

DD/1/New  
Building Proposals  
wards.

FLOOR, DAYALDSE

Handwritten  
Municipal Corporation

## AGREEMENT FOR SALE

This AGREEMENT FOR SALE ("Agreement") is made at Mumbai, this \_\_\_\_\_ day of November 2023;

BETWEEN

ALLIANCE CITY DEVELOPERS REALTORS PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956 having PAN NO AACCC0953F, CIN No. U65990MH1993PTC075177, and having its registered office at Office No. 401 A, 4<sup>th</sup> Floor, K.K Chambers, Purushottamdas Thakurdas Road, Near Siddhart College, Fort, Mumbai 400001, hereinafter referred to as the "DEVELOPERS" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns) of the FIRST PART;

AND

MRS. MONALI MILIND KARNIK aged 74 years of Mumbai, Adult, Indian Inhabitant, having PAN No. ADZPK5862A, AADHAR Card No. 429194747355, residing at Room No.19 A/A, Aai Nagar CHS, Old Belapur Road, Opp. Post Office, Kalwa West, Thane, Maharashtra 400605.

MS. KSHIPRA MILIND KARNIK aged 33 years of Mumbai, Adult, Indian Inhabitant, having PAN No. CJNPK1102R, AADHAR Card No. 512841575143, residing at Room No.19 A/A, Aai Nagar CHS, Old Belapur Road, Opp. Post Office, Kalwa West, Thane, Maharashtra 400605.

DEVELOPER	PURCHASER

MRS. NIRAJA MIHIR MUDHOLKAR aged 34 years of Mumbai, Adult, Indian Inhabitant, having PAN No. CJNPK1100P, AADHAR Card No. 902472311548, residing at Flat No. 603, Manali CHS Ltd, Tata Colony, Navghar Road, Opp. HDFC Bank, Mulund East, Mumbai 400081, hereinafter referred to as the "FLAT PURCHASERS", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and his assigns) of the OTHER PART.

The Developer and the Flat Purchaser/s shall, hereinafter, be collectively referred to as the "Parties" and individually as "Party".

**WHEREAS:**

- A. MULUND SWATI SADAN CO-OPERATIVE HOUSING SOCIETY LIMITED, a Society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 and bearing Registration No BOM/HSG/5455 OF 1978, having its registered office at Indra Prastha Park, 90 Feet D.P. Road, Mulund (East) Mumbai 400 081 (the "Society"), is seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of Plot of land admeasuring in aggregate about 1439.50 sq. meters bearing CTS Nos. 572, 577, 578, & New City Survey No. 572A having area of 1194.7 sq.mtrs. & 572B having area of 244.8 sq.mtrs., square meters which has gone under road set back out of which 76.17 square meters belongs to the society in the revenue village of - Mulund (East), Taluka-Kurla, within the limits of Greater Mumbai in the district and registration sub-district of Mumbai City and Mumbai Suburban and situate at Mulund Swati Sadan CHSL, Indraprastha Park, 90 Feet D.P. Road, Mulund (East) Mumbai 400 081 (the "Plot") together with one building standing thereon known as "MULUND SWATI SADAN CO-OPERATIVE HOUSING SOCIETY LIMITED" comprising of two wings (viz. A & B). Wing 'A' consisting of Ground plus three upper floors having total 13 flats, wing 'B' consisting of ground plus three upper floors having total of 12 flats i.e. in all have total 25 residential flats (the "Old Building"), more particularly described in First Schedule hereunder. The Plot and the Building unless referred independently shall hereinafter be collectively referred to as the "Property"
- B. The Building was constructed approximately 44 (Forty Four) years ago and required extensive repairs, both internally and externally. Further, the condition of the Building 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(s) to accommodate the Members and the Purchaser(s) by utilizing the land floor space index ("FSI"), Fungible FSI, incentive FSI as per 33(7B), Road set back FSI, and Transferrable Development Rights ("TDR") relating to and arising out of the Land as per prevailing Development Control & Promotion Regulations 2034 (as may be amended and modified from time to time) ("DCPR").
- C. The said Society received several offers from various developer which were shortlisted and the offers of shortlisted developer were considered / scrutinized

DEVELOPER	PURCHASER
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In the Special General Body Meeting dated 7<sup>th</sup> November, 2016 of the said Society (said SGM) and in the said SGM all the members of the Society on the terms and conditions as modified and acceptable to all the members of the said Society, and they have unanimously approved and accepted the offer of the Developer herein. Thereafter, the Society issued an Appointment Letter dated 3<sup>rd</sup> December 2016, to the Developers herein informing them about their selection for the purpose of redevelopment of the Property.

