

On or towards North: C.T.S. No. 744

On or towards East: C.T.S. No. 746 (part)

On or towards West: Deen Dayal Upadhyay Road

On or Towards South: C.T.S. No. 747 (Part)

SECOND SCHEDULE REFERRED TO HEREINABOVE

Common Areas and Facilities in the Real Estate Project

THIRD SCHEDULE REFERRED TO HEREINABOVE

Sale flat bearing no.[914] admeasuring [321] ([Three Hundred Twenty One]) square feet of carpet area (i.e. [29.82] square metres) (as per RERA) on the 9th floor, of the Rehab building no 1, known as "SHAHID BHAGAT SINGH NAGAR S. R. A. CO-OPERATIVE HOUSING SOCIETY LIMITED" lying and being situated at Deen Dayal Upadhyay Road, Mulund (West), Mumbai - 400 080, in the Registration District and Sub-district of Mumbai bearing CTS No. 746 (part) and 747 (Part) of Village Mulund (West), Taluka Kurla.

FOURTH SCHEDULE REFERRED TO HEREINABOVE

Bank account details (RERA A/c).

THE SUB REGISTRAR Kurla
THE COLLECTOR ESCROW
The Registrar India Pvt. Ltd.

करणा-३		
२९८९४	६७	१००
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SLUM REHABILITATION AUTHORITY

धरत-२			
२९८९४	४	९००	
२०२२			

FULL OCCUPANCY CERTIFICATE AS PER REG. NO. 1177 OF DEPR 2034

No. SRA/ENG/2687/17/STG/MP/GE
Date: 8 JUL 2022

To,
Morphosis Realtors (India) Pvt. Ltd.,
404, Shrihari Plaza,
Saki Vihar Road, Powai,
Mumbai- 400 072

Sub: Grant of full Occupancy Certificate to Rehab building No. 1 proposed under Slum Rehabilitation Scheme on land bearing CTS No. 746 (Part) & 747 (Part) of Village- Mulund (West), Deen Dayal Road, Landward, Mulund Suburban District, Mulund (W), Mumbai-80, for "Shahid Bhaegal Singh Nagar SRA CHS Ltd", in 7th Ward of MCGM

Ref: IOA granted under even number dated 2012 and Amended plans did. 02/12/2019 & your application dated 23/07/2021 & your application dated 28/08/2019.



With reference to your above application for grant of full occupancy to occupy of Rehab building No. 1 in 10th floors, which is completed under the approval of the Structural Engineer, Shri. Sanket Shringare (License No. S/697/LS), Shri. Rajan Chandra Kant Tripathi, of M/s. K.C. Tripathi (License No. SRI/13) & Site Supervisor, Shri Sachin Sukade (License No. S/668/SS-1) is hereby granted. However, this building may be occupied on the following conditions;

1. This Occupancy permission is granted to Rehab Building No. 1 to occupy entire building from Ground to 10th upper floors, commencing 100 Nos. of Rehab Commercial tenements, 9 Nos. of Provisional PAP, 08 Nos. of Rehab Commercial tenements & 05 Commercial tenements, 35 Nos. of Sub-Residential tenements & 05 Commercial.
2. That the Licence conditions of LIC issued w/n SRA/ENG/1680/17/STG/LIC did. 21/12/2009 & Revised LIC did 27/07/2011.

Slum Rehabilitation Authority, Mumbai-400072
 Telephone: 26871777, 26871778, 26871779, 26871780, 26871781, 26871782, 26871783, 26871784, 26871785, 26871786, 26871787, 26871788, 26871789, 26871790, 26871791, 26871792, 26871793, 26871794, 26871795, 26871796, 26871797, 26871798, 26871799, 26871800, 26871801, 26871802, 26871803, 26871804, 26871805, 26871806, 26871807, 26871808, 26871809, 26871810, 26871811, 26871812, 26871813, 26871814, 26871815, 26871816, 26871817, 26871818, 26871819, 26871820, 26871821, 26871822, 26871823, 26871824, 26871825, 26871826, 26871827, 26871828, 26871829, 26871830, 26871831, 26871832, 26871833, 26871834, 26871835, 26871836, 26871837, 26871838, 26871839, 26871840, 26871841, 26871842, 26871843, 26871844, 26871845, 26871846, 26871847, 26871848, 26871849, 26871850, 26871851, 26871852, 26871853, 26871854, 26871855, 26871856, 26871857, 26871858, 26871859, 26871860, 26871861, 26871862, 26871863, 26871864, 26871865, 26871866, 26871867, 26871868, 26871869, 26871870, 26871871, 26871872, 26871873, 26871874, 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done and if the last
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on which the event happens or the act or thing is done and if the last day of the period is not a Business Day, then the period shall include the next following Business Day;

