



V LAXMI ESTATE DEVELOPERS PRIVATE LIMITED

DEMAND NOTE

Date : 23/11/2023

Raj Prakash Surve and Prakash Shivram Surve
Flat No: 0803

Sir/Madam,

We hereby inform you that the 49.05% of work of the proposed building Queens Park B wing on the land bearing redevelopment Subhash Nagar, Bldg.No-10, Chembur, Mumbai-400071 has been completed. Kindly refer to Third Schedule of your Sale Agreement.

1) Total Agreement Amount	25275000.00
2) Due Amount	12397388.00
3) TDS Amount	123974.00
4) Net Received Amount	2477000.00
5) Debit Note Amount	0.00
6) Balance Premium Amount (2 - 3 - 4 - 5)	9796414.00
7) GST Amount(5%)	619869.40
8) Total Due Amount (including 3, 6 & 7)	10540257.40

Hence you are requested to pay the balance amount of Rs. 10540257.40 (One Crore Five Lakh Forty Thousand Two Hundred and Fifty Seven Rupees And Forty Paise Only) within seven days after receipt of this letter failing to which a further interest at the rate of 2% P.M will be levied upon you which please note. Upon further delay we reserve the right to cancel the flat allotted to you.

Please co-operate regarding the above and oblige us.

Thanking you,

All Flat amount cheque(point no 6) should be drawn in favor of V LAXMI ESTATE DEVELOPERS PRIVATE LIMITED - COLLECTION ESCROW ACCOUNT, Account No.104505003559, ICICI BANK - Vikhroli West, IFSC Code No :ICIC0001045.

All Tax and Interest Cheques(point no 7) should be drawn in favour of V Laxmi estate developers private limited-ICICI, Account No.104505003378, ICICI BANK - Vikhroli West, IFSC Code No :ICIC0001045.

For V Laxmi Estate Developers Pvt. Ltd.

Authorised Signatory

www.vaibhavlaxmidewelopers.com

Head Office : Shop No.2, C Wing, Building No. 150, Stella Residency,
Near Axis Bank, Kannamvar Nagar 1, Vikhroli East, Mumbai - 400 083.
GST No.: 27AAICV1396H1ZY | CIN: U45309MH2021PTC363112



V LAXMI ESTATE DEVELOPERS PRIVATE LIMITED

Date: 23/11/2023

To,
The Assistant General Manager
State Bank of India,
Thane West

Dear Sir/Mam,

I/We, V Laxmi Estate Developers Pvt Ltd, and here by certify that:

1. I/We have transferable rights to the property described below, which has been allotted by me/us to **Mr. Raj Prakash Surve and Mr. Prakash Shivram Surve** herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Allotment Letter/Sale Agreement dated 20/11/2023. ✓

Description of the property	
Flat No./ House No.	803 ✓
Building No./Name	Queens Park
Wing	B wing
Plot No	826 (Pt)
Street No./Name	
Locality Name	Subhash Nagar
Area Name	Chembur East
City Name	Mumbai
Pin Code	400 071

2. That the total consideration for this transaction is **Rs. 2,52,75,000/- (Rupees Two Crore Fifty-Two Lakhs Seventy-Five Thousand Only)** towards sale document.

3. The title of the property described above is clear.

For V Laxmi Estate Developers Pvt. Ltd.


Director

✓ 4. **Mr. Raj Prakash Surve and Mr. Prakash Shivram Surve** has paid an amount of **Rs. 24,77,000/- (Rupees Twenty-Four Lakhs Seventy-Seven Thousand Only)** and a sum of **Rs. 2,27,98,000/- (Rupees Two Crore Twenty-Seven Lakhs Ninety-Eight Thousand Only)** remains to be paid towards the cost of said flat.

✓ 5. Possession of the said flat will be given to **Mr. Raj Prakash Surve and Mr. Prakash Shivram** on payment of full consideration of the flat along with maintenances other charges & taxes.

✓ 6. I/We confirm that I/we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to **STATE BANK OF INDIA** (herein after referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

✓ 7. We have taken Project Finance from **DMI Finance Pvt Ltd.** for the said project.

✓ 8. Mortgage of the bank on the flat is subjected to payment of entire consideration of agreement value of the said flat along with maintenances, other charges & taxes as mentioned agreement.

✓ 9. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favor of the Bank, from the said purchasers, we are agreeable to accept **State Bank of India** as a nominee of the above named purchaser for the property described above and once the nomination favoring the Bank has been registered and advice sent to the Bank of having done so, I/We note not to change the same without the written NOC of the Bank.

✓ 10. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favor of the Bank, from the above-named purchaser, I/We undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.

For V Laxmi Estate Developers Pvt, Ltd.


