

*Elope in
luxury living*

GRANDNESS™
UPPER BORIVALI

AGREEMENT FOR SALE

DINESH SANAP
COSMOS BANK
DAHISAR BR.



Flat No. 1503 on 15th Floor in wing B

388/10365

Tuesday, July 27, 2021

11:35 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 11213 दिनांक: 27/07/2021

गावाचे नाव: दहिसर
दस्तऐवजाचा अनुक्रमांक: बरत-5-10365-2021
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: दिनेश रामचंद्र सानप

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 136

रु. 30000.00
रु. 2720.00

एकूण:

रु. 32720.00

आपणास मूळ दस्त, धंबनेल प्रिंट, सूची-२ अंदाजे
11:51 AM ह्या वेळेस मिळेल.

बाजार मुल्य: रु. 5270615.68/-

मोबदला रु. 6637000/-

भरलेले मुद्रांक शुल्क : रु. 199200/-

सह-दुय्यम नियंत्रक बोरिवली क्र. ५
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2607202114640 दिनांक: 26/07/2021
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 720/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2607202114657 दिनांक: 26/07/2021
बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014390032202021P दिनांक: 30/03/2021
बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2020/CR136/M1(Policy) :Mumbai : Mudrank 2020/CR136/M1(Policy) :Mumbai (01-01-2021 to 31-03-2021)



FORVALU-5

Delivery Date :



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)	
Valuation ID	202107271106
	27 July 2021, 11:04:43 AM
	ब.र.स. 5

मूल्यांकनाचे वर्ष	2021
जिल्हा	मुंबई (उपनगर)
मूल्य विभाग	८०-दहीसर (बोरीवली)
उप मूल्य विभाग	८०/४।५ भूभाग उत्तरेस १८ मी रुंद रस्ता, पुर्वेस राष्ट्रीय उद्यान, दक्षिणेस शीव वल्लभ मार्ग व पश्चिमेस द्रुतगती मार्ग
सर्व्हे नंबर /न भू कर्मांक	सि टी एस नंबर#2408

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
55290	128320	146870	181300	128320	चौरस मीटर

बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	37.34 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण.	१-आर सी सी	मिळकतीचे वय-	० TO २ वर्षे	मूल्यदर/बांधकामाचा दर -	Rs 128320/-
उद्भववाहन सुविधा-	आहे	मजला -	11th floor To 20th floor		
रस्ता सन्मुख -					
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					

मजला निहाय घट/वाढ = 110% apply to rate= Rs.141152/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
 = (((141152-55290) * (100 / 100)) + 55290)
 = Rs.141152/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 141152 * 37.34
 = Rs.5270615.68/-

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेडॅनार्डन 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 + मॅकेनिकल वाहनतळ
 = A + B + C + D + E + F + G + H + I + J
 = 5270615.68 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 = Rs.5270615.68/-

Home Print



AGREEMENT

THIS AGREEMENT is made and entered into at Mumbai this 31st day of March, 2021

BETWEEN

M/S. OM SAATH REALTIES LLP a limited liability partnership firm under the provisions of the Limited Liability Partnership Act 2008 under No.AAH-1952 and having its address at 504, Vini Elegance, L.T. Road, Borivali (West), Mumbai 400 092 through its Designated Partner hereinafter referred to as "THE PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean include the partner or partners for the time being and from time to time constituting the said firm, the survivors of them and the heirs, executors, administrators and assigns of the last such survivor or survivors) of the First Part

AND

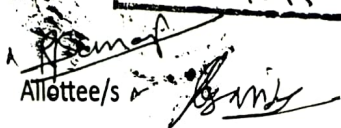
MR/MRS/M/S Mr. DINESH RAMCHANDRA SANAP AND
Mrs. SAVITA DINESH SANAP. _____ (in case of the partnership firm registered under the provisions of the Indian Partnership Act 1932/The Limited Liability Partnership Act 2008 under No _____ and in case of companies registered under the provisions of The Indian Companies Act 1956/The Companies Act 2013 having its CIN No _____) having his/her/their address at A-003, OM GANESH CHS, CHOULE NAGAR,
BORIVALI (E), MUMBAI-400066. _____

_____ hereinafter referred to as "THE ALLOTTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of individual include his/her/their respective heirs, executors, administrators and permitted assigns/in case of the HUF, the members and the coparceners of HUF from time to time and the last surviving member and coparcener and the legal heirs, executors and administrators of such last surviving member/in case of

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Promoters




Allottee/s

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partnership firm the partners or partner as at present constituting the said firm the survivors or survivor of them and the heirs, executors, administrators and permitted assigns of the last survivor or survivors and in case of a limited company/corporate body its successors and permitted assigns) OF THE OTHER PART;

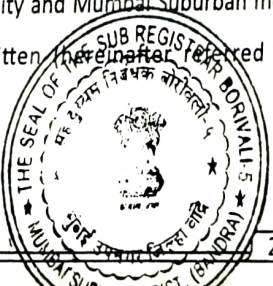
WHERE AS :

A) By and under a registered Deed of Conveyance dated 29/3/2005 registered with the Office of Sub-Registrar of Assurances at Borivali-3 under No.BDR/6/2270/2005 executed by and between one Mr. Ghanshyam Jagannath Patil and others (therein referred to as the Vendors) and Mr. Hiralal Ramsumer Yadav and others (therein referred to as the Confirming Parties) and M/s. Rathod and Parmar (therein referred to as the purchasers), the said Vendors therein transferred, assured and conveyed unto the said purchasers therein all the piece and parcel of land or ground along-with the structures standing thereon bearing CTS No. 2482 (part) admeasuring about 935.62 sq. mtrs. or thereabouts (which is a part of the larger property) and lying being and situate at Village Dahisar Taluka Borivali within the Registration District and Sub-District of Mumbai City and Mumbai Suburban together with the tenements more particularly described in the Schedule there-under written (hereinafter referred to as the SAID FIRST PROPERTY) for the consideration and on the terms and conditions mentioned therein. On the said first property, there are/were various hutment dwellers occupying various huts therein;

B) By and under a registered deed of conveyance dated 28/3/2006 duly registered with the Office of Sub-Registrar of Assurances at Borivali No.3 under no. BDR/6/2462/2006 on 28/03/2006 executed by and between Smt. Kashibal Raoji Patil and others (therein referred to as the Vendors) and Rang Bahadur Singh Ramchander Singh and others (therein referred to as the confirming parties) and M/s. Rathod and Parmar (therein referred to as the purchasers), the vendors therein sold, transferred and conveyed unto the purchasers thereof that piece and parcel of land along-with the structures standing thereon bearing C.T.S No.2482 (part) admeasuring about 1,378.84 sq.mtrs. or thereabout (being a portion of a Larger Property) together with the tenements etc. standing thereon being lying and situate at Village Dahisar Taluka Borivali within the Registration District and Sub-District of Mumbai City and Mumbai Suburban more particularly described in the Schedule there-under written (hereinafter referred to as the SAID SECOND PROPERTY) for the

