



AGREEMENT FOR SALE

PROJECT

“APEX GREEN WOOD”

Developed by

M/S. APEX INFRATEC,

Office No. 408, Blue Rose Industrial Estate, Near Metro Mall, Western
Express Highway, Borivali (East), Mumbai No. 400 066.

KAMLESH R. MAURYA

ADVOCATE HIGH COURT

Office No. 4, Ground Floor, Asho-Palav, Next to McDonald's,
S. V. Road, Opp. Tirumala Showroom, Borivali (W),
Mumbai - 400 092.

Kamleshmaurya7@yahoo.com
(M) 98209 20249 * (M) 99209 20249

388/5372

पावती

Original/Duplicate

Wednesday, March 29, 2023

नोंदणी क्र.: 39M

5:04 PM

Regn.: 39M

पावती क्र.: 5742 दिनांक: 29/03/2023

गावाचे नाव: मागाठाणे
दस्तऐवजाचा अनुक्रमांक: बरल-5-5372-2023
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: कल्पेश प्रवीण मोदी

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 2400.00
पृष्ठांची संख्या: 120	

एकूण:	रु. 32400.00
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आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
5:18 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु. 5997178.33 /-
मोबदला रु. 6003000/-
भरलेले मुद्रांक शुल्क : रु. 360500/-

सह दुय्यम निबंधक बोखिबली क्र. 1/पली 5
मुंबई उपनगर जिल्हा

- 1) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 2803202323893 दिनांक: 28/03/2023
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रक्कम: रु. 400/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 2803202323982 दिनांक: 28/03/2023
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH017762350202223E दिनांक: 29/03/2023
बँकेचे नाव व पत्ता:

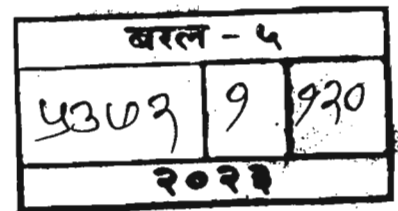
Plural

BOKIVALI-5

Delivery Date: 31/03/2023

Pre-Registration summary(नोंदणी पूर्व गोषवारा)

मूल्यांकन पत्रक (बांधीय क्षेत्र - बांधीय)					
Valuation ID	202303294518			29 March 2023,12:14:30 PM	
मूल्यांकनाचे वर्ष	2022				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	86-मागाळणे (बोरीवली)				
उप मूल्य विभाग	मुभाग: उत्तरेस राजेंद्रनगर समोरील 36.60 मी.वि.यो. रस्ता, पूर्वेस द्रुतगती मार्ग, दक्षिणेस गावाची सीमा व पश्चिमेस रेल्वे लाईन.				
सर्व्हे नंबर /न. भू. क्रमांक :	सि टी एस. नंबर#88				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
61640	142610	164000	210100	142610	मोजमापनाचे एकक चौरस मीटर
बांधीय क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	38.23चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीय
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 28थ	बांधकामाचा दर -	Rs.30250/-
उद्ववाहन सुविधा-	आहे	मजला -	11th floor To 20th floor		
रस्ता सन्मुख -	Sale Type / First Saic				
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 110% apply to rate= Rs.156871/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) =(((156871-61640) * (100 / 100))+61640) = Rs.156871/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 156871 * 38.23 = Rs.5997178.33/-					
Applicable Rules = ,10,4					
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + भेईनाईन मजला क्षेत्र मूल्य + लगतच्या गच्छीचे मूल्य + वरील गच्छीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + भौतिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 5997178.33 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.5997178.33/-					



CHALLAN
MTR Form Number-6



GRN	MH017762350202223E	BARCODE	Date		29/03/2023-11:23:49	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
		PAN No.(if Applicable)	APOPM5069J				
Office Name	BRL5_JT SUB REGISTRAR BORIVALI 5		Full Name	KALPESH PRAVIN MODI AND OTHERS			
Location	MUMBAI		Flat/Block No.	Flat No. 2004, 20th Floor, A Wing, Apex Green			
Year	2022-2023 One Time		Premises/Building	Wood, Bldg. No.2			
Account Head Details		Amount In Rs.	Road/Street	Rajendra Nagar Shradha CHS Ltd, Rajendra Nagar			
0030045501	Stamp Duty	360500.00	Area/Locality	Borivali East, Mumbai			
0030063301	Registration Fee	30000.00	Town/City/District				
			PIN	4	0	0	0 6 6
			Remarks (If Any)	SecondPartyName=APEX INFRATEC~			
			Amount In	Three Lakh Ninety Thousand Five Hundred Rupees Onl			
Total		3,90,500.00	Words	y			
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	69103332023032917082	2800245882		
Cheque/DD No.		Bank Date	RBI Date	29/03/2023-11:26:55	Not Verified with RBI		
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

Department ID :

Mobile No. : 0000000000

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चालन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.

Jayshree P modi



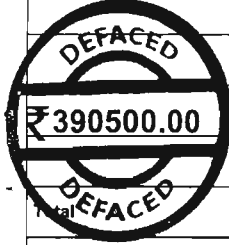
खरल - ५		
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Print Date 29-03-2023 11:27:09

CHALLAN
MTR Form Number-6



GRN	MH017762350202223E	BARCODE			Date	29/03/2023-11:23:49	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	APQPM5069J			
Office Name	BRL5_JT SUB REGISTRAR BORIVALI 5			Full Name	KALPESH PRAVIN MODI AND OTHERS			
Location	MUMBAI							
Year	2022-2023 One Time			Flat/Block No.	Flat No. 2004, 20th Floor, A Wing, Apex Green			
Account Head Details	Amount In Rs.		Premises/Building	Wood, Bldg. No.2				
0030045501 Stamp Duty	360500.00		Road/Street	Rajendra Nagar Shradha CHS Ltd, Rajendra Nagar				
0030063301 Registration Fee	30000.00		Area/Locality	Borivali East, Mumbai				
			Town/City/District					
			PIN	4 0 0 0 6 6				
			Remarks (If Any)	SecondPartyName=APEX INFRATEC-				
			Amount In	Three Lakh Ninety Thousand Five Hundred Rupees Onl				
			Words	y				
			Total	3,90,500.00				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque/DD Details			Bank CIN	Ref. No.	69103332023032917082	2800245882		
Cheque/DD No.			Bank Date	RBI Date	29/03/2023-11:26:55	Not Verified with RBI		
Name of Bank			Bank-Branch	IDBI BANK				
Name of Branch			Scroll No. , Date	Not Verified with Scroll				



Department ID : Mobile No. : 0000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-388-5372	0008744449202223	29/03/2023-17:04:24	IGR194	30000.00
2	(IS)-388-5372	0008744449202223	29/03/2023-17:04:24	IGR194	360500.00
Total Defacement Amount					3,90,500.00

Jayshree P. Modi
Modi

घरल - ५		Print Date 29/03/2023 05:05:26
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Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 2803202323893

Receipt Date 29/03/2023

Received from APEX INFRATEC, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 5372 dated 29/03/2023 at the Sub Registrar office Joint S.R. Borivali 5 of the District Mumbai Sub-urban District.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name IBKL

Payment Date 28/03/2023

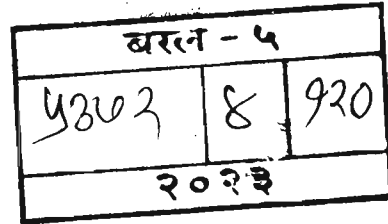
Bank CIN 10004152023032822030

REF No. 2825258370

Deface No 2803202323893D

Deface Date 29/03/2023

This is computer generated receipt, hence no signature is required.





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 2803202323982

Receipt Date 29/03/2023

Received from APEX INFRATEC, Mobile number 0000000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 5372 dated 29/03/2023 at the Sub Registrar office Joint S.R. Borivali 5 of the District Mumbai Sub-urban District.

DEFACED

₹ 400

DEFACED

Payment Details

Bank Name IBKL

Payment Date 28/03/2023

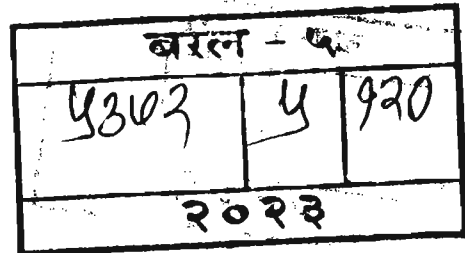
Bank CIN 10004152023032822113

REF No. 2825259980

Deface No 2803202323982D

Deface Date 29/03/2023

This is computer generated receipt, hence no signature is required.



कोरा कागद



बसल - ५		
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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("Agreement") is made at Mumbai, this 29th day of March 2023; *Pravin*

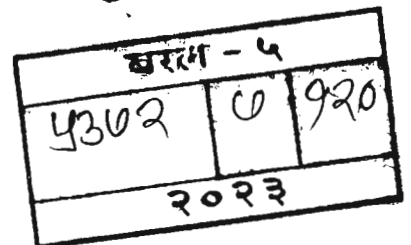
BETWEEN *Jayshree P. Modi*

M/S. APEX INFRATEC, a Partnership Firm, registered under the provisions of Indian Partnership Act, 1932, having PAN No. ABVFA4679D, and having its registered office at Office No. 408, Blue Rose Industrial Estate, Near Metro Mall, Western Express Highway, Borivali (East), Mumbai - 400066, by its partner **MR. DEVSHANKAR S. CHOUDHARY**, PAN ADTPC6827F, who is authorized by resolution/ authority letter dated 18/09/2021 of the partners of the firm (herein after referred to as "**THE PROMOTERS/DEVELOPERS**"), (Which expression shall unless it be repugnant to the context or meaning thereof mean and includes its Successors-in-interest, the Present & Future all the respective Partner/s constituting in the said Firm for the time being and survivors of their heirs, executors, administrators and assignees)

AND

(1) **Mr. Kalpesh Pravin Modi**, aged about **39** years, and
(2) **Mrs. Jayshree Pravin Modi**, aged about **65** years, all are adults Indian Inhabitants, residing at A/5 Shri Kedarnath Apartment, Shimpoli Road, Near Soniwadi, Borivali(W) Mumbai-400092. (herein after referred to as the "**FLAT PURCHASER/S**"), which expression shall unless it be repugnant to the context or meaning there of be deemed to mean and include his/her heirs, executors, administrators and his/her assigns.

Pravin *Jayshree P. Modi*



The Promoter/s and the Flat Purchaser/s shall, herein after, be collectively referred to as the "**Parties**" and individually as "**Party**".

WHEREAS

A. The Rajendra Nagar Shradha Co-Operative Housing Society Limited, a co-operative housing society, registered under the Maharashtra Co-operative Societies Act, 1960, bearing its registration No. MUM/MHADB/WR/HSG(TC)/10002/98-99 dated April 30, 1998, having PAN No. AAFAR7430P and having its registered office at Chawl No. 1 to 4, Rajendra Nagar, Borivali (East), Mumbai- 400066, (hereinafter referred to as "**Society**") is absolutely seized and possessed of, and/or otherwise well and sufficiently entitled to all that pieces and parcels of lease hold land bearing CTS No.88(Part), 88/7 to 12 & 88/23 to 38, admeasuring in about 1315.07 square meters or there abouts at Mauje Magathane Village, Rajendra Nagar (old), Dattapada Road, Borivali (East), Mumbai - 400 066, in the registration Sub District of Borivali, Mumbai Suburban District (herein after referred to as the "**Land**") together with 4 Chawls, which are now demolished and were bearing nos. Chawl No.1, Chawl No.2, Chawl No.3 and Chawl No.4 having 6 (Six) tenements, 6 (Six) tenements, 6 (Six) tenements and 4 (Four) tenements respectively, having ground floor structure (herein after referred to as the "**Chawl Structure**"). The and along with



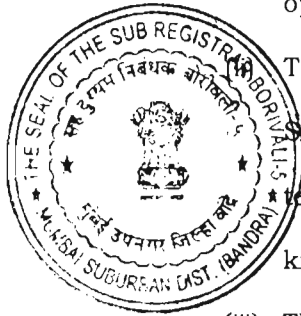
Jayshree P. Modi

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the Chawl Structure shall hereinafter be referred to as the "Property". The Property is more particularly earmarked in the red color boundary line on the CTS plan and is more particularly described in the First Schedule herein under written.

B. The manner in which the title of the Property has been acquired by the Society is as under:

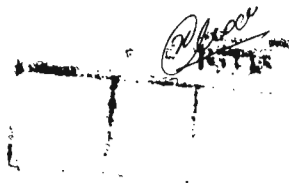
(i) The Maharashtra Housing and Development Authority ("MHADA") being duly constituted with effect from the 5th day of December, 1977, under the Government Notification in the Public works and Housing Development No. ARD-1077(1) Desk-44 dated the 5th December 1977, the Maharashtra Housing Board a Corporation established under the Mumbai Housing Board Act, 1948 (Bom LXLX of 1948) ("Act") (herein after referred to as 'the Board') stood dissolved by operation of section 15 of the said Act.



The Government of India had formulated a Housing Scheme for the construction and allotment of tenements on rental basis to industrial workers known as the Subsidized Industrial Housing Scheme.

(iii) The Board had, pursuant to the said Government of India Scheme, built Chawl Structure on the Land, consisting of 22 (Twenty-Two) tenements.

(iv) Thereafter, the Board allotted the tenements/Flat in the



Jayshree P. ...

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Chawl Structure to various individual purchaser/s. These purchaser/s then formed the Society in the year 1998.

- (v) Prior to the Board got dissolved, the Board was the owner of the Property, then as per clauses (a) and (b) of section 189 of the said Act all the property, rights, liabilities and obligations of the said dissolved Board including those arising under any agreement or contract became the property, rights, liabilities and obligations of MHADA.
- (vi) Thus, MHADA became the owner of the Property.
- (vii) Thereafter, by virtue of the indenture of lease dated May 29, 2012, registered with the Sub - Registrar of Assurances at Borivali no. 2, bearing serial number BDR-5/4765/2012, executed between MHADA and the Society, MHADA assigned the Land to the Society on lease, for a period of 60 (Sixty) years, commencing from January 1, 1993, renewable by every 30-30 years twice, on such terms and conditions as more precisely mentioned therein ("**Indenture of Lease**").



- (viii) Simultaneously, by virtue of deed of sale dated May 29, 2012, registered with the Sub-Registrar of Assurances at Borivali no.2, bearing serial number BDR-5/4766/2012, executed between MHADA and the Society, MHADA sold, transferred, conveyed and assure dun to the Society the Chawl Structure. For the consideration and on the terms and conditions more particularly mentioned therein

Handwritten signature: Jayshree. P. Modi.

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("Deed of Sale").

(ix) Consequently, the Society became the rightful leaseholder of the Land and the owner of the Chawl Structure and has been seized and possessed of or otherwise well and sufficiently entitled to the Property. The name of the Society is not updated in the property card of the Land as a lessee of the Land.

C. The Chawl Structure was constructed approximately 60 (Sixty) years ago and required extensive repairs, both internally and externally. Further, the condition of the Chawl Structure was dilapidated. Considering the cost for undertaking such repairs and maintenance, the Society considered it desirable to demolish the same and reconstruct/redevelop new building ("**New Building/s**") to accommodate the Members and the Purchaser(s) by utilizing the land floor space index ("**FSI**"), and Fungible FSI relating to and arising out of the Land as per then prevailing Development Control Regulations for Greater Mumbai, 2034 (as may be amended and modified from time to time) ("**DC Rules**").



D. Vide a Development Agreement dated October 7, 2021, executed by and between the Promoter, the Society & its Members duly registered with the Office of Sub-Registrar of Assurances at Borivali-5, with its Serial no. BRL-5/13941/2021 ("**Development Agreement**") the Promoter

 Jayashree P. Modi.

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was granted development rights with respect to the Property in writing on the terms and conditions more particularly contained in detail therein.

E. The Society also executed a Power of Attorney dated October 7, 2021, in favour of the Promoter and duly registered with the Office of Sub-Registrar of Assurances at Borivali, with its Serial no. BRL-5/13942/2021, for the purpose of redevelopment of the Property, including liaising with the concerned authorities and obtaining necessary approvals/ licenses/ permits.

F. The Promoter has got the plans, specifications, elevations, sections and details of the New Buildings sanctioned from MHADA for construction of the New Buildings vide Intimation of Approval (I.O.A.1) bearing reference No. MH/EE/BP/Cell/GM/MHADA-86/1089/2022 dated 11.04.2022 (for building no. 1) & Intimation of Approval (I.O.A.2) bearing reference No. MH/EE/BP/Cell/GM/MHADA-86/1159/2022 dated 12.08.2022 (for building no. 2), as amended from time to time. MHADA has also further issued the Commencement Certificate (C.C. 1) bearing reference No. MH/EE/(BP)/GM/MHADA-86/1089/2022 /CC/1/ New dated 05.07.2022 (for building no.1) & Commencement Certificate (C.C.2) bearing reference No. MH/EE/(BP)/GM/MHADA-86/1159/2022/CC/1/New dated 22.09.2022 (for building no. 2) in respect of the New



Wlaa Jayshree. P. Modi

[Signature]

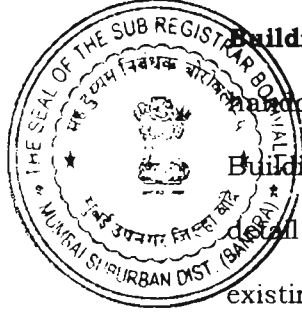
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Building;

G. Pursuant to receipt of CC and the sanctioned plans, the Promoter has commenced construction of the Property to be named as **"Apex Green Wood"** comprising of **Stilt + 23 upper floors** on the Property in accordance with the building rules and regulations of the MHADA and the provisions of the DC Rules and such other laws, rules and regulations as may be in force at present and/or at any time hereafter.

H. The Promoter has registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority at **Apex Green Wood** under no. **P51800047381**, an authenticated copy of the same is attached herewith as **Annexure**.

I. In terms of the said Development Agreement, the Promoter is required to construct a new building comprising of **Stilt plus 23 upper floors** (herein after referred to as **"the New Building"**). The Promoter is required to construct and handover the requisite number of flats in the said New Building to be constructed on the Property as set out in detail in the aforesaid Development Agreement to the existing Members of the Society (hereinafter referred to as **"the Member's Area"**), free of cost on ownership basis and are well and sufficiently entitled to sell, allot, lease or otherwise deal with all the remaining flats in the said new building (herein after referred to as **"the Promoters Area"**)



[Signature] Jayshree P. ... *[Signature]*

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at their absolute discretion and appropriate the proceeds thereof to themselves.

J. The Promoter has entered in to a prescribed Agreement with the Architect, 3 Dimensional Consultants LLP - Shri. Jigar K. Nagda - License No. N/141/LS, registered with the Council of Architects and have also appointed Architect, as Structural Engineers for preparing structural designs and drawings and specifications of the said new buildings to be constructed on the said plot and the Flat Purchaser (hereinafter for the sake of convenience the purchaser of Flat are referred to as the Flat Purchaser) accept/s the professional supervision of the said Architect and the said structural Engineer till the completion of the said new buildings unless otherwise changed;



The Promoter is entitled to purchase FSI by paying premium for the purposes of consuming and utilizing it on the Property and/or merge the scheme for development on the Property with any other scheme *inter alia* to gain maximum FSI that can be loaded and utilized on the Property, as permissible by the MHADA, D.C. Rules and Regulations and other applicable laws from time to time;

L. The Promoter has given inspection to the Flat Purchaser/s of all the documents of title relating to the Land plans, designs and specifications prepared by the Promoter

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Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 ("**RERA**") and the rules made there under, and satisfactory inspection of the certificate of title issued by their Advocate appointed by them, copy of property register card ("**PRC**") extracts, and all other revenue records showing the title of the Promoter to the Property. A copy of the **title certificate dated [24/07/2022]** issued by the Advocates and Solicitors of the Promoter is also annexed hereto and marked **Annexure**.

M. The Flat Purchaser/s hereby confirm and acknowledge that they have obtained information relating to the sanctioned plans, lay out plans along with specifications approved by the competent authority, stage wise time schedule of completion and all such information as required under the RERA and they have satisfied himself/herself/themselves about the title of the Promoter to the said Property and the Flat Purchaser/s confirm that he/she/they are entering in to this Agreement after inspecting the aforesaid documents and shall never raise any objection/s to the same.



N. The Flat Purchaser/s applied to the Promoter for sale of flat out of the Promoter's Area to the Flat Purchaser/s being **Flat No. 2004** on **20th Floor** in **A Wing** area admeasuring **374 sq.ft.** Rera Carpet Area in the Project

[Signature] Jayshree P. Modi *[Signature]*

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known as "Apex Green Wood" in Building No. 2 Known as Rajendra Nagar Shradha Co-op Hsg. Soc. Ltd., situated at Rajendra Nagar, Borivali(E), Mumbai - 400066, and more particularly described in the **Second Schedule** hereinabove written.

- O. The Promoter has, accordingly, agreed to sell to the Flat Purchaser/s the Flat and the Flat Purchaser/s has/have agreed to purchase from the Promoter the Flat on such terms and conditions more particularly mentioned hereinafter.



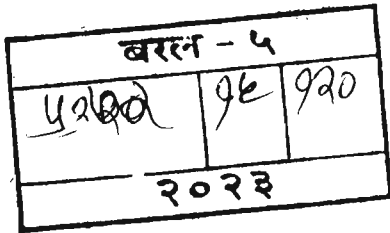
Prior to the execution of these presents, the Flat Purchaser/s has paid to the Promoter a sum of **Rs.16,52,760/- (Rupees Sixteen Lacs Fifty Two Thousand Seven Hundred Sixty only)**

::DETAILS OF THE PAYMENT::

DATE	Chq/RTGS No.	AMOUNT RS.	Bank Details
14.12.2022	NEFT N348222247940529	5,00,000/-	HDFC Bank
11.01.2023	NEFT N017232293271107	3,38,400/-	HDFC Bank
28.03.2023	NEFT N087232389109371	4,07,180/-	HDFC Bank
28.03.2023	NEFT N087232388372719	4,07,180/-	HDFC Bank
	Total	16,52,760/-	

out of the total price payable for the Flat agreed to be sold by the Promoter to the Flat Purchaser/s as an advance

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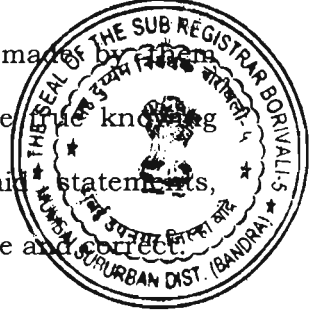
payment (the payment and receipt whereof the Promoter do thereby admit and acknowledge) and the Flat Purchaser/s has agreed to pay to the Promoter the balance of the total price in the manner hereinafter appearing.

Q. Under section 13 of RERA, the Promoter is required to execute a written agreement for sale of the Flat with the Flat Purchaser/s, being in fact these presents and also to register this Agreement under the Registration Act, 1908.

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

1. Recitals

The Parties hereby declare that the statements, declarations and representations on their respective parts as contained in the foregoing recitals as also hereinafter contained are true to their own knowledge and are made by them conscientiously, believing the same to be true and correct in full well that relying up on the said statements, declarations and representations to be true and correct.



