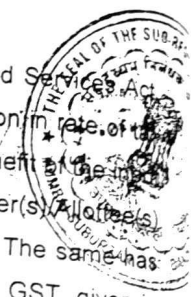
The Total Purchase Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of GST, sur charge and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Unit/Office Premises. It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future) including GST and all other indirect and direct taxes, duties and impositions applicable levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in

3.4. The Purchase Price i.e. Sale Consideration is escalation free, save and except escalations/increases, due to the increase on account of development charges payable to the Competent Authority and/or any other increase in charges which may be levied or imposed by the SRA or any other Competent Authority. Local Bodies and/or the Government from time to time. The Promoter undertake and agree that while raising a demand on the Purchaser(s)/Allottee(s) for increase in development charges, cost, or levies imposed by the Competent Authorities, etc., the Promoter shall enclose the said notification / order / rule / regulation / demand, published / issued in that behalf to that effect along with the demand letter being issued to the Purchaser(s)/Allottee(s), which shall only be applicable on subsequent payments;

3.5. The sale consideration to be paid under this Agreement and the manner of Installments agreed between the parties in respect of the said Premises has been arrived at, after providing a rebate to the Purchaser(s)/Allottee(s) and the same has been agreed and accepted by the Purchaser(s)/Allottee(s); **(if applicable in specific case as may be mutually agreed)**

3.6. As per Section 171 of the Central Goods and Services Act and the Anti-Profiteering Rules 2017, any reduction in rate of tax on any supply of goods or services or the benefit of the input tax credit has been passed on to the Purchaser(s)/Allottee(s) by way of commensurate reduction in prices. The same has already been adjusted/credit of benefit due to GST, given in the value of Agreement executed. Hence, it is mutually agreed that, the Purchaser(s)/Allottee(s) is/are not eligible for any further rebate under GST.

3.7. It is further clarified that in the event the Promoter obtains the Occupation Certificate in respect of the said Premises and offers the Purchaser(s)/Allottee(s) to take possession of the said Premises prior to the Possession Date (as defined hereinbelow), then in such case the Purchaser(s)/Allottee(s) agrees that the Promoter shall be entitled to demand the outstanding



बदर - १
 १२/१२/२०

[Handwritten signature]

[Handwritten initials]

(b) NIL sq. mtrs area of Appurtenant/Exclusive Area for use of Allottee as per RERA (viz. enclosed balcony) in the said sale Building as shown in the Floor plan thereof hereto annexed and marked Annexures - "B" for the consideration of Rs. 25,766,350/- (Rupees Two Crore Fifty Seven Lakhs Sixty Six Thousand Three Hundred Fifty Only) inclusive of proportionate price of the common areas and facilities appurtenant to the said Unit/Office Premises. The aforesaid consideration/purchase price is charged only for the area as aforesaid.

3.2. The said Building shall be constructed by the Promoter on the Second Part of the Larger Land more particularly described in the **Second Schedule** hereunder written and referred herein as "the said Project Land". The said Unit/Office Premises No. 1117 is more particularly described in the **Third Schedule** hereunder written and hereinafter called as "the said Unit/Office Premises".

3.3. As an amenity provided alongwith the said Unit/Office Premises, the Promoter have earmarked for the exclusive use of the Purchaser(s)/Allottee(s) 1 (One) car parking space in Basement/Ground/ any other arrangement in the said Building known as "The Summit Business Bay, Andheri" (hereinafter referred to as "said Car Parking/s"). The said Car Parking/s is/are provided as an irrevocable amenity without consideration. However the Purchaser(s)/Allottee(s) will be bound to abide with the rules and regulations as may be framed in regard to the said Car Parking/s by the Promoter and/or the Society (as defined hereinafter) and shall pay such outgoings in respect of the said Car Parking/s as may be levied by the said Organisation. Further, the Purchaser(s)/Allottee(s) shall not in the future raise any dispute about the suitability of the said Parking Space as constructed by the Promoter;

The said Unit/Office Premises and the Car Parking Space are more particularly described in the **Third Schedule** hereunder written;



बंदरा - १
१२/१२/२०

Handwritten signature and initials.