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Promoters



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Allottee/s *[Signature]*

consideration and on the terms and conditions mentioned therein. On the said second property, there are/ were various hutment dwellers occupying various huts therein;

C) By and under a registered deed of conveyance dated 16th April 2012 and registered with the Office of Sub-Registrar of Assurances at Borivali under No. BDR-11/3063/2012 on 16th April 2012 executed by and between Durgavati Devi Batuk Singh and others (therein referred to as the Vendors) and M/s. Rathod and Parmar (therein referred to as the Purchasers), the said Vendors therein sold, conveyed, transferred and assigned unto the Purchasers therein all that piece and parcel of land bearing C.T.S NO.2482(part) admeasuring about 824 sq.yards equivalent to 689 sq. mtrs being lying and situate at Village Dahisar Taluka Borivali within the Registration District and Sub-District of Mumbai City and Mumbai Suburban together with the tenements and hereditaments standing thereon (being the part of the larger property) more particularly described in the Schedule there-under written (hereinafter referred to as the SAID THIRD PROPERTY) for the consideration and on the terms and conditions mentioned therein. The said third property is/was occupied by various hutment dwellers occupying various huts therein;

D) By and under a registered Deed of Conveyance dated 16th day of August 2012 registered with the office of Sub Registrar of Assurances at Borivali under No. BDR-11/6899 of 2012 executed by and between Dattu Jairam Rajput and others (therein referred to as the Vendors) and M/s. Rathod and Parmar (therein referred to as Purchasers), the said Vendors therein sold, conveyed, transferred and assigned unto the Purchasers therein all that a piece of parcel of land or ground bearing CTS No. 2408 (part) and admeasuring about 320 sq.mt. with the structure standing thereon situate lying and being at village Dahisar Taluka Mumbai within the Registration District and Sub District of Mumbai city and Mumbai Suburban more particularly described in the Schedule there-under written (hereinafter referred to as the SAID FOURTH PROPERTY) for the consideration and on the terms and conditions mentioned therein. The said fourth property is/was occupied by various hutment dwellers occupying various huts therein;

E) Out of the total areas of the said first property and second property, an area measuring 2,105.10 mtrs. has been declared as slum under provisions of Maharashtra Slum Areas

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Promoters



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Allottee/s

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(Improvement, Clearance and Redevelopment) Act 1971 vide notification no. Unit-3/D-8/4(1)SR-6/06 dated 29/5/2008 and published in the Government Gazette part dated 29/5/2008 and the balance area out of the said First to Fourth property also proposed to be developed as slum property and the approvals to the same is applied and pending;

F) All the hutment/slum dwellers occupying the said first to fourth property have granted their individual consents to the said M/s. Rathod and Parmar for submission of the scheme for redevelopment of the said first to fourth property under provisions of Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act 1971 and the said hutment dwellers have also entered into individual agreements for permanent alternate accommodation with the said M/s. Rathod and Parmar;

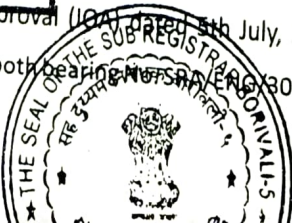
G) The said hutment dwellers formed themselves into Co-operative Housing Society known as Bajrangdas Bapa SRA Sahakari Grih Nirman Sansthan Ltd. (hereinafter referred to as "the said society") registered under Registration No.MUM/SRA/HSG/TC/12443/Year 2014 under the Maharashtra Co-operative Societies Act 1960;

H) The said society has also executed a redevelopment Agreement with the said M/s. Rathod and Parmar which was notarized on 3rd July 2011 and an Irrevocable Power of Attorney notarized on 3rd July 2011 in favour of the said M/s. Rathod and Parmar conferring upon the said M/s. Rathod and Parmar necessary powers and authorities required for redevelopment of the said first to fourth property under SRA Scheme;

I) The Slum Rehabilitation Authority by its letter dated 13.11.2013 bearing No. SRA/ENG/2645/RN/PL/LOI sanctioned the said scheme for redevelopment of the part out of the said first to fourth property on the terms and conditions set out therein for the redevelopment of the said first to fourth property bearing CTS No.2408 (part) and CTS No.2482 (part) under the provisions of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act 1971;

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Intimation of Approval (IOA) dated 5th July, 2014 and Commencement Certificate (CC) dated 27.4.2015 both bearing No. SRA/ENG/3096/RN/PL/AP upto the plinth level (part) the



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proposed construction for Rehabilitation Building.

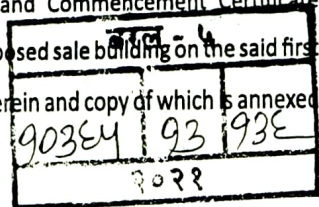
K) The larger property bearing CTS No. 2482 has been sub divided into two properties bearing CTS No. 2482/A admeasuring 2,989.58 sq.mtrs (which belonged to the said M/s Rathod & Parmar) and CTS No. 2482/B admeasuring 689.42 sq.mtrs. and accordingly new Property Cards are issued;

L) By and under Agreement for Sale dated 5th October 2017 registered with the Office of the Sub Registrar of Assurances under No. BRL-8-8596/2017 by and between the said M/s. Rathod and Parmar (therein referred to as "The Owners") and the Promoters herein (therein referred to as "The Purchasers") the owners therein agreed to sale, transfer, convey and assign the said first to fourth property to the promoters herein for the considerations and on the terms and conditions mentioned therein;

M) At the instructions of the Promoters and its predecessors solicitor M/s I. R Joshi & Co has investigated the title of the Promoters to the said first to fourth Property and have issued the Title Certificate dated 29/06/2017 and Addendum To Title dated 07/12/2017, interalia opined the Promoters are authorized and entitled to construct the said Sale component areas / Building/s on the portion of said first to fourth property and sell the premises therein and construct other buildings thereon the said first to fourth property. A copy of the said Title Certificate and Addendum to Title is annexed hereto and collectively marked as ANNEXURE "A colly";

N) M/s Rathod and Parmar are reflected as Owner in the 7/12 extracts and the Extract of Property Register Card/Rule Card reflect as an agricultural land in respect of the said Property. The copy of the Extract of Property Register Cards and 7/12 extracts in respect of the said First to Fourth property are annexed hereto as ANNEXURE-"B colly";

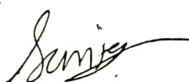
O) The Slum Rehabilitation Authority issued Intimation of Approval (IOA) dated 10/10/2017 under No. SRA/ENG//RN/PVT/0075/20120222/AP/S-2 and Commencement Certificate dated 22nd February 2018 for the construction of the proposed sale building on the said first to fourth property on the terms and conditions set out therein and copy of which is annexed hereto and marked as ANNEXURE-"C colly";