Director

✓ 11. Possession of the said flat is to be given to **Mr. Raj Prakash Surve and Mr. Prakash Shivram Surve** on payment of the full consideration of the flat along with other charges, maintenance charges and taxes as mentioned in the agreement.

✓ 12. Please note that the payment for this transaction should be made by crossed cheque/ Transfer of funds favoring Disbursement Amount Should be drawn in favor of **V LAXMI ESTATE DEVELOPERS PRIVATE LIMITED - COLLECTION ESCROW ACCOUNT, A/C NO. 104505003559, ICICI BANK, VIKHROLI WEST, MUMBAI. IFSC CODE: ICIC0001045**

✓ 13. In case of cancellation of the sale-agreement by us, I/We shall refund customer the loan amount disbursed by crossed cheque favoring the Bank A/C **Mr. Raj Prakash Surve and Mr. Prakash Shivram Surve** and forward the same to you directly. Except for Stamp Duty Paid to Government.

Yours faithfully,

For V Laxmi Estate Developers Pvt. Ltd.


Director

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		20/11/2023 12:14:43 PM करल - ५ करल 5	
Valuation ID	202311202025	25/11/23	9 1930
मूल्यांकनाचे वर्ष	2023	2023	
जिल्हा	मुंबई (उपनगर)		
मूल्य विभाग	98-चेंबूर - कुर्ला		
उप मूल्य विभाग	रस्ता: चेंबूर रेल्वे स्टेशन ते बोरला गाव जोडणाऱा एन. जी. आचार्य मार्ग.		
सर्व्हे नंबर /न. भू. क्रमांक	सि.टी.एस. नंबर#826		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
122550	203080	233540	349600
औद्योगिक	मोजमापनाचे एकक		
203080	चौरस मीटर		
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र (Built Up)-	102.31 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 10 वर्षे
उद्भववाहन सुविधा-	आहे	मजला -	5th floor To 10th floor
रस्ता सन्मुख -			
Sale Type - First Sale			
Sale/Resale of built up Property constructed after circular dt.02/01/2018			
मजला निहाय घट/वाढ		= 105% apply to rate= Rs.213234/-	
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केदारी) + खुल्या जमिनीचा दर	
		= (((213234-122550) * (100/100)) +122550)	
		= Rs.213234/-	
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र	
		= 213234 * 102.31	
		= Rs.21815970.54/-	
E) बंदिस्त वाहन तळाचे क्षेत्र		13.94 चौरस मीटर	
बंदिस्त वाहन तळाचे मूल्य		= 13.94 * (203080 * 25/100)	
		= Rs.707733.8/-	
Applicable Rules		= .10.4.16	
एकत्रित अंतिम मूल्य		मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + प्लॅन/नॉईन मजला क्षेत्र मूल्य - लागतच्या गळीचे मूल्य - वरील गळीचे मूल्य - बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य - बंदिस्त बाल्कनी - प्रिकॉन्क्रेट बांधकाम	
		= A + B + C + D + E + F + G + H + I + J	
		= 21815970.54 + 0 + 0 + 0 + 707733.8 + 0 + 0 + 0 + 0 + 0	
		= Rs.22523704.34/-	



सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)



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

करल - ५

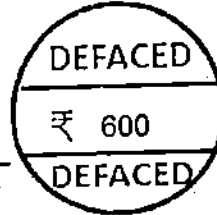
25/11/23

2938

Receipt of Document Handling Charges 2023

PRN 1123187103820	Receipt Date 20/11/2023
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Received from Self, Mobile number 9000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 24724 dated 20/11/2023 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.



Payment Details

Bank Name HDFC	Payment Date 18/11/2023
Bank CIN 10004152023111803628	REF No. 233226511753
Deface No 1123187103820D	Deface Date 20/11/2023

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



करल - ५		
24724	3	930
2023		

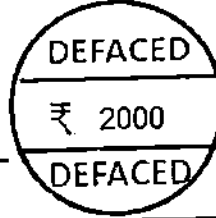


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1123180903506	Receipt Date	20/11/2023
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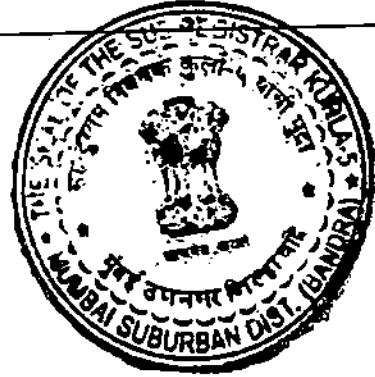
Received from Self, Mobile number 9000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 24724 dated 20/11/2023 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	HDFS	Payment Date	18/11/2023
Bank CIN	10004152023111803336	REF No.	233226493735
Deface No	1123180903506D	Deface Date	20/11/2023

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



करल - ५		
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1123160903606	Date 18/11/2023
Received from Self, Mobile number 9000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name HDFC	Date 18/11/2023
Bank CIN 10004152023111803336	REF No. 233226493735
This is computer generated receipt, hence no signature is required.	