D. Vide a Development Agreement dated 22<sup>nd</sup> May, 2018 duly registered with the Office of the Sub-Registrar of Assurances at Kurla-4 under Sr. No. KRL-4-6182-2018 on 22.05.2018, entered between Mulund Swati Sadan Co-operative Housing Society Limited as the Society of the First Part, Existing Members of the Second Part, Alliance City Developers Realtor Private Limited as Developer of the Third Part (Developer herein) ("Development Agreement"), the Developer were granted Development rights with respect to the Property in writing on the terms and conditions more particularly contained in detail therein. The Society also executed a Power of Attorney in favour of the Developer for the purpose of redevelopment of the Property, including liaising with the concerned authorities and obtaining necessary approvals/licenses/permits for the purpose of redevelopment of the Property. The said Power of Attorney is duly registered with the Office of the Sub-Registrar of Assurances at Kurla-4 under Serial No. KRL-4-6183-2018 on 22.05.2018.

E. In terms of the said Development Agreement, the Developer are required to construct a new building comprising of ground floor plus 17 upper floors (hereinafter referred to as "the New Building"). The Developer are required to construct and handover the requisite number of flats and car parking to the Existing Members of the Society in the said New Building to be constructed on the Property as set out in detail in the aforesaid Development Agreement dated 22<sup>nd</sup> May, 2018 (hereinafter referred to as "the Member's Portion"), free of cost on ownership basis and are well and sufficiently entitled to sell, allot, lease or otherwise deal with all the remaining flats and car parking spaces in the said new building (hereinafter referred to as "the Developers Portion") at their absolute discretion and appropriate the proceeds thereof to themselves.

F. Under the circumstances mentioned above, the Developer alone have the sole and exclusive right to develop the said lot and to sell the flats in the said proposed new building/s (save and except the premises reserved for the existing members of the Society) being constructed on the said Plot by the Developer and to enter into agreement/s with the purchaser/s of the flats and to receive the sale price in respect thereof. The Developer thus propose to construct the New Building in accordance with the building rules and regulations and bye-laws of the Municipal Corporation of Greater Mumbai and the provisions of the Development Control & Promotion Regulations, 2034, and such other laws, rules and regulations as may be in force at present and/or at any time hereafter and also subject to such terms and conditions as may be imposed by the State Government or any other Competent Authority;

G. The Developer hereby declare that the floor space index available as on date in

DEVELOPER	PURCHASER

respect of the project land is 3431.20 square meters only (Three Thousand Four Hundred & Thirty One Point Twenty only). The Developer have disclosed the floor space index of 3431.20 square meters only (Three Thousand Four Hundred & Thirty One Point Twenty only) as proposed to be utilized by them on the project land in the said project.

- H. All the members of the society had vacated their respective premises and the existing building standing on the Property, has since been demolished;
- I. The Project Land falls under the jurisdiction of MCGM for the approval of plans. The Developer has obtained approvals sanction for the development of the New Building. The requisite approvals and sanctions for the development of new building may be amended from time to time, in accordance with the law and/or the planning requirements, as per the requirements of the development of the new building and/or as the Developer deem fit and/or as may be required by any competent authority;
- J. The Developer have got the plans, specifications, elevations, sections and details of the New Building sanctioned from the MCGM for construction of the new building vide Intimation of Disapproval (I.O.D.) bearing reference No. CHE/ES/4739/T/337 (NEW)/IOD/1/New dated 04.12.2020, as amended from time to time.
- K. The MCGM has also further issued the Commencement Certificate (C.C.) dated 09-03-2021 as amended from time to time.
- L. The MCGM has also further issued the Occupation Certificate (O.C.) dated 13-06-2023
- M. The copy of the Intimation of Disapproval , Commencement Certificate & Occupation Certificate are hereto annexed and marked as Annexure "A colly";
- N. The Developer and the members of the Society have identified and ear-marked the flats and the car-parking spaces forming part of the Members Portion and the Developers Portion; The Developer are entitled to sell all the developers portion flats, apartments, comprised in the said Building to be constructed by the Developer on the new building and to enter into agreements with purchasers and to receive the sale price and such other amounts in respect thereof and to execute and register the necessary deeds, documents and writing in this regard in favour of the Purchasers;
- O. The Developer have entered into a prescribed Agreement with the Architect, M/S. The Design Studio (Mr Ubaid Pettiwala) , registered with the Council of Architects and have also appointed Mr Furkan Pettiwala of M/S. Frames, 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