2. Consideration

The Flat Purchaser/s agrees to purchase from the Promoter

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and the Promoter agrees to sell to the Flat Purchaser/s a flat bearing **Flat No. 2004** on **20th Floor** in **A Wing** in the **Building No. 2** area admeasuring **374 Sq. Ft.** (Rera carpet area) in ("**Flat**"). As shown in the floor plan there of here to annexed and marked **Annexure.**,[the Flat (wherever applicable) shall hereinafter referred to as "**Flat**"], for the price of **Rs. 60,03,000/- (Rupees Sixty Lacs Three Thousand Only)** ("**Consideration**") including the proportionate price of the common areas and facilities appurtenant to the Flat. The Sale Price shall be exclusive of all taxes, levies, duties, cesses etc. All such taxes, levies, duties, cesses (*whether applicable/ payable now or become applicable/ payable in future*) including Goods & Services Tax ("**GST**") shall be borne and paid by the Flat Purchaser/s alone and the Promoter shall never be liable, responsible and/ or required to bear, and/ or pay the same or any part thereof . The Flat agreed to be sold hereunder are more particularly described in the **Second Schedule** hereunder written.

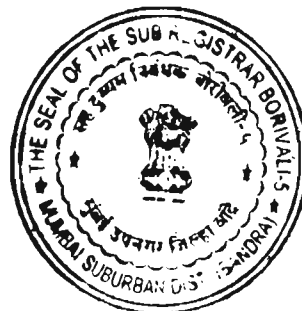
3. **Payment Schedule**

The Flat Purchaser/s shall pay to the Promoter the Consideration, without any delay and default, (timely payment of each installment being essence of the contract) in the following manner:

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PAYMENT SCHEDULE		
PARTICULAR	% DUE	AMOUNT
Booking Amount	10%	6,00,300/-
On execution of Agreement	15%	9,00,450/-
On Completion of Plinth	20%	12,00,600/-
On Completion of 5th Slab	5%	3,00,150/-
On Completion of 10th Slab	5%	3,00,150/-
On Completion of 15th Slab	5%	3,00,150/-
On Completion of 20th Slab	5%	3,00,150/-
On Completion of 24th Slab	5%	3,00,150/-
On Completion of Brickwork & External Plaster	10%	6,00,300/-
On Completion of Plumbing & Tiling	10%	6,00,300/-
On Completion of Painting & Sanitary Fittings	5%	3,00,150/-
On Possession	5%	3,00,150/-
Total	100%	60,03,000/-

4. Inspection of Completion of Flat

It is agreed that any communication in writing by the Promoter to the Flat Purchaser/s for inspection of the said Property by the Flat Purchaser/s and/or about the completion of a particular stage of construction is sufficient and within 7 (Seven) days of such notice, the Flat Purchaser/s shall pay to the Promoter the requisite installment of the Consideration.

5. Taxes

The Flat Purchaser/s hereby undertakes to pay the amount of the GST along with each installment. The Promoter shall not be bound to accept the payment of any installments unless the same is paid along with the

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amount of the GST applicable there on and the Flat Purchaser/s shall be deemed to have committed default in payment of amount due to the Promoter hereunder, if such payment is not made along with the GST amount. Provided further that if no account of any change/ modification/ amendment in the present statute or laws or rules and policies by the central government or the state government, any other taxes become payable hereafter on the amounts payable by the Flat Purchaser/s to the Promoter in respect of this Agreement and/or the GST levied is increased, the Flat Purchaser/s shall be solely and exclusively liable to bear and pay the same and the Flat Purchaser/s do and doth hereby agree and indemnify and keep indemnified the Promoter and its successor-in-title and assigns in respect thereof.

6. Time line to make Payment and Default Mechanism

6.1 The Flat Purchaser/s agrees to pay to the Promoter the aforesaid installments within 7 days from the date of demand by the Promoter. In the event the Flat Purchaser/s defaults in making such payment within the stipulated time line as mentioned herein above, the Flat Purchaser/s shall be liable to pay to the Promoter such amount which is due along with an interest which shall be the State Bank of India highest Marginal Cost of Lending Rate plus 2 (Two) percent on all the delayed payments which become due and payable by the Flat



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Purchaser/s under this Agreement from the date the said amount is payable by the Flat Purchaser/s still realization of the same. The Promoter shall in respect of any amount remaining unpaid by the Flat Purchaser/s under the terms and Conditions of this Agreement have a first lien and charge on the Flat agreed to be acquired by the Flat Purchaser/s.

6.2 In the event the Flat Purchaser/s defaults in paying the interest as contemplated in Clause 6.1 herein above, then in that case, the Promoter shall have the absolute right to rescind this Agreement.

6.3 On the Flat Purchaser/s committing default in payment of any installment due and payable by the Flat Purchaser/s to the Promoter (including his/ her /their proportionate share of taxes, rates, cesses, other charges and all other out goings) under this Agreement, and/or the Flat Purchaser/s committing breach of any of the terms herein contained, the Promoter shall be at liberty to terminate this Agreement by giving 30 days prior notice in writing. Provided further that on termination of this Agreement as aforesaid, the



Promoter shall refund to the Flat Purchaser/s the amount of installments of Consideration in respect of the Flat which have been paid by the Flat Purchaser/s to the Promoter without any interest, within 45 days from the date of execution and registration of cancellation deed of such termination after forfeiting a minimum of 10% of the Consideration amount (Agreement Value) plus Brokerage

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and any other expenses made by the Promoter in respect to the sale of the flat. Further, the Promoter shall not be liable to reimburse to the Flat Purchaser/s any Government Charges such as stamp duty, registration charges GST or any other expenses made by the purchaser/s etc. and the purchaser/s has agreed on these presents. Upon termination of this Agreement, under this clause, the Promoter shall be at liberty to sell the Flat to any other person of their choice and at such price as the Promoter may deem fit and the Flat Purchaser/s shall not object to the same.

7. Compliance

7.1 The Promoter here by agrees to observe perform and comply with all the terms, conditions, stipulations, and restrictions, if any, which may have been imposed by MHADA, or any other concerned authorities at the time of sanctioning the plans or thereafter and shall, before handing over possession of the Flat to the Flat Purchaser/s, obtain from the MHADA and/or concerned authorities occupancy certificate (OC) in respect thereof.

7.2 The Promoter shall construct the New Building in accordance with the plans, designs and specifications approved by MHADA and which has been seen and approved by the Flat Purchaser/s. The Flat Purchaser/s agree that the Promoter is/will be entitled for any minor



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variations and modifications in the building plans and elevation of the building as the Promoter thinks appropriate or as may be required by MHADA which does not affect the area of the Flat.

8. Variation in Carpet Area/ Tolerance Limit:

The Promoter shall confirm the final Rera carpet area that has been allotted to the purchaser/s after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by purchaser/s within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the purchaser/s. If there is any increase in the carpet area allotted to purchaser/s, the Promoter shall demand additional amount from the purchaser/s as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 2 of this Agreement.

9. Verification of Title by Flat Purchaser/s

The Flat Purchaser/s has made enquiries and is satisfied that the title of the Promoter to the said Property which is marketable and free from encumbrances and that the

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Promoter has the authority to develop the same. The Flat Purchaser/s has inspected the original title certificate issued by the Advocate of the Promoter. The Flat Purchaser/s has/have also checked the webpage of the Promoter and the Flat Purchaser/s is/are satisfied that the Promoter has obtained the necessary permissions, approvals required for development of the Property and that pursuant there to, the Promoter herein is entitled to develop the Property.


10. Amenities

The fittings and amenities to be provided by the Promoter in the New Building and the Flat are those as set out in Annexure hereto.

11. Possession Time line and Termination

11.1 Upon completion of construction of the New Building and receipt of the occupation certificate in respect thereof, the Promoter shall endeavor to put the Flat Purchaser/s in possession to occupy the Flat, which shall be on or before [30th June 2026], and if construction of the New Building is not completed on or before [30th June 2026], then the Promoter shall complete construction of the New Building within a further period of 6 months. However, the aforesaid time lines are subject to the Force Majeure situation and/or the extension granted by the RERA authorities in case of any other justifiable reasons.

11.2 However, save and except in cases of Force Majeure or the cases where RERA authority grants extension to the

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Promoter for justify able reasons, if the Promoter fails or neglects to give possession of the Flat purchaser/s and the Flat purchaser/s demand refund of the amounts paid by them to the Promoter, the Promoter shall be liable to refund to the Flat purchaser/s the amounts already received by him in respect of the Flat with interest, which shall be State Bank of India highest Marginal Cost of Lending Rate plus 2 (Two) percent from the date the Promoter received the sum till the date the amounts and interest thereon is repaid. Once the amount is refunded this Agreement shall stand terminated.

11.3 Alternatively, the Flat purchaser/s may by giving notice in writing elect to terminate this Agreement. Provided that such right to terminate shall be exercised by the Flat purchaser/s within a period of 90 (Ninety) days from the date of possession. In the event the letter of termination is not received by the Promoter within the said period of 90(Ninety) day so received after the said period of 90 days, the Flat purchaser/s shall, without the Promoter being liable to the Flat Purchaser/s, be deemed to have elected to continue with this Agreement and the Flat purchaser/s shall deemed to have waived their right to terminate this Agreement. In the event that the termination is done within 90(Ninety) days from the date of possession the Promoter shall refund to the Flat purchaser/s the amounts already received by him in



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respect of the Flat with interest, which shall be State Bank of India highest Marginal Cost of Lending Rate plus 2 (Two) percent, from the date the Promoter received the sum till the date the amounts and interest there on is repaid.

11.4 Without prejudice to the right of Promoter to charge interest in terms of sub clause 11.2 above, on the purchaser/s committing default in payment on due date of any amount due and payable by the purchaser/s to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the purchaser/s committing three defaults of payment of installments, the Promoter shall at his own option, may terminate this Agreement:

Provided that, Promoter shall give notice of 30 days in writing to the purchaser/s, by Registered Post AD at the address provided by the purchaser/s and mail at the e-mail address provided by the purchaser/s, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the purchaser/s fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, Promoter shall be entitled to terminate this Agreement.



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12. Force Majeure Events

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of the Flat on the aforesaid date, if the completion of New Building in which the Flat is situated is delayed on account of :-

- a. War, Civil commotion or Acts of God;
- b. Any notice, order, rule, notification of the government and/or other public or competent authority/ court.

("Force Majeure Events").

13. Flat Purchaser's obligations

13.1 The Flat Purchaser/s shall take possession of the Flat within 15 days of the Promoter procuring occupancy certificate and giving written notice to the Flat Purchaser/s intimating that the Flat is ready for use and occupation, provided that the Consideration along with interest and any other amounts, if any due and payable, has been paid by the Flat Purchaser/s.

13.2 The Flat Purchaser/s shall use the Flat or any part there of or permit the same to be used only for the purpose of residence. Further, he/she/they shall use the Parking Space (if any) only for the purpose of parking vehicle and for no other purpose.

13.3 Commencing from 15 days after the date of receipt of OC as issued by MHADA for the New Building and provided oral and/or written notice is given by the Promoter to

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the Flat Purchaser/s that the Flat is ready for use and occupation, irrespective of whether the Flat Purchaser/s takes possession of the Flat or not, the Flat Purchaser/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the area of the Flat) of outgoings in respect of the Land and/or the New Building and/or the Flat namely local taxes, non-agricultural assessment, maintenance betterment charges or such other charges levied by the concerned local authority and/ or Government including Bombay Municipal Corporation water charges, water, through tankers charges, insurance, common lights, all type of repairs, and salaries of clerks, gardener, chowkidars, sweepers and all other expenses necessary and incidental to the Management and Maintenance of the said Property. The Flat Purchaser/s undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 10th day of each and every month in advance and shall not withhold the same for any reason whatsoever.



13.4 Amounts Payable by Flat Purchaser/s : The Flat Purchaser/s shall on or before delivery of possession of the Flat keep deposited with the Promoter, the following amounts:

- (a) Rs. 50,000/- for legal charges (Non-refundable)
- (b) Rs. 1,30,900/- for development charges; (Non-refundable)

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- (c) Rs. 700/- for share money/membership fees application entrance fee of the co-operative housing society /company/condominium;
- (d) Rs. 90,000/- towards deposit for electric meter/ water meter and miscellaneous expenditure in that behalf; (Non-refundable)

14. Member of Society:

The Flat Purchaser/s herein shall be enrolled as members of the society within a period of 1 (One) month after receiving a written intimation thereof from the Promoter along with a photocopy of this Agreement duly stamped and registered and on payment of a sum of Rs. 700/- (Rupees Seven Hundred Only) towards share money/membership fees application entrance fee of the co-operative housing society. For the aforesaid purpose the Flat Purchaser/s, shall from time to time, sign and execute the application or membership and other papers and documents necessary for being member of such co-operative housing society PROVIDED HOWEVER that the Flat Purchaser/s shall be entitled to be enrolled as members of such co-operative housing society only after the Flat Purchaser/s has paid the full Consideration and all the amounts payable hereunder to the Promoter and/or any other authority/authorities.

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15. Defects

The Promoter shall be liable to rectify/repair any structural / Construction Defects or any defects on account of workmanship, quality in the Flat or the building in which the Flat is situated that will be pointed out by the Flat Purchaser/s for a period as prescribed under RERA. For the purpose of this Clause **"Construction Defects"** means defects in the materials used in the construction of the Project which would result in the failure of a component part thereof or result in damage thereto; and shall always exclude wear and tear, loss or damage due to a Force Majeure Events, minor changes/ cracks on account of any variation in temperature/weather, misuse, unauthorized or non-permitted alterations, renovations or repairs and loss or damage caused by any act, omission, negligence, and/or failure to undertake proper and effective care and maintenance as a prudent person would.



16. Flats Purchaser's Covenants

The Flat Purchaser/s for himself/themselves doth here by covenant with the Promoter as follows:-

- (a) To maintain the Flat, at its own cost, in good and tenantable condition from the date, the Flat is taken in his possession and shall not do or suffered to be done anything in or to the building in which the Flat is situated, staircase or any passage, which may be

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against the rules, regulations or bye-laws or concerned local of any other authority or change/alter or make addition in or to the building in which the Flat itself or any part thereof.

(b) Not to store in the Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the constructions or structure of building in which the Flat is situated or storing of which goods are objected by the concerned local or any other authority and shall not carry or cause to be carried heavy packages on upper floors which may damage or is likely to damage the staircases, common passages or any other structure of the building in which the Flat are situated, including entrances of the building in which the Flat is situated and in case any damage is caused to the building in which the Flat is situated on account of negligence or default of the Flat Purchaser/s, he shall be liable for the consequences of such breach.

(c) To carry at his/her own cost all internal repairs and maintain the Flat in the same conditions, state and order, in which, it was delivered by the Promoter to the Flat Purchaser/s and shall not bear the cost of anything in or to the building in which the Flat is situated or the Flat which may be given the rules and regulations and bye-laws of the concerned local authority or other public authority, and in the event of the Flat Purchaser/s committing any act in



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contravention of the above provision, the Flat Purchaser/s shall be responsible and liable for the consequences, thereof to be concerned local authority and or other public authority.

(d) Not to demolish or cause to be demolished the Flat or any part thereof, nor any time make or cause to be made any addition or alteration of whatever nature in or to the Flat or any part thereof, nor any alteration in the elevation and outside color scheme of the building in which is situated and shall keep, the portion, sewers, drains pipes in the Flat and appurtenances there to in good tenantable repair and condition, and in particular, so as to supports helter and protect the other parts of the building in which the Flat is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, pardis or other structural changes in the Flat without the prior written permission of the Promoter and/ or the managing committee of the society or any other concerned authority.



(e) Not to do or permit be done any act or thing which may render void or voidable any insurance of the Land and the New Building in which the Flat are situated or any part there of where by any increase premium shall be come payable in respect of the insurance.

(f) Not to throw dirt, rubbish, garbage or other refuses of permit the same to be thrown from the window/balcony of the Flat in the compound or any

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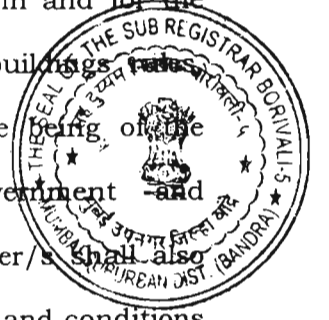
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portion of the Land or the New Building in which the Flat are situated.

(g) Separate the wet and dry garbage generated in and from the Flat and shall treat separately.

(h) To take necessary approval of the concerned local authority and/or Government and or other public authority or society and to bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and or other public authority, on account of change of user of the by Flat Purchaser/s viz. user for any purposes other than for residential purpose.

(i) The Flat Purchaser/s shall observe and perform all the rules and regulations of the society with additions, alterations or amendments thereof that may be made, from time to time, for protection and maintenance of the New Building and the flats there in and for the observance and performance of the building regulations and bye-laws for the time being, of the concerned local authority and of Government and other public bodies. The Flat Purchaser/s shall also observe and perform all the stipulation and conditions laid down by the society regarding the occupation and use of the Flat in the New Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the



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terms of this Agreement.

(j) The Flat Purchaser/s shall maintain the elevation of the Flat, in the same form as the Promoter constructs and shall not at any time alter the said elevation in any manner whatsoever without the prior consent in writing from the Promoter and/or the society.

(k) The Flat Purchaser/s shall not let, sublet, transfer, assign or part with Flat Purchaser/s interest or benefit fact or of this Agreement or part with the possession of the Flat until all the dues payable by the Flat Purchaser/s to the Promoter under this Agreement are fully paid up and until the Flat Purchaser/s has intimated in writing to the Promoter.

(l) The Flat Purchaser/s shall not, at any time, create or do or cause or permit any public or private nuisance in or upon the Flat or any part of the New Building or the Land or any part thereof nor shall he/she/they/it do anything which will cause annoyance, inconvenience, suffering, hardship or disturbance to the remaining Occupiers of the New Building and/or to the Promoter and/or the management company or occupants of neighboring plots nor use or permit to use the Flat for any illegal or immoral or unlawful purpose.

(m) The space provided for the entrance of the New Buildings shall be used as entrance only and the Flat Purchaser/s shall not use the same in any other way except for entering the New Building. The Parking

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Space allotted to the Flat Purchaser/s (if any) herein shall use the Parking Space only for the purpose of parking or keeping his/her/their/its own vehicle.

(n) The Flat Purchaser/s shall observe and perform all the rules and regulations which the society comprising of the New Building may make at its inception and the additions, alterations or amendments there of that may be made from time to time from protection and maintenance of the New Building and the flats therein (including the Flat) and rules, regulations and bye laws framed therein. The Flat Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the society regarding the occupation and use of Flat in the New Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

(o) The Flat Purchaser/s shall at every given point of time, permit the Promoter, Promoter's Affiliates, and/or any Governmental Authorities and their respective officers, agents, or representatives, including the Project Architect, Project Engineer and any engineers, surveyors, contractors, agents and employees, Promoter's surveyors, his agents, his workmen and others to enter upon the Flat to view, examine the state and condition of the New Building thereof, until the project completion. They shall have at all reasonable times the right to enter



[Signature] Jayshree. P. Modi *[Signature]*

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into and upon the Property, the Project, the Apartment and the Parking Space/s, or any part thereof, to view and examine the state and condition there of and/or for the purpose of under taking any works as may be required there in and there to in relation to the Project.

(p) The Flat Purchaser/s shall not, without the prior written permission of the Promoter and/or the Society:

(i) carry out or undertake any painting, decoration, or other work, to the exterior of, or outside, the Apartment;

(ii) affix/install any sign, name or display boards, or any hoardings or neon lights in or outside the Project and/or in any part of the Project Land;

(iii) cover or enclose in any manner whatsoever, the open terrace/s, the deck (open) area/ balcony/ balconies or other open space/s (if any) forming part of or appurtenant to the Apartment as also the Parking Space/s, and/or affix/install grills to the windows only as approved by the Promoter to maintain uniformity or grill/s or safety door/ s to the main door/s of the Apartment;

(iv) hang clothes, garments or any other thing from the windows or balcony/ies of, or appurtenant to, the Apartment;

(v) do or permit or suffer to be done any act, deed, matter or thing which may render void or voidable any insurance of the Project and/or any part



Attest Jayshree - P. Modi

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thereof, and to make payment of any additional or increased premiums in respect thereof, as may arise on account of any breach by the Flat Purchaser/s;

(vi) do or perform, or cause/permit to be done or performed, any act, deed, matter or thing which may or is likely to cause nuisance, disturbance or annoyance to the Flat Purchasers/ purchasers of any other Flat in the Project;

(vii) demand or claim any partition or division of the Flat Purchaser/s ultimate interest as provided herein, in the Property and/or the Project and/or any part thereof, it being expressly agreed, understood and confirmed by the Flat Purchaser/s that his/her/their/its interest therein will, if the allotment and sale herein is completed, be impartible, and will be held only through the Society, of which he/she/they/it shall be admitted a prospective member.

(viii) It is hereby agreed by the Flat Purchaser/s that the open terraces,

If any, forming part of and attached/appurtenant to any of the Flat in the Project are intended

shall be exclusively used and occupied by the respective Flat Purchasers/Purchasers of the concerned Flat who shall never be entitled to enclose such open terraces without the prior permission in



Ravi Jayshree P. Modi

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writing of the Promoter and Governmental Authorities, and in case such permissions are granted by the Promoter, the Governmental Authorities, the concerned Flat Purchasers/purchasers of such Flat in the Project shall observe, perform and comply with all the terms and conditions as may be stipulated in respect thereof and also for the consequences arising from any breach or violation thereof.

(ix) If the Flat Purchaser/s is/ are non-resident Indian citizen or a foreign citizen (whether or not the Flat Purchaser/s is/area Person of Indian Origin (POI) and/or an Overseas Citizen of India(OCI), then it shall be his/her/their sole obligation and liability to comply with the provisions of all applicable laws, including Foreign Exchange Management Act, 1999, Reserve Bank of India rules and regulations and all other applicable/necessary requirements, rules, regulations, guidelines etc. of the Government or any other authority, from time to time, including those pertaining to remittance of payment for acquisition of immovable properties in India. Refunds (if any) to Non-Resident Indians (NRI) and foreign citizens of Indian origin shall be made in Indian Rupees.

(x) The Flat Purchaser/s has/have gone through the representations made by the Promoter on the web site of the Government Authority as required by



Real Jayshree P. Modi. *Real*

दरज - ५		
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RERA and shall keep himself/ herself/ themselves/ itself updated with all the matters relating to the Project that the Promoter will upload from time to time.

(xi) The Project shall always be called/known by the name "**Apex Green Wood**", which name shall not be changed without the prior written permission of the Promoter, and thus shall, at all times, be binding upon the Flat Purchaser/s and all Flat Purchasers/purchasers of Flat in the Project.

(xii) All terms, conditions, covenants, stipulations and provisions contained in any agreement/s, undertakings or writings given, or to be given, to Governmental Authority, and in respect of Approvals, and/or special rights and privileges and building agreement/s made or executed or to be made or executed in respect of the Flat in the Project, shall be binding upon the Flat Purchaser/s and all Flat Purchasers/purchasers of Flat in the Project, as well as the Society.