करल - ५		
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1123187103820	Date 18/11/2023
Received from Self, Mobile number 9000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name HDFC	Date 18/11/2023
Bank CIN 10004152023111803628	REF No. 233226511753
This is computer generated receipt, hence no signature is required.	



GRN : MH011106221202324E Amount : 15,46,500.00

Bank : STATE BANK OF INDIA

Date : 18/11/2023-15:1

2	(IS)-520-24724	0005828182202324	20/11/2023-12:59:24	IGR561	15165
Total Defacement Amount					15,46,5

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28/11/23	6	930
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करल - ५		
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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Mumbai this 20 day of NOV 2023;

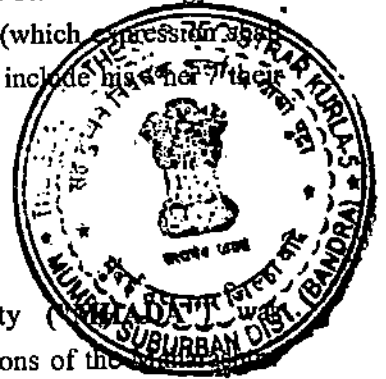
BETWEEN

M/S V Laxmi Estate Developer Pvt Ltd, a company registered under the provisions of Companies Act, 2013, having its registered office at Shop No. 2, C wing, Stella Residency, Kannamwar Nagar-I, Vikhroli (East), Mumbai- 400083, hereinafter referred to as the "**Developer**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its partner or partners for the time being and from time to time, the survivor or survivors of them and their respective legal representatives, executors and administrators) of the **One Part**;

AND

Raj Prakash Surve (POA Prakash Shivram Surve) and Prakash Shivram Surve, adult, Indian Inhabitants, residing at Room No. 801, Bldg No.121, Hansniketan CHS Near Reliance Energy Tilak Nagar Chembur Mumbai 400089. hereinafter referred to as the "**Allottee/s**" (which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors and administrators) of the **Other Part**.

WHEREAS:



- A. The Maharashtra Housing and Area Development Authority constituted with effect from 5 December 1977 under the provisions of the Housing and Area Development Act, 1976 ("**MHADA Act**") and in view of the provisions of the MHADA Act, the Maharashtra Housing Board stood dissolved and all the property, rights, liabilities and obligations of the Maharashtra Housing Board including those arising under any agreement or contract became the property, rights, liabilities and obligations of MHADA;
- B. The Board was possessed or otherwise well and sufficiently entitled to all that piece and parcel of land or ground or plot situated and lying underneath and appurtenant to building No. 10 admeasuring approximately 1011.25 sq. mtrs plus tit bit area 461.35 sq. mtrs.(hereinafter referred to as "**the Land**"), bearing C.T.S. Nos. 826 (Part) and 826/1 to 14 situated at Subhash Nagar, Chembur, Mumbai 400071.
- C. The Government of India had formulated a Housing Scheme for the construction and allotment of tenements on rental basis to industrial workers known as Subsidized Industrial Housing Scheme Board
- D. The MHADA Board had, in pursuance of the aforesaid scheme, built a building bearing no. 10 ("**Existing Building**") in the year 1954 on the said Property consisting of Ground plus two upper floors and having 36 tenements.

Developers

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Allottee/s

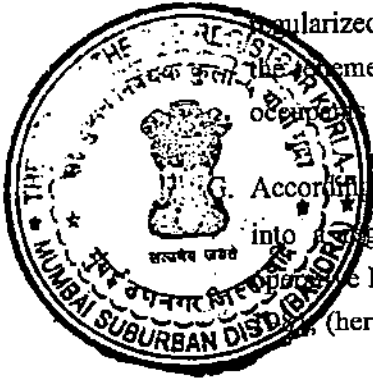
HL
Prakash

Prakash

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E. MHADA authority as successor of the Maharashtra Housing Board became the owner of and/or otherwise well and sufficiently entitled to both First and Second Land along with the Existing Buildings standing thereon

F. On the basis of guidelines laid down by the Government of India, the Government of Maharashtra directed that the building built by the Maharashtra Housing Board and other agencies under certain schemes should be offered on "as is and where is condition" to the authorized and unauthorized occupants whose occupation is regularized on their paying the penalty amounting to 50% (fifty percent) of the cost of the tenements in lump sum for residential purpose on the basis of hire purchase after the occupants of such tenements have formed a co-operative housing society.