2 The Promoter shall construct the said Building/s "The Summit Business Bay, Andheri" on the said Second Part of the Larger Land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

Provided that the Promoter shall have to obtain prior consent in writing of the Purchaser(s)/Allottee(s) in respect of variations or modifications which may adversely affect the Unit/Office Premises of the Purchaser(s)/Allottee(s) except any alteration or addition required by any Government authorities or due to change in law. The Promoter may also make such minor additions and alterations as may be required by the Purchaser(s)/Allottee(s), within the said Unit/Office Premises or as may be required by any other Purchaser(s)/Allottee(s) of the said Project within his/her/their/its Unit/Office Premises without the written permission of any other Purchaser(s)/Allottee(s) of Unit/Office Premises in the Project or such minor changes or alterations as may be necessary due to architectural and structural reasons duly recommended and verified by an Authorized Architect or Engineer.

Provided Further That the Promoter shall be entitled to make modifications, variations, additions or alterations as may be required by the Promoter from time to time, by obtaining consent of concerned affected person/s in the said Building/floor as the case may be. It is clarified that the consent of those Purchaser(s)/Allottee(s) who are not affected by the modifications, variations, additions or alterations proposed and/or carried out by the Promoter as aforesaid shall not be required.



3. Purchase Of The Premises And Purchase Price:-

3.1. The Promoter has agreed to sell to the Purchaser(s)/Allottee(s) and the Purchaser(s)/Allottee(s) has/have agreed to purchase from the Promoter on "ownership basis" Unit/Office Premises No. 1117 on 11th Floor of Sale Commercial Building called "The Summit Business Bay Andheri" ("the Said Building") and measuring:-

(a) 49.17 sq. mtrs. Carpet area (net usable area) as per RERA;

Handwritten table with numbers: 924, 92, 99, 2020

924	92	99
2020		

Handwritten signature/initials

115 Dispute Resolution

Any dispute or difference between the Parties in this Agreement and/or the terms hereof shall be settled in case of failure to settle such dispute amicably, the difference shall be referred to the Arbitration.

In Witness Whereof the parties hereto have hereunto subscribed their respective hands and signatures the day hereinabove written.

The First Schedule Above Referred To
(said Larger Property/Land)

All those piece or parcel of land or ground situate at Village Gundavali, Taluka Andheri admeasuring 11,678.27 sq. mtrs thereabout with structures standing thereon and bearing Nos. 266 and 266/1 to 172, within the Registration Sub-District of Mumbai City and Mumbai Suburban.

The Second Schedule Above Referred To
(Second part of the Larger Land)



All the piece or parcel of land or ground situate, lying at Village Gundavali, Taluka Andheri admeasuring 5951.27 sq. mtrs thereabout with structures standing thereon and bearing Nos. 266/92(pt), 266/93(pt), 266/94(pt), 266/95(pt), 266/96(pt), 266/99(pt), 266/100, 266/101, 266/102(pt), 266/103(pt), 266/150 within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.

The Third Schedule Above Referred To

Unit/Office Premises no. 1117 on the 11th floor of the building called "The Summit Business Bay Andheri" lying at the above property most particularly described in the first schedule. Carpet area of the said Unit/Office Premises is 49.17 sq. mtrs as per RERA and NIL Sq. mtrs Carpet area of Appurtenant Service area for use of Purchaser(s)/Allottee(s) as per RERA (viz. Backyard/ service passage/deck area etc.)

Handwritten notes and signatures in a box: "32492" and "RERA" with a signature.

Handwritten signature.

Handwritten signature.