Promoters




Allottee/s



or on the basis of any model flat, plot or building as the case may be;

Y) The Allottee/s confirm having seen, perused, verified understood and satisfied himself/herself/themselves/itself about the aforesaid deed/s, documents, writing, approvals etc. and have agreed to enter into this Agreement with the full knowledge thereof realizing that this Agreement is subject to the terms and conditions contained in the above mentioned documents and permissions/approvals that are available as on date and that may be obtained by the promoter during the course of developments. The Allottee/s herein has/have prior to the execution of this agreement independently have seen verified satisfied and perused the title certificate annexed to this agreement as also the entire chain of documents in respect of the said first to fourth property and layout and also otherwise satisfied himself/herself/themselves/itself about the title of the Promoters and rights to develop the said property and have accepted the same as it stands and he/she/they/it shall not hereafter be entitled, to further investigate the title of the Promoters and no requisitions or objection shall be raised on any matter relating to the title and rights of the promoter by the Allottee/s herein after execution of this agreement shall be entertained by the promoter; The Allottee/s has applied to the Promoters for allotment of a flat being Flat/Unit No. 1503 in Wing B on 15th Floor in the said proposed Sale building to be known as "Grandness". The said building is to be constructed on the said Property described hereinabove.

The RERA carpet area of the said Flat is 33.95 square meters and "carpet area" means the usable floor area of an flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Allottee, but includes the area covered by the internal partition walls of

Allottee or verandah area	
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the flat;	
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Z) The Allottee/s, in view of the said allotment has/have requested the Promoters herein to enter into this Agreement agreeing to allot to the Allottee/s the said Flat/Unit No/s. 1503 in Wing B on the 15th floor, admeasuring 365 sq. ft. carpet area (as per RERA) in the said proposed building to be known as "GRANDNESS" (hereinafter referred to as "THE SAID BUILDING" hereinafter referred to as the said premises) and

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Promoters



[Signature]
Allottee/s

shown surrounded by RED color Boundary lines on the plan annexed hereto and marked as Annexure-"E" and more particularly described in the Second Schedule hereunder written at and for the consideration and on the terms and conditions hereinafter contained;

- AA) This agreement is entered into by the Allottee/s on a specific understanding that the Allottee/s shall not insist upon the Lease in respect of the said property to be executed in favour of the society/condominium/ association of persons/limited company/any other body of persons until the entire Development of the said proposed sale building/s is/are completed in all aspects and Building Occupation/Completion Certificate is received. The promoter shall execute all such deeds and documents as per the provisions of RERA;
- BB) Relying upon the application, declarations, representations, assurances and agreement herein contained the Promoters have agreed to allot to the Allottee/s the said Premises/flat at the price and on terms and conditions hereinafter appearing;
- CC) Hereinafter for the sake of brevity, the term Allottee/s shall be referred to as "the Allottee/s" and shall include Investor/s for the purposes of Article 5(g-a)(ii) of the Schedule I to the Bombay Stamp Act, 1958;
- DD) Prior to the execution of these presents the Allottee has paid to the Promoter a sum of Rs. 2,00,000/- (Rupees Two lakhs only) as and being the earnest money deposit in respect of the Flat agreed to be allotted by the Promoter to the Allottee/s herein (the payment and receipt whereof the Promoter doth hereby admit and acknowledge) and the Allottee/s has agreed to pay to the Promoter the balance of the consideration in the manner hereinafter appearing;
- EE) The Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority under the provisions of Real Estate (Regulation & Development) Act, 2016 at Mumbai-Maharashtra under No. P5180/114/703 authenticated copy showing registration is attached in Annexure "F";
- FF) Under section 13 of the said Act the Promoter is required to execute a written Agreement in respect of the said flat with the Allottee/s being in fact these presents and also to register

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Promoters




Allottee/s




GRANDNESS

said Agreement under the Registration Act, 1908. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to allot and the Allottee/s hereby agrees to acquire the said (Flat/Plot) of and for the consideration agreed herein;

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

1. It is agreed between the parties hereto that all the recitals of this Agreement shall form part and parcel of the operative part of this Agreement and shall be read accordingly.
2. The Promoters shall construct and/or constructing a sale building to be known as "Grandness" on the said property in accordance with the plans, designs, specifications etc. approved by the concerned local authority which have been seen and verified by the Allottee/s with only such variations and modifications as the Promoter may consider necessary or as may be required by the concerned authority or the concerned local authority or the Government to be made in them or any of them.
3. (i) The Allottee/s hereby agrees/agree to acquire from the Promoter and the promoter hereby agree to allot to the Allottee/s the said Premises bearing Flat/Unit No/s. 1503 admeasuring 365 sq. ft. carpet area (as per RERA) on the 15th floor, in Wing "B" in the proposed sale building to be known as "GRANDNESS" more particularly described in the Second Schedule hereunder written and delineated in RED Colour boundary line on the floor plan thereof annexed hereto and marked as ANNEXURE "E" (hereinafter referred to as the "said Flat/Premises") for the consideration/price of Rs. 66,37,000 (Rupees Sixty six lakhs Thirty Seven Thousand only)

("Consideration") including the proportionate price of the common areas and facilities appertenant to the said premises, extent and description of the common/limited common areas and facilities which are more particularly described in the plans of the lay out as approved by the concerned local authority and the plans proposed by the Promoter hereinafter and according to which the construction of the building and open spaces

are/will proposed to be provided for on the said project and are shown on the plan annexed thereto.



Promoters

Allottee/s

(G)
GRANDNESS

(ii) The Allottee/s herein agrees and undertakes to pay the said consideration in the following manner:-