G. Accordingly, the allottees and/or occupants of the Existing Building formed themselves into a registered Co-operative Housing Society named as Chembur Pitruhhaya Co-operative Housing Society Ltd. bearing Reg No. BOM/HSG/7582/1981 dated 29th April, 1981 (hereinafter referred to as the "said Society").

H. MHADA at the request of the said Society decided to convey the Existing Building by way of sale and to grant the said Land underneath and appurtenant thereto by way of lease subject to the terms, conditions and covenants therein contained.

I. By a Deed of Sale dated 21st November, 1992 duly registered at the office of the Sub-Registrar of Assurances, Kurla- IV under Serial No. BDR/1292/14/1992, made and executed between MHADA and Chembur Pitruhhaya Co-operative Housing Society Ltd., MHADA transferred and conveyed unto the society the structure standing thereon being building no. 10 for the terms and conditions mentioned therein.

J. Simultaneously, by an Indenture of Lease dated 21st November, 1992 duly registered at the office of the Sub- Registrar off Assurances, Kurla - IV under Serial No. BDR/1290/14/1992, made and executed between MHADA and Chembur Pitruhhaya Co-operative Housing Society Ltd., MHADA demised the said Land unto the society for a period of 99 years commencing from 1st April, 1980.

K. In the premises aforesaid the said Society is seized and possessed of or otherwise well and sufficiently entitled to the leasehold right, title and interest in the said Land and is the owner of the Existing Building standing thereon each having carpet area of 16.72 sq. mtrs. and plinth area of 1011.25 sq. mtrs plus tit-bit area of 461.35 sq. mtrs. The said Land and the Existing Buildings hereinafter collectively referred to as the "said Property" which is more particularly described in the **First Schedule** hereunder written;

L. The condition of the Existing Building has deteriorated over time and requires extensive repairing. The repairing cost of the Existing Building shall be substantial, which the present members are not in a position to pay.

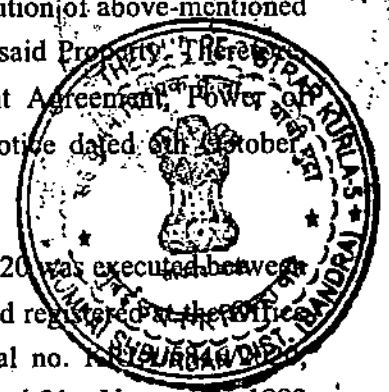
Developers

Allottee

Developer

करल - ५		
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- M. Accordingly, prior to the Development Control and Promotion Regulation 2034 ("DCPR"), vide Development Agreement dated 9th December, 2011 registered at the Office of the Sub-Registrar of Assurances, Kurla - 1 under serial no. BDR3/2528/2012 and Power of Attorney dated 9th December, 2011 registered at the Office of the Sub-Registrar of Assurances, Kurla - 1 under serial no. 02528, read with Supplementary Agreement dated 3rd August, 2013 registered at the Office of the Sub-Registrar of Assurances, Kurla - 1 under serial no. KRL1/6968/2013, the Society had granted development rights in respect of the said Property to M/s. Gadkari Developers and Associates.
- N. However, even after lapse of more than 6 years from the execution of above-mentioned Agreement/s, there was no progress in redevelopment of the said Property. Thereby the Society was constrained to terminate the Development Agreement, Power of Attorney and Supplementary Agreement vide termination notice dated 6th October 2017.
- O. In the meantime, a Deed of Rectification dated 25th August, 2020 was executed between MHADA of the One Part and the Society of the Other Part and registered at the Office of the Joint Sub-Registrar of Assurances, Kurla under serial no. KRL1/5847/2020, whereby the discrepancy appearing in the Principle Lease Deed 21st November, 1992 was rectified. Simultaneously, another Deed of Rectification dated 25th August, 2020 was executed between MHADA of the One Part and the Society of the Other Part and registered at the Office of the Joint Sub-Registrar of Assurances, Kurla under serial no. KRL1/5847/2020, whereby the discrepancy appearing in the Principle Sale Deed 21st November, 1992 was rectified.
- P. Pursuant to the said termination, M/s. Gadkari Developers and Associates initiated arbitration proceedings and filed its claim before the Learned Sole Arbitrator against the Society on 8th February, 2021 and the same is pending adjudication. However, till date there is no restraining order and/or injunction order passed by any Court of law or by the Learned Arbitrator in the said litigation.
- Q. Being almost over 66 years old, the said Society and its Existing Members in a Special General Body Meeting dated 11th February, 2021 unanimously decided to once again initiate the process of re-development of the said Property.
- R. The said Society, approved the proposal and appointed M/S V Laxmi Estate Developer Pvt Ltd to redevelop the Existing Building by passing a resolution dated 13th August, 2021 in their Special General Body Meeting.
- S. By a Development Agreement dated 18th January, 2022 duly registered with the Office of the Sub-Registrar at Kurla-2 bearing Registration No. KRL-2/811/1/240/2022 made



Allottee
Developers

[Handwritten signature]

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Allottee/s

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and executed between the Society on the One part and the Developer herein on the Other part, the said Society granted the development rights to the Developer herein at or for the terms, conditions and considerations contained therein.