Signed And Delivered

by the withinnamed the Promoter

Omkar Realtors & Developers Pvt. Ltd.

through its Authorised Signatory)

For OMKAR REALTORS & DEVELOPERS PVT. LTD.

K.P. Pathak


ASHOK
Director / Authorised Signatory





Mr. *K.P. Pathak* & *Ashok*
Rumar Sarangi

in the presence of ...)

1) [Signature]

2) *Kaivta*



Signed And Delivered

by the withinnamed the Purchaser(s)/Allottee(s))

Mr. Naresh Rajput

Naresh Rajput



in the presence of ...)

1) [Signature]
2) Kaivta

Signed And Delivered)

117-9		
92492	60	200
[Handwritten marks]		

Bankim Chandra P. Khona
Ms. Zarana Khona Ahmed

Revised
L-201

Law Firm of Khonas
Solicitors & Legal Consultants

(In reply please quote our Ref. No.)
B/5215/2S/2009

Date:

CERTIFICATE OF TITLE
TO WHOMSOEVER IT MAY CONCERN

We have investigated the title of Mr. Ahmed Gulam Nabi Shaikh to the property situate at Village Gundavali and more particularly described in the Schedule hereunder written and hereinafter referred to as "the said property". We have published Public Notices in newspapers - Shakti (Marathi Edition) dated 5th August, 2009 and Navin Notices, we have not received any claim or objection from person. We have caused searches to be taken of the said relevant Sub Registry.



The said property is declared as slum area under Section 15 of the Maharashtra Slum Areas (Improvement Clearance & Rehabilitation) Act, 1971.

We have found the title of the said Mr. Ahmed Gulam Nabi Shaikh to the said property as clear, marketable and free from encumbrances, subject to the right of Tenants and occupants & Slum Dwellers of the said property.

बंद-२		
२५९२	७७	२००
2020		



Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

FORM 'F'

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: **Project: The Summit Business Bay Andheri, Plot Bearing / CTS / Survey / Final Plot No.: CTS NO.265pt 266pt 266/93pt 266/94pt, 266/95pt 266/96pt 266/98pt 266/99pt 266** at **Andheri, Andheri, Mumbai Suburban, 400093** registered with the regulatory authority vide project registration certificate bearing No P51800008187 of

1. **Omkar Realtors And Developers Private Limited** having its registered office / principal place of business at **Tehsil Mumbai City, District: Mumbai City, Pin: 400022.**

2. This renewal of registration is granted subject to the following conditions, namely -

- 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 (2) 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;

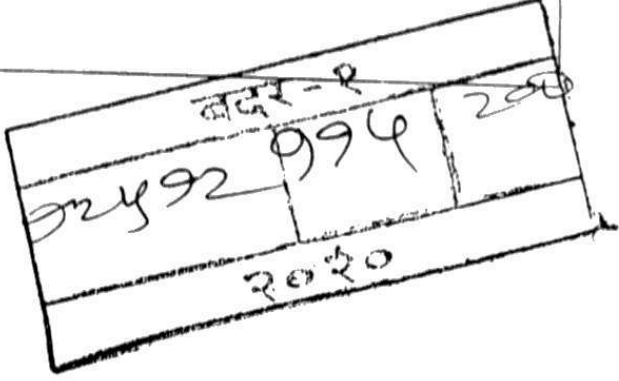
OR
That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The registration shall be valid up to 29/12/2020 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 14-06-2020 11:02:15
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

18/05/2020
Mumbai



SLUM REHABILITATION AUTHORITY

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

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

No. SRA/ENG/2487/KE/PL/AP
COMMENCEMENT CERTIFICATE

125 MAY 2011
CCMPC SITE BLDG.

To,
M/s. Umkar Realtors & Developers Pvt.Ltd.
Umkar Esquare, Sion (E),
Mumbai - 400 022.