- (a) a sum of Rs. 2,00,000 -/- (Rupees Two Lakhs Only) paid by the Allottee/s to the promoter on/or before execution of this Agreement;
- (b) a sum of Rs. 7,95,550 -/- (Rupees Seven lakhs Ninety Nine Thousand five hundred fifty Only) paid/to be paid by the Allottee/s to the promoter on execution of this agreement;
- (c) a sum of Rs. 19,91,100 -/- (Rupees Nineteen lakhs Ninety one Thousand one hundred Only) to be paid by the Allottee/s to the promoter on Completion of plinth of the said sale building in which the said premises is situated;
- (d) a sum of Rs. 3,81,850 -/- (Rupees Three lakh Thirty one Thousand Eight Hundred fifty Only) to be paid by the Allottee/s to the promoter on Completion of 2nd slab of the sale building in which the said premises is situated;
- (e) a sum of Rs. 1,32,740 -/- (Rupees One lakh Thirty Two Thousand Seven hundred forty Only) to be paid by the Allottee/s to the promoter on Completion of 4th slab of the sale building in which the said premises is situated;
- (f) a sum of Rs. 1,32,740 -/- (Rupees One lakh Thirty Two Thousand seven hundred forty Only) to be paid by the Allottee/s to the promoter on Completion of 6th slab of the sale building in which the said premises is situated;
- (g) a sum of Rs. 1,32,740 -/- (Rupees One lakh Thirty Two Thousand Seven hundred forty Only) to be paid by the Allottee/s to the promoter on Completion of 8th slab of the sale building in which the said premises is situated;
- (h) a sum of Rs. 1,32,740 -/- (Rupees One lakh Thirty Two Thousand Seven hundred forty Only) to be paid by the Allottee/s to the promoter on Completion of 10th slab of the sale building in which the said premises is situated;
- (i) a sum of Rs. 1,32,740 -/- (Rupees One lakh Thirty Two Thousand Seven hundred forty Only) to be paid by the Allottee/s to the promoter on Completion of 12th slab of the sale building in which the said premises is situated;
- (j) a sum of Rs. 1,32,740 -/- (Rupees One lakh Thirty Two Thousand Seven hundred forty Only) to be paid by the Allottee/s to the promoter on Completion of 14th slab of the sale building in which the said premises is situated;
- (k) a sum of Rs. 1,32,740 -/- (Rupees One lakh Thirty Two Thousand Seven hundred forty Only) to be paid by the Allottee/s to the promoter on Completion of 16th slab of the sale building in which the said premises is situated;

[Signature]
Promoters



Only to be paid by the Allottee/s to the promoter on		
Completion of <u>16th</u> slab of the sale building in which the said premises is situated;		
<u>90364</u>	<u>98</u>	<u>93E</u>
<u>2022</u>		

[Signature]
Allottee/s

[Handwritten notes and signatures on the right margin]

- (l) a sum of Rs. 1,32,740/- (Rupees One lakh Thirty Two Thousand Seven hundred forty Only) to be paid by the Allottee/s to the promoter on Completion of 18th slab of the sale building in which the said premises is situated;
- (m) a sum of Rs. 1,32,740/- (Rupees One lakh Thirty Two Thousand Seven hundred forty Only) to be paid by the Allottee/s to the promoter on Completion of 20th slab of the sale building in which the said premises is situated;
- (n) a sum of Rs. 1,32,740/- (Rupees One lakh Thirty Two Thousand Seven hundred forty Only) to be paid by the Allottee/s to the promoter on Completion of 22nd slab of the sale building in which the said premises is situated;
- (o) a sum of Rs. 3,98,220/- (Rupees Three lakh Ninety Eight Thousand Two hundred Twenty Only) to be paid by the Allottee/s to the promoter on Completion of Brickwork of the sale building in which the said premises is situated;
- (p) a sum of Rs. 3,98,220/- (Rupees Three lakh Ninety Eight Thousand Two hundred Twenty Only) to be paid by the Allottee/s to the promoter on Completion of the walls, internal plaster, floorings doors and windows of the said Flat premises.
- (q) a sum of Rs. 3,98,220/- (Rupees Three lakh Ninety Eight Thousand Two hundred Twenty Only) to be paid by the Allottee/s to the promoter on Completion of the external plumbing and external plaster, elevation, terraces with waterproofing, lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of area appertain and all other requirements as may be prescribed in the Agreement of the building or wing in which the said Flat premises is situated..
- (r) a sum of Rs. 3,98,220/- (Rupees Three lakh Ninety Eight Thousand Two hundred Twenty Only) to be paid by the Allottee/s to the promoter on Completion of the tiling of the said Flat premises.
- (s) a sum of Rs. 3,98,220/- (Rupees Three lakh Ninety Eight Thousand Two hundred Twenty Only) being the balance amount payable against possession of the said premises being offered by the Promoter to the Allottee/s, pending execution of Deed of Lease in favour of Co-operative Housing Society or Limited company condominium Association of Flat/s Allottee/s as the case may be as per prevailing Law. The Allottee/s shall without fail and without any delay or default or demur pay the aforesaid installment/s on its respective due dates, as time in respect of each of the said payment

THE ESSENCE OF THE CONTRACT. The Promoter will forward by courier/email/post to Allottee/s, intimation of the promoter having carried out/commenced the aforesaid work



[Handwritten signature]

this Agreement shall be deemed to have been duly served/delivered to the Allottee/s and shall discharge the Promoter completely and effectually of its obligations, if sent to the Allottee/s under Certificate of Posting or registered Post Acknowledgement Due at the following address and notified Email ID (or at any other address as may have been subsequently notified by the Allottee/s as and by way of change of address and if such change is confirmed by the Promoters):

A-003, OM GAVESH CHS,
CHOGLE NAGAR,
BORIVALI (E)
MUMBAI - 400066.

Email ID: dinesh.sarap@yahoo.co.in

It shall be the duty of the Allottee/s to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Allottee/s, as the case may be.

- 66. The Promoter shall not be responsible and/or liable for the consequences arising out of the change in law or changes in Municipal and other laws, rules, regulations etc.
- 67. The Allottee/s agrees and undertakes to accept the change in terms and conditions that may arise subsequent of this agreement and the same may be incorporated in the agreement to be executed with the other Allottee/s in the said building.
- 68. This Agreement shall be subject to the provisions of the Real Estate (Regulation and Development) Act, 2016, or any other modifications or re-enactments thereof that may be in force in the State of Maharashtra from time to time or the Maharashtra Flat Ownership Act (Mah Act. No. XV of 1971) whichever may be adopted by the Promoter and the rules made there under.

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- 69. The Allottee/s is/are aware of the provisions of law wherein G.S.T. has been levied on construction services. The Allottee/s shall be bound and liable to pay such GST/taxes if any.

[Signature]
Promoters



[Signature]
Allottee/s

G
GRANDNESS

The Permanent Account Numbers of the parties hereto are as under:

NAME	PERMANENT A/C. NO.
A. PROMOTER	AAFF02561H
B. ALLOTTEE/S	(1) Mr. DINESH RAMCHANDRA SAWAP - Ay TPS 60824
	(2) Mrs. SAVITA DINESH SAWAP - Ay VPS 2735F
	(3) _____

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day and year first hereinabove written.

