



03-11-2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.बोरीवली 8

दस्त क्रमांक : 15208/2023

नोंदणी :

Regn 63m

गाबाचे नाव : कांदिवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	12000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7551820.8
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 2802, बी विंग, माळा नं: 28, बिल्डिंग नं. 3, इमारतीचे नाव: गौरी एक्सलेंन्सी, रोड : बाभरेकर नगर, कांदिवली पश्चिम, मुंबई 400067, इतर माहिती: 457 चौ. फूट रेरा कारपेट(रेरा नं पी 51800029939)(रेरा प्रमाणे गौरी एक्सलेंन्सी एनएक्स)((C.T.S. Number : 470PT, 471A PT :))
(5) क्षेत्रफळ	1) 46.72 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 गौरी लॅन्ड डेव्हलपर्स एलएलपी चे भागीदार श्री मनोज वी गोगरी तर्फे कबुलीजवाबकरिता मुखत्यार श्री घनश्याम डी ठक्कर वय:-42; पत्ता:-प्लॉट नं: ऑफिस , माळा नं: तळ, इमारतीचे नाव: आकाश पॅलेस, ब्लॉक नं: दहिसर पूर्व, मुंबई, रोड नं: मराठा कॉलनी, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-AAJFG5868R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सागर जयसिंग कांबळे वय:-35; पत्ता:-प्लॉट नं: 503, माळा नं: 5, इमारतीचे नाव: वर्धमान सीएचएस, ब्लॉक नं: कांदिवली पश्चिम, मुंबई , रोड नं: डॉ. बाबासाहेब अम्बेडकर रोड , महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-CBEPK5040F 2): नाव:-खेहा नागनारायण राय वय:-34; पत्ता:-प्लॉट नं: 503, माळा नं: 5, इमारतीचे नाव: वर्धमान सीएचएस , ब्लॉक नं: कांदिवली पश्चिम, मुंबई , रोड नं: डॉ. बाबासाहेब अम्बेडकर रोड , महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-BACPR9710D
(9) दस्तऐवज करून दिल्याचा दिनांक	01/11/2023
(10) दस्त नोंदणी केल्याचा दिनांक	02/11/2023
(11) अनुक्रमांक, खंड व पृष्ठ	15208/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	720000
(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.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 02/11/2023) to Municipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.

दस्तावेज सूची क्र. II

खरी प्रत

सह दुय्यम निबंधक बोरीवली क्र. ८

मुंबई उपनगर जिल्हा

11/3/2023

Receipt (pavti)

516/15208

Thursday, November 02 .2023

1:10 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 15911 दिनांक: 02/11/2023

गावाचे नाव: कांदिवली
दस्तावेजाचा अनुक्रमांक: बरल8-15208-2023
दस्तावेजाचा प्रकार : करारनामा
मादर करणाऱ्याचे नाव: सागर जयसिंग कांबळे

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 2560.00
पृष्ठांची संख्या: 128

एकूण: रु. 32560.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
1:29 PM ह्या वेळेस मिळेल.

Muteco

म दु नि का बोरीवली 8

वाजार मुल्य: रु.7551820.8 /-

मोवदला रु.12000000/-

भरलेले मुद्रांक शुल्क : रु. 720000/-

1) देयकाचा प्रकार: DHC रकम: रु.560/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1123019719879 दिनांक: 02/11/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1123016819770 दिनांक: 02/11/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010450211202324E दिनांक: 02/11/2023

बँकेचे नाव व पत्ता:

Abel

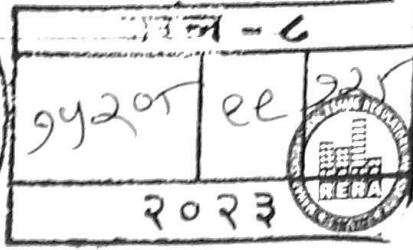
Received

Jnanendriya Malik

M- 8652520111

Jnanendriya

Annexure - G



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 :
P51800029939

Project: **GAURI EXCELLENCY NX**, Plot Bearing / CTS / Survey / Final Plot No.: **470 PT AND 471A PT** at **Borivali**,
Borivali, Mumbai Suburban, 400067;

1. **M/S Gauri Land Developers Llp** having its registered office / principal place of business at **Tehsil: Borivali, District Mumbai Suburban, Pin: 400068.**
2. This registration is granted subject to the following conditions, namely:
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub clause (D) of clause (l) of subsection (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 **15/07/2021** and ending with **31/12/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid



Dated: 15/07/2021
Place: Mumbai

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

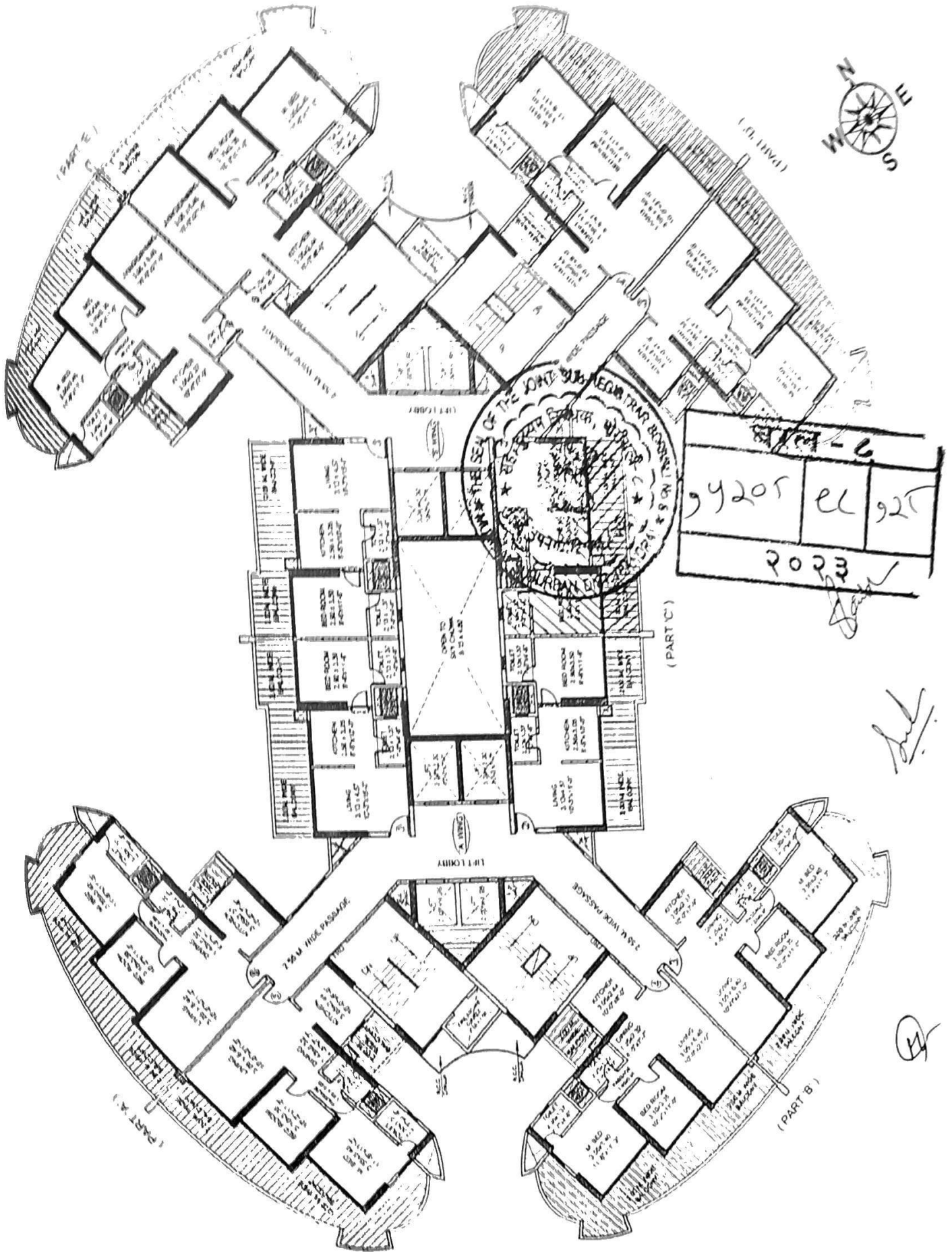
Annexure - F

Flat 2202

Floor 2nd

Wing B

FLOOR PLAN





Slum Rehabilitation Authority

Administrative Building,
Anant Kanekar Marg,
Bandra (East), Mumbai-51.
Email: info@sra.gov.in

No: SRA/ENG/2673/RS/MHL/AP

Date: 18 DEC 2012

To,
Shri. Sameer V. Kulkarni
Architect
39/2021, Shivam CHS,
Gandhi nagar, Bandra (E),
Mumbai - 400 051.



फल - ८		
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Sub: Amended plans for sale of buildings bearing C.T.S. No. 478 (pt), of Village Kandivali, Bhabrekar Nagar, Near Industrial Estate, Kandivali (West), Mumbai - 400 067. For "Parishram SRA CHS Ltd."

Ref: Your letter dated 17/10/2012

Gentleman,

With reference to above, the amended plans submitted by you for sale building no. 3 are hereby approved by this office subject to following conditions.

- 1) That all conditions of revised Letter of Intent issued under No SRA/ENG/888/RS/MHL/LOI dated 10/05/2011 shall be complied with.
- 2) That conditions of IOA under No. SRA/ENG/2673/RS/MHL/AP dtd. 05/01/2012 shall be applicable and should be complied.
- 3) That the condition of amended approval u/no SRA/ENG/2673/RS/MHL/AP dtd. 06/12/2012 shall be complied with.




वरल - ८		
१५२०	२२	१२५
२०२३		

- 4) That revised drainage approval shall be obtained for proposed amended plans.
- 5) That Revised Structural design and calculations showing adequate protection for columns, foundation in Wet areas like STP, UG Tank etc. shall be submitted.
- 6) That C.C endorsement as per amended plans shall be obtained.
- 7) That the NOC of Ch. Eng. (M & E) of MCGM for artificial light and ventilation shall be submitted before plinth CC.
- 8) That the NOC from Electric Company regarding size & location of electric meter room shall be submitted before OCC.
- 9) That the revised NOC from CFO shall be submitted before plinth CC.
- 10) That the approval / NOC from concerned electric Supply Company regarding the specific area, location and sizes of Sub-Station required for the entire scheme shall be submitted before approval to substation.

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

Yours faithfully,



Executive Engineer - II
Slum Rehabilitation Authority.

No SRA/ENG/2673/RS/MHL/AP

Copy to:

- 1) M/s. Lakadawala Developers Pvt. Ltd,
- 2) The Assistant Municipal Commissioner "R/S" Ward,
- 3) A. E. W. W. "R/S" Ward,
- 4) A. A. & C. "R/S" Ward,
- 5) H. E. of MCGM,

For information please.


Executive Engineer - II
Slum Rehabilitation Authority.

Annexure - D



SLUM REHABILITATION AUTHORITY

SRA/ENG/2673/RS/MHL/AP

19 Aug 2021

To,
Mr. Sameer V. Kulkarni.
44/ Pranav CHS
Gandhi Nagar, Bandra (E)
Mumbai-400051,

Sub.: Issue of Amended Plan of Sale bldg 3 proposed Slum Rehabilitation Scheme on plot of CTS No 470 (pt) & 471 (pt.) of Village Kandivali at Near Charkop Industrial Estate, Kandivali.

Ref.: SRA/ENG/2673/RS/MHL/



बरेल-6		
97205	23	25
2023		

Sir,

With reference to the above, the amended plan of Sale Building submitted by you are hereby approved by this office, subject to following conditions,

1. That the conditions of LOI u/no. SRA/ENG/888/RS/MHL/LOI dtd 01/12/2020 shall be complied with.
2. That the conditions of IOA u/no. SRA/ENG/2673/RS/MHL/AP dtd 18/12/2012 shall be complied with.
3. That the revised drainage approval and drawing shall be obtained for proposed amended plans shall be submitted before asking CC to sale no. 3 u/r.
4. That revised CFO NOC shall be obtained for proposed amended plans before asking CC to sale bldg. no. 3 u/r.
5. That Revised Structural Design calculations shall be obtained for proposed amended plans before asking CC to sale bldg. no. 3 u/r.
6. That you shall be entitled for fungible FSI claimed by you to the extent of 35% of Sale BUA actually utilized on site and you shall not claim refund in respect of excess fungible FSI availed.



करल - ८		
१५२०५	२४	१३
२०२३		

7. That Commencement Certificate in respect of Fungible FM shall be released in proportion to Sale component utilized.
8. That you shall submit revised NOC from H.E. before granting P.C.C. beyond permissible height for which previous HRC NOC was granted.