1. the words "include", "including" and "in particular" shall be construed as being by way of illustration or emphasis only and shall not be construed as, nor shall they take effect as, limiting the generality of any preceding words; references to a person (or to a word importing a person) shall be construed so as to include:

An individual, firm, partnership, trust, joint venture, company, corporation, LLP, body corporate, unincorporated body, association, organization, any government, or state or any agency of a government or state, or any local or Municipal authority or other governmental body (whether or not in each case having separate legal Personality/ separate legal entity);



with the assistance of a person's successors in title and permitted assigns or transferees with the terms of this Agreement; and references to a person's representatives shall be to its officers, employees, legal or other professional advisers, sub-contractors, agents, attorneys and other duly authorized representatives;

(xi) Where a wider construction is possible, the word "other" and "otherwise" shall not be construed ejusdemgeneris with any foregoing words.

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

FIRST SCHEDULE REFERRED TO HEREIN ABOVE

All that pieces and parcel of land admeasuring 2355.61 square metres lying and being situated at Deen Dayal Upadhyay Road, Mulund (West), Mumbai - 400 080, in the Registration District and Sub-district of Mumbai bearing CTS No. 746 (part) and 747 (Part) of Village Mulund (West), Taluka Kuria and bounded as under :

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AGREEMENT FOR SALE

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२५०२२		

THIS AGREEMENT FOR SALE is made and entered into at

Mumbai this 30 day of November, 2022

BY AND BETWEEN

M/s. Morphosis

Pls

M/s. MORPHOSIS REALTORS INDIA PRIVATE LIMITED, a company duly registered under the provisions of the Companies Act, 1956, represented by its Director, Mr. BHAVESH NARENDRA THAKKAR, having its registered office at 405, Shristhi Plaza, Behind Amar Tara Plastics, Saki Vihar Road, Powai Andheri (East), Mumbai - 400 072, hereinafter referred to as the "DEVELOPER/S / PROMOTER/S", (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include its Director/s, Partners and assigns and any subsidiary company of Morphosis Realtors India Private Limited) OF THE FIRST PART,



AND

Mrs. RHEA KAMAL SANGTANI having P.A.N. AQVPS8169H an adult, Indian Inhabitant(s) having their address for the purpose of these presents at, Flat no. F/202, Marathon Cosmos, L.B.S. Marg, Mulund west, Mumbai - 400 080, hereinafter referred to as "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/s his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the HUF and in case of a

BAN

P. Pls

03/09/2016, 02/11/2019 and 05/07/2022 shall be completed with before requesting BCC.

3. That the balance conditions of IOA issued under even number SRN/ENG/3687/T/STGL/AP.dtd. 12/12/2012 & Amended plans dtd 03/09/2019 & 23/07/2021 shall be complied with before requesting R.C.C. 151

4. That the certificate under section 270-A of BMC Act from A.P.(W/W) T Ward of MCGM shall be submitted within one month from this Occupancy Certificate.

A set of certified completion plan is returned herewith please.