T. In pursuance of the aforesaid Development Agreement, the Society also executed an Irrevocable Power of Attorney dated 18th January, 2022 duly registered with the Office of Jt. Sub Registrar of Assurances at Kurla-2 bearing registration no. KRL-2/816/1/40/2022 and thereby appointed the directors of the Developer herein as their true and lawful attorneys and granted various powers and authorities to do various deeds and things in respect of the redevelopment of the said Property;



Members of the said Society have jointly and severally consented to the resolutions and granted the development rights to the Developer herein in respect of the proposed redevelopment of the said Property by appending their signatures on the same. All the members of the said Society have given their consent to the Developer to redevelop the property and have executed individual consents in regard thereto;

MHADA Board vide its letter dated 16th August, 2021 bearing reference number CO/MB/REE/NOC/F-1263/1883/2021 and letter dated 29th December, 2021 bearing reference number CO/MB/REE/NOC/F-1263/3223/2021 granted approval for utilization of additional BUA and balance BUA of layout under DCPR 2034, Clause 33(5) in respect of the said Building standing on said Property. The said allotment of FSI is on sub-divided plot admeasuring about 1472.62 sq m2 (i.e. 1011.25 m2 as per lease deed + 461.35 m2 additional land). Thus total BUA = 7570.80 sqm2 was granted subject to payment of premium and fulfilment of conditions as mentioned therein.

W. By a Tripartite Agreement dated 27th May, 2022 duly registered with the Office of the Sub-Registrar at Kurla-2 bearing Registration No. KRL-2/9933/1/40/2022 made and executed between the Society on the One part, the Developer herein on the Second part and MHADA on the Third part, at or for the terms, conditions and considerations contained therein.

X. Vis Legis Law Practice, Advocates, vide their Title Certificate dated 2nd June, 2022 have certified that the title in respect of the said Property is clear and marketable;

Y. While sanctioning the plans for redevelopment of the said Property, the MHADA has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developer while developing the said Property and constructing the proposed new buildings thereon and upon due observance and performance of which only the completion and occupation certificate in respect of the proposed new buildings shall be granted by the SPA/MHADA;

Developers

[Handwritten Signature]

Allo

[Handwritten Signature]

Developers

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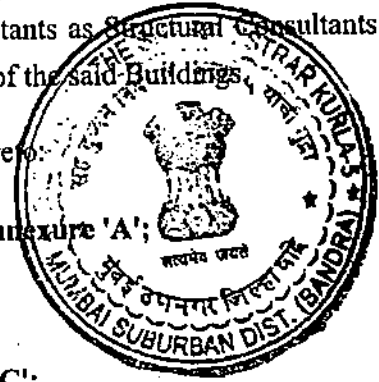
A@. The Developer has the sole and exclusive right to sell the flats/ Commercial Premises/ Shops/ Offices and also to receive the sale consideration thereof as the Developer at their absolute discretion and as they may deem fit;

AA. The Developer has demolished the Existing Building standing on the said Land and is desirous of developing and constructing a project known as QUEENS PARK consisting of total 2 new buildings. Each building shall consist of Ground + 16 Floors which will also accommodate the existing 36 members of the Society(hereinafter collectively referred to as "the Buildings") being a standalone real estate project under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "RERA").The Developer has / had applied and submitted necessary documents as are required for registering the Buildings as a standalone real estate project under RERA. Accordingly, the Developer has been granted registration in respect of the Buildings by the Real Estate Regulatory Authority under RERA.

AB. The Developer has appointed the Architects, registered with the Council of Architects, and made such arrangements as per the agreement prescribed by the Council of Architects. The Developer has appointed the JC Consultants as Structural Consultants for the preparation of the structural design and drawings of the said Buildings.