DEVELOPER	PURCHASER
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consents to the above and the consent contemplated hereunder shall for all purposes be considered as the Purchaser's consent under the provisions of Section 7(1) (i) & (ii) of MOFA, 1963, Section 14 of RERA and the other applicable provisions of the MOFA and the other applicable provision of the Maharashtra Regional Town Planning Act, 1966 and the DCPR 2034;

Flat) and the said  
and also marked  
also subject to  
of this/

S. The Purchaser has visited and inspected the site of construction on the Project Land and confirms that the Developers have made full disclosures in respect of the development to be carried out in respect to the New Building (including the revised plans if any) and the Purchaser/s has/have, prior to execution of this Agreement, made inquiries and is satisfied with (i) the title of the Developer to the said Land is marketable; (ii) the entitlement of the Developer to undertake development of the said Land (including the new building); (iii) IOD, CC and approved plans obtained for the development of the New Building as well as the revised plans if any which the Developer may/has applied for and the approvals and sanctions obtained by the Developer in respect of the New Building; (iv) nature of rights retained by the Developer under this Agreement;

T. The Developer have 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 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 Society to the Property. A copy of the title certificate dated 23-03-2021 issued by Adv. Sameer Vaidya is annexed hereto and marked as **Annexure "B"**. The copies of property cards are annexed hereto and marked as **Annexure "C"**.

U. The Developer has registered the Project under the provisions of the The Real Estate (Regulations and Development) Act, 2016 with the Real Estate Regulatory Authority at Mumbai bearing Registration No. P51800028825. The authenticated copy of the Certificate is attached hereto as **Annexure "D"**;

V. The Flat Purchaser hereby confirms and acknowledge that he has obtained information relating to the sanctioned plans, layout plans along with specifications approved by the competent authority, stage wise time schedule of completion and all such information as required under the RERA The Purchaser is fully satisfied with the title of the Developers in respect of the Project Land and the Developers right to allot various premises in the said New Buildings. The Purchaser has entered into this Agreement after seeking necessary legal advice and are entering into this Agreement after inspecting the aforesaid documents and shall never raise any objection/s to the same;

W. Upon satisfaction of title and entitlement of the Developer, the Purchaser has approached the Developer to purchase and the Developer have agreed to sell to the Purchaser on ownership basis a flat, more particularly described in the **Second Schedule** hereunder written (hereinafter referred to as "the said

DEVELOPER	PURCHASER

DD. Under Section 4 of the MOFA and under Section 13 of the Real Estate (Regulation and Development) Act, 2016 (RERA), the Developer are required to execute a written Agreement for Sale of the said Flat with the flat purchaser/s, being in fact these presents and also to register this Agreement under the provisions of the Indian Registration Act, 1908

EE. The Developer has registered the Project being a single Building consisting of 1 (one) residential towers, 0 basements, 1 stilt, 0 Podium, and 17 upper liveable floors on the portion of the said Land having Plinth area of 270.12 sq.mtrs. ("Real Estate Project") under the provisions of Real Estate (Regulation and Development) Act, 2016 with Real Estate Regulatory Authority The Developer have disclosed the plinth area of the said Residential Building as the plot area for registration of the Real Estate Project with the RERA authorities

FF. Now therefore, in consideration of the foregoing and the mutual covenants and promises contained herein and other good and valuable consideration the receipt and adequacy of which is hereby acknowledged, the Parties hereto have agreed to enter into this Agreement on the terms and conditions as recorded hereinafter.