Sir,

With reference to your application No. 12 dated 16-8-2010 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. C.T.S. No. 265, 266 * of village Gundavali T.P.S. No. ward K/E situated at T. Tuka Andheri * 266/1-172

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned In LOI U/R No. SRA/ENG/1987/KE/PL/LLI dt. 6-7-2010 and on following conditions. IOA U/R No. SRA/ENG/2487/KE/PL/AP dt. 10-12-2010

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

The C.E.O. (SRA) has appointed Shri Avinash Rao

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

This C.C. is granted for work up to plinth level of rehab wings and top of basement slab of sale wing as per approved plans dtd. 10-12-2010.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

Executive Engineer (SRA) - III	
FOR CHIEF EXECUTIVE OFFICER (SLUM REHABILITATION AUTHORITY)	
2492	25/5/11
2020	

SRA/ENG/2487/KE/PL/AP 29 NOV 2011

This C.C. is re-endorsed upto prints level for the composite building as per approved amended plans under no. SRA/ENG/2487/KE/PL/AP dated: 12/10/2011.

Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2487/KE/PL/AP 14 MAR 2012

This C.C. is further extended for full height [i.e. L.M.R., O.H.T. & staircase room] to rehab wing composite building of arms A, B & C as per approved amended plans No. SRA/ENG/2487/KE/PL/AP Dt: 12/10/2011.

Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2487/KE/PL/AP 17 NOV 2011

This C.C. is further extended upto top slab of floor of sole wing of composite building, as per approved amended plans Dt: 12/10/2011.

Executive Engineer
Slum Rehabilitation Authority



SRA/ENG/2487/KE/PL/AP 23 JUL 2014

This C.C. is re-endorsed upto 14th floor of composite building u/r. as per approved plans under even no. SRA/ENG/2487/KE/PL/AP dated 21/07/2014. (PT) floor of wing 'B' & 9th floor and 4 level basement, Gr./Stilt floor + 1st to 7th upper floors of composite building u/r.

Executive Engineer
Slum Rehabilitation Authority

92492 925 200
2020

This C.C. is re-endorsed upto prints level for the composite building as per approved amended plans under no. SRA/ENG/2487/KE/PL/AP dated: 12/10/2011.

This C.C. is further extended upto top slab of floor of sole wing of composite building, as per approved amended plans Dt: 12/10/2011.

This C.C. is re-endorsed upto 14th floor of composite building u/r. as per approved plans under even no. SRA/ENG/2487/KE/PL/AP dated 21/07/2014.

This C.C. is re-endorsed upto prints level for the composite building as per approved amended plans under no. SRA/ENG/2487/KE/PL/AP dated: 12/10/2011.

SRA/ENG/2487/KE/PL/AP

26 MAY 2015

This C.C. is re-endorsed upto 9th floor of wing A, 10th (M-) floor of wing B & 14th floor of Rehab wing 'C' & 4 level Basement, 4th stair floor, a mezzanine floor + 1st to 7th upper floors to sale wing of composite Bldg. & extended for full height i.e upto 9th upper floor of R.C.C only to 9th floor (including C.H.T. S.T.R & L.M.R.) to sale wing of composite Bldg u/r as per last approved ammended plans u/n SRA/ENG/2487/KE/PL/AP. dtd 22/05/2015.

[Signature]
26/5/15
Executive Engineer J/L
Slum Rehabilitation Authority

SRA/ENG/2487/KE/PL/AP

10 MAY 2016

This C.C. is re-endorsed for both Rehab and Sale wings and further extended upto 10th floor of Rehab wing 'A' and upto 15th floor of Rehab wing 'C' of composite hldg. u/r as per ammended plans ^{approved} u/no. SRA/ENG/2487/KE/PL/AP dtd. 09/05/2016.