AC. The photocopies of following documents are annexed here to:

1. Layout Plan of the said Property marked as Annexure 'A';
2. Title Certificate/s marked as Annexure 'B';
3. Property Register Card marked as Annexure 'C';
4. IOA marked as Annexure 'D';
5. Commencement Certificate marked as Annexure 'E';
6. NOC of MHADA dated 15th February, 2022 marked as Annexure 'F';
7. RERA Registration Certificate marked as Annexure 'G';
8. Offer letters dated 16th August, 2021 and 29th December, 2021 marked as Annexure 'H';



AD. The Allottee/s has / have demanded inspection from the Developer and the Developer has given inspection to the Allottee/s of all documents of title relating to the said Property including the Title Certificate/s and also the plans, designs and specifications prepared by the Developer's Architect and/or sanctioned by Special Planning Authority(SPA)/MHADA and all other documents as specified under RERA and the rules made thereunder as amended up to date and the Allottee/s is / are fully satisfied

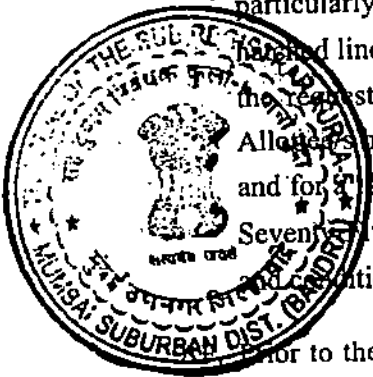
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sell various premises in the Buildings to be constructed on the said Property and hereby		
agrees not to raise any requisitions on or objections in regard thereto.		

AE. The Allottee/s, being desirous of acquiring an apartment in the Buildings to be constructed on the said Property, has / have approached the Developer and requested the Developer to allot to him / her / them / it, Apartment No. 0803 admeasuring 909.02 sq. ft. (carpet area as per RERA) along with Deck area of 100.97 sq. ft. on the 08 Floor in B Wing of the said Buildings (hereinafter referred to as "the Apartment"), more particularly described in the Second Schedule hereunder written and shown in red marked lines on the plan annexed hereto and marked as Annexure 'H'. Accordingly, on the request of Allottee/s, the Developer has agreed to sell to the Allottee/s and the Allottee/s has/have agreed to acquire and purchase the Apartment from the Developer, at and for a total consideration of Rs. 25275000.00/- (Rupees Two Crore Fifty Two Lakh Seventy Five Thousand Only)(hereinafter referred to as Purchase Price) on the terms and conditions appearing hereinafter.



For to the execution hereof, the Allottee/s has / have paid to the Developer a sum of Rs. Rupees 2477000.00/- (Twenty Four Lakh Seventy Seven Thousand Only) being 9.80 % (Nine Rupees And Eighty Paise Only percent of the Purchase Price as advance payment / deposit (the payment and receipt whereof the Developer does hereby admit and acknowledge) and the Allottee/s has / have agreed to pay the Developer the balance Purchase Price in the manner set out herein.

AG. Under Section 13 of RERA, the Developer is required to execute a written Agreement for Sale in respect of the apartment agreed to be sold to the Allottee/s and the Parties are therefore executing these presents, which shall be registered under the provisions of the Registration Act, 1908.

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

1 TITLE

- 1.1 The Allottee/s has / have demanded inspection from the Developer and the Developer has given inspection to the Allottee/s of all documents of title relating to the said Property including the Title Certificate/s and also the plans, designs and specifications prepared by the Developer's Architect and/or sanctioned by SPA/MHADA and all other documents as specified under RERA and the rules made thereunder as amended up to date and the Allottee/s is / are

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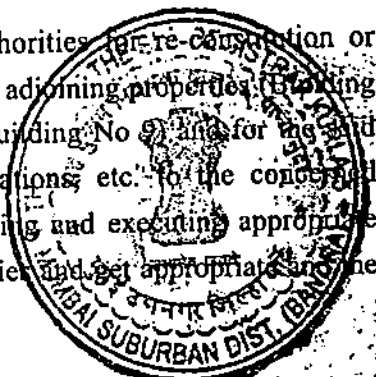
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fully satisfied with the title of the said Societies in respect of the said Property and the Developer's right to sell various apartments in the Buildings to be constructed on the said Property and hereby agrees not to raise any requisitions on or objections in regard thereto.