(xiii) The Flat Purchaser/s irrevocably confirm/s and undertake/s that the covenants and obligations herein, on their part and strict observance and performance thereof, are made given and to be observed and performed both in his/her/their/its personal capacity, and as prospective member/s of the Society.



Attest Jayshree P. Patel

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(q) The Flat Purchaser/s has/ have been informed and is aware that:

(i) all natural materials that are to be installed in the Project and/or the Apartment, and/or that form a part of the Apartment Amenities, including, marble, granite, natural timber etc., contain veins and grains with tonality differences, and their non-conformity, natural discoloration, or tonal differences/ variations at the time of installation will be unavoidable;

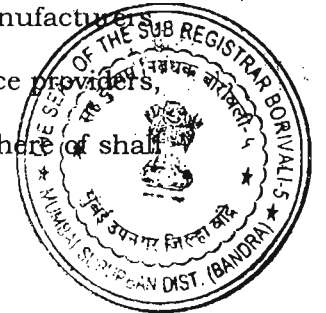
(ii) the warranties of equipment, machinery and various other amenities, infrastructure and facilities installed by the Promoter in the Project and/or the Apartment shall have standard warranties provided by the manufacturer only and accordingly any defect in any such amenities, infrastructure, facilities, equipment, appliances, electronic items, etc., and/or the installation thereof, shall be rectified solely in accordance with the warranties provided by the system/equipment installer/manufacturer, and it is agreed and acknowledged that, beyond manufacturer warranties, comprehensive/ non-comprehensive annual maintenance



Jayshree P. Modi

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contracts shall be obtained by the Flat Purchaser/s or Flat Purchasers and/or the Society, as the case may be; and, the amenities, facilities, infrastructure, equipment, appliances and electronic items installed and forming a part of the Apartment Amenities or Common Areas & Amenities or Limited Common Areas & Amenities, shall be maintained, serviced and repaired by authorized third party manufacturers, suppliers, dealers or maintenance providers who alone shall be appointed and engaged for such maintenance, service and repair etc. and if the same are maintained, serviced and repaired, and/or tampered with, in any manner by any person other than the authorized third party manufacturers, suppliers, dealers or maintenance providers, then the warranties in respect thereof shall or may be rendered void.



17. Representations Of The Promoter

Subject to the disclosures made here in by the Promoter, and what is stated in the Certificate of Title, the Promoter hereby represents and under takes as follows:

- (i) The Promoter holds rights and entitlements to develop

Approved Jayshree P. Modi *[Signature]*

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the Property;

- (ii) the Promoter shall apply for all necessary Approvals from time to time in respect of the Project;
- (iii) the Promoter has not entered in to any agreement for sale or any other agreement/arrangement with a person or party with respect to the Flat; and,
- (iv) the Promoter is entitled to enter into this Agreement, for agreeing to allot and sell the Flat in the manner contemplated herein.

18. Recreational Facilities In The Project :

18.1 The club house and recreational facilities build and develop in the project for the benefit of existing society members and all the Flat Purchaser/purchasers of the Flat in the Project. The Promoter has informed to the Flat Purchaser/s that the club house and recreational facilities shall be constructed and shall have a one-time installation of the equipment, infrastructure, amenities and facilities as the Promoter deems fit, in its discretion and thereafter to maintain the club house and recreational facilities at the cost and consequences society only and the management and operations of the club house and recreational facilities shall, until the Possession of the Flat in terms of this Agreement, be under the sole, exclusive and absolute control of the Promoter who shall be entitled to interalia, frame, and implement, the aforesaid rules



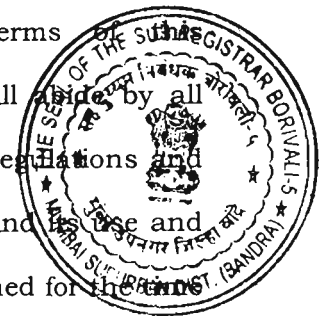
Attest Jayshree P. Modi *Di*

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and regulations in respect thereof;

18.2 The entitlement to use the club house and recreational facilities is and shall be personal to the Flat Purchaser/s and is not transferable or assignable in any manner; provided that on the completion of any permitted sale and transfer of the Apartment by the Flat Purchaser/s, or their assigns to any persons ("**Flat Transferees**"), the Flat Transferees shall solely be entitled to use and enjoy the club house and recreational facilities in the place and stead of the Flat Purchaser/s, (who shall automatically and forth with cease to be entitled to access, and enjoy the same), subject to the Flat Transferees making the necessary applications for membership and completing all formalities as may be required of them, at such time. Under no circumstances, shall the Flat Purchaser/s, or any Flat Transferees be entitled to use, enjoy or access the club house and recreational facilities after he/she/they/it have sold and transferred the Flat;

18.3 The club house shall be set up by the Promoter and maintained until possession, in terms of the Agreement. The Flat Purchaser/s, shall abide by all terms, conditions, stipulations, rules, regulations and bye-laws in respect of the club house and its use and enjoyment, as may be prevailing or framed for the time being or from time to time by the Promoter, and/or the Society, and to pay and discharge all dues and outgoings both of a capital and recurring nature in



Jayshree P. Modi

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this behalf; provided that such constitution, bye- laws, rules and regulations may be as drawn or framed by the Society as the case may be, and the Flat Purchaser/s, shall not raise any objection or dispute in that regard, of any nature whatsoever;

18.4 The Flat Purchaser/s, agree/s, declare/s and confirm/s that he/she/they/it has/have read and understood the aforesaid terms and conditions pertaining to the club house and has/have made a conscious decision to enter into this Agreement with full knowledge and notice of the same. The Flat Purchaser/s, accordingly agree/s to peaceably and quietly use and enjoy the club house (as and when constructed and ready for use) in common with the Users on the terms and conditions contained in this Agreement.



19. Flat Purchaser/s Obligation to wards Confidentiality

The Flat Purchaser/s shall during the subsistence of this Agreement and at all times thereafter, keep strictly confidential all Confidential Information, and shall not, without the prior written permission of the Promoter, which may be granted, or refused, in the Promoter's discretion, disclose, or divulge, directly, or indirectly to any third party, except to the Flat Purchaser/s advisors and officers (subject always to similar duties of confidentiality), any Confidential Information, except

Placed Jayshree P. Modi. *[Signature]*

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where any Confidential Information:

- (a) Is required by Applicable Law to be disclosed;
- (b) is required to be disclosed by any Governmental Authority with relevant powers to which the Flat Purchaser/s is subject or submits;
- (c) is or shall (otherwise than by breach or default of this Agreement) be in the public domain;
- (d) is required in connection with any financing which the Flat Purchaser/s may require or has already obtained in terms and in accordance with this Agreement. Without prejudice to the generality of the foregoing provisions, the Flat Purchaser/s agree/s and undertake/s that no press releases, statements, interviews, publicity, advertisement, notices, disclosures, and/or any other publicity, whether in print or digital media (including social media), of, or concerning, or related to, the agreement for allotment and sale herein, and/or any Confidential Information, shall be directly or indirectly issued, given, made, motivated, distributed, generated, or disseminated, in any manner, and by the Flat Purchaser/s, without the prior written permission of the Promoter, which permission may be refused by the Promoter, in its discretion.



Jayshree P. Modi

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20. Intellectual Property

20.1 **“Intellectual Property”** shall mean the word/mark “ — ” and any combination of words in which such name and word mark is used and any word, name, device, symbol, logos, corporate names, insignia, emblems, work marks, slogan, design, brand, service mark, service names, trade name, trade dress, patents, circuit layouts, business and domain names, copyrights, other distinctive feature or any combination of the aforesaid, whether registered or unregistered, and used in connection with the businesses and activities of the Promoter and/or in respect of the Property and/or the developments and projects to be undertaken thereon from time to time (with all amendments, upgrades, additions or improvements there to), and product configuration, industrial design, or trade secret law or any other laws with respect to designs, formulas, algorithms, procedures, methods, techniques, ideas, know-how, programs, subroutines, tools, inventions, creations, improvements, works of authorship, other similar materials and all recordings, graphs, designs, drawings, reports, analyses, other writings and any other embodiment of the foregoing, in any form whether or not specifically listed herein, which may subsist in any part of the world, for the full term of such rights, including any extension to the terms of such rights.

20.2 The Flat Purchaser/s acknowledge/s that all Intellectual

Dr. Jayshree P. Modi



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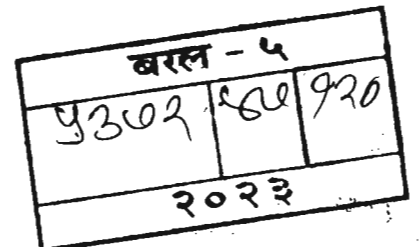
Property is and shall always be exclusively owned and held by the Promoter alone and that the Flat Purchaser/s shall never have any right, title, interest or license in respect thereof;

20.3 The Flat Purchaser/s shall not reproduce/ replicate/ publish or use in any manner howsoever, whether for commercial purposes, personal reasons, or otherwise, any Intellectual Property, and/or any Plans, Approvals, Informative Materials and/or any such materials which may be created or intended/proposed to be created or marketed by the Promoter, and disclosed to the Flat Purchaser/s, prior to, or during the subsistence of, this Agreement;

20.4 The Flat Purchaser/s shall immediately bring to the notice of the Promoter any improper or wrongful use or any unauthorized replication /reproduction of Intellectual Property, by any persons or parties, which has come to its/their knowledge;

21. The Promoter shall be entitled, in its discretion, to appropriate and/or adjust monies held for one purpose and/or on one account, against any liabilities due and payable herein by the Flat Purchaser/s for any other purpose/s and/or on any other account with respect to the Project.

Placed Jayshree P. Modi *Placed*



22. Insurance

Upon Project Completion, the Project shall be insured by the Promoter, to such extent, as it deems fit, in its discretion, against risks including third-party liability, acts of God, etc., but not in respect of any articles, chattels, goods, or personal effects therein; all of which shall be suitably insured by the purchaser/s at his/her/their/its own cost and liability. The cost of the insurances to be obtained by the Promoter shall be recovered from the purchaser/s as a part of the Other Charges & Deposits and the purchaser/s shall bear and pay the same.

23. Indemnity

The Flat Purchaser hereby agree/s and undertake/s to indemnify and keep indemnified and saved harmless at all times, the Promoter, and their estates and effects, against all loss or damage, and/or any suits, actions, proceedings or notices that they, or any of them, may sustain and suffer, and all costs, charges and expenses, that they, or any of them, may incur by reason, or as a result of

(a) any failure, breach, default, non-observance, or non-performance, or non-compliance by the purchaser/s of any of the terms, conditions and provisions of this Agreement.

Pls see Jayshree P. Modi

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24. Promoter's Over riding and Paramount Right Over the Flat

- 24.1 Without prejudice, and in addition, to all its other rights and remedies under this Agreement, and the position that the Flat is, and continue to be, exclusively owned and held by the Promoter and is merely agreed to be allotted and sold herein, the Promoter shall always be and be deemed to have first, overriding and paramount charge and lien over the Flat in respect of all outstanding and unpaid aggregate payments payable by the Flat Purchaser/s to the Promoter;
- 24.2 Nothing contained in this Agreement is intended to be, and/or shall be construed as, a grant, transfer, demise or assignment in law of any part of the project land, and/or the Project to the Flat Purchaser/s. So far as the Flat Purchaser/s right/s, interest and benefit/s are concerned, the nature and scope of this Agreement is limited to an agreement for allotment and sale of the Flat strictly upon and subject to the terms, conditions and provisions herein. The Flat Purchaser/s shall also not have any claim, save and except, in respect of the Flat hereby agreed to be allotted and sold.



25. Mortgage/Charge

After the Promoter executes this Agreement, he shall not mortgage or create a charge on the Flat allotted to the Flat Purchaser/s herein unless the same is approved in writing

[Signature] Jayshree P. Modi. *[Signature]*

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by the Flat Purchaser/s.

26. Separate Account for Sale Proceeds

The Promoter has maintained a separate account in respect of sums received by him from the Purchaser/s as advance or deposit, details whereof are as set out below:

Name of the Bank- ICICI BANK LTD.

Account No : Apex Infratec-Apex Green Wood-Collection

A/C No. 333705001196

IFSC CODE : ICIC0003337

Address : Borivali Tata Power Branch, Shop No.1, Espee Tower, Dattapada Road, Borivali-(E), Mumbai - 400066.

27. Registration of Society

The society is already formed and registered bearing Registration No. MUM/MHADB/WR/HSG(TC)/10002/98-99 dated April 30, 1998, having address at Chawl No. 1 Rajendra Nagar, Borivali (East), Mumbai - 400 066.

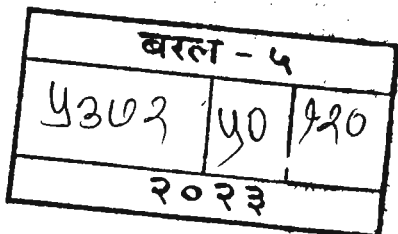


The Society has leased the Land from MHADA. However, the name of the Society is not updated in the PRC of the Land. The Promoter shall endeavor to update the name of the Society in the PRC of the Land.

29. Waiver

Any delay, tolerance or indulgence shown by the Promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Flat Purchaser/s by the Promoter shall not be construed as a waiver on the

Chand Jayshree P. Modi



part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement by the Flat Purchaser/s nor shall the same in any manner prejudice to the rights of the Promoter.

30. Registration of Agreement

The Flat Purchaser/s shall present this Agreement at the proper Registration Office for registration within 4 months from the date of execution of this Agreement as set out in the Indian Registration Act, 1908 and the Promoter will attend such office and admit execution thereof.

31. Notices

All notices to be served on the Parties as contemplated by this Agreement shall be deemed to have been duly served if sent to any party by Registered Post A. D. under Certificate of Posting at his/her address specified in the title clause.

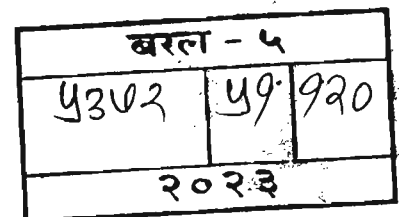
32. RERA Compliant

This Agreement shall always be subject to the provisions of the Real Estate (Regulation and Development) Act, 2016 and the rules made there under from time to time.

33. Stamp Duty And Registration Charges

Stamp duty and registration charges in respect of the Flat shall be borne and paid by the Promoter.

Praveer Jayshree P. Modi



34. Severability

If any provision of this Agreement hereafter shall be determined to be void or unenforceable under applicable law, such provision shall be deemed amended or deleted in so far as reasonably in consistent with the purpose of this Agreement and to the extent necessary to conform to applicable law and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

35. Investor

The purchaser/s hereby declare that he/she/they is/are investor/s has defined under article 5(g-a) (ii) of the Bombay Stamp Act 1958.

36. Settlement of Disputes

Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably which shall be referred to the Competent Authority as per the provisions of the Real Estate (Regulation & Development) Act, 2016 and Rules & Regulations, framed thereunder.

37. Jurisdiction

The Competent Authority /courts in Mumbai alone will have the jurisdiction for this Agreement.

38. The Purchasers have mutually agreed among them self that

(1) Mr. Kalpesh Pravin Modi, is holding 60% Undivided Shares in the said Flat and (2) Mrs. Jayshree Pravin Modi, is holding 40% Undivided Shares in the said Flat.

Jayshree P. Modi.

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THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT pieces and parcels of land bearing C T S no. 88(part), 88/7 to 12 & 88/23 to 38 admeasuring in aggregate about 1315.07 square meters or thereabouts of Village Magathane, Taluka Borivali, lying and being situated at, Rajendra Nagar (old), Dattapada Road, Borivali (East), Mumbai - 400066 within the Registration Sub-District of Borivali and Mumbai Suburban District together with 4(Four)/ chawls which are now demolished and were bearing nos. Chawl No. 1 having 6 (Six) tenements, Chawl No. 2 having 6 (Six) tenements, Chawl No. 3 having 6 (Six) tenements and Chawl No.4 having 4 (Four) tenements consisting of aggregating 22 tenants, having ground floor structure, and bounded as follows:

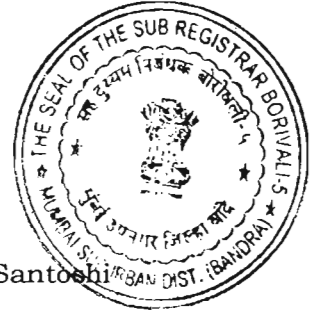
On or towards North by: Himgauri CHSL

On or towards South by : Mangal Deep CHSL

On or towards East by: Vikas Parishram CHSL

On or towards West by: Ram Mandir Road and Jai Santosh

Maa Tower.



THE SECOND SCHEDULE ABOVE REFERRED TO

Flat No. 2004 on **20th Floor** in **A wing** admeasuring **374 Sq. Ft.** (Rera carpet area) in the project known as "**Apex Green Wood**" **Building No. 2** known as **Rajendra Nagar Shradha Co-op. Hsg. Soc. Ltd**, situated at Rajendra Nagar, Borivali (E), Mumbai - 400066. to be/being constructed on the Land described in the First Schedule hereinabove.

Almond Jayshree P. Modi *Almond*

बरल - ५		
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SIGNED SEALED AND DELIVERED BY THE }
 Within named "THE PROMOTER" }
 M/S. APEX INFRATEC }
 Represented Through its authorized Partner/s }



For APEX INFRATEC
[Signature]
 Partner

Mr. Devshankar S. Choudhary }

In the presence of: }

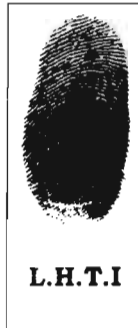
1. Amrita Sachin Mirajkar }

[Signature]

2. Rahul Dipchand Karojiya }

[Signature]

SIGNED, SEALED AND DELIVERED BY THE }
 Within named "FLAT PURCHASER/S" }

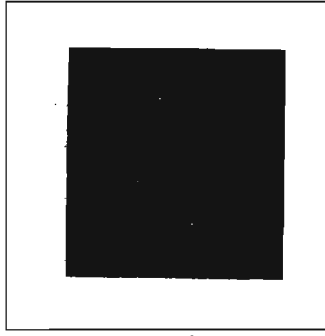


[Signature]

1) Mr. Kalpesh Pravin Modi }

बाल - ५
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2) Mrs. Jayshree Pravin Modi

Jayshree P. Modi

Jayshree P. Modi

In the presence of:

1. Amrita Sachin Mirajkar } Amrita

2. Rahul Dipchand Kanojiya } Rahul



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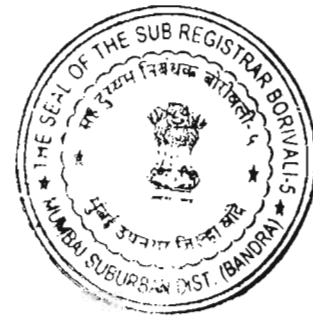
कोरा कागद



खरल - ५		
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Amenities

- 1 Earth Quake Resistant R.C.C. frame structure.
- 2 Stilt + 23 Storey Tower.
- 3 Vitrified tiles flooring in Entire Flat.
- 4 Premium Electrical Fittings, Plumbing & Sanitary wares
- 5 Grand Double Height Entrance Lobby
- 6 Multipurpose Hall
- 7 Fitness Centre & Indoor Games
- 8 Modern End Elegant Elevation
- 9 Ample Car Parking
- 10 Branded High Speed Elevators
- 11 Beautifully Landscaped Roof Top Garden



बरेल - ५		
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मालमत्ता पत्रक

मूळ/मौजे - मराठाटपो तालुका/न.मु.मा.का. - न.भू.अ.बोरीवली जिल्हा - मुंबई उपनगर जिल्हा

नं. प्रकरण - ८८ शिट नं. - ८८ प्लॉट नं. - ८४५८७.५ क्षेत्र - ४-१

व्यवहार - मराठाटपो गृहनिर्माण मंडळ

नं. प्रकरण - ०८/१२/२००३

श्री श्रीकांत विन्वनाथ करमाकर श्रीमती जिल्हा श्रीकांत करमाकर

वडा-६/८०६१/०३

१७/०२/२००३

व्यवहार	खंड क्रमांक	नोंद घ्याय (घ) पड्या (घ) किंवा धार (घ)	साक्षात्पत्र
०८/१२/२००३ न.भू.क्र.६ मुंबई सर्व्हे फकील आवेश क्र.न.भू.क्र.८८ चे मागाच्या दि.३०.८.८३ ने घीनशेती आदेशा प्रमाणे.	S.I.	(H) मराठाटपो गृहनिर्माण मंडळ (इ.ठ.) एस्.आर.मल्होत्रा अनधिकृत बांधकामाचे मालक क्षेत्र २९.०० चौ.मी.	न.भू.अ. बोरीवली
०८/१२/२००३ मराठाटपो गृहनिर्माण मंडळ यांनी न.भू.क्र.८८ पैकी १८७.५ चौ.मी. क्षेत्र नोंदणीकृत भाडेपट्ट्यान्वये ९० वर्षे कालावधीसाठी भाडेपट्ट्याने दिल्याने पट्टेदार सवरी नोंद केली. (भाडे प्रती वर्षी रु.५६२.५)	वडा-६/८०६१/०३	L श्री श्रीकांत विन्वनाथ करमाकर श्रीमती जिल्हा श्रीकांत करमाकर	१२/०९/२००३ न.भू.अ. बोरीवली

त्यासणी करमाकर

खरी नमूदल

नगर मुंबई बोरीवली



न.भू.अ.बोरीवली मुंबई उपनगर जिल्हा

अर्जा क्र. - ४२३१
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(घन नं. - 1)

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SL PARTNERS
ADVOCATES & SOLICITORS

July 24, 2022

Title Certificate

Introduction:

We, at the request of Apex Infratec, having its office at 408, Blue Rose Industrial Estate, Near Metro Mall, Western Express Highway, Borivali (East), Mumbai-400066, have verified the title of:

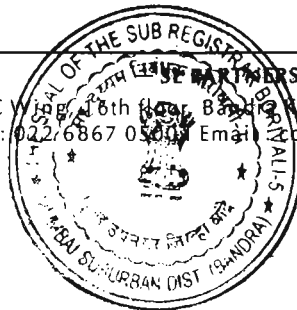
RAJENDRA NAGAR SHRADHA CO-OPERATIVE HOUSING SOCIETY LIMITED, a co-operative housing society, registered under the Maharashtra Co-operative Societies Act, 1960, bearing its registration No. MUM/MHADB/WR/HSG (TC)/10002/98-99 dated April 30, 1998, having PAN No. AAFAR7430P and having its registered office at Chawl No.1 to 4, Rajendra Nagar, Borivali (East), Mumbai- 400066, (hereinafter referred to as "**Society**") with respect to, all that pieces or parcels of land bearing CTS no. 88 (Part), 88/7 to 12 & 88/23 to 38, admeasuring in about 1315.07 square meters or thereabouts at Mauje Magathane Village, Rajendra Nagar, Borivali (East), Mumbai - 400066, (hereinafter referred to as the "**Land**") within the Registration District and Sub District of Mumbai City and Mumbai Suburban along with the chawl structure, which is now demolished, and was known as "**Rajendra Nagar Shradha Co-Operative Housing Society Limited**", together with 4 Chawls bearing nos. Chawl No. 1, Chawl No. 2, Chawl No. 3 and Chawl No. 4 having 6 (Six) tenements, 6 (Six) tenements, 6 (Six) tenements and 4 (Four) tenements respectively, having ground floor structure (hereinafter referred to as the "**Chawl Structure**"). The Land along with the Chawl Structure shall hereinafter be collectively referred to as the "**Property**". The Property is more particularly demarcated in the red color boundary line on the plan and is more particularly described in the Schedule herein under written.