THE FIRST SCHEDULE OF THE SAID PROPERTY ABOVE REFERRED TO

All that pieces and parcels of land or ground bearing Survey No 167 Hissa No. 4A(pt), 4B(pt) & 7(pt) CTS No. 2482A(part) and CTS No. 2408 (part) admeasuring about 1,243 sq. mtrs. or thereabouts and being lying and situate at Village Dahisar Taluka Borivali M.S.D. within the Registration District and Sub-District of Bombay City and Bombay Suburban and bounded as follows:-

- On or towards the North : By 13.40 mtr wide road
- On or towards the East : By sale plot boundary
- On or towards the South : By sale plot boundary and existing 6 mtr wide road
- On or towards the West : By 6mtr wide internal layout road

THE SECOND SCHEDULE OF THE SAID PREMISES ABOVE REFERRED TO

(Details of Flat/unit/premises allotted to the Allottee/s)

All that Flat/Unit/premises bearing No. 1503 having a carpet area of 33.95 square meters or thereabouts as per RERA on 15th floor in B Wing of the Sale building to be known as "GRANDNESS" being constructed on the said property described in the first schedule hereinabove written.

[Handwritten Signature]



[Handwritten Signature]

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SIGNED SEALED AND DELIVERED)
 by the within named "PROMOTERS")
 M/s. OM SAATH REALTIES LLP)
 through its designated partner)
 Mr. PARESH THAKAR)

For OM SAATH REALTIES LLP.



Parash Thakar
Partner

Photograph)
 in the presence of... *Abheer*)
 2) J.K. Bangar)

SIGNED AND DELIVERED)
 by the within named ALLOTEE/S)

1) Mr./Mrs. DINESH RAMCHANDRA SANAP .



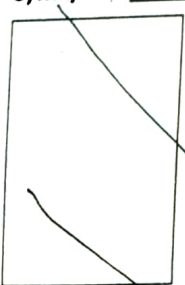
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PHOTOGRAPH)
 2) Mr./Mrs. SAVITA DINESH SANAP .)



Savit

Photograph)
 3) Mr./Mrs. _____)



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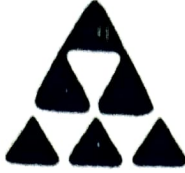
Photograph)
 in the presence of... *Abheer*)

J.K. Bangar 53

Savit

Savit

ANNEXURE C-1 COLLY



SLUM REHABILITATION AUTHORITY

Administrative Building, Pr. Anant Kanekar Marg, Bandra (East), Mumbai - 400 051

Intimation of Approval under Sub regulation 2.3 of Appendix - IV of D.C.R. No. 33 (10) Dt. 15.10.97 of Brihanmumbai.

10 OCT 2017

No. ~~SRA/ENG/~~ RN/PVT/0075/20120222/AP/S-2

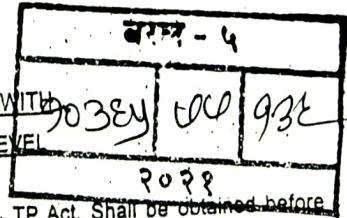
Sale Bldg No. 02

To, M/s. Rathod & Parmar.
262, "Heena" Tilak Mandir Road,
Vile Parle (E) Mumbai- 400 057.

With reference to your Notice, letter No. 3115 dated 23/06/2017 and delivered on 23/06/2017 20 and the plans, Sections, Specifications and Description and further particulars and details of your building at Plot bearing C.T.S No. 2482 (pt) & 2408(pt) of Village Dahisar, at Dahisar (E) Mumbai.

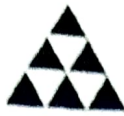
furnished to me under your letter, dated 23/06/2017 20 I have to inform you that the proposal of construction of the building or work proposed to be erected or executed is hereby approved under section 45 of the Maharashtra Regional & Town Planning Act, 1966 as amended up-to-date, subject to the following conditions :

A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL



- A.1) That the Commencement Certificate us/. 44/69 (1) of the MR & TP Act, Shall be obtained before starting the proposed work.
- A.2) That the compound shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the road side drain without obstructing the flow of rain water from the adjoining holding, to prove possession of holding before starting the work as per D.C. Regulation No. 38 (27)
- A.3) That the structural Engineer shall be appointed, and the Supervision memo as per Appendix XI D.C. Regulation 5(3) (ix) shall be submitted by him.
- A.4) That the Structural design and calculations for the proposed work accounting for system analysis as per relevant I.S. code along with plan shall be submitted before





DEVELOPER COPY

Sr No. 092

SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051

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

NO RN/PVT/0075/20120222/AP/S2 - 3 OCT 2019

COMMENCEMENT CERTIFICATE

SALE BLDG NO. 02

To: M/s. Um saath healthies LLP.

504, Vinyl Elegance L.T Road

Borivali (W) Mumbai - 400 092

Sr.

With reference to your application No. 3115 dated 23/06/2017 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. 2482/A (pt) and 2408 (pt)

of village Dahisar T.P.S.No. _____
ward R/N Situated at Dahisar (E)

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LC:

U/R No. SRA/ENG/2645/RN/PL/LCI dt. 13/11/2013 & revised LCI dt. 9/10/2017

IDA/U/R No. RN/PVT/0075/20120222/AP/S2 dt. 10/10/2017 dt. 6/9/2019

and on following conditions.

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

The C.E.O. (SRA) has appointed Shri P.B Pawar.

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 as per amended plans
dt. 17/09/2019.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

(Signature)
Executive Engineer (SRA)
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)



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ANNEXURE C-1 COLLY



SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM 'A')

No. R-N/PVT/0075/20120222/AP/32

COMMENCEMENT CERTIFICATE

TO, M/s. Rathod & Parmar,

Sale Bldg. No. 92

22 FEB 2018

262, Heena' Tilak Mandir Road
Vile Parle (E) Mumbai 400 057

Sir,
 With reference to your application No. 3115 dated 23/06/2017 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. 2482/A (pt) & 2408 (pt)

of village Dahisar T.P.S. No. 1
 ward R-N Situated at Dahisar (E)

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI U/R No. SRA/ENG/2645/R-N/PL/LOI LOI dt 13/11/2013 & Revised LOI
 IDAU/R No. R-N/PVT/0075/20120222/AP/S-2 10/10/2017 dt 09/10/2017
 and on following conditions.