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

1. 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 knowing full well that relying upon the said statements, declarations and representations to be true and correct.
2. The Flat Purchaser agrees to purchase from the Developer and the Developer agree to sell to the Flat Purchaser a 2 BHK flat bearing No. 1102 on the 11<sup>th</sup> habitable floor admeasuring 572 sq. ft. as per RERA carpet area in "Swati Sadan Alliance" ("Flat") as shown in the floor plan thereof hereto annexed and marked Annexure "E" along with right to use 1 (One) number of mechanical car parking space in the stilt/open/podium ("Parking Space"), [the Flat and the Parking Space (wherever applicable) are hereinafter collectively referred to as "Premises"], for the price of Rs. 1,65,70,000/- (Rupees One Crore Sixty Five Lakh Seventy Thousand Only) ("Consideration") including the proportionate price of the common areas and facilities appurtenant to the Flat. The Sale Price is inclusive of stamp duty & shall be exclusive of all other 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 alone and the Promoter shall never be liable, responsible and/or required to bear, and/or pay the same or any part thereof. The nature, extent and description of the common/limited area and facilities are

DEVELOPER	PURCHASER



given by him/her which shall for all intents and purposes to consider as properly served on all the Purchasers.

32. 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 to time.

**Further Assurances-** Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

34. This Agreement and the rights, entitlements and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India as applicable in Mumbai City, and the Courts of Law in Mumbai will have exclusive jurisdiction with respect to all matters pertaining to this Agreement.

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

**THE FIRST SCHEDULE ABOVE REFERRED TO**

ALL THAT piece or parcel of land admeasuring in aggregate about 1439.50 (One Thousand Four Hundred & Thirty Nine Point Fifty) square meters, including Road Set back area, is absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel land or ground hereditaments bearing Survey No. 62, Old City Survey No. 572, 577, 578, & New City Survey No. 572A having area of 1194.7 (One Thousand One Hundred & Ninety Four Point Seventy) square meters & 572B having area of 244.8 (Two Hundred & Forty Four Point Eighty) square meters which has gone under road set back out of which 76.17 square meters belongs to the society, of Village- Mulund (East), Taluka-Kurla, , Registration District of Mumbai Suburban, within the limits of 'T' Ward of Greater Mumbai Municipal Corporation situated at Mulund Swati Sadan CHSL, Indraprastha Park, 90 Feet D.P. Road, Mulund (East) Mumbai 400 081 within the limits of Greater Mumbai in the district and registration sub-district of Mumbai city and Mumbai suburban ("Land") together with the building standing thereon known as 'MULUND SWATI SADAN CHSL' comprising of two wings (viz. A & B). Wing 'A' consisting of Ground plus three upper floors having total 13 flats, wing 'B' consisting of ground plus three upper floors having total of 12 having 25 (Twenty five) residential flats ("Old Building").

**THE SECOND SCHEDULE ABOVE REFERRED TO**

A Flat bearing No. 1102 on 11<sup>th</sup> floor, admeasuring 572 sq.ft. RERA carpet area as along with right to use 1 (One) number of car parking Space in the New Building to be known as 'SWATI SADAN ALLIANCE' situated at Mulund Swati Sadan CHSL, Indraprastha Park, 90 Feet D.P. Road, Mulund (East) Mumbai 400 081.

SIGNED, SEALED AND DELIVERED BY the  
withinnamed "DEVELOPER" ALLIANCE CITY  
DEVELOPERS REALTORS PRIVATE LIMITED,  
represented by its director ,

MR. SANKET LUHARUKA

In the presence of:

- 1.
- 2.

SIGNED, SEALED AND  
DELIVERED BY the  
withinnamed "FLAT  
PURCHASER"

1. MRS. MONALI MILIND KARNIK

2. MS. KSHIPRA MILIND KARNIK

DEVELOPER	PURCHASER



3. MRS. NIRAJA MIHIR MUDHOLKAR

In the presence of:

1.

2.

DEVELOPER





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or deliver to the person or persons then entitled to the benefit of the covenant hereinbefore contained in reference to the said Deeds which shall have been so delivered, then and thenceforth the covenant hereinbefore contained shall become null and void as far as the same relates to the deeds and documents but subject to such substituted covenant.

IN WITNESS WHEREOF the Vendors, the Confirming parties have hereunto set and subscribed their respective hands and seals and the Purchaser's Society hath hereunto caused its common seal to be affixed the day and the year first herein above written.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL that piece or parcel of land or ground situate at MULUND East, Bombay 400 081 in the Registration Sub-District and District Bombay City and Bombay Suburban, Taluka Kurla, bearing the following particulars:-

S. No.	H. No.	CTS No.	AREA Sq. yd.	Sq. Metres.
62	2pt	578 pt	513	428.91
62	3	577	877	733.25
62	4	572	242	202.33
62	5	572	212	177.25
			-----	-----
			1844	1541.74.