2 AGREEMENT TO PURCHASE

- 2.1 The Developer is at liberty to apply to the appropriate authorities for re-construction or amalgamation of the said Property or any part thereof with any adjoining properties (Building No 11 and/or Building No 12 and/or Building No 8 and/or Building No 9) and for the said purpose make and submit all appropriate proposals, applications, etc. to the concerned authorities, and comply with their requisitions including signing and executing appropriate bonds, undertakings, indemnities, etc. in favor of such authorities and get appropriate sanction. The Allottee/s hereby consents to the same.
- 2.2 The Developer shall construct the Buildings (wherein comprised is/are the Apartment/s agreed to be acquired by the Allottee/s as hereinafter contained) on the said Property in accordance with the plans, designs and specifications approved by the authorities concerned from time to time. The present particulars of the Buildings e.g. number of structures, number of floors therein, the nature of the apartments comprised therein as permissible under DCR for the time being in force, have been furnished to the Allottee/s who has / have independently scrutinized and satisfied himself / herself / themselves / itself of all aspects relating thereto. Without materially and substantially, adversely or prejudicially affecting the Apartment agreed to be acquired by the Allottee/s, the Developer shall be however entitled to make any variations, alterations or amendments in the scheme of development of the said Property and/or any part/s thereof in particular the plans or specifications of the Buildings and/or the layout of the said Property in any manner whatsoever including amalgamation, sub-division, granting of any rights, privileges, benefits or easements by way of right of way and access, to draw, lay, install any connection or services, such as water, drainage, sewage, electricity, etc. for the more beneficial use and enjoyment of the said Property or any part/s thereof and/or of the plot/s contiguous or adjoining or in the vicinity of the said Property and/or the structure/s constructed or to be constructed thereon or if desired by the Developer or if required to be made for the purpose of meeting any requisition, objection or requirement of the authorities concerned. The Allottee/s shall not object to the aforesaid and hereby grant/s irrevocable consent to the same. Provided however that if such variations, alterations or amendments to the plans, designs and specifications adversely affect the said Apartment, then the Developer shall obtain the Allottee/s prior written consent except where such variations, alterations or amendments are required by the authorities concerned or due to change in law.
- 2.3 The Developer has agreed to sell and allot to the Allottee/s and the Allottee/s hereby purchase and acquire from the Developer, Apartment No. 0803 admeasuring 909.02 sq. ft. (carpet area as per RERA) along with Deck area of 100.97 sq. ft. on the 08 Floor in the B wing of the said Building (hereinafter referred to as the "said Apartment") more particularly described in the

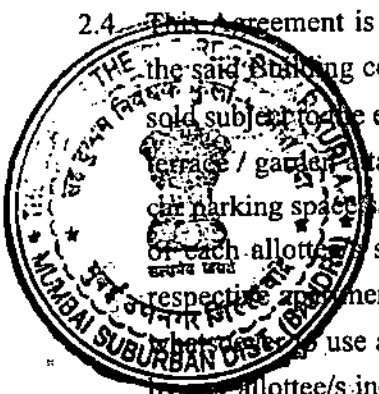


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Second Schedule hereunder written and shown in red hatched lines on the plan annexed hereto and marked as Annexure 'H' to be constructed on the said Property, more particularly described in the First Schedule hereunder written and delineated on the plan annexed hereto and marked as Annexure 'A'. Along with the said Premises, the Allottee/s shall have the exclusive right to occupy One Covered Car Parking Space (hereinafter referred to as the Car Parking Space/s) located in Car parking tower of the said building.



2.4. This Agreement is based on the express condition that certain other apartments comprised in the said Building constructed or to be constructed in the said Property have or are agreed to be sold subject to the exclusive rights of such allottee/s with regard to their respective open space / terrace / garden attached to their respective apartments and/or exclusive use of their respective car parking space/s and that the user of each of such apartments and the rights in relation thereto of each allottee/s shall be subject to all the rights of the other allottee/s in relation to their respective apartments. None of the allottee/s of the remaining apartments shall have any right to use and/or occupy the open space / terrace / garden as stated aforesaid acquired by any allottee/s including the Allottee/s, as aforesaid nor they do or cause to be done anything whereby such allottee/s including the Allottee/s, if concerned, is / are prevented from using and occupying the open space / terrace / garden / car parking space/s in the manner as aforesaid or the rights of such allottee/s including the Allottee/s, if concerned, to the same are in any manner affected or prejudiced. Correspondingly, the Allottee/s covenant that he / she / it / they shall exercise his / her / its / their rights consistently with the rights of the other allottee/s and shall not do anything whereby the allottee/s of the other apartments are prevented from using or occupying exclusively their respective apartments including the open space / terrace / garden / car parking space/s in the manner as stated aforesaid or whereby the rights of the other allottee/s with regard to their respective apartments including the open space / terrace / garden / car parking space/s as aforesaid are in any manner affected or prejudiced. The Allottee/s covenant that they shall not raise any objection, claim or demand against the Developer or against any other allottee/s in relation to the exclusive use by any other allottee/s of any restricted common areas and facilities, exclusively granted to such allottee/s.

3 CONSIDERATION

3.1 The Allottee/s agree/s to pay to the Developer the purchase price / consideration of Rs.25275000.00/- (Rupees Two Crore Fifty Two Lakh Seventy Five Thousand Only)(hereinafter referred to as the "Purchase Price") which is inclusive of the amount payable towards the proportionate price of the common areas, facilities and amenities appurtenant to the said Apartment as provided herein subject to deduction of tax deducted at source (TDS) in accordance with the provisions of the Income Tax Act, 1961 and in the manner specified in the **Third Schedule** hereunder written and the same as specified shall not be changed or altered by the Allottee/s under any circumstances. The cheque / demand draft / pay order for the payment of the Purchase Price shall be drawn by the Allottee/s specifically in the name of 'V Laxmi Estate Developers Pvt Ltd' and payable at Mumbai.