The process followed:

- (1) We have perused the copies of the title deeds and other papers produced for our perusal. The list of such title deeds and other papers are set out in **Annexure** hereto.
- (2) We have caused a search (including online search) to be taken in the offices of Bombay Sub Registrar Office, for the period from 1993 to 2022, at Bandra/Borivali-1 Sub Registrar Offices from 1993 to 2022 and also at Borivali-1 to Borivali-11 Sub Registrar Offices from 2002 to 2022 vide search receipt no. MH002176558202223E dated May 22, 2022, in respect of the Land ("**Search**").

1

ONE BKC, Unit No. 1617, C Wing, 7th floor, Bandra Kurla Complex, Bandra (E), Mumbai- 400 051
Tel : 022 6867 0300 Email : contact@slpartners.in



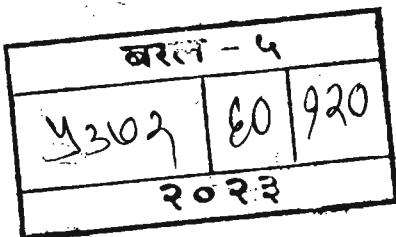
बाल - ५	
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- (3) We have published notices in 2 (two) newspapers in the locality, one in English newspaper called "Free Press Journal" and the other in the Marathi newspaper called "Nav Shakti", both published on April 16, 2022, inviting claims of any party or person to the Land ("Public Notices").
- (4) The Society has submitted a declaration dated July 23, 2022, regarding title of the Property.
- (5) We have also raised requisition on title of the Society, which were duly answered by the office bearers of the Society on July 23, 2022.

The history of Title:

On perusal of the title deeds, our observation is as under:

1. The Maharashtra Housing and Development Authority ("MHADA") being duly constituted with effect from the 5th day of December, 1977, under the Government Notification in the Public works and Housing Development No.ARD-1077(1) Desk-44 dated the 5th December 1977, the Maharashtra Housing Board a Corporation established under the Mumbai Housing Board Act, 1948 (Bom LXLX of 1948) ("Act")(hereinafter referred to as 'the Board') stood dissolved by operation of section 15 of the said Act.
2. The Government of India had formulated a Housing Scheme for the construction and allotment of tenements on rental basis to industrial workers known as the Subsidized Industrial Housing Scheme.
3. The Board had, pursuant to the said Government of India Scheme, built Chawl Structure on the Land, consisting of 22 (Twenty-Two) tenements.
4. Thereafter, the Board allotted the tenements/premises in the Chawl Structure to various individual allottees. These allottees then formed the Society in the year 1998.
5. Prior to the Board got dissolved, the Board was the owner of the Property, then as per clauses (a) and (b) of section 189 of the said Act all the property, rights, liabilities and obligations of the said dissolved Board including those arising under any agreement or contract became the property, rights, liabilities and obligations of MHADA.



6. Thus, MHADA became the owner of the Property.
7. Thereafter, by virtue of the indenture of lease dated May 29, 2012, registered with the Sub-Registrar of Assurances at Borivali no. 2, bearing serial number BDR-5/4765/2012, executed between MHADA and the Society, MHADA assigned the Land to the Society on lease, for a period of 60 (Sixty) years, commencing from January 1, 1993, renewable by every 30-30 years twice, on such terms and conditions as more precisely mentioned therein ("Indenture of Lease").
8. Simultaneously, by virtue of deed of sale dated May 29, 2012, registered with the Sub-Registrar of Assurances at Borivali no. 2, bearing serial number BDR-5/4766/2012, executed between MHADA and the Society, MHADA sold, transferred, conveyed and assured unto the Society the Chawl Structure. for the consideration and on the terms and conditions more particularly mentioned therein ("Deed of Sale").
9. Consequently, the Society became the rightful leaseholder of the Land and the owner of the Chawl Structure and has been seized and possessed of or otherwise well and sufficiently entitled to the Property. The name of the Society is not updated in the property card of the Land as a lessee of the Land.
10. The tenements/premises in the Chawl Structure were occupied by 20 (Twenty) members, being the bonafide members and shareholders of the Society (along with their families). Out of the total 22 (Twenty-Two) tenements, 2 (Two) were previously being used as a school by the Municipal Corporation of Greater Mumbai (MCGM) and belong to MHADA.
11. The Society entered into a development agreement for grant of development rights with respect to the Property to Apex Infratec ("Developer"), dated October 7, 2021, duly registered with the Sub-Registrar of Assurances at Borivali-5, bearing Serial No. BRL-5/13941/2021 ("Development Agreement") and also simultaneously executed a power of attorney for obtaining necessary approvals/permission/consents and do other incidental and ancillary acts, deeds, things and matters for the redevelopment of the Property, in favor of the Developer, dated October 7, 2021, duly registered with the Sub-Registrar of Assurances at Borivali (West), bearing Serial No. BRL-5/13942/2021.
12. The Search report did not reveal any entry/transfer of the Land.
13. We did not receive any claim in response to the Public Notices till the date of expiry of the Public Notice period.

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14. As per the copy of the development plan remark dated September 15, 2021, issued by Municipal Corporation of Greater Mumbai, it appears from the development plan, that it does not reveal any adverse remark pertaining to the Property.
15. The office bearers of the Society have given us a declaration dated July 23, 2022, regarding title of the Society in respect of the Land declaring the Land to be clear and marketable and free from all encumbrances.
16. The office bearers of the Society have also responded on July 23, 2022, to the requisitions raised by us, which did not reveal any adverse remark pertaining to the title of the Land.

Certificate:

Subject to the aforesaid and assumption, qualification and limitations set out herein, we do hereby certify that the Society's title to the Property, is free, clear and marketable. The Society has validly granted development rights in respect of the Property to the Developer.

Schedule above referred to

ALL THAT pieces and parcels of land bearing CTS no. 88 (part), 88/7 to 12 & 88/23 to 38 admeasuring in aggregate about 1315.07 square meters or thereabouts of Village Borivali, Taluka Borivali, lying and being situated at Mauje Magathane Village, Rajendra Nagar, Borivali (East), Mumbai - 400 066 within the Registration Sub-District of Borivali and Mumbai Suburban District together with 4 (Four)/chawls which are now demolished and were bearing nos. Chawl No. 1, Chawl No. 2, Chawl No. 3 and Chawl No. 4, having 6 (Six) tenements, 6 (Six) tenements, 6 (Six) tenements and 4 tenements, having ground floor structure, and bounded as follows:

On or towards North by: Himgauri CHSL

On or towards South by: Mangal Deep CHSL

On or towards East by: Mangal Deep CHSL and Vikas Parishram CHSL

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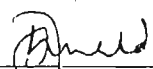


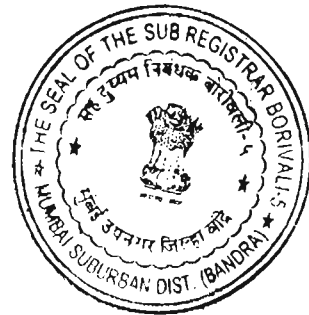
On or towards West by: Ram Mandir Road and Jai Santoshi Maa Tower.

Assumptions, Qualification and Limitations:

- (a) This certificate is given only with respect to the current laws of India and various government policies in force as of the date of this certificate. Any changes in the Indian law and/or policies after the date of this certificate, which are retrospective, could have an effect on the validity of our conclusions stated herein.
- (b) This certificate is strictly limited to the matters stated herein and does not extend to any other matters and is not to be read as extending by implication to any other subject matter.
- (c) Our understanding of facts is based upon and limited to the information/documents provided to us. We have no reason to believe that the information/documents provided to us is not genuine. Any variance of facts may cause a corresponding change in the analysis set out in this certificate.

For M/s. SL Partners,


Devang Mehta
(Partner)



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Annexure

Sr. No.	Particulars
1.	The copy of certified extract of the property cards of the Land.
2.	Copy of indenture of lease dated May 29, 2012, registered with the Sub-Registrar of Assurances at Borivali no. 2, bearing serial number BDR-5/4765/2012.
3.	Copy of deed of sale dated May 29, 2012, registered with the Sub-Registrar of Assurances at Borivali no. 2, bearing serial number BDR-5/4766/2012.
4.	Copy of development agreement dated October 7, 2021, duly registered with the Sub-Registrar of Assurances at Borivali-5, bearing Serial No. BRL-5/13941/2021.
5.	Search Report done by search clerk for the Land dated May 22, 2022.
6.	Declaration dated July 23, 2022, issued by the Society.
7.	Response to the requisitions sent by the Owners on July 23, 2022.
8.	Electronically generated draft DP remark under the draft Development Plan (2034) dated September 15, 2021.



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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 : **P51800047381**

Project: **APEX GREEN WOOD**, Plot Bearing / CTS / Survey / Final Plot No.: **CTS NO. 88 (PART), 88/7 TO 12 & 88/23 TO 32, at Borivall, Borivall, Mumbai Suburban, 400066;**

- Apex Infratec** having its registered office / principal place of business at **Tehsil: Borivall, District: Mumbai Suburban, Pin: 400066.**
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **27/10/2022** and ending with **30/06/2026** 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
- 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.



Dated: **27/10/2022**
Place: **Mumbai**

Signature valid
Digitally Signed by
Dr. Vasanpremanand Prabhu
(Secretary, MahaRERA)
Date: 27-10-2022 15:49:44

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

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BRIHANMUMBAI MAHANAGARPALIKA

AC/RC/016391/2021-22

AAC/RC/1536/2021-22

NOC/53/2021-22

17 SEP 2021

To,
Rajendranagar Shradha CHS Ltd.,
Rajendranagar Road,
Borivali (E),
Mumbai - 400066

Office of the
Asstt. Assessor & Collector R/C
Brihan Mumbai Mahanagar Palik.
R/C. Ward Office
2nd Floor, Near Goragandhi Hotel.
Chandavkar Road, Borivali (W)
Mumbai - 400 052. Tel. No. 2590 394.

Sub :- No Dues Certificate in respect of property bearing
A/C No. RC1400040060000

Ref :- Your letter dt.02.09.21 received in this office on 07.09.2021

With reference to your above mentioned letter, this is to inform you that as per this office record property tax in respect of property bearing SAC. No. RC1400040060000 are paid up to 31.03.2022 subject to Rectification / Correction / Refund / Adjustment in " Capital Value System " w.e.f. 01.04.2010 onwards if any.



[Signature]
Asstt. Assessor & Collector,
R-Central Ward

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BRIHANMUMBAI MAHANAGARPALIKA

AC/RC/016391/2021-22

AAC/RC/1536/2021-22

NOC/54/2021-22

7 SEP 2021

Office of the
Asstt. Assessor & Collector R/c

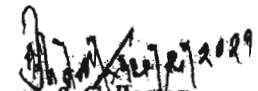
2nd Floor, Near: Joraganthi Hotel,
Chandavarkar Ebad, Borivali (W)
Mumbai - 400 092, Tel. No: 2890 894

To,
Rajendranagar Shradha CHS Ltd.,
Rajendranagar Road,
Borivali (E),
Mumbai - 400066

**Sub :-No Ducs Certificate in respect of property bearing
A/C No. RC1400050020000**

Ref :- Your letter dt.02.09.21 received in this office on 07.09.2021

With reference to your above mentioned letter, this is to inform you that as per this office record property tax in respect of property bearing SAC. No. RC1400050020000 are paid up to 31.03.2022 subject to Rectification / Correction / Refund / Adjustment in " Capital Value System " w.e.f. 01.04.2010 onwards if any.


Asstt. Assessor & Collector,
R-Central Ward



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BRIHANMUMBAI MAHANAGARPALIKA

AC/RC/016391/2021-22

AAC/RC/1536/2021-22

NOC/52/2021-22

17 SEP 2021

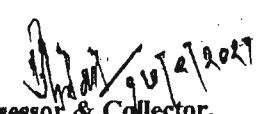
To,
Rajendranagar Shradha CHS Ltd.,
Rajendranagar Road,
Borivali (E),
Mumbai - 400066

Office of the
Asstt. Assessor & Collector R/C Ward
Brihan Mumbai Mahanagar Palika
R/C. Ward No. 5
2nd Floor, 1st Floor, 2nd Floor, 1st Floor
Chandavanagar, Borivali (W)
Mumbai - 400066. Phone: 2890 3944

Sub :- No Dues Certificate in respect of property bearing
A/C No. RC1400030000000

Ref :- Your letter dt.02.09.21 received in this office on 07.09.2021

With reference to your above mentioned letter, this is to inform you that
as per this office record property tax in respect of property bearing SAC. No.
RC1400030000000 are paid up to 31.03.2022 subject to Rectification /
Correction / Refund / Adjustment in " Capital Value System " w.e.f.
01.04.2010 onwards if any.


Asstt. Assessor & Collector,
R-Central Ward



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BRIHANMUMBAI MAHANAGARPALIKA

AC/RC/016391/2021-22

AAC/RC/1536/2021-22

NOC/51/2021-22

17 SEP 2021

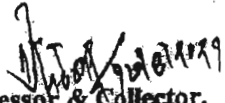
To,
Rajendranagar Shradha CHS Ltd.,
Rajendranagar Road,
Borivali (E),
Mumbai - 400066

Office of the
Asstt. Assessor & Collector R/c Ward
Brihan Mumbai Mahanagar Palika
R/C. Ward Office
2nd Floor, Near Gopagandhi Hotel,
Chandavarkar Road, Borivali (W)
Mumbai - 400 052. Tel. No. 2880 3944

Sub :- No Dues Certificate in respect of property bearing
A/C No. RC1400010070000

Ref :- Your letter dt.02.09.21 received in this office on 07.09.2021

With reference to your above mentioned letter, this is to inform you that as per this office record property tax in respect of property bearing SAC. No. RC1400010070000 are paid up to 31.03.2022 subject to Rectification / Correction / Refund / Adjustment in " Capital Value System " w.e.f. 01.04.2010 onwards if any.


Asstt. Assessor & Collector,
R-Central Ward



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**MUNICIPAL CORPORATION OF GREATER MUMBAI
MUMBAI FIRE BRIGADE**

**OFFICE OF DT. CHIEF FIRE OFFICER
Mumbai Fire Brigade
Borivali Regional Command Centre
Link Road X Gopal Road Junction
Borivali (West), Mumbai - 400 082**

No: - **FB/HR/R-4/310**
Date: - **28/03/2022**

for fire protection and fire-fighting requirements for the proposed construction of high-rise residential building (Redevelopment of existing building No. 1 to 4 building Known as Rajendra Nagar Shradha CHSL) on plot bearing CTS No. 88 (pt), 88/7 to 12, 88/23 to 38, Rajendra Nagar (Old), Datta pada road, Magathane, Borivali (E) Mumbai.

- Ref: 1) Letter submitted by M/s. 3 Dimensional Consultants LLP.
2) M.F.B. No. HR/R-4/310 dated 21/03/2022.

M/s. 3 Dimensional Consultants LLP.

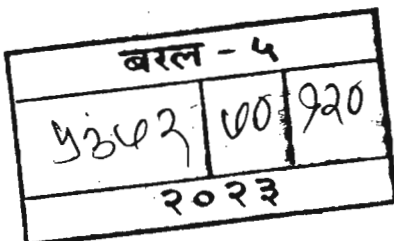
This is a proposal for construction of High-rise residential building No. 2 comprising of two wings designated as Wing A & B. Both the wings having Ground floor on stillt + 1st to 23rd upper residential floors with a total height of 69.95 mtrs. measured from general ground level to terrace level. Also, Architect has proposed car parking tower attached to building on West side of the building having total height of 72.10 mtrs. up to car lift machine room with M.S. staircase & platform of 01.00 mtrs. at every alternate car parking level.

THE DETAILS OF FLOOR WISE USER WILL BE AS FOLLOWS:

Floor level	Detail of usage/ tenements per floor	
	Wing A	Wing B
Ground floor	Double Height Entrance lobby + Electric meter room + Space for two wheeler + Surface car parking	Double Height Entrance lobby + Electric meter room + Space for two wheeler + Surface car parking + Pump room
1 st floor	01 No. of Residential flat	02 Nos. of Residential flat
	Society office & Fitness center with separate staircase having flight width of 01.45 mtrs.	
2 nd to 7 th , 9 th to 14 th , 16 th to 21 st & 23 rd floor	04 Nos. of Residential flats on each floor	04 Nos. of Residential flats on each floor
8 th & 15 th floor	03 Nos. of Residential flats on each floor	03 Nos. of Residential flats on each floor
	Joint Refuge area	
22 nd floor	03 Nos. of Residential flats + Refuge area	04 Nos. of Residential flats + Refuge area
Terrace	Open to sky (treated as refuge area)	

Prakash
25/3/22

Jr
25/3



REFUGE AREA:-

Refuge floor	Refuge area (Required) in sq. mtrs.	Refuge area (Proposed) in sq. mtrs.	At the height of refuge floor from ground level. in mtrs.
8 th floor (Joint Refuge area of Wing A & B)	121.85 sq.mtrs.	123.73 sq.mtrs.	23.55 mtrs.
15 th floor (Joint Refuge area of Wing A & B)	121.85 sq.mtrs.	123.73 sq.mtrs.	43.85 mtrs.
22 nd floor (Wing A)	11.77 sq.mtrs.	12.64 sq.mtrs.	64.15 mtrs.
22 nd floor (Wing B)	23.08 sq.mtrs.	23.79 sq.mtrs.	64.15 mtrs.

In addition to above, terrace above 23rd floor of each wing of the building will be treated as refuge area. E.E.(B.P.CELL) MHADA shall verify the refuge area calculation & Excess refuge area shall be counted in F.S.I. as per DCPR 2034.

DETAILS OF STAIRCASE:

No. of staircase	Width	Type of staircase	From - To
01 No. (Wing A)	01.50 mtrs.	Enclosed type	Leading from ground floor to terrace level
01 No. (Wing B)	01.50 mtrs.	Enclosed type	Leading from ground floor to terrace level
01 No.	01.45 mtrs.	Open type	Leading from ground to 1 st floor level (For fitness center & Society office)
01 No.	01.00 mtrs.	M.S. Staircase	Leading from ground to top of car lift machine room

The proposed main staircases are enclosed type and externally located & adequately ventilated to outside air.

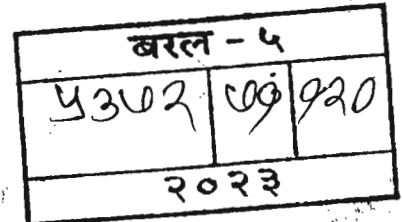
DETAILS OF LIFTS:

No. of lifts	Type of lifts	Profile
02 Nos. (Wing A)	Passenger lifts	Leading from ground floor to terrace floor level.
02 Nos. (Wing B)	Passenger lifts	Leading from ground floor to terrace floor level.

One of the lift shall be converted into fire lift. The lift lobby/ common corridor of the building at each floor level are directly ventilated to outside air as shown on the plan.

DETAILS OF OPEN SPACES:

The plot abuts on Existing 05.50 mtrs. wide road (proposed to be widen up to 09.15 mt. wide layout road) on South side as shown on the plan by License surveyor.



The side open spaces all around the building are as under:

Sides	From Bldg. line to CTS plot boundary
North	03.65 mtrs. to 04.18 mtrs.
South	03.06 mtrs to 11.09 mtrs. + Existing 05.50 mtrs. wide road (proposed to be widen up to 09.15 mt. wide layout road)
East	06.80 mtrs to 06.86 mtrs.
West	*Car parking tower + 01.64 mtrs. to 01.85 mtrs.

The proposal has been considered favorably taking into consideration the following:-

- i) The plot abuts on Existing 05.50 mtrs. wide road (proposed to be widen up to 09.15 mt. wide layout road) on South side as shown on the plan by License surveyor.
- ii) There shall be no compound wall on Existing 05.50 mtrs. wide road (proposed to be widen up to 09.15 mt. wide layout road) as shown on the plan by License surveyor.
- iii) The License Surveyor has provided refuge area facing road side i.e. at South side from where specialized fire appliances of this department can be operated in case of emergency.
- iv) Automatic sprinkler system shall be provided in car parking area on ground floor, entire car parking tower covering each car parking, in fitness center, in society office, in each habitable room of each residential flat on each floor & in each lift lobby/common corridor of each floor of as per relevant I.S. standards.
- v) Automatic smoke detector system shall be provided in fitness center, in society office, in each electric meter room & in each lift machine room as per IS specifications.
- vi) **The Occupation NOC shall be granted only after the 09.15 mtrs. wide Layout road is constructed on site at South side.**
- vii) Feasible active and passive fire protection and firefighting requirements or any additional fire recommendation/requirements if any for proposed building will be recommended in future from Mumbai Fire Brigade Officer before final occupation.

In the view of the above as far as this department is concerned, there would be no objection for the construction of High-rise residential building No. 2 comprising of two wings designated as Wing A & B. Both the wings having Ground floor on stilt + 1st to 23rd upper residential floors with a total height of 69.95 mtrs. measured from general ground level to terrace level. Also, Architect has proposed car parking tower attached to building on West side of the building having total height of 72.10 mtrs. up to car lift machine room with M.S. staircase & platform of 01.00 mtrs. at every alternate car parking level as shown on the plans, signed in token of approval, subject to satisfactory compliances of the following requirements.

1) **ACCESS:**

There shall be no compound wall on Existing 05.50 mtrs. wide road (proposed to be widen up to 09.15 mt. wide layout road) as shown on the plan. Courtyards shall be flushed with the road level.

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2) **COURTYARDS:**

- i) The entire available courtyards on all the sides of the building shall be paved suitably to bear the load of fire engines weighing up to 48 m. tones each with point load of 10 kg/cm²
- ii) All the courtyards shall be in one plane.
- iii) The courtyards shall be kept free from obstruction at all times.
- iv) No structure of any kind shall be permitted in courtyards of the building.

3) **STAIRCASE: (For each wing)**

- i) The layout of staircase shall be enclosed type as shown in the plan throughout its height and shall be approached (gained) at each floor level through at least one hour fire resistant self-closing door placed in the enclosed wall of the staircase at landing.
- ii) The flight width of staircase shall not be less than 1.50 mtrs throughout its height.
- iii) Permanent vent at the top equal to 5% of the cross-sectional area of the staircase shall be provided.
- iv) Openable sashes or R.C.C. grills with clear opening of not less than 0.5 sq.mtrs. per landing on the external wall of the staircase shall be provided.
- v) Nothing shall be kept or stored in staircase / corridor/passage.
The Staircase terrace door of each wing shall be provided in the following manner:
 - a) The top half portion of the doors shall be provided with louvers.
 - b) The latch-lock shall be installed from the terrace side at the height if not more than 1 mtrs.
 - c) The glass front of 6 inch diameter with the breakable glass shall be provided just above the latch lock, so as to open the latch in case of an emergency by breaking glass.