SRA/ENG/2487/KE/PL/AP

This C.C. is re-endorsed for both Rehab and Sale wings of composite building u/r as per ammended plans approved u/no. SRA/ENG/2487/KE/PL/AP dtd. 23/02/2017



[Signature]
13/3/17
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2487/KE/PL/AP

28 SEP 2017

This C.C. is re-endorsed as per approved ammended plans u/no SRA/ENG/2487/KE/PL/AP dtd. 28/09/2017.

<i>[Signature]</i>	
Executive Engineer	
Slum Rehabilitation Authority	
92492	928
2020	

Annex I - IOA



SLURM REHABILITATION AUTHORITY

To.

No. SRA/ENG/2487/KE/PL/AP

Date:

28 SEP 2019

Shri. Anand V. Dhokay of
M/s. Anand V. Dhokay Architects & Designer,
F-63, Palm Acres,
Mahatma Phule Road, Mulund (E),
Mumbai - 400 081.

Sub: Proposed Amended plans for composite Building in S.R. Scheme on
Plot bearing C.T.S Nos. 265, 266, 266/1-172 of Village Gundavali,
Taluka Andheri of 'K/E' Ward of M.C.G.M, Mumbai 400 093.

Gentleman,

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

1. That the rest of the floor plans i.e. 4 level Basements & 1st to 7th upper
floors of Sale Wing of Composite Building u/ref. as issued by SRA vide
u/no. SRA/ENG/2487/KE/PL/AP dated 22/05/2015 shall remain valid
and be referred for future approvals.
2. That all the conditions mentioned in LOI under No. SRA/ENG/1987/KE/PL/LOI dated 25/05/2010 and its
amendments under even No. dated 17/07/2014, 23/03/2016, 02/02/2017, 31/10/2018 & 16/09/2019 shall be complied with.
3. That all the conditions mentioned in LOI under No. SRA/ENG/2487/KE/PL/AP dated 10/12/2010 and its
amendments under even no. 12/10/2011, 21/07/2014, 22/05/2015, 27/09/2016, 23/02/2017, 28/09/2017 & 31/12/2018 shall be
complied with.
4. That you shall submit revised structural drawings and calculations for
building u/ref. before C.C. re-endorsement.
5. That you shall submit revised Civil Aviation NOC.



Administrative Building, Prof. Anant Kanekar Marg, Bandra (East), Mumbai - 400 051.
Tel.: 2656 5800, 2659 0405 / 1879, Fax : 022-2659 0457, Email: info@sra.gov.in

वर्ग-२		
१२५१२	१२९	२००
२०२०		

Annex I - IOA

SRA/ENG/2487/KE/PL/AP

6. That you shall re-endorse the CC as per the Amended approval plans
7. That you shall submit revised CFO NOC.

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

Yours faithfully

-Sd -

Executive Engineer-I
Slum Rehabilitation Authority

Copy to:

1. Developer: M/s. Omkar Realtors & Developers Pvt. Ltd.
2. Society: Prakashwadi S.R.A. Co. Op. Hsg. Soc. Ltd.
3. Assistant Municipal Commissioner, "K/E" Ward.
4. A.E.W.W., "K/E" Ward of MCGM.
5. A.A. & C., "K/E" Ward of MCGM.

For information please.

seal
26.07.19
Executive Engineer-I
Slum Rehabilitation Authority



92492		2020
2020		2020

I - IOA
 /AP
 Amended approval
 with as token of approval
 ours faithfully
 -Sd -
 utive Engineer-
 Rehabilitation Authority



महाराष्ट्र शासन राजपत्र
 असाधारण भाग दोन

मुंबई, दि. १५, २००९/असाधारण २६, भाग ११३१ [पृष्ठ २, क्रियत : सप्टे २५, ०९]