THE SECOND SCHEDULE ABOVE REFERRED TO:

1520 sq. yds (i.e. 1270.87 sq. metres) area of land out of the land more particularly described in the First Schedule hereinabove i.e. excluding the area of about 324 sq. yd i.e. 270.87 sq. metres) retained by the Original Owners and which they desire to utilise for providing 30 ft wide private access road. The said piece of land measuring 15bsq. yd is bounded as follows:- i.e. on or towards North- by land bearing survey No. 63-A and B; South by land bearing S. No.62, hissa Nos.10 and 1, and 30 ft wide access road; West- by land bearing Survey No.62, Hissa. Nos. 1 part and 2 part, and East- by land bearing S.No.62, Hissa no.6

-8-

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SIGNED AND DELIVERED by the withinnamed )  
M/s. DHIRAJLAL BHOGILAL & Co., the )  
Vendors in the presence of ..... )  
for DHIRAJLAL BHOGILAL & CO.  
PARTNER.

SIGNED AND DELIVERED by withinnamed )  
1) PRAVINCHANDRA NANJI AND )  
ii) SMT. MUSHPA NAGJI, the First Confirm- )  
ing parties in the presence of ..... )  
x. ५४०१२३४५६७८९  
५. ३४५६७८९०१२३४

SIGNED AND DELIVERED by the withinnamed )  
M/s. KIRTI & CO., the Second Confirming )  
parties in the presence of ..... )  
For M/s. Kirti & Co.  
Partner.

The Common Seal of MULUND SVATI-Co-Opera- )  
tive Housing Society Ltd., ~~the~~ )  
was hereto affixed pursuant to the reso- )  
lution of its Managing Committee passed )  
on the 19th day of January 1980 in )



in the presence of )  
1. Digambar Waman Khanivadekar )  
Secretary )  
2. Namdeo Sadashir Kadun )  
Chairman and )  
3. Kasturi Rangan Sampat Kumar )  
Managing Committee member all of whom have signed )

these presents in the presence of ..... )  
1. Shri A.V. Tendulkar )  
2. A.S. Lutey )  
RECEIVED of and from the withinnamed first Con- )  
firming parties a sum of Rs.57150/- (Rs. Fifty )  
seven thousand one hundred and fifty only being )  
the full consideration withinmentioned payable )  
by them to us )  
)Rs. 57,150/-

Witness:  
Bachchan

WE SAY RECEIVED  
PARTNER.  
M/s. DHIRAJLAL BHOGILAL & CO  
(VENDORS).

RECEIVED of and from the withinnamed Second Con- )  
firming parties a sum of Rs.73,760 (Rs. Seventy- )  
three )

1933, Veteran Karsis...  
Kur-la Rede No. 582

REGISTRAR  
S.A.I. DISTRICT  
THE SUB-REGISTRAR



Exhibit 'B'



H.J. THAKUR  
M.E (STRUCT) A.M.I.E.

ARCHITECT  
&  
ENGINEER

TEL: 601117  
Behind Union Bank (NEW)  
Netaji Subhah Road,  
Mulund (West)  
Bombay 400 0080.

Date 10-11-1977.

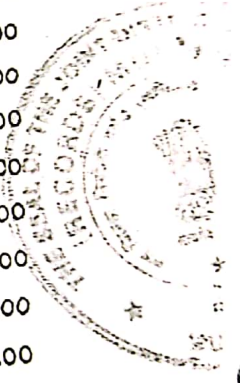
REGARDING PERMISSION AT "MULUND HOUSING SOCIETY LTD., S.No. 62, H.No. 2, 3, 4 & 5 at Mulund (E) Bombay 400 081.."

9300 9250

I hereby certify as follows:-

That I have been acting as the Architect for the above society, ~~and certify~~ that there are 24 nos. of residential tenements in the building, the particulars whereof as per attached plan are mentioned herein below. The prices shown are per agreement. The cost of each flat is inclusive of the cost of land also.