4) **CAR PARKING TOWER: -**

- a) All the structural steel members of the tower i.e. columns, beams, external cladding with coated steel sheets etc. shall be protected with the fire resisting / retardant materials and methods as stipulated under relevant I.S. specification. A certificate to that effect shall be furnished from the chartered Structural Engineer.
- b) The cars shall be separated by perfect partition with steel pallets between two Cars, to prevents spread of fire from one level to next level.
- c) The electrical cables used internally shall be fire retardant, and heat resistant of 105 degree centigrade.
- d) M.S. staircase of 01.00 mtrs. width having platform of 01.00 mtrs. width with railing / parapet wall at alternate floor / parking level shall be provided to the car parking system as shown on the plan.
- e) Automatic sprinkler system conforming to the standards laid down by T.A.C. and relevant I.S. specification shall be provided with sprinkler head at each level below each pallet on engine side.
- f) Wet riser of internal dia. of 10 cms. G.I. 'C' Glass pipe shall be provided with single hydrant outlet at alternate platform level. The wet riser shall be connected to the



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fire service inlet directly fronting the courtyards to connect the mobile pump of the fire service.

- g) Car's engine shall be shut off at ground level before parking at higher level.
- h) Only trained operator certified by company installing car tower shall operate automatic car parking.
- i) The wall between car parking tower & proposed building shall have 4 hours fire resistance.

5) **LIFT: (For each wing)**

A. **PASSENGER LIFT:**

- a) Walls enclosing lift shaft shall have a fire resistance of not less than two hour.
- b) Shafts shall have permanent vent of not less than 0.2 sq. mtrs in clear area immediately under the machine room.
- c) Landing doors and lift car doors of the lifts shall be of steel shuttered with fire resistance of one hour. No collapsible shutter shall be permitted.
- d) One passenger lift shall be converted into fire lift and shall be as per specifications laid down under the regulations, a toggle switch shall be provided to this lift for the use of Firemen.
- e) Threshold of noncombustible material shall be provided at the entrance of each landing door.

B. **FIRE LIFT: (For each wing)**

- a) Walls enclosing lift shafts shall have two hours fire resistance.
- b) The shafts shall have permanent vent equal 0.2 sq.mtr. clear area under the Lift Machine room.
- c) Landing doors and lift car doors shall be of steel shuttered type with one hour fire resistance. No collapsible shutters shall be provided.
- d) To enable fire services personnel to reach the upper floor with the minimum delay, one fire lift shall be provided and shall be available for the exclusive use of the firemen in an emergency and the directly accessible to every dwelling of each floor.
- e) The lift shall have a floor area of not less than 1.4 sq. mtrs. with a minimum dimension of 1.12 mtrs. It shall have loading capacity of not less than 545 k.g. (8 persons lift) with automatic closing doors.
- f) There shall be an alternate electric supply of an adequate capacity apart from the normal electric supply the building and the cables run in a route safe from fire, i.e. within the lift shaft. In case of failure normal electric supply, it shall automatically trip over to alternate supply.
- g) The operation of fire lift should be by a simple toggle or two button switch situated in glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call points will become inoperative and the lift will be on car control only or on priority control device. When the switch is off, the lift will return to normal working. This lift can be used by occupants in normal times.
- h) The words 'Fire lift' shall be conspicuously displayed in florescent paint on the lift landing door at each floor level & Threshold of noncombustible material shall be provided at the entrance of each landing door.

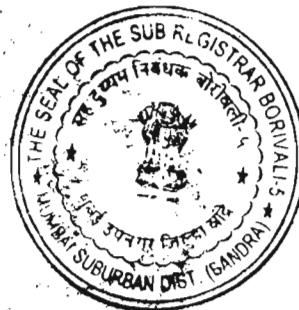
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- 6) **ESCAPE ROUTE FROM FLAT TO STAIRCASE: (For each wing)**
- Corridor / lift lobby at each floor level shall be ventilated to the outside air through chowk as shown on the plan & shall be kept free from obstructions at all times.
 - Permanent ventilation in form of grill provided to the corridor / lift lobby / staircase area shall not be bricked up or closed at any time in the future.
- 7) **FALSE CEILING (if provided): (For each wing)**
False ceiling if provided in the building shall be of non-combustible material. Similarly, the suspenders of the false ceiling shall be of no combustible materials
- 8) **MATERIALS FOR INTERIOR DECORATION/FURNISHING: (For each wing)**
The use of materials which are combustible in nature and may spread toxic fume/gases should not be used for interior decoration/furnishing, etc.'
- 9) **ENTRANCE & KITCHEN DOORS: - (For each wing)**
Flat entrance doors, kitchen doors (if provided), staircase & Refuge door shall be of solid core having fire resistance of not less than one hour (solid wood of 45 mm thickness.)
- 10) **ELECTRIC CABLE CONDUIT AND ELECTRIC METER ROOM: (For each wing)**
- Electric cables shall not pass-through staircase enclosure and shall be taken in concealed manner.
 - Electric cables shall be sealed at each floor level with non-combustible materials such as vermiculite concrete. No storage of any kind shall be done in electric cables.
 - Electric wiring/ cable shall be non-toxic, non-flammable, low smoke hazard having copper core for the entire building with provision of ELCB/MCB.
 - Electric meter room shall be provided at location marked on the plan. They shall be adequately ventilated.
- 11) **ESCAPE ROUTE LIGHTING: -(For each wing)**
Escape route lighting (staircase and corridor lighting) shall be on independent circuits as per rules.
- 12) **FIRE FIGHTING REQUIREMENTS:**
- A) **UNDERGROUND WATER STORAGE TANK: (Common for both wing)**
An underground water storage tank of 2,00,000 liters capacity shall be provided at location marked on the plan as per design specified in the rules with baffle wall and fire brigade collecting breaching. The design shall be got approved from H.E.'s department prior to erection.
- B) **OVERHEAD (TERRACE) WATER STORAGE TANK (Separate for each wing)**
A tank of 30,000 liters capacity shall be provided above staircase at the terrace level of the building. The design shall be got approved from H.E.'s department prior to erection. The tank shall be connected to the wet riser through a booster pump through a non-return valve and gate valve.

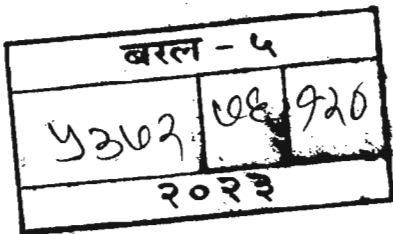


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- C) **WET RISER CUM DOWN COMER: (Separate for each wing)**
 Wet riser of internal diameter of 15 cms. of G.I. 'C' class pipe shall be provided with twin hydrant outlet and hose reel on each floor for staircase of the building. Pressure reducing discs or orifices shall be provided at lower level so as not to exceed the pressure of 5.5 kgs/sq.cm.
- D) **FIRE SERVICES INLET:**
 a) Fire service inlet shall be provided to refill U.G. tank as well as to feed riser system by passing the fire pump & to feed automatic sprinkler system & wet riser.
 b) Operating switches of fire pumps shall be also provided in glass fronted boxes at ground floor.
- E) **AUTOMATIC SPRINKLERS SYSTEM: (For each wing)**
 Automatic sprinkler system will be provided in car parking area on ground floor, in entire car parking tower covering each level of car parking, in fitness center, in society office, in each habitable room of each residential flat on each floor, in each lift lobby/common corridor of each floor as per relevant I.S. standards.
- F) **FIRE PUMP, SPRINKLER PUMP, JOCKEY PUMP (Common for Wing A & B) & BOOSTER PUMP (Separate for Wing A & B):**
 a. Wet riser shall be connected to a fire pump at ground level of capacity of not less than 2800 liters/min. capable of giving pressure of not less than 3.2 kgs/sq.cms. at the top most hydrant. The same shall be coupled with jockey pump of suitable capacity.
 b. Booster pump of capacity 900 liters/min. giving a pressure of not less than 3.2 kgs./sq.cms. at the topmost hydrant outlet of each wet riser shall be provided for overhead tank at the terrace level.
 c. Two-way switches for each booster pump shall be provided at top floor level of building as well as at ground level easily accessible/noticeable of the building.
 d. Sprinkler pump of suitable capacity along with jockey pump shall be provided for automatic sprinkler system.
 e. Only surface mounted pumps or vertical turbine pumps shall be installed for firefighting installation.
 f. Electric supply (normal) to these pumps shall be on independent circuit.
- G) **EXTERNAL HYDRANTS:**
 Courtyard hydrants shall be provided at distance of every 30.00 mtrs. around the building within the confines of the site of the wet riser-cum-down comer.
- H) **HOSES & HOSE BOXES: (For each wing)**
 One Hose Box, each with two hoses of 15mts length of 63mm dia. along with branch shall be provided shall be kept at ground floor as well as on each floor at easily accessible places.
- I) **AUTOMATIC SMOKE DETECTION SYSTEM: (For each wing)**
 Automatic smoke detection system shall be installed in Fitness center, in society office, in each Lift machine room and in each electric meter room of the building as per IS specifications.

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J) ALTERNATE SOURCE OF POWER SUPPLY:

An alternate source of LV/HV supply from a separate substation or from a D.G. set with appropriate changeover over switch shall be provided for fire lift, fire pump, booster pump, sprinkler pump, jockey pump, staircase and corridor lighting circuits and fire alarm system. It shall be housed in separate cabin.

K) PORTABLE FIRE EXTINGUISHERS: - (For each wing)

- a) One dry chemical powder (ABC type) fire extinguisher of 09 kgs. Capacity having BIS certification mark and one no. of bucket filled with dry clean sand shall be kept near electric Meter room & in Lift Machine Room.
- b) Two dry chemical powder (ABC type) fire extinguishers of 09 kgs. Capacity each having BIS certification mark and two buckets filled with dry clean sand shall be kept for every 100 sq. mtrs area of car parking on ground floor.
- c) One dry chemical powder (ABC type) fire extinguisher of 08 kgs. Capacity having BIS certification mark shall be provided on each floor level.

13) FIRE ALARM SYSTEM : (For each wing)

Entire building shall be provided with manual fire alarm system with main control panel on ground floor level and pillbox and hooters at each of the upper floors. The layout of the fire alarm system shall be in accordance with IS specification.

14) PUBLIC ADDRESS SYSTEM: (For each wing)

Public address system shall be provided in building with console panel at the ground floor level.

15) SIGNAGES : (For each wing)

Self-glowing/florescent exit signs in green color shall be provided, showing the means of escape for the entire building.

16) TRAINED SECURITY GUARDS:

The trained Security guards having basic knowledge of fire-fighting & fix firefighting installation shall be provided / posted in the building.

17) FIRE DRILLS / EVACUATION DRILLS:

Fire Drills & Evacuation drills shall be conducted regularly in consultation with Mumbai Fire Brigade & log of the same shall be maintained.

18) ELEVATION FEATURE (if provided): (For each wing)

As shown on plan, elevation feature/treatment shall be given as per the MCGM guidelines, DCPR-2034 and circular u/no. u/no. Ch. Eng./D.P./30449/Gen. Dtd.03.01.2017 and Ch. Eng./D.P./110/Gen. Dtd. 30.01.2020.

19) REFUGE AREA:

A. Refuge area is provided on 8th, 15th & 22nd floor level of Wing A & B of the building shall be conforming to the following:

- a) The layout of refuge area shall not be changed / modified at any time in future.



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- b) Refuge area shall be provided with railing / parapet of 1.20 mtrs height on external sides and shall be of sound construction.
- c) Refuge area shall be segregated by brick masonry partition wall of 09 inch thickness and access to refuge area shall be gained through half an hour fire resistance self-closing door.
- d) The door shall not be any opening into the refuge area from any portion of the occupied premises.
- e) The refuge area shall be earmarked exclusively for the use of occupants as temporary shelters and for the use of Fire Brigade Department or any other organization dealing with fire or other emergencies when occur in the building and also for exercise / drills if conducted by the Fire Brigade Department.
- f) The refuge areas shall not be allowed to be used for any other purpose and it shall be the responsibility of the owner / occupier to maintain the same clean and free of encumbrances and encroachment at all times.
- g) Entrance door to the refuge area shall be painted or fixed with single painted in luminous paint mentioning "REFUGE AREA IN CASE OF EMERGENCY".
- h) Adequate drinking water facility shall be provided in the refuge area.
- i) Adequate emergency lighting facility connected to electric circuit of staircase / corridor lighting shall be provide in refuge area.
- B. Terrace above 23rd floor each wing of the building shall be treated as refuge area & shall be provided as under:
- a) The entrance door to the refuge area shall be painted or fixed with a sign painted in luminous paint mentioning " REFUGE AREA IN CASE OF EMERGENCY ".
- b) Adequate drinking water facility shall be provided in the refuge area.
- c) Adequate emergency lighting facility connected to the electric circuit to the staircase, corridor / passage etc. lighting shall be provided.

The party has paid scrutiny fees of Rs. 8,45,000/- vide receipt No. 2207106, 2207107 & 2207108 SAP DOC No. 1004298335 dated 22/03/2022 on the total gross built-up area as 13,000.00 sq.mtrs. as certified by the Architect.

Fire Service fee of Rs. 1,95,000/- is also paid vide receipt No. 2207103, 2207104 & 2207105 SAP DOC No. 1004298326 dated 22/03/2022 on residential building having height of 69.95 mtrs & gross built -up area of 13,000.00 sq. mtrs. as certified by the Architect vide his letter.

However, E.E. (B.P. Cell), MHADA is requested to verify the gross built up area and inform this department if the same is found to be more for levying the additional scrutiny fees if any.

Note to E.E. (B.P. Cell), MHADA/ Licensed surveyor:


1. The fire-fighting installation shall be carried out by Govt. of Maharashtra approved Licensing Agency.
2. The width of abutting road & open spaces are mentioned in plans as submitted by the licensed surveyor attached herewith and these parameters shall be certified by the License Surveyor.
3. E.E. (B.P. Cell), MHADA shall examine the proposal in context with the relevant

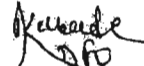
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Regulations of DGPR-2034.

4. There shall be no any tree located in the compulsory open spaces or in the access way near the Entrance gates.
5. The schematic drawings/plans of automatic sprinkler system, automatic smoke detection system, wet riser system, public address system, manual fire alarm system shall be got approved from CFO.
6. The area, size, etc. for the sprinkler system, detection system, fire alarm system, wet riser system, public address system, Fire duct, electrical duct etc. to be verified & examined by Licensed Agency under Maharashtra Fire Prevention and Life Safety Measures Act 2006.
7. Separate necessary permission for any licensable activity shall be obtained from concerned authorities of MCGM/CFO's department, till then shall not be allowed to use.
8. This recommendation letter is issued only from Fire Protection & Fire-Fighting requirements point of view on behalf of the online application from licensed surveyor. If any matter pertaining to authenticity or legality shall be cleared by concerned Owner/Occupier/Developer/ licensed surveyor, etc.
9. The plans approved along with this approval are issued from Fire Risk & Life Safety point of view only. Approval of these plans does not mean in any way of allowing construction of the building. It is licensed surveyor/Developers' responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building.
10. As per section 3 of Maharashtra Fire Prevention and Life Safety Measures Act 2006, it is the liability of Owner/Occupier to provide the Fixed Fire Fighting installations and shall be maintained in good working order & in efficient condition all the time, In accordance with the provisions of Maharashtra Fire Prevention and Life Safety Measures Act or the rules.
11. This recommendation letter is issued without prejudice to legal matters pending in court of law, if any.
12. **The Occupation NOC shall be granted only after the 09.15 mtrs. wide Layout road is constructed on site at South side.**


Dy. Chief Fire Officer
Mumbai Fire Brigade.


K. K. Kulkarni
23/3/2022



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महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY



स्वातंत्र्याचा अमृत महोत्सव

म्हाडा
MHADA



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)

INTIMATION OF APPROVAL (IOA)

No.MH/EE/BP /Cell/GM/MHADA-86/ 1159/2022

Dated : 12 AUG 2022

To,

Mr. Devshankar Chaudhary of

M/s. APEX INFRATEC

Office no.408, blue rose Industrial Estate,

Near metro mall, W.E. Highway,

Borivali (E) mumbai-400 066.

Sub:-Proposed Redevelopment of existing Chawl no. 1 to 4, known as Rajendra Nagar Shradha CHSL on plot bearing CTS No. 88 (pt), 88/7 to 12, 88/23 to 38 of village Magathane at Rajendra Nagar (Old), dattapada road, borivali (E), Mumbai – 400 006(i.e. Bldg. No.2)

Ref:- 1. Concession approval from Hon'ble V.P./MHADA dtd. 09.03.2022
2. Application Letter for I.O.A. From L.S. Jigar Nagda of M/s. 3 Dimensional Consultants LLP dtd. 04.07.2022

Dear Applicant,

With reference to your Notice U/S 45 (1) (ii) of MRTP Act 1966 submitted with letter dtd.04.07.2022, and delivered to MHADA on and the plans, Sections Specifications and Description and further particulars and details of your **Chawl No. 1 to 4 known as Rajendra Nagar Shradha CHSL on plot bearing C.T.S. No. 88 (pt); 88/7 to 88/23 to 38 of village magathane, at Rajendra Nagar (Old), dattapada road, Borivali (E), Mumbai – 400 006(i.e. Bldg. No.2)** furnished to this office under your letter, dated 04.07.2022, I have to inform you that I may approve the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you U/S 45 (1) (ii) of MRTP Act 1966 as amended upto date, my approval by reasons thereof subject to fulfillment of conditions mentioned as under:-

गृहनिर्माण भवन, कलानगर, बांद्रे (पूर्व), मुंबई ४०० ०५९.
दूरध्वनी ६६४० ५०००
फॅक्स नं: ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.
Phone : 66405000.
Fax No. : 022-26592058 Website : www.mhada.maharashtra.gov.in

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A: CONDITIONS TO BE COMPILED WITH BEFORE STARTING THE WORK.

1. That the commencement certificate U/s-44/69(1) of MRTTP Act shall be obtained.
2. That structural Engineer shall be appointed and supervision memo of as per appendix- IX of D.C. Regulation – 5(3) (9) shall be submitted by him.
3. The structural Design and calculations for the proposed work accounting for system analysis as relevant IS code along with Plan shall be submitted before C.C.
4. Janata Insurance Policy shall be submitted.
5. Requisitions of clause as per DCPR 2034 shall be complied with and records of quality of work, verification report, etc. shall be maintained on site till completion of the entire work.
6. Bore well shall be constructed in consultation with H.E./MCGM if required.
7. That the work shall be carried out between 6.00 a.m. to 10.00 p.m. as per circular u/no. CHE/DP/7749/GEN dt.07.06.2016.
8. Information Board shall be displayed showing details of proposed work, name of Owner, Developer, Architect, R.C.C. Consultant etc.
9. Necessary deposit for erection/display of hording or the flex of size m to m for the advertisement of proposal shall be made.
10. That the qualified/registered site supervisor through Architect /structural Engineer shall be appointed.
11. **NOC's Listed below shall be submitted**
 - a. Superintendent of Garden (SG)/ Tree NOC for tree Cutting/ Transplanting.
 - b. SWD department
 - c. PCO
 - d. H.E.
 - e. S.P
 - f. A.E.W.W.
 - g. A.A & C
 - h. S.W.M.
 - i. M & E
 - j. Water trunk main /aqueduct Remarks. A.A.W.W
 - k. MahaNagar Gas
12. That the specific NOC as per Hon'ble Supreme Court of India (SLP Civil no. D-23708/2017) order in dumping ground court case dt. 15.03.2018 shall be submitted from concerned department/SWM department along with guarantee.

B: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C.

1. That the plinth/stilt height shall be got checked by this office staff.



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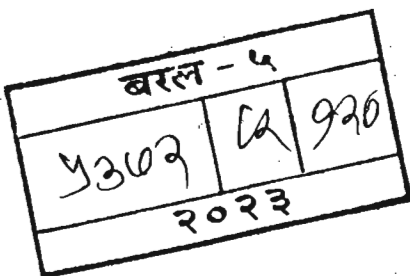
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2. All the payments as intimated by SPA MHADA shall be paid and any other outstanding that may be levied by any other Govt. Dept. if any shall be borne by the Society / Applicant.
3. That the amended Remarks of concerned authorities / empanelled consultants for the approved plan, if differing from the plans submitted for remarks, shall be submitted for : a) S.W.D., b) Roads, c) Sewerage, d) Water Works, e) Tree authority, f) Hydraulic Engineer, g) PCO, h)NOC from Electric Supply Company.
4. That the Material testing report shall be submitted.
5. That the yearly progress report of the work will be submitted by the L.S./Architect
6. That the Civil Aviation NOC from A.A.I. shall be submitted.

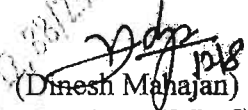
C:GENERAL CONDITIONS TO BE COMPILED BEFORE O.C

1. That the final N.O.C. from MHADA shall be submitted and requirements therein shall be complied with before submission of B.C.C. if applicable.
2. That the low lying plot will be filled up to a reduced level of at least 27.55 M Town Hall Datum or 0.15 m above adjoining road level whichever is higher with murum, earth, boulders etc. and will be leveled, rolled, consolidated and sloped towards road side
3. That the dust bin will be provided.
4. That 3.00 mt. wide paved pathway upto staircase will be provided.
5. That the open spaces as per approval, parking spaces and terrace will be kept open.
6. That the name plate/board showing Plot No., Name of the Bldg. etc. will be displayed at a prominent place.
7. That carriage entrance shall be provided as per design of registered structural engineer and carriage entrance fee shall be paid.
8. That terraces, sanitary blocks, nahanis in kitchen will be made Water proof and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test will be done in presence of licensed plumber.
9. That final N.O.C. from concerned authorities / empanelled consultants for :- a) S.W.D., b) Water Works, c) CFO /Fire Fighting Provisions, d) Tree authority, e) Hydraulic Engineer, f) MHADA / MCGM if any, g) Assessment shall be submitted before occupation.
10. That Structural Engineer's final Stability Certificate along with up to date License copy and R.C.C. design canvas plan shall be submitted.
11. That the separate vertical drain pipe, soil pipe, with a separate gully trap, water main, O.H. Tank, etc. for Maternity Home/Nursing Home, user will be provided and that drainage system or the residential part of the building will not be affected if applicable.
12. That final completion plans shall be submitted for Completion of work on site shall be submitted.