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

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The C.E.O. (SRA) has appointed Shri P.B. Pawar
 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 Top of 3rd Level Podium

Certified True Copy

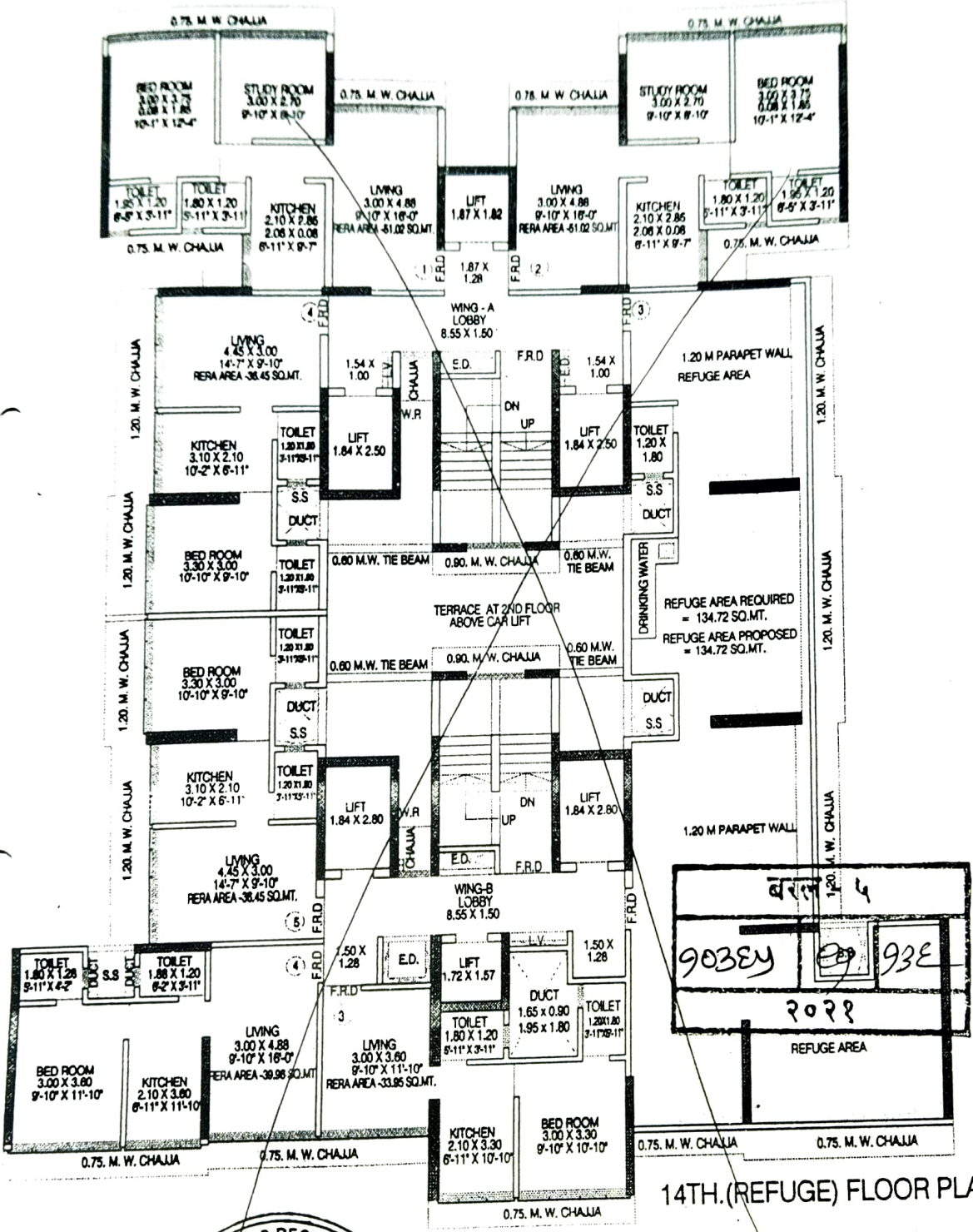
Jitendra B. Patil
 Licensed Surveyor



For and on behalf of Local Authority
 The Slum Rehabilitation Authority

Pawar
 Executive Engineer (SRA)
 FOR
 CHIEF EXECUTIVE OFFICER
 REHABILITATION AUTHORITY)

ANNEXURE - E

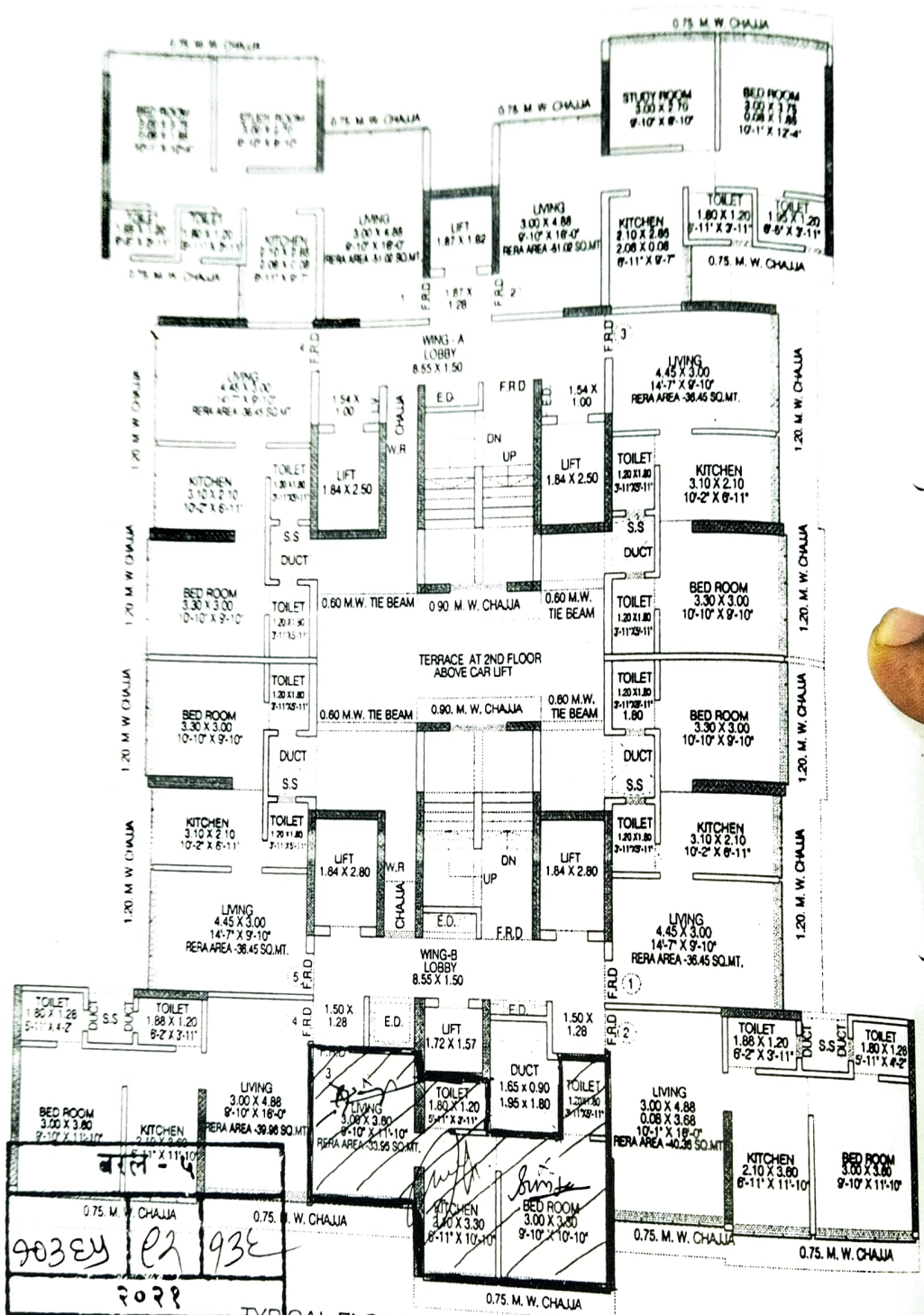


14TH.(REFUGE) FLOOR PLAN



FLAT NO.:-	
FLOOR NAME:-	
PROJECT NAME :- GRANDNESS	
DEVELOPERS NAME :-	
PROPOSED DEVELOPMENT ON PLOT BEARING CTS NO. 2482A(P.T.) & 2408(P.T.) OF VILLAGE DAHISAR, AT DAHISAR (E), MUMBAI.	