Yours faithfully,

Executive Engineer
Slum Rehabilitation Authority

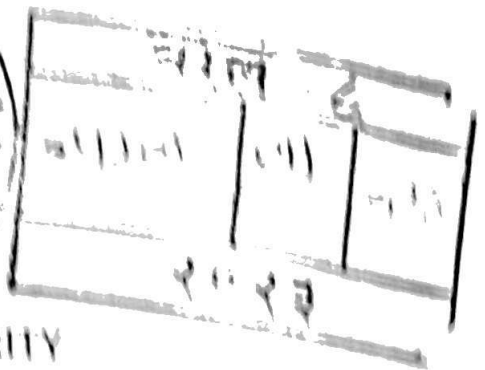
Copy to:

- ✓ 1) Developer: - M/s. Lakadawala Developers Pvt. Ltd.
- 2) The Assistant Commissioner 'R/S' Ward, MCGM.
- 3) Society: 'Parishram SRA CHS Ltd.'
- 4) H.E. Deptt. of MCGM.
- 5) A. A. & C. "R/S" Ward.

For information, please.

Executive Engineer
Slum Rehabilitation Authority

Annexure - E



SLUM REHABILITATION AUTHORITY

Administrative Building, 1st Floor, Kharakheri Road, Bandra (East), Mumbai - 400 051
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1988 (PUNJAB ACT 1)

No. SRA/ENG/2073/RS/MHL/AP

COMMENCEMENT CERTIFICATE

10 NOV 2015

SALE BLDG. No. 3

TO
 M/s. Lakdawala Developers Pvt. Ltd.
 Laxmiwala Apartment, 1st floor,
 Mazgaon, Mumbai-400 010.

Sir
 With reference to your application No 2525 dated 31.01.2011 for Development Permission and grant of Commencement Certificate under section 44 & 45 of the Maharashtra Regional and Town Planning Act, 1988 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1988 to erect a building on plot No _____ C.T.S. No. 470(pt.) & 471(pt.)

of village Kandivall T.P.S. No _____
 ward R/S situated at Banrakar Nagar, Chhatkop, Kandivall(W), Mumbai-400 067.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in (1) of UR No. SRA/ENG/2073/RS/MHL/LOI dt 21/01/2009
 IDA/UR No SRA/ENG/2073/RS/MHL/AP dt 16/12/2012
 and on the 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 person 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, 1988.
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 44 and 45 of the Maharashtra Regional and Town Planning Act, 1988.
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 A.S. 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 part plinth level to rehab tenement in
Sale Bldg. No. 3.

For and on behalf of Local Authority
 The Slum Rehabilitation Authority
 Executive Engineer (SRA) (W.S.)
 CHIEF EXECUTIVE OFFICER
 (SLUM REHABILITATION AUTHORITY)



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2673/RS/MHL/AP		

8 APR 2016

THIS C.C. IS GRANTED FOR WORK UP TO PLINTH FOR SALE COMPONENT IN SALE BUILDING NO. 3 AS PER APPROVED PLANS DATED 18-12-2012.

[Signature]
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2673/RS/MHL/AP

25 SEP 2017

This C.C. is granted further from ground + 1st to 3rd podium + stilt at 4th floor + 5th to 25th upper floor as per amended plan dated 18/12/2012.

[Signature]
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2673/RS/MHL/AP

23 FEB 2021

This C.C. is further extended from 26th floor to 29th upper floor + 30th (part) floor as per amended plans dated 18/12/2012.

[Signature]
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2673/RS/MHL/AP

23 FEB 2023

This C.C. is re-endorsed & extended further from 25th floor to 30th floor for sale bldg no 3 as per approved amended plan dated 19/08/2021.

[Signature]
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2173/HS/MHL/AP

30 AUG 2023

This C.C is further extended from 31st to 40th floor of wing A & 31 st to 39th floor of wing B for said bldg no 3 as per approved amended plan dated 19/03/2021.

Raw 30.08.2023

Executive Engineer
Slum Rehabilitation Authority



अरल - 6		
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CHALLAN
MTR Form Number 4

N MH010450211202324E **BARCODE** [Barcode] Date: 12/11/2023 Page: 1/1

Department: Inspector General Of Registration Maharashtra

Type of Payment: Stamp Duty 10/11/2023 (MTR)
Registration Fee 20/11/2023 (MTR)

License Name: BRL 8_JT SUB REGISTRAR BORNALI B Full Name: [Name] 20/11/2023 to 20/11/2023

Location: MUMBAI

Year: 2023-2024 One Time 20/11/2023 to 20/11/2023

Account Head Details Amount in Rs [Amount]

30043501 Stamp Duty 10000.00 [Amount]

30063301 Registration Fee 75000.00 [Amount]

Total 85000.00 [Amount]



34206 - 6		
34206	2	92L

Payment Details: IDBI BANK **FOR USE IN RESERVING BANK**

Cheque/DD Details [Details]

Cheque/DD No: [Number] [Details]

Name of Bank: IDBI BANK [Details]

Name of Branch: [Branch Name] [Details]

Department ID: [ID] [Details]

NC: This challan is valid for document as registered in State Registrar office only and valid for unregistered documents.

Similar Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1	ISI-518-5208	10000000000000000000	20/11/2023	30000.00
2	ISI-518-5208	10000000000000000000	20/11/2023	12000.00
Total Defacement Amount				75000.00

AGREEMENT

THIS ARTICLE OF AGREEMENT is made and entered into at Mumbai on this 1st day of November, 2023

BETWEEN

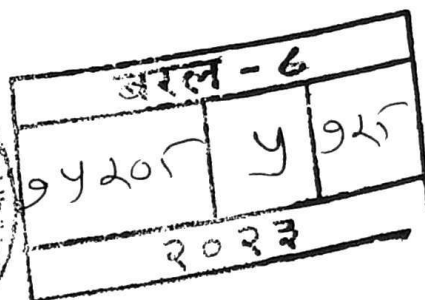
M/S GAURI LAND DEVELOPERS LLP, a partnership firm, registered under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at Ground Floor, Akash Palace CHS, Maratha Colony, Dahisar (East), Mumbai - 400068 hereinafter referred to as "**THE PROMOTERS**" (which expression shall unless it be repugnant to the context or meaning thereof be shall be deemed to mean and include its Partner/Partners for the time being of the said firm and its their heirs executors administrators and its successors and assigns) of the **ONE PART**.