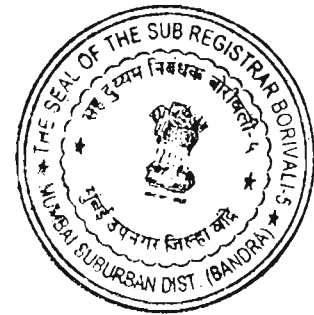
3/7



13. That Site Supervisor certificate for quality of work and completion of the work shall be submitted in prescribed format.
14. That the topmost elevation level of the building certified by Airport Authority of India mentioning that the height of the building is within the permissible limits of Civil Aviation N.O.C. shall be submitted before O.C.C.
15. That the provision of Rain water harvesting as per design prepared by approved consultant in the field shall be made to the satisfaction of concerned authority.
16. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organization/Individuals specialized in this field, as per the list furnished by solid waste management dept. of MCGM shall be provided to the satisfaction of Municipal Commissioner.
17. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift shall be submitted.


(Dinesh Mahajan)

Executive Engineer B.P. Cell (W.S)
Greater Mumbai/ MHADA



बरोल - ५		
५३०२	८३	९२०
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SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.
2. "Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be
 - a. Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be- laid in such street.
 - b. Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.
 - c. Not less than 92 ft.(Town Hall) above Town Hall Datum.
3. Your attention is invited to the provision of Section 152 of the Act where by the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.
4. Your attention is further drawn to the provision about the necessity of submitting occupation certificate with a view to enable the V.P. & C.E.O./ MHADA to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance if necessary.
5. Proposed date of commencement of work should be communicated.
6. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

Attention is drawn to the notes accompanying this Intimation of Approval.

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NOTES

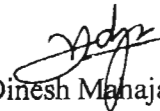
1. The work should not be started unless objections are complied with.
2. A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
3. Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
4. Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
5. Water connection for constructional purpose from MHADA mains shall not be taken without approval from concerned Executive Engineer of Mumbai Board.
6. The owners shall intimate the Hydraulic Engineer or his representative in Wards at least 10 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilized for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
7. The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or Public Street by the owner/ architect /their contractors, etc without obtaining prior permission from the Ward Officer of the area.
8. The work above plinth should not be started before the same is shown to this office Sectional Engineer/Assistant Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimensions.
9. The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
10. All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
11. The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
12. No work should be started unless the existing structures proposed to be demolished are demolished.



-P24

बरल - ५	
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13. The Intimation of Approval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Competent Authorities and in the event of your proceeding with the work either without an intimation about commencing the work or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Approval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be withdrawn.
14. The bottom of the over head storage work above the finished level of the terrace shall not be less than 1.20 Mt. and not more than 1.80 mt.
15. It is to be understood that the foundations must be excavated down to hard soil.
16. The positions of the nahans and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
17. The water arrangement to be carried out in strict accordance with the Municipal requirements.
18. No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the VP/CEO/MHADA.
19. All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbet pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfection each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.
20. No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
21. Louvres should be provided as required by Bye law No. 5 (b)/b. Lintels or Arches should be provided over Door and Windows opening/ c. The drains should be laid as require under Section 234-1(a)/d. The inspection chamber should be plastered inside and outside.
22. All Precautionary safety measures shall be done on construction site while executing the work with prior consultation of appointed structural Engineer & Geo Technical Engineer. Special precaution shall be taken during Excavation & thereafter.


(Dinesh Manojan)

**Executive Engineer B.P. Cell (W.S)
Greater Mumbai/ MHADA**

7/7

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Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-86/1159/2022/CC/1/New

Date : 22 September, 2022

To

Shri. Devshankar choudhary
partner of M/s. APEX INFRA TEC

Office no.408, blue rose
Industrial Estate, Near metro
mall, W.E. Highway, Borivli (E)
mumbai-400 066.

Sub : Proposed Redevelopment of Existing Chawl No. 1 to 4, Known as Rajendra Nagar Shradha CHSL (i.e. Bldg. No.02), on Plot bearing CTS No. 88(pt), 88/7 to 12, 88/23 to 38 of Village Magathane at Rajendra Nagar (Old) MHADA Layout, at Datta Pada Road, Borivli (East), Mumbai - 400066.

Dear Applicant,

With reference to your application dated 13 September, 2022 for development permission and grant of Plinth Commencement Certificate under section 44 & 69 of 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 **Proposed Redevelopment of Existing Chawl No. 1 to 4, Known as Rajendra Nagar Shradha CHSL (i.e. Bldg. No.02), on Plot bearing CTS No. 88(pt), 88/7 to 12, 88/23 to 38 of Village Magathane at Rajendra Nagar (Old) MHADA Layout, at Datta Pada Road, Borivli (East), Mumbai - 400066.**

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref. No. MH/EE/(BP)/GM/MHADA-86/1159/2022/IOA/1/Old dt. 12 August, 2022 and 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.
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 laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate liable to be revoked by the VP & CEO, MHADA 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 VP &

Page 1 of 2



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५३०३	५६९२०	
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CEO, MHADA is contravened or not complied with.

c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant 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 Town Planning Act, 1966.

7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.

8. 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.

VP & CEO / MHADA has appointed Shri. Rupesh M. Totewar Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto 21 September, 2023

Remarks : This C.C is granted upto top of basement i.e ht. 0.15 mt AGL as per approved plan dtd. 12.08.2022.

Copy submitted in favour of information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner R Central Ward MCGM.

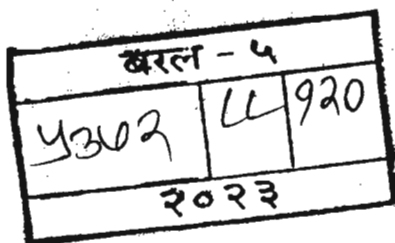
Copy to :-

4. EE Borivali Division / MB.
5. A.E.W.W R Central Ward MCGM.
6. A.A. & C R Central Ward MCGM
7. Architect / LS - Jigar Kishore Nagda.
8. Secretary Rajendra Nagar Shradhha CHSL

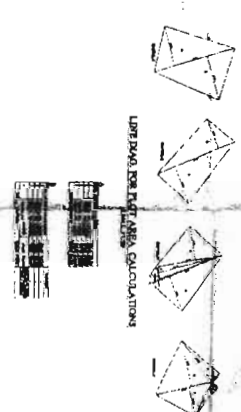


✓
Name : Rupesh
Muralidhar Totewar
Designation : Executive
Engineer
Organization : Personal
Date : 22-Sep-2022 15:

**Executive Engineer / B.P. Cell
Greater Mumbai / MHADA**

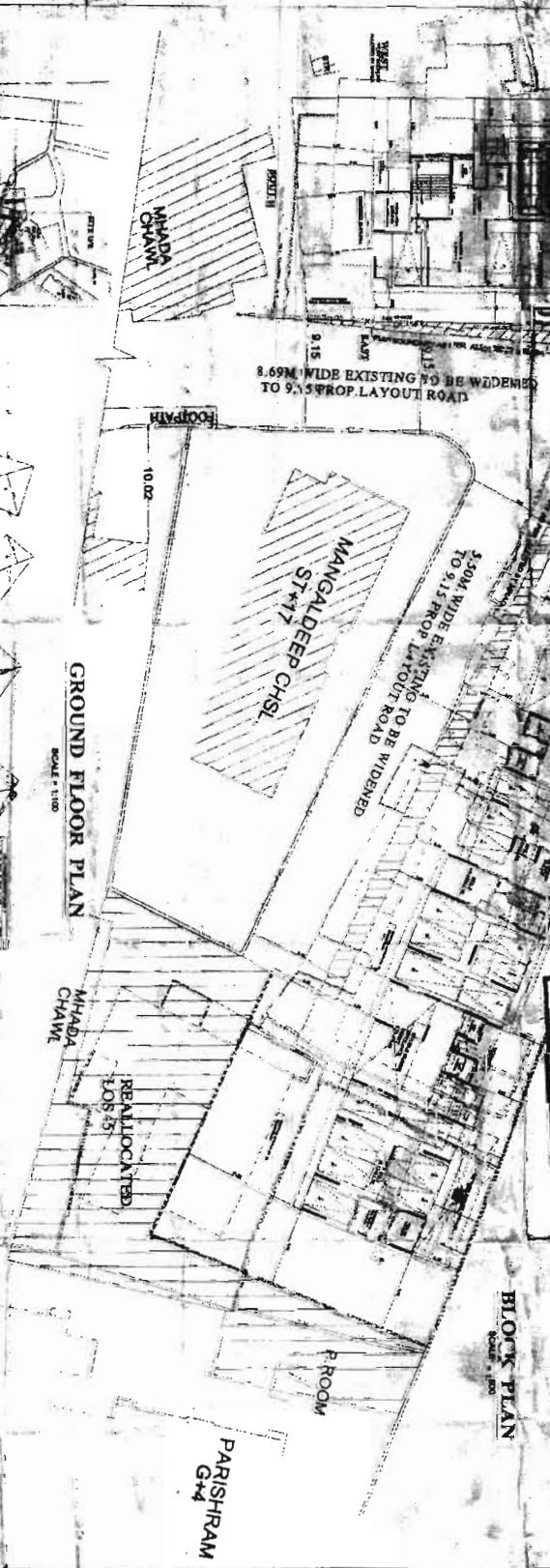


LOCATION PLAN
SCALE = 1:1000



LANDSCAPE ARCHITECTURE CONSULTANTS

GROUND FLOOR PLAN
SCALE = 1:100



8.69M WIDE EXISTING TO BE WIDENED TO 9.15 PROP. LAYOUT ROAD

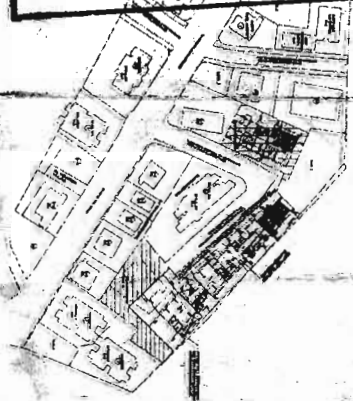
3.50M WIDE EXISTING TO BE WIDENED TO 9.15 PROP. LAYOUT ROAD

MANGAL DEEP CHSL ST-17



बल - ५	
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BLOCK PLAN
SCALE = 1:100



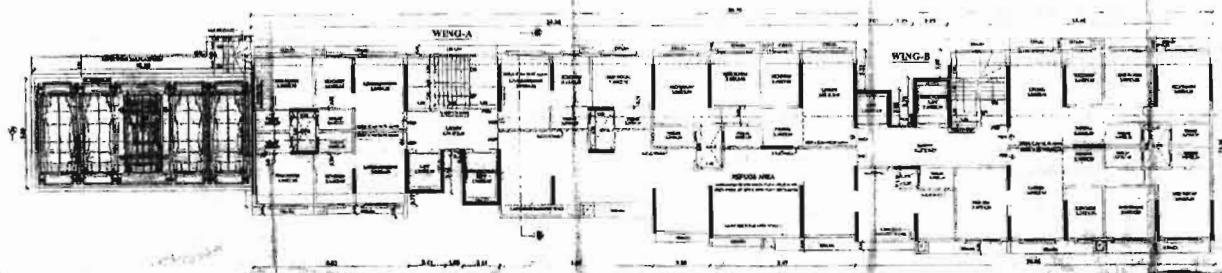
<p>FORM 4</p> <p>REASON FOR APPLICATING FOR THIS PLAN</p> <p>REASON FOR APPLICATING FOR THIS PLAN</p>	<p>REASON FOR APPLICATING FOR THIS PLAN</p> <p>REASON FOR APPLICATING FOR THIS PLAN</p> <p>REASON FOR APPLICATING FOR THIS PLAN</p>
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APPROVED FOR THE MUNICIPAL CORPORATION

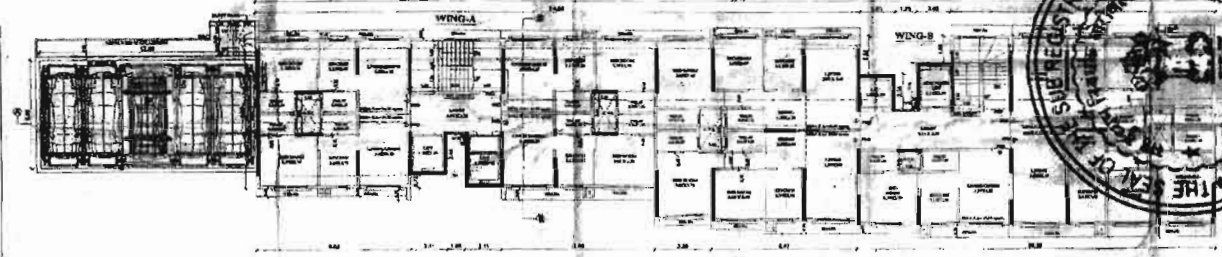
FILE No. _____
 CONSISTENTS FLOOR PLANS & AREA CALCULATIONS
 OF STREET _____



REFUGE FLOOR PLAN (22nd floor)
 SCALE = 1:100



REFUGE FLOOR PLAN (8th & 15th floor)
 SCALE = 1:100



TYPICAL FLOOR PLAN (2nd to 7th, 9th to 14th, 16th to 21st & 23rd floor)
 SCALE = 1:100



REFUGE AREA CALC. (In Sq.mts)
 22ND FLOOR (WING-A & B)

NO.	AREA	NO.	AREA
1	1.20 x 1.20 = 1.44	11	1.20 x 1.20 = 1.44
2	1.20 x 1.20 = 1.44	12	1.20 x 1.20 = 1.44
3	1.20 x 1.20 = 1.44	13	1.20 x 1.20 = 1.44
4	1.20 x 1.20 = 1.44	14	1.20 x 1.20 = 1.44
5	1.20 x 1.20 = 1.44	15	1.20 x 1.20 = 1.44
6	1.20 x 1.20 = 1.44	16	1.20 x 1.20 = 1.44
7	1.20 x 1.20 = 1.44	17	1.20 x 1.20 = 1.44
8	1.20 x 1.20 = 1.44	18	1.20 x 1.20 = 1.44
9	1.20 x 1.20 = 1.44	19	1.20 x 1.20 = 1.44
10	1.20 x 1.20 = 1.44	20	1.20 x 1.20 = 1.44
TOTAL REFUGE AREA = 28.80 sq.mts			

REFUGE AREA STATEMENT

REFUGE AREA TOTAL IN AREA UNDER REFUGE IS:

TOTAL NO. OF REFUGES: _____

TOTAL AREA OF REFUGES: _____

TOTAL AREA OF REFUGES: _____

TOTAL AREA OF REFUGES: _____

TOTAL AREA OF REFUGES: _____

TOTAL AREA OF REFUGES: _____

REFUGE AREA STATEMENT

REFUGE AREA TOTAL IN AREA UNDER REFUGE IS:

TOTAL NO. OF REFUGES: _____

TOTAL AREA OF REFUGES: _____

TOTAL AREA OF REFUGES: _____

TOTAL AREA OF REFUGES: _____

TOTAL AREA OF REFUGES: _____

REFUGE AREA CALC. (In Sq.mts)
 22ND FLOOR (WING-A)

1	1.20 x 1.20 = 1.44
2	1.20 x 1.20 = 1.44
3	1.20 x 1.20 = 1.44
4	1.20 x 1.20 = 1.44
5	1.20 x 1.20 = 1.44
6	1.20 x 1.20 = 1.44
7	1.20 x 1.20 = 1.44
8	1.20 x 1.20 = 1.44
9	1.20 x 1.20 = 1.44
10	1.20 x 1.20 = 1.44
11	1.20 x 1.20 = 1.44
12	1.20 x 1.20 = 1.44
13	1.20 x 1.20 = 1.44
14	1.20 x 1.20 = 1.44
15	1.20 x 1.20 = 1.44
16	1.20 x 1.20 = 1.44
17	1.20 x 1.20 = 1.44
18	1.20 x 1.20 = 1.44
19	1.20 x 1.20 = 1.44
20	1.20 x 1.20 = 1.44
21	1.20 x 1.20 = 1.44
22	1.20 x 1.20 = 1.44
23	1.20 x 1.20 = 1.44
24	1.20 x 1.20 = 1.44
25	1.20 x 1.20 = 1.44
26	1.20 x 1.20 = 1.44
27	1.20 x 1.20 = 1.44
28	1.20 x 1.20 = 1.44
29	1.20 x 1.20 = 1.44
30	1.20 x 1.20 = 1.44
31	1.20 x 1.20 = 1.44
32	1.20 x 1.20 = 1.44
33	1.20 x 1.20 = 1.44
34	1.20 x 1.20 = 1.44
35	1.20 x 1.20 = 1.44
36	1.20 x 1.20 = 1.44
37	1.20 x 1.20 = 1.44
38	1.20 x 1.20 = 1.44
39	1.20 x 1.20 = 1.44
40	1.20 x 1.20 = 1.44
41	1.20 x 1.20 = 1.44
42	1.20 x 1.20 = 1.44
43	1.20 x 1.20 = 1.44
44	1.20 x 1.20 = 1.44
45	1.20 x 1.20 = 1.44
46	1.20 x 1.20 = 1.44
47	1.20 x 1.20 = 1.44
48	1.20 x 1.20 = 1.44
49	1.20 x 1.20 = 1.44
50	1.20 x 1.20 = 1.44
TOTAL REFUGE AREA = 57.60 sq.mts	



FORM-II

SHRADHA SOCIETY

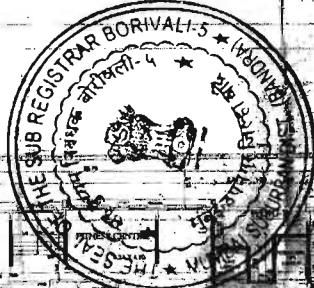
REGISTRAR BORIVALI-5

REGISTRATION NO. _____

DATE OF REGISTRATION: _____

REGISTRAR BORIVALI-5

बाल - 4
 5202 00 990
 2023



FILE No. 5307
CONTENTS OF EXISTING FLOOR PLANS

5307 Pg 920
2023

OPEN PLOT



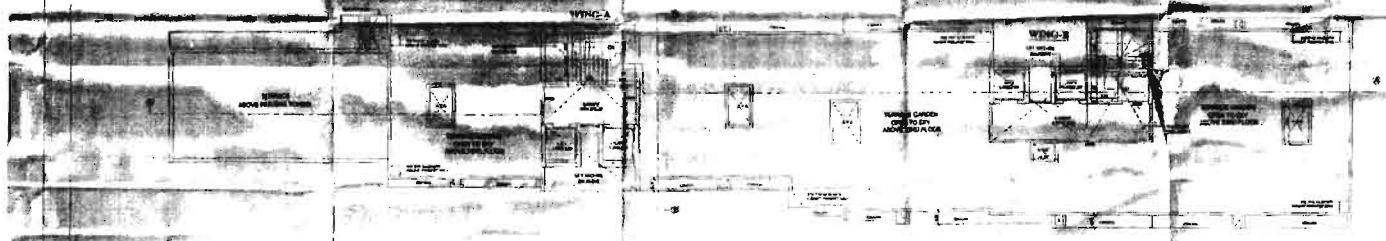
PLOT BOUNDARY AS PER ALLOTTED BY MHADA

5.50M WIDE EXISTING TO BE WIDENED TO 9.13 PROP LAYOUT ROAD

MANGALDEEP CHSL ST-17

REALLOCATED LOS-5

1ST FLOOR PLAN
SCALE = 1:100



TERRACE FLOOR PLAN
SCALE = 1:100

FORM-II
STATEMENT OF WORKS AND PARTICULARS
FOR THE CONSTRUCTION OF BUILDINGS, INCLUDING ALL NECESSARY AS PER THE
APPLICABLE LAWS AND REGULATIONS, INCLUDING THE PROVISION OF ALL NECESSARY
SERVICES AND UTILITIES TO THE BUILDING AS PER THE REQUIREMENTS OF THE
APPLICABLE LAWS AND REGULATIONS.

NAME OF THE SOCIETY	SHRADHA SOCIETY MANGALDEEP CHSL, ST-17
NAME OF ARCHITECT	
NAME OF ENGINEER	
NAME OF ARCHITECTURAL CONSULTANT	
NAME OF ARCHITECTURAL CONSULTANT'S FIRM	
NAME OF ARCHITECTURAL CONSULTANT'S FIRM	
NAME OF ARCHITECTURAL CONSULTANT'S FIRM	

DATE OF PREPARATION OF THIS PLAN: _____
DATE OF PREPARATION OF THIS PLAN: _____

APPROVED BY ARCHITECT: _____
APPROVED BY ARCHITECT: _____

APPROVED BY ENGINEER: _____
APPROVED BY ENGINEER: _____

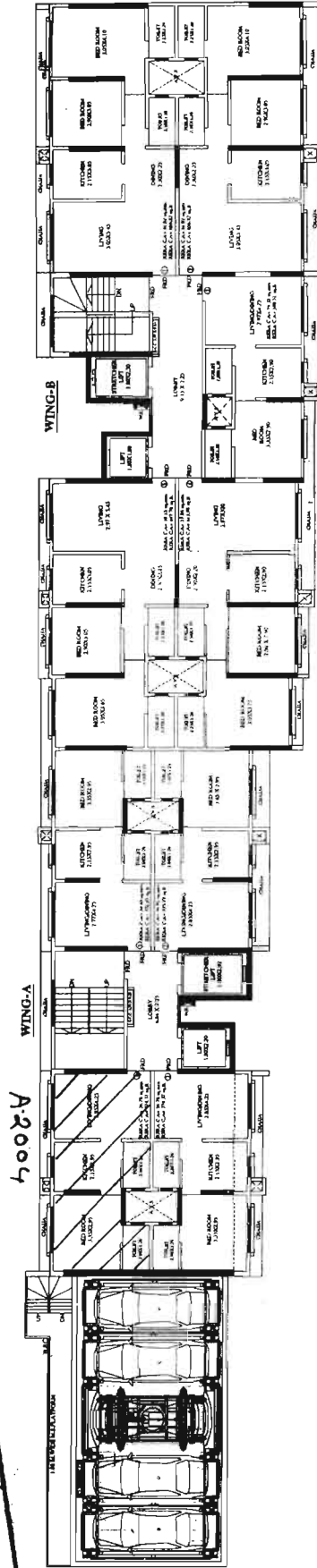
APPROVED BY ARCHITECTURAL CONSULTANT: _____
APPROVED BY ARCHITECTURAL CONSULTANT: _____

Blessed Jayshree P. Modi



Apex Green Wood - Building No 2.

बरल - ५		
५३०३	२	९२०
२०२३		



TYPICAL FLOOR PLAN (2nd to 7th, 9th to 14th, 16th to 21st & 23rd floor)

Apex Green Wood
 Jayshree P. Modi

388/1898

पावती

Original/Duplicate

Monday, January 30, 2023

नोंदणी क्र.: 39M

11:39 AM

Regn.: 39M

पावती क्र.: 2000 दिनांक: 30/01/2023

गावाचे नाव: मागाठाणे

दस्तऐवजाचा अनुक्रमांक: बरल-5-1898-2023

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मेसर्स अपेक्स इन्फ्राटेक चे भागीदार देवशंकर चौधरी

नोंदणी फी रु. 100.00
दस्त हाताळणी फी रु. 400.00
पृष्ठांची संख्या: 20

एकूण: रु. 500.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
11:57 AM ह्या वेळेस मिळेल.