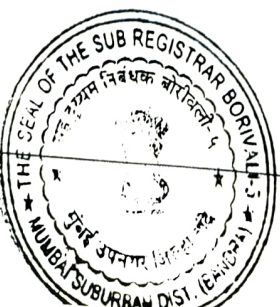
ANNEXURE - E



TYPICAL FLOOR PLAN (5TH & 6TH, 8TH TO 13TH, 15TH TO 21ST)

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2022

FLAT NO.: 1503
 FLOOR NAME: 15th
 PROJECT NAME: GRANDNESS
 DEVELOPERS NAME: M/s. Om Swasth Realities Pvt
 PROPOSED DEVELOPMENT ON PLOT BEARING CTS NO. 2482A(P.T.)
 & 2408(P.T.) OF VILLAGE DAHISAR, AT DAHISAR (E), MUMBAI.



Signature

ANNEXURE - F



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 :
PS1800014703

Project: Grandness, Plot Bearing / CTS / Survey / Final Plot No.: 2482 PART AND 2408 PART at Borivall, Borivall,
Mumbai Suburban, 400068;

1. M/S Om Saath Realities Llp having its registered office / principal place of business at Tehsil: Borivall, District:
Mumbai Suburban, Pin: 400092.

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 (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated 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 28/12/2017 and ending with 31/12/2021 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.

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Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 26-12-2017 17:17:52

Dated: 26/12/2017
Place: Mumbai



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



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
P51800014703
Project: **GRANDNESS**, Plot Bearing / CTS / Survey / Final Plot No.: **2482 PART AND 2408 PART** at **Borivali, Borivali, Mumbai Suburban, 400068**;

1. **M/S Om Saath Realities LLP** having its registered office / principal place of business at Tehsil: **Borivali** District **Mumbai Suburban, Pin: 400092**.

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

- o The promoter shall enter into an agreement for sale with the allottees;
- o 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;
- o 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.

- o The Registration shall be valid for a period commencing from **26/12/2017** and ending with **30/06/2022** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- o 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 Premchand Prabh
(Secretary, MahaRERA)
Date: 19-06-2020 10:05:49

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

Dated: 18/05/2020
Place: Mumbai



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ANNEXURE - G

ANNEXURE 'G'

THE LIST OF AMENITIES:

AMENITIES:

FLOORING:

Good quality ceramic flooring in entire flat.
Designed flooring / ceramic flooring in the lift lobby.

KITCHEN :

Glazed tiles above Kitchen Platform upto beam height Level
Platform with Stainless steel sink.
Modular Kitchen

TOILETS :

Common toilet with ceramic flooring and dado upto 6'6".
Attached toilet with ceramic flooring and dado upto 6'6"
Concealed plumbing in WC / Bath
Superior quality sanitary fittings.

DOORS / WINDOWS :

Designers wooden main door with fancy fittings.
Elegant door for bedroom.
Decorative door for Bath, WC Toilets.
Aluminium sliding windows in all rooms.
Video Door Phone/ Intercom Facility
Home Automation

ELECTRICAL :

Concealed electrical copper wiring with concealed switch board
MCB for electrical safety.

OTHERS :

100% Acrylic Paint on exterior of the building.
Interior Work paint in all rooms.
Underground Tank
Overhead Tank

Common areas:

Lobbies
Corridors
Staircase , Lifts
Parking Space/Car Lifts/Ramp
Recreation Garden.



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AS
Sania

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मंगळवार, 27 जुलै 2021 11:35

दस्त गोधवारा भाग-1

बरल-5
दस्त क्रमांक: 10365/2021

दस्त क्रमांक: बरल-5 / 10365/2021

बाजार मूल्य: रु. 52,70,616/- मोबदला: रु. 66,37,000/-

भरलेले मुद्रांक शुल्क: रु. 1,99,200/-

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2020/CR136/M1(Policy) :Mumbai : Mudrank 2020/CR136/M1(Policy) :Mumbai (01-01-2021 to 31-03-2021)

दु. नि. सह. दु. नि. बरल-5 यांचे कार्यालयात

पावती: 11213

पावती दिनांक: 27/07/2021

अ. क्रं. 10365 वर दि. 27-07-2021

सादरकरणाचे नाव: दिनेश रामचंद्र सानप

रोजी 11:29 म.पू. वा. हजर केला.

नोंदणी फी

रु.
30000.00

दस्त हाताळणी फी

रु.
2720.00

पृष्ठांची संख्या: 136

एकुण: 32720.00

दस्त हजर करणाऱ्याची सही:

सह दु. नि. का-बोरीवली

सह दु. नि. का-बोरीवली

दस्ताचा प्रकार: करारनामा

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

शिक्का क्रं. 1 27/07/2021 11:29:49 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 27/07/2021 11:31:45 AM ची वेळ: (फी)

प्रतिज्ञापत्र

★ सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. ★ दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. ★ दस्ताची सत्यता, वैयक्ता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे

नाबाबदार राहिल

लिहून देणारे :

लिहून घेणारे





दस्त क्रमांक : बरत-5/10365/2021
दस्ताचा प्रकार :- करारनामा

अनु क्र.