AND

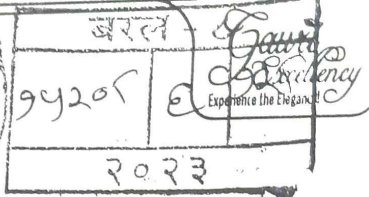
Mr./Ms./M/s. Sagar Jaysing Kamble and
Mrs. Sneha Nagnarayan Rai

an/all adults, Indian Inhabitants / a Registered Partnership Firm / a Company registered under the Companies Act, 1956, resident of / carrying o business at / having its / their registered office / residential address at 503, Vardhaman CHS,
Dr. Babasaheb Ambedkar Road, Kandivali (west),
Mumbai - 400067 x x

hereinafter collectively 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 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 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 /LLP/ corporate body its successors and permitted assigns) OF **THE OTHER PART**;



Sagar
Allottee/s



- A. Government of Maharashtra is the owner of all that piece/s and parcel/s of the land bearing City Survey No.470(part) and 471A(part) admeasuring 12,123.50 Sq. mtrs. or thereabouts (hereinafter referred to as "THE SAID LAND") of Village Kandivali, Taluka Borivali, within the Registration District and Sub-District of Mumbai Suburban District, situate, lying and being at Babherekar Nagar, Kandivali (West), Mumbai - 400067, in the final Development Plan of "R" Ward of Brihanmumbai Municipal Corporation approved and sanctioned under the provisions of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 more particularly described in the FirSt Schedule hereunder written (hereinafter referred to as "THE SAID PROPERTY");
- B. The said property was fully occupied by originally approximately about 579 Slum Dwellers (which are subsequently surveyed and numbered to totally 596 Slum Dwellers) and/or furthermore Slum Dwellers (if found) were occupying the said property (hereinafter collectively referred to as the said "Slum Dwellers"). The said Slum Dwellers had formed society in the name as Parishram SRA Co- Operative Housing Society (then Proposed). The said Parishram SRA Co-operative Housing Society (proposed) was there after registered under the provisions of the Maharashtra Co-op. Soc. Act under No. MUM/SRA/HSG/(TC)/11625/2009 (hereinafter referred to as "THE SAID PARISHRAM SRA SOCIETY");
- C. The said Slum Dwellers on the said property being the members of the said Parishram SRA Society were occupying their respective premises on the said Property;
- D. By virtue of an Agreement dated 27th August, 2004 executed by and between the said Parishram SRA society of the One Part and Lakadawala Developers Pvt. Ltd. (hereinafter referred to as 'the said Lakadawala') and of the Other Part, the said Parishram SRA Society agreed to grant development rights to the said Lakadawala for the purpose of re-development of said property under the SRA Scheme for the consideration and on the terms and conditions as set out therein. The said agreement is, however not registered;
- E. By a Power of Attorney dated 17th June, 2006 the said Parishram SRA society appointed the nominee/s of the said Lakadawala as their attorney for the purpose of re-development of said property under the SRA Scheme. The said power of attorney is not registered;
- F. Pursuant to the said Agreement the said Parishram SRA Society had put the said Lakadawala in peaceful, quiet and physical possession of the said property for the development of the same;


Promoters

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Allottee/s

Gauri
Experience the Element



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G. Pursuant thereto the said Lakadawala had entered into separate individual agreements with the said slum dwellers/occupants on the said property;

H. Thereafter, the said Lakadawala had fulfilled all the compliances and formalities for obtaining the Letter of Intent (LOI) and had applied for the same to the Deputy Chief Engineer of Slum Rehabilitation Authority (SRA). Pursuant to which the SRA had issued LOI dated 21st January, 2009 bearing LOI No. SRA/ENG/888/RS/STGL/LOI in favour of the said Lakadawala in respect of the said property which has been revised from time to time.

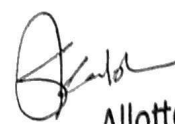

I. Thereafter, the said Lakadawala made an application to the SRA for obtaining permission to construct transit accommodation for the said Slum Dwellers. The said application was granted by the SRA through its Transit Permission dated 21.04.2009. Pursuant there to the said Lakadawala had constructed transit camp to accommodate some of the said Slum Dwellers;

J. Thereafter, on 21.12.2010, the concerned authority had sanctioned the plans for the entire Layout of the said property and had issued the sanctioned Layout plans and demarcated the respective portions for the construction of Rehab buildings and Sale Component buildings and other amenities;

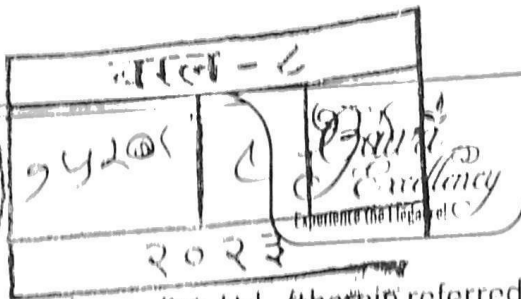
K. Thereafter, the said Lakadawala had obtained the Intimation of Approval (IOA) dated 23rd November 2010, bearing No. SRA/ENG/2512/RC/MHL/AP in respect of the Rehab Building No. 1 on the said property. The said Lakadawala had also obtained the Commencement Certificate (CC) dated 7th February, 2011 up-to plinth level in respect of the Rehab Building No. 1. and subsequently obtained CC for construction upto 24th slab level of the Rehab Building No.1;

L. Thereafter, one M. I. Construction Pvt. Ltd., a company incorporated under the Indian Companies Act, 1956, agreed to jointly develop the said property under SRA scheme along-with the said Lakadawala and pursuant thereto, the aforesaid M.I. Construction Pvt. Ltd., formed a consortium along-with Gauri Land Developers L.L.P. (Regd), a Limited Liability Partnership firm, (the Promoters herein) in the name and style as Gauri & M.I. Associates vide a deed dated 21st October, 2010 for joint development of the entire FSI/Benefit on the said property;

M. Subsequent thereto, by an Agreement dated 19th April, 2011 duly registered with the Sub-Registrar of Assurances at Bandra under Serial No. BDR-12/3133/2011 by and between


Allottee/s 


Promoters



Lakadawala Developers Pvt. Ltd., (therein referred to as "Lakadawala the party of the First Part") of the First Part, (1) Mr. Musa s/o. Ismail M. Lakadawala (2) Mr. Anwar s/o. Ismail M. Lakadawala (3) Mr. Usman s/o. Ismail M. Lakadawala (4) Mr. Mohammed s/o. Ismail M. Lakadawala and (5) Mr. Ibrahim s/o. Ismail M. Lakadawala all being the then shareholders of Lakadawala Developers Pvt. Ltd., (therein referred to as "the Shareholders/The party of the Second Part") of the Second Part and Gauri & M.I. Associates (therein referred to as "the Promoters/consortium /the Party of the Third Part") of the Third Part through its authorized signatory Mr. Naresh V. Gogari and Mr. Mohd. Iqbal Badgujar, the said Lakadawala therein with the consent and confirmation of the Shareholders therein sold, transferred, assured, assigned, and granted unto the Promoters therein the absolute development right in respect of the sale FSI/Benefit viz. the entire sale in situ that is generated out of the slum project being undertaken by the said Lakadawala on the said property for the consideration and on the terms and conditions asset out therein;