असाधारण क्रमांक ६४

प्राधिकृत प्रकाशन

झोपडपट्टी पुनर्वसन प्राधिकरण
 लण्डन

असाधारण/असाधारण-१/६-१/असाधारण/३१/२००९/२६१९

झोपडपट्टी (सुधारणा, विभूतन आणि पुनर्वसन) अधिनियम, १९७१ चे कलम ३ (२) च्या पोट-कलम (३) अनुसार झोपडपट्टी पुनर्वसन योजना तयार करणे दिनांक १ एप्रिल १९९८ रोजी राजपत्रात प्रसिद्ध केली आहे ;
 झोपडपट्टी (सुधारणा, विभूतन आणि पुनर्वसन) अधिनियम, १९७१ चे कलम ३(क) उपकलम (१) अनुसार " झोपडपट्टी पुनर्वसन योजना तयार करणे मुदत कार्यकारी अधिकारी यांना आहेत ;
 कलम ३ (क) चे उप-कलम (१) मधील राखणीचा वापर करणे पी. एस. एस. अंदा, मुख्य कार्यकारी अधिकारी यांना आहेत. मुख्य कार्यकारी अधिकारी यांनी याबाबतचे दरविलेले क्षेत्र " झोपडपट्टी पुनर्वसन क्षेत्र " म्हणून जाहीर घोषित करित आहे. सदर क्षेत्रावर रू. २६६ पी. २६६ ए. २००९ कलम ३३ (१०) अन्वये झोपडपट्टी पुनर्वसन योजना प्रस्तावित करण्यात आली आहे.

अनुसूची

पी. एस. एस. तातुळा अंधेरी, जि. मुंबई सयनात

क्र. सं.	विस्तार पत्रिकेनुसार क्षेत्र (पी. पी.)	झोपडपट्टी पुनर्वसन क्षेत्र (पी. पी.)	पूर्वस	परिपक्व	उत्तरेस
१)	(२)	(३)	(४)	(५)	
२६५	१९८.३०	६९६.३०	म. मु. ऊ. भारत प्रोटोसियम, २६६ पी. गवा हाऊस	आयमॅन्स	म. मु. ऊ. मधुप/वासी मंडळ, पी. (अंधेरी) - २



मुदत १०० दिवस
 मुदत १०० दिवस
 दि. १५.११.००९

एस. एस. अंदा,
 मुख्य कार्यकारी अधिकारी,
 झोपडपट्टी पुनर्वसन प्राधिकरण.

बंदर-१
 १२५१२ १२३ १००
 २००९



OC

SLUM REHABILITATION AUTHORITY

20 DEC 2013

To,
Shri. Anand V. Dhokay
F-63 Plams Acres,
Mahatma Phule Road,
Muhund (E), Mumbai-81

Sub: Part O.C.C. for 10th & 11th upper floors for Sale wing of Composite building under S.R. scheme on plot bearing C.T.S. No. 265, 266, 266/1 to 172 of Village Gundavali, at Prakashwadi, Opp. Cinemax, Andheri- Kurla Road, Andheri (East), Mumbai - 400 093 known as "Prakashwadi CHS (Prop.)"

Ref.: 1) Your proposal submitted vide letter dtd. 24/10/2013
2) Part OCC permission dtd. 13/04/2015, 13/10/2015 & 05/05/2018.

Gentleman,

With reference to above letter and certificate attached therewith, continuations of part OCC permission dtd. 13/04/2015, 13/10/2015 & 05/05/2018, the part OCC to 10th & 11th upper floors for Sale wing of Composite Building under S.R. scheme on plot bearing C.T.S. No. 265, 266/1 to 172 of Village Gundavali, at Prakashwadi, Opp. Cinemax, Andheri Kurla Road, Andheri (East), Mumbai - 400 093 known as "Prakashwadi CHS (Prop.)" which is completed under the supervision of Architect V. Dhokay, License No. CA/87/1855, Structural Engineer V. Dhokay, Lic. No. STR/G/105 and Site Supervisor Shri. Kishor Parmar, License No. P/458/SSO-1 may be occupied subject to the following conditions