पक्षकाराचे नाव व पत्ता

1 नाव: मेसर्स ओम साध रियल्टीस एत एत पी चे भागीदार श्री परेश ठक्कर तर्फे मुखत्यार घनश्याम डी ठक्कर
पत्ता: प्लॉट नं: ऑफिस नं 504, माळा नं: 5, इमारतीचे नाव: विनी एलिगन्स, ब्लॉक नं: बोरीवली वॅस्ट, मुंबई, रोड नं: एत टी रोड, महाराष्ट्र, MUMBAI.
पॅन नंबर: AAFFO2561H

पक्षकाराचा प्रकार

लिहून देणार
वय :-41
स्वाक्षरी:-

Chonshyam

छायाचित्र



अंगठ्याचा ठसा



2 नाव: दिनेश रामचंद्र सानप

पत्ता: प्लॉट नं: ए/003, माळा नं: -, इमारतीचे नाव: ओम गणेश सी एच एस लि., ब्लॉक नं: बोरीवली पूर्व, मुंबई, रोड नं: चोगले नगर, महाराष्ट्र, मुंबई.
पॅन नंबर: AYTPS6082K

लिहून घेणार
वय :-45
स्वाक्षरी:-

D. Sanap



3 नाव: सविता दिनेश सानप

पत्ता: प्लॉट नं: ए /003, माळा नं: -, इमारतीचे नाव: ओम गणेश सी एच एस लि., ब्लॉक नं: बोरीवली पूर्व, मुंबई, रोड नं: चोगले नगर, महाराष्ट्र, मुंबई.
पॅन नंबर: AYVPS2735F

लिहून घेणार
वय :-38
स्वाक्षरी:-

Savita



वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 27 / 07 / 2021 11 : 34 : 08 AM

ओळख:-

गीत इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: मनीष श्रीधर कीर
वय: 51
पत्ता: ब/5, सहारा सी एच एस लि., संत ज्ञानेश्वर मार्ग, बोरीवली पूर्व, मुंबई
पिन कोड: 400066

स्वाक्षरी

M. K. K.

छायाचित्र



अंगठ्याचा ठसा



2 नाव: जगदीश खंडु बांगर
वय: 36
पत्ता: 706/707, ओम श्री साई श्रद्धा सी एच एस लि., श्री कृष्ण नगर, बोरीवली पूर्व, मुंबई
पिन कोड: 400066

स्वाक्षरी

J.K. Bangar



शिक्का क्र.4 ची वेळ: 27 / 07 / 2021 11 : 35 : 19 AM

दु.नि.का-बोरीवली5

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DINESH R SANAP AND ANR	eChallan	10000502021033007176	MH014390032202021P	199200.00	SD	0001936808202122	27/07/2021
2		DHC		2607202114640	2000	RF	2607202114640D	27/07/2021
3		DHC		2607202114657	720	RF	2607202114657D	27/07/2021
4	DINESH R SANAP AND ANR	eChallan		MH014390032202021P	30000	RF	0001936808202122	27/07/2021



27/07/2021

सूची क्र.2

दुयम निबंधक : सह दु.नि. बोरीवली 5

दस्त क्रमांक : 10365/2021

नोंदणी :

Regn 63m

गावाचे नाव : दहिसर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6637000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5270615.68
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 1503, बी विंग, माळा नं: 15, इमारतीचे नाव: ग्रान्डनेस, ब्लॉक नं: दहिसर ईस्ट, मुंबई 400068, रोड : अशोक वन((C.T.S. Number : 2408P, 2482P ;))
(5) क्षेत्रफळ	1) 37.34 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेसर्स ओम साथ रियलटीस एल एल पी चे भागीदार श्री परेश ठक्कर तर्फे मुखत्यार घनश्याम डी ठक्कर वय:-41; पत्ता:- प्लॉट नं: ऑफिस नं 504, माळा नं: 5, इमारतीचे नाव: विनी एलिंगन्स, ब्लॉक नं: बोरीवली वॅस्ट, मुंबई, रोड नं: एल टी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400092 पॅन नं:-AAFFO2561H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- दिनेश रामचंद्र सानप वय:-45; पत्ता:- प्लॉट नं: ए/003, माळा नं: -, इमारतीचे नाव: ओम गणेश सी एच एस लि., ब्लॉक नं: बोरीवली पूर्व, मुंबई, रोड नं: चोगले नगर, महाराष्ट्र, मुंबई. पिन कोड:-400066 पॅन नं:-AYTPS6082K 2): नाव:- सविता दिनेश सानप वय:-38; पत्ता:- प्लॉट नं: ए/003, माळा नं: -, इमारतीचे नाव: ओम गणेश सी एच एस लि., ब्लॉक नं: बोरीवली पूर्व, मुंबई, रोड नं: चोगले नगर, महाराष्ट्र, मुंबई. पिन कोड:-400066 पॅन नं:-AYVPS2735F
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2021
(10) दस्त नोंदणी केल्याचा दिनांक	27/07/2021
(11) अनुक्रमांक, खंड व पृष्ठ	10365/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	199200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

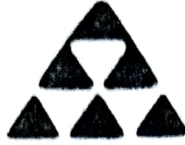
मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



खरी प्रत

सह दुयम निबंधक, बोरीवली क्र. ५,
मुंबई उपनगर जिल्हा.



SLUM REHABILITATION AUTHORITY

No. RN PVT 0075/20120222 AP 8-2

Date **25 SEP 2023**

To,

Shri. Jitendra B. Patel Of
M. s. Aakar Architects & Consultants
Gr. Floor, Satyanarayan Prasad Commercial Centre,
Dayaldas Road, Off Nehru Road,
Vile Parle (E), Mumbai-57

Subject: Amended cum Part OC to sale building no. 2 in S.R. Scheme on plot bearing C.T.S. No. 2482/A(pt.), 2482/B & 2408(pt.) of village Dahisar, at Dahisar(E), Mumbai.

Ref: Your letter dated 26/06/2023.

The development work upto 19th upper floor of sale building no. 2 in S.R. Scheme on plot bearing C.T.S. No. 2482/A(pt.), 2482/B & 2408(pt.) of village Dahisar, at Dahisar(E) is completed under supervision of License Surveyor Shri Jitendra B. Patel, Lic. No. P/555/LS, Structural Engineer Mr. Haresh L. Patel Lic. No. STR P/107 and Site Supervisor Shri. Krishnakumar L. Gohel, Lic. No. G/19/SS-1, may be occupied on the following conditions:

- 1) The occupation permission is granted for Basement + Gr. (pt.) + Stilt (pt.) + 1st to 19th upper floors.
- 2) That all conditions of Letter of Intent issued under No. SRA/ENG/2645/RN/PL/LOI dated 13/11/2013 and revised LOI dated 09/10/2017, 06/09/2019, 31/05/2021 & 27/09/2022 shall be complied with.
- 3) That conditions of IOA under No. RN PVT 0075/20120222 AP 8-2 dated 10/10/2017 and amended IOA dated 19/06/2018, 17/09/2019 & 22/06/2021 shall be applicable and should be complied.
- 3) That the certificate under section 270A of BMC Act shall be obtained from A.E (W.W)- R/N Ward and a certified copy of the same shall be submitted to this office.

- 51 That you shall submit NOC from PWD department regarding internal lift on ground floor shop /nursing home before obtaining full OC to building under reference.
- 61 That the developer (has provided temporary parking spaces at this stage) shall provide permanent parking spaces within six months to the building under reference.

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

Yours faithfully,

25/9/2023

**Executive Engineer
Slum Rehabilitation Authority.**