N. Subsequent thereto, a Power of Attorney dated 19.04.2011 duly registered with the Sub-Registrar of the Assurances at Bandra under Serial no. BDR-12/3134/ 2011 was executed by Lakadawala Developers Pvt. Ltd. in favour of the nominees of the said Gauri & M.I. Associates i.e., Mr. Naresh V. Gogari and Mohammed Iqbal Badgujar, in respect of the said FSI/Benefit on the said property;

O. Thereafter, the Intimation of Approval (IOA) dated 8th September, 2011, bearing No. SRA/ENG/2582/RS/MHL/AP in respect of the Rehab Building No.2 on the said property was received in the name of the said Lakadawala. The Commencement Certificate (CC) dated 7th June 2012 up-to plinth level in respect of the Rehab Building No.2 was also obtained in the name of the said Lakadawala;

P. Thereafter, the revised Letter of Intent (LOI) dated 10th May, 2011 in respect of the earlier LOI dated 21st January, 2009 bearing LOI No. SRA/ENG/888/RS/ STGL/LOI was issued and received in the name of the said Lakadawala in respect of the said property;

Q. Thereafter, the Intimation of Approval (IOA) dated 5th January, 2012, bearing No. SRA/ENG/2673/RC/MHL/AP in respect of the Sale Component Building No. 3 on the said property was received in the name of the said Lakadawala. The Commencement Certificate (CC) dated 10th November, 2015 up-to plinth level in respect of the Sale Component Building No.3 was also obtained in the name of the said Lakadawala;

R. By a Supplementary Deed dated 27th May, 2013, executed by and between Gauri Land


Promoters

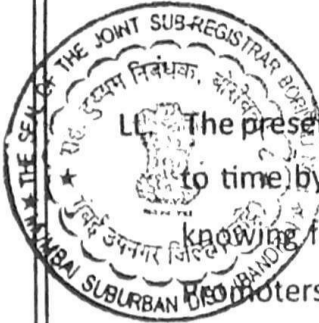

Allottee/s



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Developers LLP, (therein referred to as "the party of the First Part"), M.I. Construction Pvt. Ltd. (therein referred to as "the party of the Second Part") and (1) Mr. Mohammed Iqbal Badgujar (2) Mr. Mohammed Adil Badgujar, being the only shareholders of M. I. Construction Pvt. Ltd., (therein referred to as "the Party of the Third Part"), the party of the Second Part therein agreed to retire from the said Consortium i.e. Gauri & M.I. Associates and thereby the party of the First Part therein became entitled to deal with the said FSI/Benefit on the said property for the consideration and on the terms and conditions as agreed upon therein;

- S. Subsequent thereto, by a Supplementary Agreement dated 31st May, 2013 duly registered with the Sub-Registrar of Assurances Mumbai under Serial no. BRL-9/3122/2013 by and between Lakadawala Developers Pvt. Ltd., (therein referred to as "Lakadawala/the Party of the First Part") of the First Part, (1) Mr. Musas /o. Ismail M. Lakadawala (2) Mr. Anwar s/o. Ismail M. Lakadawala (3) Mr. Usman s/o. Ismail M. Lakadawala (4) Mr. Mohammed s/o. Ismail M. Lakadawala and (5) Mr. Ibrahim s/o. Ismail M. Lakadawala, (therein referred to as "Shareholders/the Party of the Second Part") of the Second Part, Gauri & M.I. Associates (therein referred to as "the Promoters/Consortium/the party of the Third Part") of the Third Part, M.I. Construction Pvt. Ltd. (therein referred to as "the party of the Fourth Part") of the Fourth Part, (1) Mr. Mohammed Iqbal Badgujar (2) Mr. Mohammed Adil Badgujar (therein referred to as "the Party of the Fifth Part") of the Fifth Part and Gauri Land Developers LLP, (therein referred to as "the party of the Sixth Part"), of the Sixth Part, wherein party of the Sixth Part therein being the Promoters herein alone became entitled to the development rights in respect of the said FSI/Benefit on the said property on the terms and conditions as set out therein;
- T. There has been various litigations filed by some of the parties claiming certain reliefs as prayed therein before the courts/authorities from time to time and the same have been from time to time disposed off by the concerned courts/ authorities;
- U. Pursuant to what is recited above, Gauri Land Developers LLP, the Promoters herein became absolutely entitled to the entire sale in situ in respect of the said property and development rights in respect of the said FSI/Benefits on the said property;
- V. The Promoters, pursuant to the plans sanctioned by the SRA and other concerned authorities, are desirous of presently constructing the Sale Component Building No. 3 on the said Property (hereinafter referred to as the said "SALE BUILDING") as per the sanctioned plans which also contains part commercial rehab;




LL. The present layout, design, elevation, plans etc. may be required to be amended from time to time by the Promoters and the Allottee/s have entered into the present Agreement knowing fully well that the scheme of development proposed to be carried out by the Promoters on the said property may take a very long time, therefore the Promoters may require to amend, from time to time, the plans, layout, design, elevation etc. and the Allottee/s has no objection to the Promoters making such amendments, however in the event the area and location of the subject Premises is required to be altered and/ or modified and/ or changed, then the Promoters will obtain the consent from the Allottee/s;

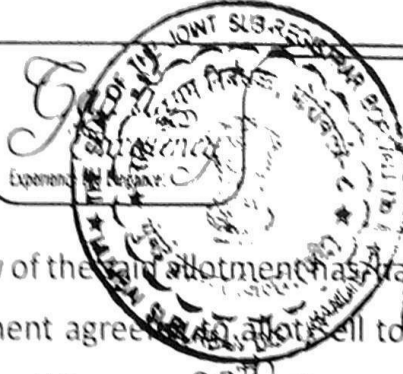
MM. The Allottee/s confirm having seen, perused, verified and understood all the chain deeds and documents including all the plans and specifications approved by the concerned authority at present and the proposed changes/modifications which the Promoters propose to make in the plans on respect of the proposed building including but not limited to the aforesaid documents, writing etc. and have fully satisfied himself / herself / themselves / itself towards the same in all aspects/respects and accordingly obtained independent advise off the present transactions and the chain documents stated herein from his/her/their/its advisor/s and consultants and lawyers and accordingly thereafter 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;

NN. The Allottee/s herein has/have prior to the execution of this agreement independently have seen verified and perused the title certificate annexed to this agreement and also otherwise satisfied himself/herself/themselves/itself about the title of the said property and the Promoters' 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 in respect of the said property and the rights of the Promoters herein and no requisitions or objection/claims shall be raised on any matter relating to the title of the said property and the rights of the Promoters to develop the said property and the promoters shall carry out the development in the manner as the Promoters may deem fit and proper without and interference by the Allottee/s hereinafter execution of this agreement and any such claims/demands shall not be entertained by the Promoters;