Sr. No.	Flat No.	Carpet Area. (in sq. ft)	Amount Rs. p.
1.	Ground A-1	355	26,625.00
2.	" A-2	520	39,000.00
3.	" A-3	520	39,000.00
4.	First A-4	520	39,000.00
5.	" A-5	520	39,000.00
6.	" A-6	520	39,000.00
7.	Second A-7	520	39,000.00
8.	" A-8	520	39,000.00
9.	" A-9	520	39,000.00
10.	Third A-10	520	39,000.00
11.	" A-11	520	39,000.00
12.	" A-12	520	39,000.00
13.	Ground B-1	155	10,000.00
14.	" B-1A	520	39,000.00
15.	" B-2	520	39,000.00
16.	" B-3	520	39,000.00
17.	First B-4	520	39,000.00
18.	" B-5	520	39,000.00
19.	" B-6	520	39,000.00
20.	Second B-7	520	39,000.00
21.	" B-8	520	39,000.00
22.	" B-9	520	39,000.00
23.	Third	520	39,000.00
24.	"	520	39,000.00
Total			9,38,575.00



Total 9,38,575.00

sd/-

## MUNICIPAL CORPORATION OF GREATER BOMBAY

No. CE/1156/BS III/1/T

Office of

To

Shri H.J.Thakur, Architect, & Engineer,  
Behind Union Bank Bldg.,  
Mulund Bombay-  
400 080.

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Sub: Occupation permission for remaining four flats of building on S.No.62, H.Nos.2,3,4 & 5 at Mulund (East).

Sir,

Ref: Your letter dated 1.3.1977.

I have to inform you that there is no objection to your client occupying south West flat on each floor of the Premises as shown by you in the completion plans submitted by you after obtaining water connection from Asst. Engineer, Water Works T-Ward and subject to the following conditions.

- 1) That certificate under Sec. 270A of the Bombay Municipal Corporation Act shall be submitted within 3 months;
- 2) That the copy of conveyance should be submitted before acceptance of building completion certificate.
- 3) That the electric lights along the access should be provided before acceptance of building completion certificate.

Note: This permission is issued without prejudice to the acting under Sections 270A, 305 & 353A of the Bombay Municipal Corporation Act;

Please also note that if any of the abovementioned objections is not complied with and if the user mentioned in the approved plans is found changed without prior permission from the Municipal Corporation, this occupation certificate granted to your client will be treated as cancelled and steps will be taken to cut off the water connection granted to your client.

Yours faithfully,

CE/1156/BSIII/fit. dt.8.3.77

Sd/-xxxx  
Executive Engineer, Bldg. Proposals  
ZONE III.

Copy forwarded for information to the owner M/s.  
Swati Bank of Baroda Co-op. Housing Society Ltd., Bombay.

Sd/-xxxx  
Executive Engineer Bldg. Proposals  
Sone III



Presented at the office of the  
 Sub-Registrar of Mumbai  
 between the hours of 10 AM  
 and 5 PM on the

Photographing  
 (Pages )  
 Postage  
 Total Rs. 8.00  
 8.00

16 JUN 1980

For Mulund Swati Sedan Co-op.  
 Housing Society Limited.

Chairman, Hon. Secretary-

Sub-Registrar of Bombay

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Shri Durgambar Narayan Khamiwastekar -  
 Aged 32 Sanctor (2) Shri Nandoo Sadashiv Kadam,  
 Aged 24 Sanctor (3) Shri Keshuri Rangan Lakshmi -  
 Kumar Aged 22 Sanctor all the Mulund Swati Sedan  
 Co-op. H.S. No. 50 P. Sach. Mulund East Mumbai 41. executing  
 Parties admit execution of the so called deed of conveyance  
 as Secretary, Chairman members of the managing  
 committee respectively of Mulund Swati Co-op. H.S. -  
 and they deny its fact.

*[Signature]*

*[Signature]*

3. Mampati Kumar

Shri B. C. Chakshi Business. Thane.

It is known to the Sub-Registrar that he

knows the above executant and is a

Member.

Dated 16 JUN 1980

*[Signature]*

*[Signature]*









**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**FORM 'A'**  
**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**

No CHE/ES/4739/T/337(NEW)/FCC/3/Amend

**COMMENCEMENT CERTIFICATE**

To,  
 Alliance City Developers Realtors Pvt. Ltd.C.A.To  
 Owner  
 195 Saheb Building, 5th Floor D.N Road Fort  
 Mumbai 400001

Sir,

With reference to your application No. **CHE/ES/4739/T/337(NEW)/FCC/3/Amend** Dated. **24 Dec 2018** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 37 (New) dated **24 Dec 2018** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. **572,577,578** Division / Village / Town Planning Scheme No. **MULUND-E** situated at - Road / Street in T Ward Ward .