सह कुर्ने का-बोरीवली 5

बाजार मूल्य: रु. 1/-

मोबदला रु. 0/-

मरलेले मुद्रांक शुल्क : रु. 500/-

सह दुय्यम निबंधक बोरीवली क्र. ५,
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु. 400/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2801202302161 दिनांक: 28/01/2023

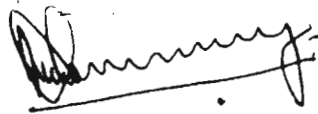
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH014434818202223E दिनांक: 28/01/2023

बँकेचे नाव व पत्ता:

बरल - ५	
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२०२३	



३०/१/२०२३

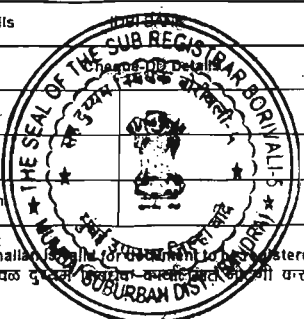


BORIVALI-5

Delivery Date: 30/01/2023

CHALLAN
MTR Form Number-6

GRN	MH01443481820223E	BARCODE	[Barcode]		Date	28/01/2023-17:02:22	Form ID	48(f)
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)	ABVFA4679D			
Office Name BRL5_JT SUB REGISTRAR BORIVALI 5				Full Name	APEX INFRA TEC			
Location MUMBAI				Flat/Block No.	Chawl Nos. 1 to 4 bearing C. T. S. No. 88 (part).			
Year 2022-2023 One Time				Premises/Building	88/7 to 12, 88/23 to 38.			
Account Head Details		Amount in Rs.		Road/Street	Village Magathane, Taluka Borivali, Mauje Magathane Village, Rajendra Nagar			
0030045501 Stamp Duty		500.00		Area/Locality	Borivali East, Mumbai			
0030063301 Registration Fee		100.00		Town/City/District				
				PIN	4 0 9 0 6 6			
				Remarks (If Any)	SecondPartyName=JAGDISH BABU SALIAN AND OTHERS-			
				Amount in	Six Hundred Rupees Only			
Total				600.00	Words			
Payment Details				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref No.	69103332023012815464	2789891292	
Cheque/DD No.				Bank Date	RBI Date	28/01/2023-17:03:41	Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		



Department ID : _____ Mobile No : 0000000000
 NOTE:- This challan is valid for document registration in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दस्तावेजों के पंजीयन के लिए ही कर्षाययाच्या दस्तावेजासाठी लागू आहे. नोंदणी न कर्षाययाच्या दस्तावेजासाठी सदर चलन लागू नाही.

[Handwritten signatures]
 Bakul N. Shah

वरत - ५
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वरत - ५
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CHALLAN
MTR Form Number-6

GRN	MH014434818202223E	BARCODE	Date 28/01/2023-17:02:22		Form ID	48(f)
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)				
Office Name	BRL5_JT SUB REGISTRAR BORIVALI 5	PAN No.(If Applicable)	ABVFA4679D			
Location	MUMBAI	Full Name	APEX INFRATEC			
Year	2022-2023 One Time	Flat/Block No.	Chawl Nos. 1 to 4 bearing C. T. S. No. 88 (part),			
Account Head Details	Amount in Rs.	Premises/Building	88/7 to 12, 88/23 to 38.			
0030045501 Stamp Duty	500.00	Road/Street	Village Magathane, Taluka Borivali, Mauje Magathane Village, Rajendra Nagar			
0030063301 Registration Fee	100.00	Area/Locality	Borivali East, Mumbai			
		Town/City/District				
		PIN	4 0 0 0 6 6			
Remarks (If Any)		SecondPartyName=JAGDISH MAJU SUB REGISTRAR BORIVALI 5				
Amount in Words		Six Hundred Rupees Only				
600.00						
Payment Details	IDBI BANK	FOR USE IN RESERVE BANK				
Cheque-DD Details		Bank CIN	Rel. No.	89103332023012815464 2789891292		
Cheque/DD No.		Bank Date	RBI Date	28/01/2023-17:03:41 Not Verified with RBI		
Name of Bank		Bank-Branch	IDBI BANK			
Name of Branch		Scroll No. . Date	Not Verified with Scroll			

Department ID: 0000000000
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सद्यः चलन केवल दृश्य निबंधक कार्यालय नोंदणी कारवायाच्या दस्तावेजातील लागू आहे. नोंदणी न करायल्याच्या दस्तावेजातील सद्यः चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Defid	Defacement Amount
1	(IS)-388-1898	0007170515202223	30/01/2023-11:39:10	IGR194	100.00
2	(IS)-388-1898	0007170515202223	30/01/2023-11:39:10	ISR194	500.00
Total Defacement Amount					600.00

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वरल - ५
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वरल - ५
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कोरा कागद



वरल - ५		
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वरल - ५		
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Document **H**andling **C**harges
Inspector General of Registration & Stamps

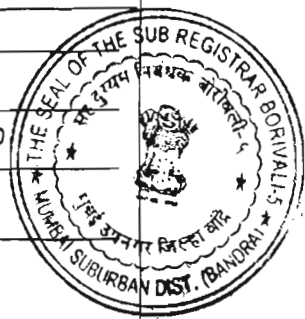
Receipt of Document Handling Charges

PRN	2801202302161	Receipt Date	30/01/2023
Received from APEX INFRATEC, Mobile number 0000000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 1898 dated 30/01/2023 at the Sub Registrar office Joint R. Borivali 5 of the District Mumbai Sub-urban District.			

DEFACED
₹ 400
DEFACED

Payment Details

Bank Name	IBKL	Payment Date	28/01/2023
Bank CIN	10004152023012801989	REF No.	2813414300
Deface No	2801202302161D	Deface Date	30/01/2023



This is computer generated receipt, hence no signature is required.



वरल - ५
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वरल - ५
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कोरा कागद



बरल - ५		
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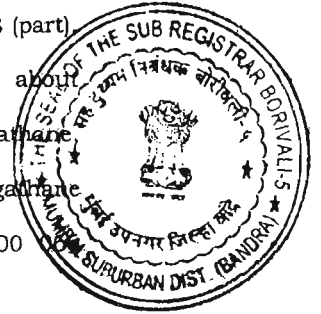


बरल - ५		
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SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENT SHALL COME We, (1) MR. DEVSHANKAR CHAUDHARY, aged about 52 years, and (2) MR. PARAG B. SHAH, aged about 45 years, and (3) MR. VIRAG PRAVINCHANDRA KOTHARI, aged about 34 years, all are Partners of M/S. APEX INFRATEC, a Partnership firm, registered under the provisions of Indian Partnership Act, 1932, having Pan No.ABVFA4679D, and having its registered office at Office No.408, Blue Rose Industrial Estate, Near Metro Mall, Western Express Highway, Borivali (East), Mumbai No. 400 066, SEND GREETINGS;

WHEREAS by way of Development Agreement dated 7th day of October 2021, we have acquired Development right of the society i.e. RAJENDRA NAGAR SHRADHA CO-OP. HSG. SOC. LTD., (hereinafter referred to as "the said Society") lying on the property being Chawl Nos: 1 to 4 bearing C. T. S. No. 88 (part) 88/7 to 12, 88/23 to 38, admeasuring in aggregate about 1315.07 square meters or thereabouts of Village Magathane Taluka Borivali, lying and being situated at Mauje Magathane Village, Rajendra Nagar, Borivali (East), Mumbai - 400 (hereinafter referred to as "the said Property").



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V.R. Kothari

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Parag B. Shah



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बरा - ५		
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AND WHEREAS due to pre occupation and other personal difficulties now we hereby appoint, nominate, constitute and authorize (1) **MR. JAGDISH BABU SALIAN**, aged about 59 years, having address at Flat No. D/604, Gokul Vihar - 1, Near Cambridge School, Kandivali (East), Mumbai - 400 101 and (2) **MR. BAKUL NATWARLAL SHAH**, aged about 57 years, having address at Flat No. B/33, 3rd Floor, Sumati Nagar, S.V. Road, Near East-West Flyover, Kandivali (East), Mumbai - 400 067, both are adults Indian inhabitants of Mumbai, as our true and lawful attorney to do the following act, deeds, things and matters for the following purpose, in our name and on our behalf either jointly or severally.

NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT

We, (1) **MR. DEVSHANKAR CHAUDHARY**, aged about 52 years, and (2) **MR. PARAG B. SHAH**, aged about 45 years, and (3) **MR. PARAG PRAVINCHANDRA KOTHARI**, aged about 34 years, partners of **M/S. APEX INFRATEC**, do hereby nominate, constitute and appoint the said (1) **MR. JAGDISH BABU SALIAN**, aged about 59 years, and (2) **MR. BAKUL NATWARLAL SHAH**, aged about 57 years, (hereinafter referred to as "**our said Attorney**") to be our true and lawful attorney for us in our name and on our behalf either jointly or severally to do or cause to be



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 Bakul N. Shah

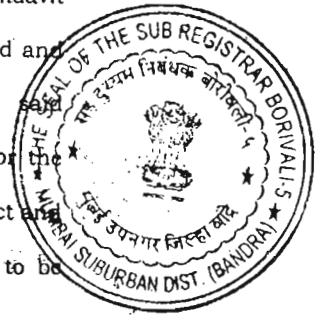


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वरल - ५		
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done the following acts, deeds, matters and things in respect of said Property und said Society that is to say:

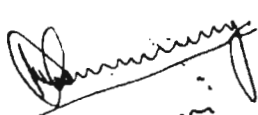
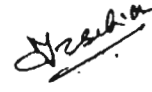
- To appear before the Sub-Registrar of Assurance at Mumbai, Borivali and Goregaon or any other Sub Registrar office for Registration of any Documents/ Deed and to appear, to represent, to admit and to lodge for registration of Agreement for Sale, Sale Deed, Agreement for Alternate Accommodation, Agreement, Deed of Transfer, Cancellation Deed, Deed of Rectification, Consent Term, Consent Decree, Release Deed, Surrender Deed, Deed of Indemnity Bond, Affidavit, Affidavit Cum Indemnity Bond, Undertaking and any other Deed and documents executed by us/me in respect of the said Property/Society and any other relevant documents for the purpose of Registration under the Indian Registration Act and to admit execution thereof and to get the documents to be duly registered.



AND WE DO HEREBY for our self, our heirs, executors and administrators agree to ratify and confirm all and whatsoever our said Attorney shall or purport to do or cause to be done by virtue of these presents.

बदल - ५		
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IN WITNESS WHEREOF we have hereunto set our hand at this 30th day of January 2023.


V. P. Kadam

Bakul. N. Shah

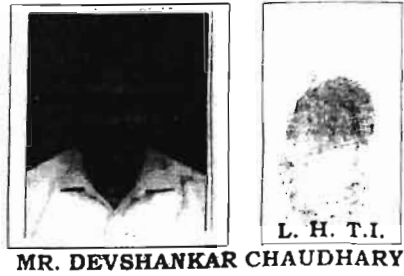


बदल - ५		
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SCHEDULE OF THE SAID PROPERTY ABOVE REFERRED

ALL THAT pieces and parcels of land being Chawl Nos. 1 to 4 bearing C. T. S. No. 88 (part), 88/7 to 12, 88/23 to 38, admeasuring in aggregate about 1315.07 square meters or thereabouts of Village Magathane, Taluka Borivali, lying and being situated at Mauje Magathane Village, Rajendra Nagar, Borivali (East), Mumbai - 400 066, in the Registration and Sub-District of Mumbai District of Mumbai City and Mumbai Suburban.

SIGNED SEALED AND DELIVERED BY THE }
Within named "**THE EXECUTANTS**" }
M/S. APEX INFRA TEC }
Represented Through its Partners }

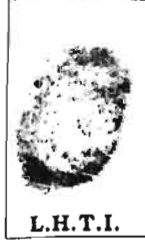
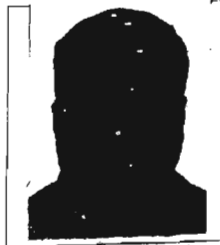


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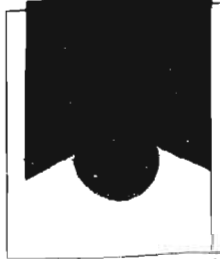




L.H.T.I.

MR. PARAG B. SHAH

Parag B. Shah



L.H.T.I.

MR. VIRAG PRAVINCHANDRA KOTHARI

V. P. Kothari

In the presence of:

1. *Ravi*
2. *RR Mayya*



बरत - ५		
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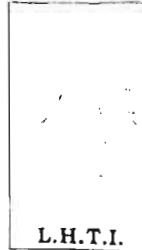
बरत - ५		
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SIGNED SEALED AND DELIVERED

By the withinnamed the Attorney Holders and
Acceptance



MR. JAGDISH BABU SALIAN



MR. BAKUL NATWARLAL SHAH

In the presence of :

1. *Perin*
2. *RRmayya*

Handwritten signature

Bakul. N. Shah.



वरल - ५		
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वरल - ५		
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महानगर टेलीफोन निगम लिमिटेड, मुंबई
MAHANAGAR TELEPHONE NIGAM LIMITED, MUMBAI

टेलीफोन बिल सह कर वसुली / Telephone Bill cum Tax Invoice

3rd Floor, Telephone House, 3rd Ring, Dadar (West), Mumbai - 400028 GSTIN No. 27AAAGM082R123

<p>Name and address : B.No: 43306/80715 P51N UP MS APEX INFRA TEC OFFICE NO.408 BLUE ROSE INDUSTRIAL ESTATE NEAR METRO MALL W.E.HIGHWAY BORIVALI-EAST MUMBAI 400086</p> <p>Institn Address : OFFICE NO.408 BLUE ROSE INDUSTRIAL ESTATE NEAR METRO MALL W.E.HIGHWAY BORIVALI-EAST MUMBAI 400086 MAHARASHTRA</p> <p>SUBSCRIBER'S GST/UIN : Original for Recipient Reverse Charge is not Applicable</p>	<p>भाग को भिजे गया / नाम जोर पता : मूळभागी (ग्राहक) मूळभागी (ग्राहक) मूळभागी (ग्राहक) मूळभागी (ग्राहक) मूळभागी (ग्राहक)</p>	<p>GSTN No : 27AAAGM082R123</p>
	<p>बिल कालावधि Billing Period</p> <p>01/11/2022 to 30/11/2022</p>	<p>अंतिम दिनांक Due Date</p> <p>02/01/2023</p>
	<p>देय राशि Amount Payable</p> <p>101.00</p>	

टेलीफोन नं. Telephone No	घाटक खाता क्रमांक C.A. No	बिल नं. Bill No	बिल तिथि/व. Bill Date	श्रेणी कोड Category Code	मुलक योजना Tariff Plan	ग्रुप कोड Group Code	ब्रॉडबैंड मुलक योजना Broadband Tariff Plan
28542244	2090503787	MLCB2093530476	12/12/2022	NON-OYT GENERAL	Only Incoming 179		

प्रारंभिक मीटर रीडिंग Opening Meter Reading	अंतिम मीटर रीडिंग Closing Meter Reading	मीटर कॉल Meter Calls	डेबिट कॉल Debit Calls	क्रेडिट कॉल Credit Calls	फ्री कॉल Free Calls	नेट कॉल देयक Net Calls Chargeable
3136	3136	0	0	0	0	0

Remarks

Refundable Deposit 600.00

Other Credit Details

Charge_desc	From dt.	Amount
REBATES ON SERVICE CHRG	04/11/2022	99.50
E-PAYMENT DISCOUNT-CA	01/11/2022	5.00
Outstanding Bill		
Bill no	8111-45	Amount
209348099	12/11/2022	211

Digitally signed by Hemant Subramanian DGM (CSMS)

वर्तमान मुलक (विवरण) Current Charges Details		राशि (रुपये) Amount (Rs.)
मासिक सेवा मुलक	Monthly Service Charges	179.00
फोन मुलक	Call Charges	0.00
ब्रॉडबैंड मासिक सेवा मुलक	Broadband Monthly Service Charges	0.00
ब्रॉडबैंड यूजर्स मुलक	Broadband Usage Charges	0.00
मासिक सी पी ई सेवा मुलक	Monthly CPE Services Charges	0.00
अन्य टैक्सोबल डेबिट	Other Taxable Debts	0.00
अन्य टैक्सोबल क्रेडिट	Other Taxable Credit	89.50
कुल कर योग्य मुलक	Total Taxable Value	89.50
सी जी एल टी 0%	CGST @ 0%	8.08
एस जी एल टी 0%	SGST @ 0%	8.08
कुल राशि	Gross Amount	105.62
अन्य नॉन टैक्सोबल डेबिट	Other Non Taxable Debt	0.00
अन्य नॉन टैक्सोबल क्रेडिट	Other Non Taxable Credit	5.00
कुल डेट पायबल देयक रकम	Total Payable by due date for this bill	101.00

Surcharge of Rs. 10/- will be charged in the next bill if paid after due date.

• E & O • Correctness of GST Number may be verified. Deposit Balance is subject to verification.

Consolidated stamp duty paid by Mudrank order No.CSD/27/2019/6328 Dt. 27/12/2019.

Customers are requested to visit www.mtnl.com for tariff details.

Visit <https://billcare.mtnl.net/in/enachindia> for registration of NACH Mandate and visit <https://billcare.mtnl.net/assets/van.pdf> for guidelines to pay bills using Virtual Account Number.

For fault booking customers are requested to visit http://www.mtnl.com/faq/faq_customer_care/look-look-complaint

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E-Invoice QR Code

Mahanagar Telephone Nigam Limited, Mumbai

C.A. No	Bill No	Due date	Amount Payable
2090503787	MLCB2093530476	02/01/2023	101.00
Telephone No.	Bill Period	Bill Date	
28542244	01/11/2022 To 30/11/2022	12/12/2022	

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 2023

वरल - 4
 9303 904 930
 2023

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH02 20120061106 DOI: 08-10-2012
 Valid Till: 23-01-2028 (NT)

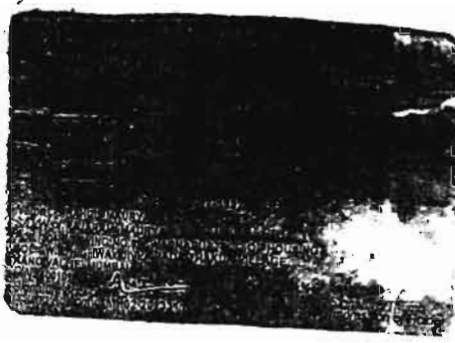
DLD: 28-12-2017
 AUTHORIZATION TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA
 COV: DDI
 LMV: 08-10-2012
 MCWG: 08-10-2012

DOB: 24-01-1978 BG

Name: RAJESH KUMAR MAURYA
 S:DAY of RAJENDRA PRASAD MAURYA
 AOT: A/75, DATTANI PARK BLDG NO 2
 W.E. HIGHWAY KANDIVALI (E) MUMBAI
 MUMBAI
 PIN: 400101
 Signature & ID of Issuing Authority: MH02

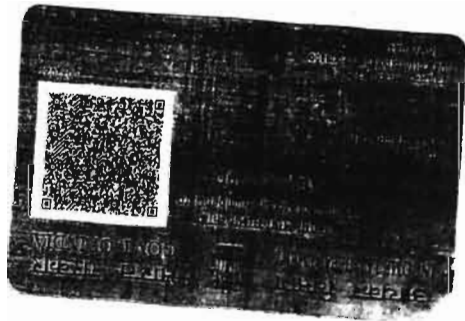
FORM 7
 RULE 18 (7)

Signature/Thumb Impression of Holder



Rajesh

RRmaurya



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बरल - ५		
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बरल - ५		
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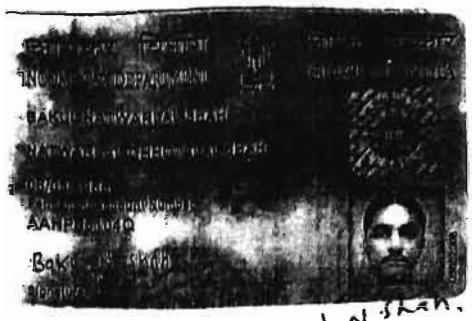
आयकर विभाग
INCOME TAX DEPARTMENT
 DEVSHANKAR CHAUDHARY
 SUSAR CHAUDHARY
 12/11/1970
 Reimbursement Account Number
 AD1FC0827F

भारत सरकार
GOV. OF INDIA



Handwritten signature

भारत सरकार
 Government of India
 Unique Identification Authority of India
 5942 7402 6319
 नोंदविण्याचा क्रमांक / Enrollment No 1218/62937/03331



Bakul. N. Shan.



भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/62937/03331

To:
 बकुल नटवताल शाह
 Bakul Natwatal Shah
 B-33, 3rd Floor, Sumati Nagar
 S. V. Road
 Near East-West Flyover
 Mumbai
 Kandivali West Mumbai
 Maharashtra 400067
 594274026319

51584 / 51754 / P



SH370520482FT



भारत सरकार
 Government of India
 Unique Identification Authority of India
 Address:
 5942 7402 6319
 नोंदविण्याचा क्रमांक / Enrollment No 1218/62937/03331

आपला आधार क्रमांक / Your Aadhaar No. :

6493 2252 1797

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India



बकुल नटवताल शाह
 Bakul Natwatal Shah
 जन्म तारीख / DOB - 06/03/1965
 पुरुष / Male



6493 2252 1797

आधार - सामान्य माणसाचा अधिकार

Bakul. N. Shan.