Administrative Building, Prof. Anant Kanekar Marg, Bandra (East), Mumbai - 400 051.
Tel: 2656 5800; 2659 0405 / 1879; Fax: 022-2659 0457, Email: info@sra.gov.in

2013-2
9242-923 | 900
2013



OC

SLURM REHABILITATION AUTHORITY

20 DEC 2013

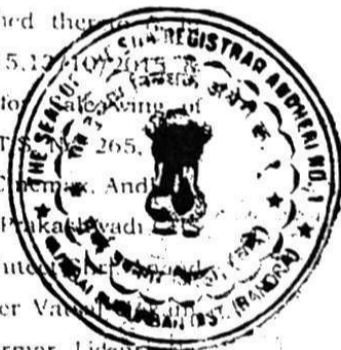
To,
Shri. Anand V. Dhokay
F-63 Plams Acres,
Mahatma Phule Road,
Muhund (E), Mumbai-81.

Sub: Part O.C.C. for 10th & 11th (pt) upper floors for Sale wing of Composite building under S.R. scheme on plot bearing C.T.S. No. 265, 266, 266/1 to 172 of Village Gundavali, at Prakashwadi, Opp. Cinemax, Andheri- Kurla Road, Andheri (East), Mumbai- 400 093 known as "Prakashwadi CHS (Prop.)".

Ref: 1) Your proposal submitted vide letter dated 24/10/2013
2) Part OCC permission dtd 13/04/2015, 13/10/2015 & 05/05/2018.

Gentleman,

With reference to above letter and certificate attached therewith, continuations of part OCC permission dtd. 13/04/2015, 13/10/2015 & 05/05/2018, the part OCC to 10th & 11th (pt) floors for Sale wing of Composite building under S.R. scheme on plot bearing C.T.S. No. 265, 266/1 to 172 of Village Gundavali, at Prakashwadi, Opp. Cinemax, Andheri- Kurla Road, Andheri (East), Mumbai- 400 093 known as "Prakashwadi CHS (Prop.)" which is completed under the supervision of Architect V. Dhokay, License No. CA/87/1855, Structural Engineer V. Dhokay, Lic. No. STR/G/105 and Site Supervisor Shri. Kishor Parmar, License No. P/458/SS0-1 may be occupied subject to the following conditions.



Administrative Building, Prof. Anant Kanekar Marg, Bandra (East), Mumbai - 400 051.
Tel: 2656 5800, 2659 0405 / 1879; Fax: 022-2659 0457, Email: info@sra.gov.in

92492 9283 900
2013

OC

SRA/ENG/2487/KE/PL/AP

In continuation with the letter dated 12/04/2018, 13/10/2018 & 05/05/2019, this occupation permission is granted for part portion of Sale with 10th floor & 11th floor composite building

Floor	No. of units for which OC is proposed
10 th floor	11 units
11 th floor	14 units
Total	25 units

- The certificate under Section 270 A of BMC Act shall be obtained from A.E./C.W. 'K/E' Ward and a certificate copy of the same shall be submitted to this office.
- The developer shall take due precautions for safety etc. while completing the balance/remaining work and abide by the indemnity bond, indemnifying SRA regarding any complaints from the occupier due to the ongoing work.
- That the developer shall complete the balance work including finishing items as per approved developer & purchaser as the premises are in unfinished state and SRA & its officers shall be indemnified on accounts in this regards.
- That you shall provide copy of approved plan to Occupier/Purchaser.

One set of part OCC plans is returned herewith as token of approval.

Note: This permission is issued without prejudice to action under M.R.T.C. Act 1966.

Yours faithfully,

(Signature)
Executive Engineer -
Slum Rehabilitation Authority

M/s. Omkar Realtors & Developers Pvt. Ltd.
Pankashwadi/CHSL
Municipal Commissioner, 'K/E' Ward

(Signature)
20/12/19
Executive Engineer -
Slum Rehabilitation Authority



Handwritten notes in a box:
92492 | 7308 | 200