The Commencement Certificate / Building Permit is granted on the following conditions:-

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai 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 conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. **AE BP S&T ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 8/3/2022

Issue On : 09 Mar 2021

Valid Upto : 08 Mar 2022

Application Number :

CHE/ES/4739/T/337(NEW)/CC/1/New

Remark :

C.C. up to Stilt Slab as per approved I.O.D. plans dtd. 04.12.2020 is issued pl

Approved By  
Executive Engineer (BP) ES III  
Executive Engineer

Issue On : 30 Jun 2021

Valid Upto : 29 Jun 2022

Application Number :

CHE/ES/4739/T/337(NEW)/FCC/1/New

Remark :

Further C.C. upto 5th upper floor (by restricting entire 6th upper floor BUA against physical handing over of setback area adm. 152.34 sqm), as per I.O.D. plans dt. 04.12.2020, with strict observance for all directives issued by Central/ State Govt/ MCGM time to time towards current situation of Covid-19 Corona epidemic.

Approved By  
Assistant Engineer S&T ward  
Assistant Engineer (BP)

Issue On : 03 Nov 2021

Valid Upto : 02 Nov 2022

Application Number :

CHE/ES/4739/T/337(NEW)/FCC/1/Amend

Remark :

Full C.C. is approved for building comprising of Basement (for utility) + Stilt for parking + 1st to 15th + 16th (pt) upper floors as per last approved plans dated 19.08.2021.

Approved By  
AE BP S&T ward

CHE/ES/4739/T/337(NEW)/FCC/3/Amend

Page 2 of 4 On 21-Sep-2022



Assistant Engineer (BP)

Issue On : 12 Aug 2022

Valid Upto : 11 Aug 2023

Application Number :

CHE/ES/4739/T/337(NEW)/FCC/2/Amend

Remark :

Further C. C. Is granted upto 17th part upper floor as per amended plan dated 27.07.2022 by restricting C.C. of f  
lat No 3 at 17th floor for submission of NOC from AAI subject to taking all sorts of precautions during  
monsoon. Including OHWT.

Approved By

AE BP S&T ward

Assistant Engineer (BP)

Issue On : 21 Sep 2022

Valid Upto : 08 Mar 2023

Application Number :

CHE/ES/4739/T/337(NEW)/FCC/3/Amend

Remark :

Full CC is granted as per approved plans dated 27.07.2022 subject to taking all sorts of precautions during  
monsoon.



CHE/ES/4739/T/337(NEW)/FCC/3/Amend

Page 3 of 4 On 21-Sep-2022

**PAYMENT RECEIPT**

Date: 20.11.2023

To,  
MRS. MONALI MILIND KARNIK &  
MS. KSHIPRA MILIND KARNIK,  
Room No. 19, A/A, Aal Nagar C.H.S,  
Old Belapur Road, Opp Post Office,  
Kalwa (West), Maharashtra,  
Thane :- 400605.

MS. NIRAJA MIHIR MUDHOLKAR,  
Flat No 603, Manali CHS Ltd,  
Tata Colony, Navghar Road,  
Opp. HDFC Bank,  
Mulund (East), Maharashtra,  
Mumbai:- 400081.

Ref :- RERA No P51800028825.

**Sub: Part Payment Receipt towards your Booking of Flat No. 1102 on 11<sup>th</sup> Floor in the building known as "Swati Sadan Alliance"**

Dear Sir / Madam,

This is in reference to your Booking of flat no 1102 on 11<sup>th</sup> floor, in our project "Swati Sadan Alliance" being constructed at plot bearing CTS No. 572,577,578, situated at Indra Prastha Park, 90 Feet D.P. Road, Mulund (East) Mumbai 400081

We confirm credit of below mentioned payments

DETAILS OF AMOUNT PAID

Sr. No.	Date of Payment	Particulars	Mode	Agreement value Paid
1	02-11-2023	Part Payment Upon Booking	CHEQUE	Rs. 11,00,000/-
TOTAL				Rs. 11,00,000/-

www.alliancecity.co.in  
CIN : U65990MH1993PTC075177