वरत - ५		
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भारत सरकार
GOVT. OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT

VIRAG PRAVINCHANDRA KOTHARI

PRAVINCHANDRA MANILAL KOTHARI

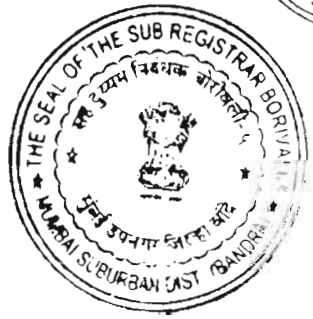
91/10/1988

Account Number

ATEPK0024F

खरल - ५		
9002	99	20
२०२३		

खरल - ५		
5302	904	920
२०२३		



आयुक्त विभाग
 PANDIT SHAR
 BIRINGHNDRA TRAMBARKI
 BACPS 011A
 Signature



भारत सरकार
 Government of India

Signature

आपका कनाक / Your No
 4212 5335 5597



आपका कनाक / Your No

4212 5335 5597

- आम आदमी का अधिकार



भारत सरकार
 Government of India
 परगु बिप्राता सेवक
 परगु बिप्राता सेवक
 पुरात / Male

4212 5335 5597

- आम आदमी का अधिकार

Signature



बरत - ५		
५३७२	१०९	१२०
२०२३		



बरत - ५		
१७६६	१६	२०
२०२३		

भारत सरकार
Government of India



Kohari Virag Pravinchandra
Date of Birth/DOB: 01/10/1988
Male/ MALE

2530 1335 7374
VID: 9154 7206 2629 5714
गोरा भाण्डार, भेरी परतमान


Handwritten signature

भारत सरकार
Unique Identification Authority of India
GOVERNMENT OF INDIA

सोदणी क्रमांक / Enrollment No: 1218/17741/0405

भारतीय अतिरिक्त पहचान प्राधिकरण
Unique Identification Authority of India


Address:
Manek Apartment #01, Jagrath Plot Street
No 5-12, Near Jagrath Temple, Yagnik Road,
Rajkot, Rajkot
Gujarat - 360001



2530 1335 7374
VID: 9154 7206 2629 5714

अपनी पहचान
अपनी आवाज
2004, Gulab Nagar
Near Cambridge School
Thakur Complex
Kandivali East
Mumbai
Maharashtra - 400075

Ref. No: 00317290-00053068-00057564




UBI031385956IN

आपका आधा / Your Aadhaar No

7948 8015 6439

आयकर विभाग
INCOME TAX DEPARTMENT
SALIAN JAGDISH BABU
BABU KORAGA SALIAN
11/06/1963
ATXP53582R

भारत सरकार
GOVT OF INDIA




Handwritten signature

भारत सरकार
GOVERNMENT OF INDIA

जगदीश बाबू सायल
Jagdish Babu
जन्म दिनांक / Date of Birth: 11/06/1963
पहचान / ID: ATXP53582R

7948 8015 6439

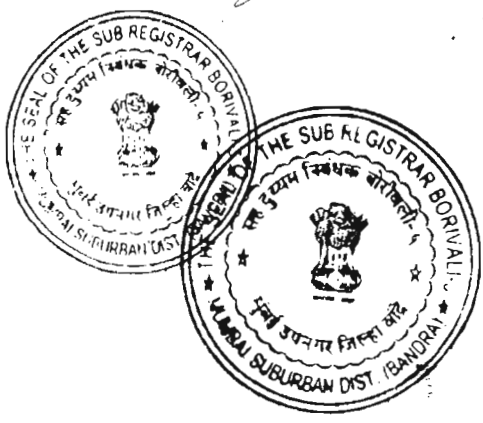


आधा - सामान्य माणसाचा अधिकार

Handwritten signature

बरल - ५		
१८८८	१०	२०
२०२३		

बरल - ५		
५३०३	११०	१२०
२०२३		



Summary I (GoshwaraBhag-1)

388/1898

गोमवार 30 जानेवारी 2023 11 39 म.पू.

दस्त गोमवार भाग-1

बरल-5

9C

दस्त क्रमांक: 1898/2023

दस्त क्रमांक बरल-5/1898/2023

बाजार मूल्य रु. 01/-

गोबदला रु. 00/-

भरलेले मुद्रांक शुल्क रु. 500/-

दु. नि. मह. दु. नि. बरल-5 यांचे कार्यालयान्त
अ. क्र. 1898 वर दि. 30-01-2023
गेजी 11.36 म.पू. वा हजर केला

पावती: 2000

पावती दिनांक: 30/01/2023

गादर करणाराचे नाव: मेसर्स अपेक्स इन्फ्राटेक चे भागीदार
देवशांकर चौधरी

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

दस्त हजर करणाऱ्याची मही

एकूण: 500.00

मह. दु. नि. का-बोरीवली 5

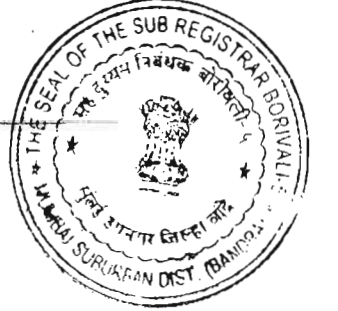
मह. दु. नि. का-बोरीवली 5

दस्ताचा प्रकार कुलमुख्यालय

मुद्रांक शुल्क: a जेव्हा तो परिप्लवाय देण्यात आलेला असून त्यामुळे कोणतीही म्हावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिफ्टा क्र. 1 30 / 01 / 2023 11 : 36 : 07 AM ची वेळ: (सादरीकरण)

शिफ्टा क्र. 2 30 / 01 / 2023 11 : 37 : 25 AM ची वेळ: (फी)

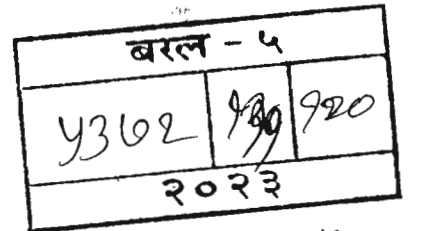


प्रतिज्ञापत्र

* मदार दस्तऐवज हा नोंदणी करण्यात आलेल्या अंतर्गत असावे
* एतदनुसार नोंदणीस दाखल केलेला आहे. * दस्तावेज खरेदी
* नजक, नियंत्रक व्यक्ती, सक्षीकर व सोबत जोडलेल्या
* कागदपत्रांची संपुष्टात नसावी आहे. * दस्तऐवजी सत्य, वैध
* कायदेशीर याचीसाठी दस्त लिखांक व कपड्यावरच हे नोंदणी
* नबाबदार राहतील.

साहज देणारे:

Bakul N. Shah.





30/01/2023 11:44:25 AM

दस्ता गोचारा भाग-2

बरत-5
दस्ता क्रमांक: 1898/2023

दस्ता क्रमांक : बरत-5/1898/2023
दस्ताचा प्रकार :- कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: जगदीश बाबू सातिपन पत्ता: प्लॉट नं: प्लॉट नं डी/604, माळा नं: -, इमारतीचे नाव: गोकुळ विहार 1, ब्लॉक नं: केव्हाज शाळेजवळ, रोड नं: कादिवली (पूर्व), मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर: ATXPS3582R	पॉवर ऑफ अर्तीनी होल्डर वय :- 59 स्वाक्षरी:-		
2	नाव: बकुल नटरलास शाह पत्ता: प्लॉट नं: प्लॉट नं. बी/33, माळा नं: 3रा मजला, इमारतीचे नाव: सुमती नगर, ब्लॉक नं: एस.व्ही. रोड, पूर्व-पश्चिम उड्डाणपुलाजवळ, रोड नं: कादिवली (पूर्व), मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर: AAHPS6104Q	पॉवर ऑफ अर्तीनी होल्डर वय :- 57 स्वाक्षरी:-		
3	नाव: मेसर्स अपेक्स इन्फ्राटेक चे भागीदार देवशंकर चौधरी पत्ता: प्लॉट नं: ऑफिस नं. 408, माळा नं: -, इमारतीचे नाव: ब्लू रोज इंडस्ट्रियल इस्टेट, ब्लॉक नं: मेट्रो मॉल जवळ, वेस्टर्न एक्सप्रेस हायवे, रोड नं: बोरिवली (पूर्व), मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर: ABVFA4679D	कुलमुखत्यार देणार वय :- 52 स्वाक्षरी:-		
4	नाव: मेसर्स अपेक्स इन्फ्राटेक चे भागीदार पराग बी शाह पत्ता: प्लॉट नं: ऑफिस नं. 408, माळा नं: -, इमारतीचे नाव: ब्लू रोज इंडस्ट्रियल इस्टेट, ब्लॉक नं: मेट्रो मॉल जवळ, वेस्टर्न एक्सप्रेस हायवे, रोड नं: बोरिवली (पूर्व), मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर: ABVFA4679D	कुलमुखत्यार देणार. वय :- 45 स्वाक्षरी:-		
5	नाव: मेसर्स अपेक्स इन्फ्राटेक चे भागीदार विराग प्रवीणचंद्र कोठारी पत्ता: प्लॉट नं: ऑफिस नं. 408, माळा नं: -, इमारतीचे नाव: ब्लू रोज इंडस्ट्रियल इस्टेट, ब्लॉक नं: मेट्रो मॉल जवळ, वेस्टर्न एक्सप्रेस हायवे, रोड नं: बोरिवली (पूर्व), मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर: ABVFA4679D	कुलमुखत्यार देणार वय :- 34 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा बस ऐकव करून दित्याचे कबूल करतात.
शिक्का क्र.3 ची वेळ: 30 / 01 / 2023 11 : 40 : 58 AM

ओळख :-
खातीत इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-याना व्यक्तीशः ओळखतात. व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: राहुत अर मोर्या वय: 29 पत्ता: ऑफिस नं. 4, तळमजला, आशो-पालव, मॅकडोनाल्डच्या पुढे, एस. व्ही. रोड, तिरुमाला शोरूम समोर, बोरिवली पश्चिम, मुंबई पिन कोड: 400092		
2	नाव: राजेश अर मोर्या वय: 43 पत्ता: ऑफिस नं. 4, तळमजला, आशो-पालव, मॅकडोनाल्डच्या पुढे, एस. व्ही. रोड, तिरुमाला शोरूम समोर, बोरिवली पश्चिम, मुंबई पिन कोड: 400092		

शिक्का क्र.4 ची वेळ: 30 / 01 / 2023 11 : 41 : 49 AM

शिक्का क्र.5 ची वेळ: 30 / 01 / 2023 11 : 42 : 39 AM नोंदणी पुस्तक 4 मध्ये

सह द. नि. को. बोरिवली 5

Payment Details.

sr.	Purchaser	Type	Verifi. Code no/Vendor	GRN/Licence	Amount	Mode	Document Number	Deface Date
1	APEX INFRATEC	eChallan	69103332023012815464	MH014434818202223E	500.00	SD	0007170515202223	30/01/2023
2		DHC		2801202302161	400	RF	2801202302161D	30/01/2023
3	APEX INFRATEC	eChallan		MH014434818202223E	100	RF	0007170515202223	30/01/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charge]

1898 / 2023

1. Verify Scanned Document for correctness. (4 pages on a side) printout after registration.
2. Get print immediately after registration.
For feedback, please write to us at feedback@subregistrar.gov.in

बरत - 5

4362	992	920
२०२३		



बरत - ५		
१८८	२०	२०
२०२३		

प्रकथित कारणात वेढे वी, वर
दस्तावळी रकम.....२०.....बने वकीर

सह दुय्यम निबंधक बोरोवली क्र. ५
मुंबई उपनगर जिल्हा वॉरे



बरत-५/ १८८ / २०२३
पुस्तक क्रमांक १, क्रमांक..... वर
नोंदला 3 0 JAN 2023
दिनांक :

(डी. वी. चव्हाण)
सह दुय्यम निबंधक बोरोवली क्र. ५
मुंबई उपनगर, जिल्हा वॉरे



बरत - ५		
५३६२	११३	१२०
२०२३		

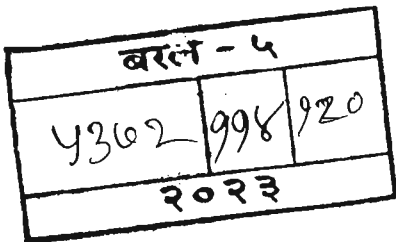
घोषणा पत्र

मी, श्री.जगदीश बाबू सालियन, याद्वारे घोषित करतो की, दुय्यम निबंधक बोरिवली, यांचे कार्यालयात "करारनामा/पर्यायी जागेचा करार" या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. मेसर्स. एपेक्स इन्फ्राटेक, यांनी दि.30/01/2023 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबादल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

दिनांक :- 29 / 03 / 2023

J. Salian

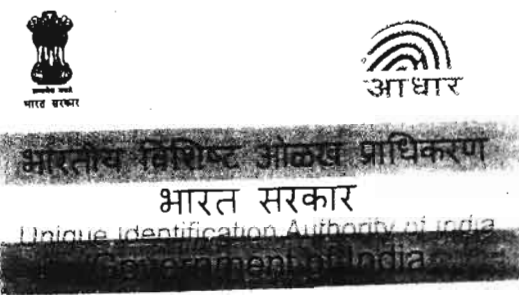
कुलमुखत्यारपत्रधारकाचे नाव व सही





Jayshree P. Modi

Kalpesh



नोटविण्याचा क्रमांक / Enrollment No.: 1325/12707/48978

नोटविण्याचा क्रमांक / Enrollment No.: 1325/12707/49061

To. मोदी जयश्री
Modi Jayshree
A/5 Kedarnath CHGL
Shimpoli Road
Soniwadi Borivali
Mumbai
Borivali West Mumbai Mumbai
Maharashtra 400092
9321089575

To. कल्पेश प्रवीण मोदी
Kalpesh Pravin Modi
A/5 Shri Kedarnath Apartment
Shimpoli Road
Near Sonwadi Borivali
Mumbai
Borivali West Mumbai Mumbai
Maharashtra 400092
9320375427

Ref. 385 / 21R / 146318 / 146340 / P

Ref. 385 / 21R / 146318 / 146340 / P



SB342836747FH



SB371704726FH



आपला आधार क्रमांक / Your Aadhaar No.:

आपला आधार क्रमांक / Your Aadhaar No.:

2930 5661 8131

3284 4436 1831

माझे आधार, माझी ओळख

माझे आधार, माझी ओळख

भारत सरकार
Government of India

भारत सरकार
Government of India



मोदी जयश्री
Modi Jayshree
जन्म तारीख / DOB : 24/07/1957
स्त्री / Female



कल्पेश प्रवीण मोदी
Kalpesh Pravin Modi
जन्म तारीख / DOB : 05/08/1983
पुरुष / Male

Jayshree P. Modi

Kalpesh Pravin Modi

104-4		
4362	994	920
2023		

कोरा कागद



बरल - ५		
4362	99E	920
२०२३		



Handwritten signature



Handwritten signature



Handwritten signature



खरल - ५		
५३७२	९९७	९२०
२०२३		

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No MH02 20120061106 DOI 08-10-2012
 Valid Till 23-01-2028 (NT)

OLD 29-12-2017
 AUTHORITY TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

FORM 1
 RULE 18 (2)

DOB 24-01-1978 BG

Name RAJESH KUMAR MAURYA
 S/D/W of RAJENDRA PRASAD MAURYA
 Add A/25, DATTANI PARK BLDG NO.2
 W.E. HIGHWAY KANDIVALI (E) MUMBAI
 MUMBAI
 PIN 400101
 Signature & ID of Issuing Authority MH02

Signature/Thumb Impression of Holder

Rajesh

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No MH02 20130061106 DOI 22-02-2013
 Valid Till 22-02-2018

OLD 22-02-2013
 AUTHORITY TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

FORM 1
 RULE 18 (2)

DOB 06-07-1992 BG

Name RAHUL MAURYA
 S/D/W of PA. ARAM MAURYA
 Add 304-B1, WING NO.8, CHANDRAPURTI CO.OP HOUSING
 SOC, W.E. HIGHWAY JIVLA PADA THAKUR VILLAGE,
 KANDIVALI (E) MUMBAI
 PIN 400101
 Signature & ID of Issuing Authority MH02 2013311

Signature/Thumb Impression of Holder

Rahul



बॉल - 4		
4362	99L	920
२०२३		

388/5372

बुधवार, 29 मार्च 2023 5:04 म.नं.

दस्त गोश्वारा भाग-1

बरल-5

दस्त क्रमांक: 5372/2023

दस्त क्रमांक: बरल-5 /5372/2023

बाजार मूल्य: रु. 59,97,178/- मोबदला: रु. 60,03,000/-

भरलेले मुद्रांक शुल्क: रु. 3,60,500/-

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

पावती: 5742

पावती दिनांक: 29/03/2023

अ. क्र. 5372 वर दि. 29-03-2023

सादरकरणाराचे नाव: कल्पेश प्रवीण मोदी

गेजी 4:57 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2400.00

पृष्ठांची संख्या: 120

एकूण: 32400.00

दस्त हजर करणाऱ्याची मंत्री

सह दु. नि. का-बोरीवली 5

सह दु. नि. का-बोरीवली 5

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (10 क) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा क्र. 1 29 / 03 / 2023 04 : 57 : 18 PM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 29 / 03 / 2023 04 : 58 : 39 PM ची वेळ: (फी)

प्रतिज्ञापत्र

* सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस द्यावयाचे असून, या दस्तातील संपूर्ण मजकूर, निष्ठाटक व्यवस्था, ताब्यादार या दस्तऐवज जोडलेल्या कागदपत्रांची सत्यता तपासण्यात येईल. * दस्तऐवज सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्ठापक या कानूनीवरक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे

लिहून घेणारे

Jayshree P. Modi,





29/03/2023 5 11:09 PM

दस्त क्रमांक :बरल-5/5372/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मेसर्स अपेक्स इन्फ्राटेक चे भागीदार देवशंकर एस. चौधरी तर्फे मुखत्यार जगदीश बाबू सालियन पत्ता:प्लॉट नं: ऑफिस नं.408, माळा नं: -, इमारतीचे नाव: ब्लू रोज इंडस्ट्रियल इस्टेट, ब्लॉक नं: मेट्रो मॉल जवळ, वेस्टर्न एक्सप्रेस हायवे,,, रोड नं: बोरिवली पूर्व, मुंबई,,, महाराष्ट्र, मुंबई. पिन नंबर:ABVFA4679D	लिहून देणार वय :-60 स्वाक्षरी:-		
2	नाव:कल्पेश प्रवीण मोदी पत्ता:प्लॉट नं: ए / ५, माळा नं: -, इमारतीचे नाव: श्री केदारनाथ अपार्टमेंट, ब्लॉक नं: शिपोली रोड, सोनेवाडी जवळ, रोड नं: बोरिवली पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर:APQPM5069J	लिहून घेणार वय :-39 स्वाक्षरी:-		
3	नाव:जयश्री प्रवीण मोदी पत्ता:प्लॉट नं: ए / ५, माळा नं: -, इमारतीचे नाव: श्री केदारनाथ अपार्टमेंट, ब्लॉक नं: शिपोली रोड, सोनेवाडी जवळ, रोड नं: बोरिवली पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर:ASLPM7011Q	लिहून घेणार वय :-65 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:29 / 03 / 2023 05 : 04 : 10 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव राहुल अर मोर्या, वय:30 पत्ता:ऑफिस नं. 4, तळमजल, आशो-पालव, मॅकडोनाल्डच्या पुढे, एस. व्ही. रोड तिरुमाला शोरूम समोर, बोरिवली पश्चिम, मुंबई पिन कोड:400092		
2	नाव:राजेश अर मोर्या वय:43 पत्ता:ऑफिस नं. 4, तळमजल, आशो-पालव, मॅकडोनाल्डच्या पुढे, एस. व्ही. रोड, तिरुमाला शोरूम समोर, बोरिवली पश्चिम, मुंबई, पिन कोड:400092		

शिक्का क्र.4 ची वेळ:29 / 03 / 2023 05 : 04 : 55 PM

शिक्का क्र.5 ची वेळ:29 / 03 / 2023 05 : 05 : 24 PM नोंदणी पुस्तक 1 मध्ये

सह दु.नि.क.बोरोवली5

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	KALPESH PRAVIN MODI AND OTHERS	eChallan	69103332023032917082	MH017762350202223E	360500.00	SD	0008744449202223	29/03/2023
2		DHC		2803202323893	2000	RF	2803202323893D	29/03/2023
3		DHC		2803202323982	400	RF	2803202323982D	29/03/2023
4	KALPESH PRAVIN MODI AND OTHERS	eChallan		MH017762350202223E	30000	RF	0008744449202223	29/03/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



1. Verify scanned document for correctness through thumbnail (4 pages on a side) printout after scan.
2. Get printout immediately after registration.

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प्रमाणित करण्यात येते की, या
दस्तावाचे एकूण.....१२०.....पाने आहेत

सह दुय्यम निबंधक बोरोवली क्र. ५

पुढे उपनगर जिल्हा वाद

बरल-५/५३७३/२०२३

पुस्तक क्रमांक १, क्रमांक..... वर

नोंदला 29 MAR 2023

बंदरा

(डॉ. व्ही. चव्हाण)
सह दुय्यम निबंधक बोरोवली क्र. ५
मुंबई उपनगर, जिल्हा वाद्रे



30/03/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 5

दस्त क्रमांक : 5372/2023

नोंदणी :

Regn:63m

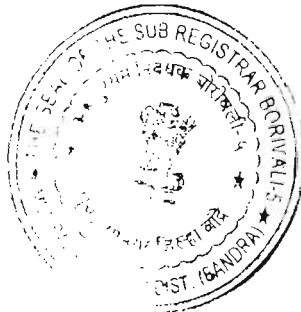
गावाचे नाव : मागाठाणे

(1) विलेखाचा प्रकार	करारनामा
(2) मं. बदला	6003000
(3) बाजागमाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	5997178.33
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: फ्लॉट नं. 2004, ए विंग, माळा नं: 20वा मजला, इमारतीचे नाव: अपेक्स ग्रीन वूड, बिल्डिंग नं. 2, ब्लॉक नं: राजेंद्र नगर श्रद्धा को-ऑप. हौ. सो. लि., रोड : राजेंद्र नगर, बोरीवली पूर्व मुंबई - 400066, इतर माहिती: बांधीव मिळकतीचे क्षेत्रफळ 374 चौ. फूट (रेरा कारपेट एरिया) व दस्तात नमूद केल्या प्रमाणे ((C.T.S. Number : 88(part), 88/7 to 12 & 88/23 to 38 ;))
(5) क्षेत्रफळ	1) 374 चौ फूट
(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 अपेक्स इन्फ्राटेक चे भागीदार देवशंकर एस. चौधरी तर्फे मुखत्यार जगदीश बाबू सालियन वय:- 60; पत्ता:- प्लॉट नं: ऑफिस नं. 408, मध्यमार्ग, इमारतीचे नाव: ब्लू रोज इंडस्ट्रियल इस्टेट, ब्लॉक नं: मेट्रो मॉल जवळ, वेस्टर्न एक्सप्रेस हायवे, रोड नं: बोरीवली पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:- 400066 पॅन नं:- ABVFA4679D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- कल्पेश प्रवीण मोदी वय:- 39; पत्ता:- प्लॉट नं: ए / ५, माळा नं: -, इमारतीचे नाव: श्री केदारनाथ अपार्टमेंट, ब्लॉक नं: शिपोली रोड, सोनेवाडी जवळ, रोड नं: बोरीवली पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:- 400092 पॅन नं:- APQPM5069J 2): नाव:- जयश्री प्रवीण मोदी वय:- 65; पत्ता:- प्लॉट नं: ए / ५, माळा नं: -, इमारतीचे नाव: श्री केदारनाथ अपार्टमेंट, ब्लॉक नं: शिपोली रोड, सोनेवाडी जवळ, रोड नं: बोरीवली पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:- 400092 पॅन नं:- ASLPM7011Q
(9) दस्तऐवज करून दिल्याचा दिनांक	29/03/2023
(10) दस्त नोंदणी केल्याचा दिनांक	29/03/2023
(11) अनुक्रमांक, खंड व पृष्ठ	5372/2023
(12) बाजागमाव प्रमाणे मुद्रांक शुल्क	360500
(13) बाजागमाव प्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



दस्ता सोबत दिलेली प्रत

सह दुय्यम निबंधक बोरीवली क्र. ५,
मुंबई उपनगर जिल्हा

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
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[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]





THIS _____ DAY OF _____ 2023

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LEGAL ADVISORS,

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Kamleshmaurya7@yahoo.com

(M) 98209 20249 * (M) 99209 20249