OO. The Flat Allottee/s has applied to the Promoters for allotment of the Flat/unit to the Allottee/s herein viz. a flat being Flat/unit No. 2802 in B Wing on 28th Floor in the said Phase II of the said Sale Component Building No. 3 to be known as "Gauri Excellency". The said building is being constructed on the said Property described in the First Schedule here underwritten;


Promoters


Allottee/s



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PP. The Flat Allottee/s herein, in view of the said allotment has/have requested the Promoters herein to enter into this Agreement agreed to sell to the Flat Allottee/s the said Flat/unit No. 2802 in B Wing on 28th Floor, admeasuring 457.00 sq. ft. carpet area as per RERA in Phase II of the said Sale Component Building No. 3 to be known as "Gauri Excellency" (hereinafter referred to as "THE SAID BUILDING" (hereinafter referred to as "THE PREMISES") at and for the consideration and on the terms and conditions hereinafter contained;

QQ. The Promoters proposes to form a proposed society/ condominium/ltd co./body of the allottee/s in the entire building i.e. Gauri Excellency as a single entity and accordingly will arrange to get a lease in respect of the portion of the land covering the said Sale Building No. 3 executed and registered from the present owner viz. Government of Maharashtra as per the provisions of the prevailing laws in favour of the said proposed society/ condominium/ ltd co./body of the allottee/s or otherwise as the case may be at the costs charges and expenses of the said proposed society/ condominium/ltd co./body of the allottee/s or any such entity as the case may be. This agreement is entered into by the Allottee/s on a specific understandings that the Allottee/s shall not insist upon such Lease being executed in favour of the proposed/said Society until the Development of the said sale building and the entire project consuming the entire permissible FSI in respect of the said property/project under reference is completed in all aspects and Building Occupation/Completion Certificate in respect of the said Sale Building No. 3 is received;

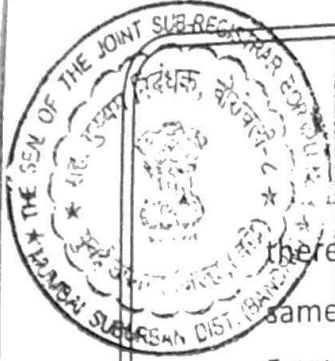
RR. Relying upon the application, declarations, representations, assurances made by the Allottee/s herein and subject to compliance of the terms herein contained, the Developers have agreed to sell the said Premises/flat/unit to the Allottee/s at the price and on terms and conditions hereinafter appearing;

SS. 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 to the Bombay Stamp Act, 1958;

TT. The parties hereto further record and confirm as under :-
The Promoters has on demand from the Allottee/s prior to the execution hereof been given full and free inspection of all the chain deeds and documents in its possession and all such permissions, plans designs and specifications in respect of the said building under reference being prepared by the Promoters Architects Mr. Sameer Kulkarni and sanctions in respect of the said Real Estate Project and of such other documents as specified under the Real Estate (Regulation & Development) Act, 2016 and rules and regulation made


Promoters


Allottee/s




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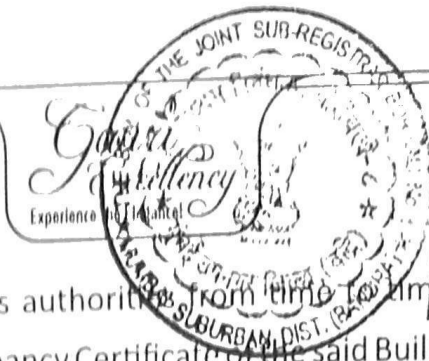


there-under and also verified and satisfied himself/herself/themselves/itself towards the same in all respects including the data with the website which has been put up by the Real Estate Authority under Real Estate (Regulation and Development Act, 2016. The Promoters herein has also disclosed certain changes/amendments/ modifications in the presently approved plans of the said building No.3 which the Promoters herein is desires to put for approval with the concerned authority under SRA and the same are duly verified and accepted by the Allottee/s herein and the Allottee/s herein do hereby give his/her/their/its irrevocable consent for the said changes/amendments/modifications and further agree and undertakes to sign execute register and deliver all and whatsoever deeds and documents that may be required by the Promoters herein in that regards. The Flat Allottee/s herein expressly confirm that he/she/they/it has agreed to enter into this agreement/ contract based upon verification and satisfaction afore-stated permission, plans and sanctions only and not based upon any information contained in the notice advertisement or prospectus, or on the basis of any model flat, plot or building as the case maybe;

- (i) The authenticated copies of the plans in respect of the said Sale Building No. 3 including the authenticated copy of the modifications in the Layout plan as proposed by the Promoters and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project as presently approved by the concerned Local Authority have been annexed hereto and marked as **ANNEXURE "C-1" & "C-2"** Colly.
- (ii) The authenticated copy of the IOA and amendments therein and Commencement Certificate according to which the construction of the buildings is started and being carried over have been annexed hereto and marked as **ANNEXURE "D" & ANNEXURE "E"** respectively.
- (iii) The authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoters, extract of Village Forms VI, VII and XII Property Register Cards and/or any other relevant revenue record showing the nature of the title of the Promoters to the project land on which the Flats are constructed or are to be constructed have been verified and accepted by the allottee/s.
- (iv) The authenticated copies of the plans and specifications of the Flat/unit/premises agreed to be purchased by the Allottee/s, have been annexed and marked as **ANNEXURE "F"**.
- (v) The Promoters has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the


Promoters


Allottee/s



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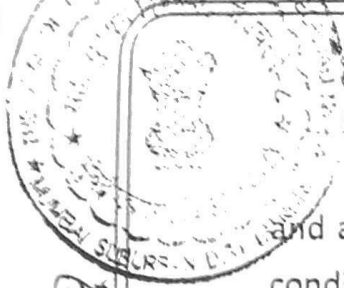
balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

- (vi) While sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.
- (vii) The Promoters has accordingly commenced construction of the said building/s in accordance with the said proposed plans.
- (viii) The carpet area of the said Flat is 42.45 square meters and "carpet area" as per RERA which means the net 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 the flat.
- (ix) Prior to execution of this Agreement the Purchaser/s has/have demanded inspection from the Promoter and the Promoter has given inspection to the Purchaser/s of all documents of title relating to the said Property and the entitlement of the Promoters to construct the said building and sell or otherwise deal with premises therein and also the plans, layout, designs and specifications prepared by the Promoter's Architects, the certificate of title, revenue records and all other documents as specified under RERA, including the rules and regulations made there under or any other applicable law;
- (x) The Purchaser/s, after being fully satisfied about the facts stated hereinbefore and the right and authority of the Promoter to develop in situ sale portion on the said Property in particular by virtue of the said agreements and permissions granted by the statutory authorities, has/have agreed to purchase the said Premises from the Promoter and the Promoter has agreed to sell the same to the Purchaser on the terms and conditions ereinafter set out;
- (xi) The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement

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and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

(xii) Prior to the execution of these presents the Allottee has paid to the Promoters a sum of Rs 12,51,000/- /- (Rupees Twelve Lakhs Fifty One Thousand only)

being the earnest money deposit in respect of the sale consideration of the said Flat/unit/premises agreed to be sold by the Promoters to the Allottee/s (the payment and receipt whereof the Promoters both hereby admit and acknowledge) and the Allottee/s has agreed to pay to the Promoters the balance of the sale consideration in the manner herein after appearing;

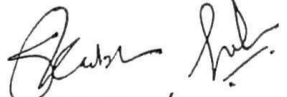
(xiii) The present transaction shall be covered as registered Project under the provisions of the Act with the Real Estate Regulatory Authority under the provisions of Real Estate (Regulation & Development) Act, 2016 at Mumbai-Maharashtra under No. P51800029939 a copy of the said registration certificate is attached hereto as **ANNEXURE "G"**.

(xiv) Under section 13 of the said Act the Promoters is required to execute, a written Agreement for sale of said Flat with the Allottee/s, being i.e. these presents and also to register this 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 Promoters hereby agrees to allot and the Allottee hereby agrees to acquire the (Flat/unit) and the stilt/podium parking (if applicable/allotted).

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERE TO 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 is as aforesaid is in the process and shall construct and/or constructing a building to be known as "GAURI EXCELLENCY" in two phases being Phase I and Phase II as recited and stated hereinabove and shall construct/ constructing the said building on the portion of the land out of the said property in accordance with the plans, designs, specifications etc. approved by the concerned local authority and the same have been seen verified and approved by the Allottee/s with such further and other variations and modifications as the Promoters 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. If the building/Wing, in which the Allottee/s have agreed to acquire


Promoters


Allottee/s



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the premises, are completed earlier than other Buildings/Wing on the said Property, the Allottee/s confirms that the Promoters then shall be entitled to utilize any F.S.I. whether T.D.R. or any other benefits or otherwise, which may be available for and in respect of said property or the said entire project or any part thereof or any adjoining property or other properties as the case may be.

3. The Allottee/s hereby agrees/agree to purchase from the Promoters and the Promoters do hereby agree to sell to the Allottee/s the said Premises bearing Flat/Unit No/s. 2802, admeasuring 457.00 sq. Ft. carpet area as per RERA on 28th floor, in Wing B in the proposed sale building of Phase II to be known as "GAURI EXCELLENCY" (registered with RERA as "Gauri Excellency NX") 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 "F"** (hereinafter referred to as the "SAID Flat/Unit"), for the price of Rs. 1,20,00,000/-/- (Rupees One Crore Twenty Lakhs * Only) ("**CONSIDERATION**") including the proportionate price of the common areas and facilities appurtenant to the said premises, extent and description of the common/limited common areas and facilities which are more particularly described in the authenticated copies of the plans of the layout as approved by the concerned local authority and Authenticated copies of the plans proposed by the Promoters 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.

a. The Allottee/s has paid to the Promoters on or before the execution of this agreement a sum of Rs. 12,51,000/-/- (Rupees Twelve Lakhs Fifty One Thousand * * Only) as and by the way of earnest money Deposit and hereby agrees and undertakes to pay to the Promoters the balance amount of Rs. 1,07,49,000/-/- (Rupees One Crore Seven Lakhs Forty Nine Thousand * Only) from the aforesaid Consideration, in the manner as mentioned hereinabove as per the list Annexed hereto and marked **ANNEXURE "J"**.

b. It is further agreed declared and confirmed by the Allottee/s herein that irrespective of the chronology of the installments mentioned in the said **ANNEXURE "J"** the Allottee/s shall make the payment of the installments punctually as and it becomes due and payable and intimated by the Promoters herein for the completions of such work as specified in the said **ANNEXURE "J"**.


Promoters


Allottee/s

All that a piece or parcel of land bearing City Survey No. 470(part) and 471A(part) measuring 6,594.00 Sq. mtrs. or thereabouts of Village Kandivali, Taluka Borivali, within the Registration District and Sub-District of Mumbai Suburban District, situate, lying and being at Babherekar Nagar, Kandivali (West), Mumbai 400 067, in the final (We Development Plan of "R" Ward of Brihanmumbai Municipal Corporation approved and sanctioned under the provisions of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 forming part of and out of the entire SRA scheme of Parishram SRA CHS Ltd.

THE SECOND SCHEDULE ABOVE REFERRED TO:

(Details of Flat agreed to be allotted to the Flat allottee/s)

A Flat bearing Flat No. 2802 having a RERA carpet area of 457.00 sq.ft. equivalent to 42.45 sq.mtrs. or thereabouts, on the 28th floor in Wing B of the Sale building No. 3 to be known as "Gauri Excellency" (registered as Gauri Excellency NX with RERA under No. P51800029939) being constructed on the property described in First Schedule hereinabove written. ("The said Property").

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



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Promoters



Allottee/s

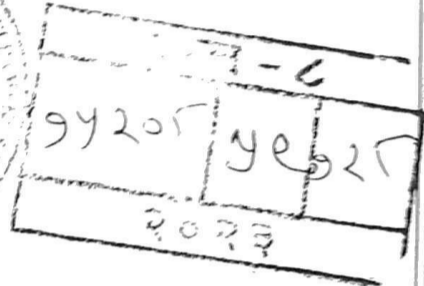
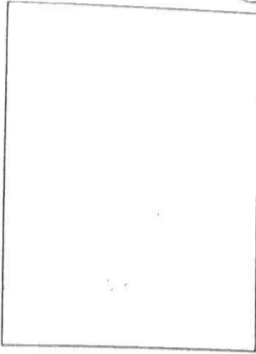
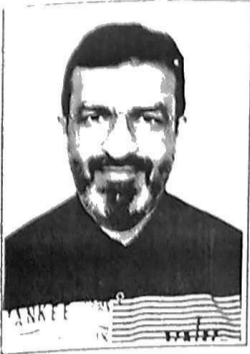
SIGNED SEALED AND DELIVERED
by the within named PROMOTERS
M/s. GAURI LAND DEVELOPERS LLP
represented by its partner

Mr. Manoj Velibhai Gogari

For M/s. Gauri Land Developers LLP

(Signature)

Partner



in the presence of ...