Yours faithfully,

Executive Engineer-T Ward
Slum Rehabilitation Authority

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FRIHOLK ASSOCIATES

PHILMAD CITY, CALIFORNIA

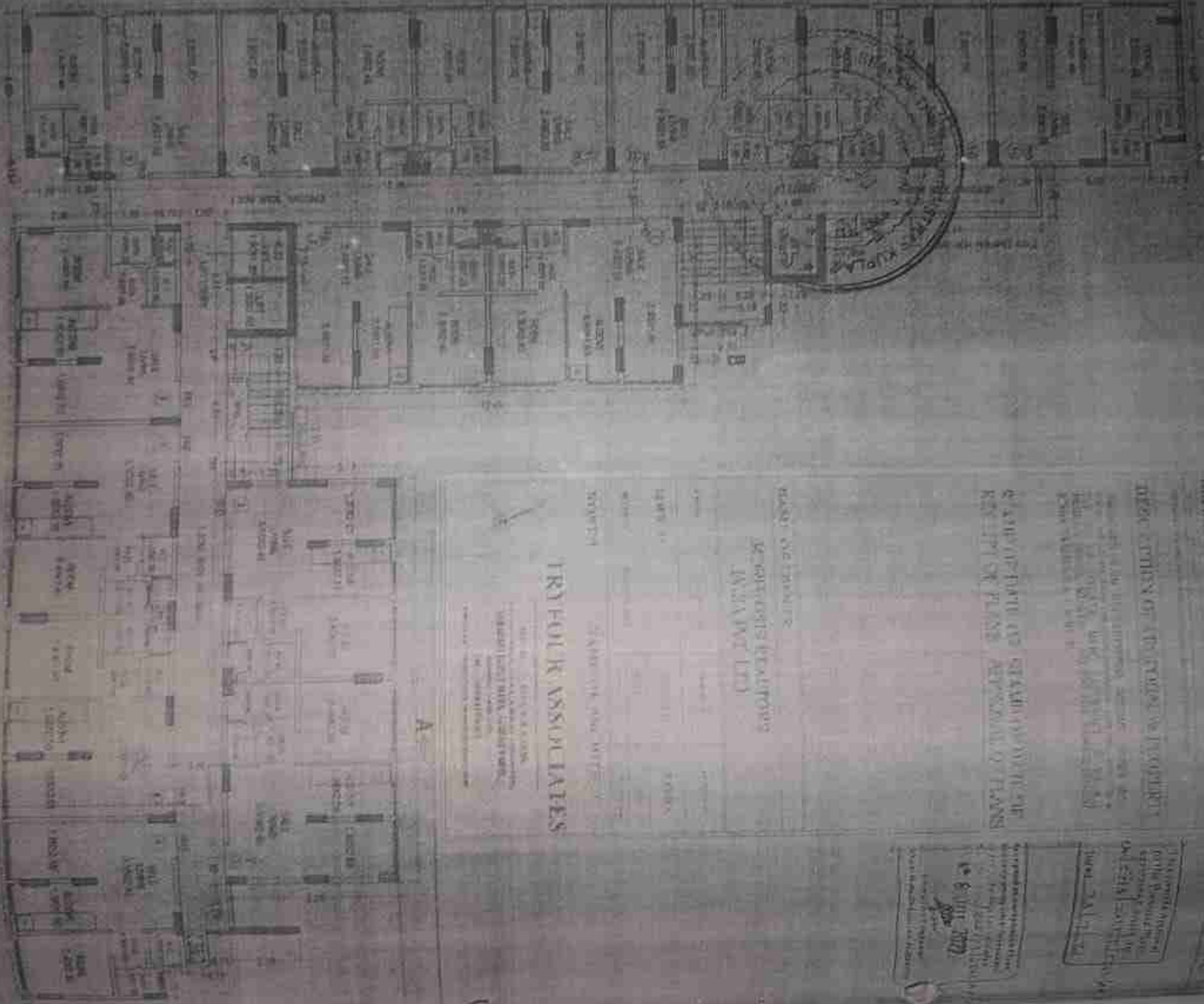
DESIGNATION OF THE PROJECT AND LOCATION
 PROJECT NAME: [Illegible]
 PROJECT ADDRESS: [Illegible]

DATE OF PREPARATION: [Illegible]
 REVISIONS: [Illegible]

SCALE: [Illegible]
 DRAWING NO.: [Illegible]

FRIHOLK ASSOCIATES

ARCHITECTS
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FTH & UTILITY FLOOR PLAN

SHEET NO. 1
 PHILMAD CITY, CALIFORNIA

DATE: [Illegible]
 DRAWN BY: [Illegible]

REVISIONS:
 NO. 1: [Illegible]
 NO. 2: [Illegible]

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