(Signature)

(Signature)

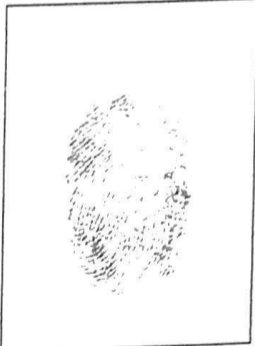
SIGNED AND DELIVERED
by the within named ALLOTEE/S

1) Mr./Mrs. Sagar Jaysing Kamble



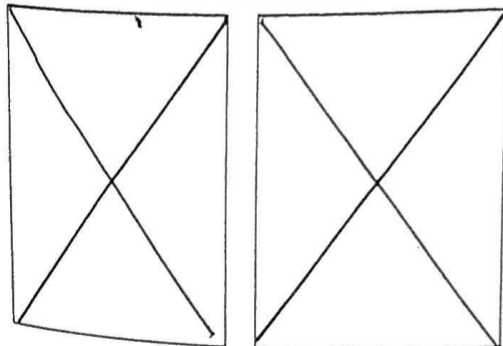
(Signature)

2) Mr./Mrs. Sneha Nagnarayan Rai



(Signature)

3) Mr./Mrs. _____



in the presence of ...

(Signature)

(Signature)

Annexure - D



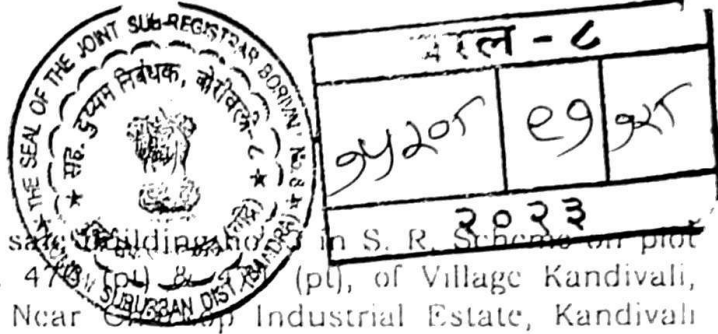
Slum Rehabilitation Authority

Administrative Building,
Anant Kanekar Marg,
Bandra (East), Mumbai-51.
Email: info@sra.gov.in

No: SRA/ENG/2673/RS/MHL/AP

Date: 18 DEC 2012

To,
Shri. Sameer V. Kulkarni
Architect
39/2021, Shivam CHS,
Gandhi nagar, Bandra (E),
Mumbai - 400 051.



Sub: Amended plans for sale building no. 3 in S. R. Scheme on plot bearing C.T.S. No. 473 (pt), of Village Kandivali, Bhabrekar Nagar, Near Industrial Estate, Kandivali (West), Mumbai - 400 067. For "Parishram SRA CHS Ltd."

Ref: Your letter dated 17/10/2012

Gentleman,

With reference to above, the amended plans submitted by you for sale building no. 3 are hereby approved by this office subject to following conditions.

- 1) That all conditions of revised Letter of Intent issued under No SRA/ENG/888/RS/MHL/LOI dated 10/05/2011 shall be complied with.
- 2) That conditions of IOA under No. SRA/ENG/2673/RS/MHL/AP dtd. 05/01/2012 shall be applicable and should be complied.
- 3) That the condition of amended approval u/no SRA/ENG/2673/RS/MHL/AP dtd. 06/12/2012 shall be complied with.




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- 4) That revised drainage approval shall be obtained for proposed amended plans.
- 5) That Revised Structural design and calculations showing adequate protection for columns, foundation in Wet areas like STP, UG Tank etc. shall be submitted.
- 6) That C.C endorsement as per amended plans shall be obtained
- 7) That the NOC of Ch. Eng. (M & E) of the GM for artificial light and ventilation shall be submitted before plan CC.
- 8) That the NOC from Electric Company regarding size & location of electric meter room shall be submitted before OCC.
- 9) That the revised NOC from CFO shall be submitted before plan CC
- 10) That the approval / NOC from concerned electric Supply Company regarding the specific area, location and sizes of Sub-Station required for the entire scheme shall be submitted before approval to substation

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

Yours faithfully,



Executive Engineer II
Slum Rehabilitation Authority.

No. SRA/ENG/2673/RS/MHL/AP

Copy to:

- 1) M/s. Lakadawala Developers Pvt. Ltd,
- 2) The Assistant Municipal Commissioner, Ward
- 3) A. E. W. W. "R/S" Ward,
- 4) A. A. & C. "R/S" Ward,
- 5) H. E. of MCGM,

For information please.


Executive Engineer II
Slum Rehabilitation Authority.

Annexure - 1)



SLUM REHABILITATION AUTHORITY

SRA/ENG/2673/RS/MHL/AP
18/12/2012

11 0 2021

To,
Mr. Sameer V. Kulkarni.
44/ Pranav CHS
Gandhi Nagar, Bandra (E)
Mumbai-400051,

Sub.: Issue of Amended Plan for sale bldg. 3 proposed Slum Rehabilitation Scheme on plot no. 470 (pt.) & 471 (pt.) of Village Kandivali Industrial Estate, Kandivali (E), Near Charkop

Ref.: SRA/ENG/2673/RS/MHL/



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Sir,

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

1. That the conditions of LOI u/nr. SRA/ENG/886/RS/MHL/LOI dtd 01/12/2020 shall be complied with.
2. That the conditions of IOA u/nr. SRA/ENG/2673/RS/MHL/AP dtd. 18/12/2012 shall be complied with.
3. That the revised drainage approval and drawing shall be obtained for proposed amended plans shall be submitted before asking CC to sale no. 3 u/r.
4. That revised CFO NOC shall be obtained for proposed amended plans before asking CC to sale bldg. no.
5. That Revised Structural Design and calculations shall be obtained for proposed amended plans before asking the CC to sale bldg. no. 3 u/r
6. That you shall be entitled for fungible FSI claimed by you to the extent of 35% of Sale BUA actually utilized on site and you shall not claim refund in respect of excess fungible FSI availed.



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7. That Commencement Certificate in respect of Fungible FSI shall be released in proportion to Sale component utilized.
8. That you shall submit revised NOC from H.E. before granting F.C.C. beyond permissible height for which previous HRC NOC was granted.

Yours faithfully,

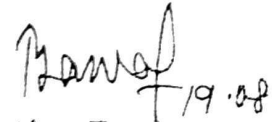


Executive Engineer
Slum Rehabilitation Authority

Copy to:

- ✓ 1) Developer: - M/s. Lakadawala Developers Pvt. Ltd.
- 2) The Assistant Commissioner 'R/S' Ward, MCGM.
- 3) Society: 'Parishram SRA CHS Ltd.'
- 4) H.E. Deptt. of MCGM.
- 5) A. A. & C. "R/S" Ward.

For information, please.



Executive Engineer
Slum Rehabilitation Authority