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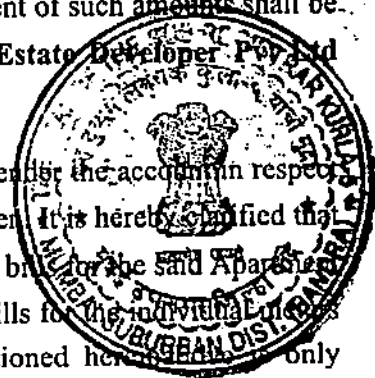
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4 OTHER CONTRIBUTIONS

4.1 The Allottee/s shall in addition to the Purchase Price, pay along with the penultimate installment of the Purchase Price, the amounts / charges as mentioned in the **Fourth Schedule** hereunder written and the same as specified shall not be changed or altered by the Allottee/s under any circumstances. The cheque / demand draft for the payment of such amounts shall be drawn by the Allottee/s specifically in the name of 'V Laxmi Estate Developer Pvt Ltd Collection Escrow Account' and payable at Mumbai.

4.2 The Developer shall not be liable, responsible and/or required to render the account in respect of the amounts mentioned in the **Fourth Schedule** hereunder written. It is hereby clarified that these amounts do not include the dues for electricity, gas and other bills for the said Apartments and the Allottee/s shall be liable to pay electricity, gas and other bills for the individual units separately. It is further clarified that the list of charges mentioned here is only indicative and not exhaustive and the Allottee/s agree to pay to the Developer, such other charges or such other amounts under such heads as the Developer may indicate without any demur.



4.3 It is agreed that in the event of any additional amounts becoming payable in respect of items mentioned in the **Fourth Schedule** hereunder written, the Allottee/s shall forthwith pay on demand to and/or deposit the additional amounts with the Developer.

4.4 At the time of delivery of possession of the said Apartment by the Developer to the Allottee/s, the Allottee/s shall also pay to the Developer lump sum charges for maintenance of common areas and facilities including the electricity and water charges for common areas in the said Building for a period of 1 (One) years as mentioned in the **Fourth Schedule** hereunder written. The Developer shall use and utilize the aforesaid amount towards maintenance of common areas and facilities of the said Building till the end of 1 (one) year from possession being handed over (which date means the date on which Developer shall give notice to the Allottee/s that the possession of the said Apartment are ready to be handed over to him / her / it / them). In the event the expenses increase, the Allottee/s shall pay such additional amounts as demanded by the Developer for which an account statement will be submitted. The increase may be on account of additional services provided or on account of inflation.

4.5 At the time of delivery of possession of the said Apartment by the Developer to the Allottee/s, the Allottee/s shall also pay to the Developer the corpus fund as mentioned in the **Fourth Schedule** hereunder written which will be utilized for meeting the expenses of common areas and facilities, repairs, etc. of the said Building. In the event the expenses increase, the Allottee/s shall pay such additional amounts as demanded by the Developer for which an account statement will be submitted. The increase may be on account of additional services provided or on account of inflation.

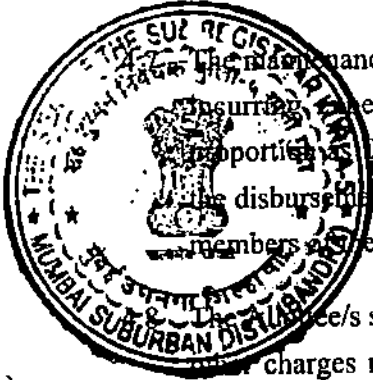
4.6 The maintenance deposit and corpus fund so collected shall be invested by the Developer, at its

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sole discretion, in any reputed Bank or prescribed security or other secured investments as the Developer may deem fit yielding optimum return by way of interest / dividend. The income accruing from the deposit after making provision of sinking fund and repair fund shall be earmarked and utilized for defraying the expenses relating to operation, maintenance, repairs and renovations, reinstatement of general amenities and all outgoings to be payable in respect thereof payable by the allottee/s in so far as the same shall extend and the balance will be collected on pro-rata basis (area of apartments) from the apartment holders on a recurring periodic basis, be it quarterly / half yearly basis.



The maintenance deposit and corpus fund to be constituted as above or the balance thereof after incurring expenses as above, will be transferred to and be held by the Society in such proportion as the Developer deems fit, so that ultimately the management of these funds and the disbursements to be made therefrom and/or the investment thereof will be controlled by the members of the Society after development thereof is fully completed by the Developer.

Allottee/s shall also pay the deposits and/or other charges or levies/consultancy and all/any other charges required to be incurred for procurement of electrical service connection from Maharashtra State Electricity Development Corporation Limited ("MSEDCL") and water and sewage connection from SPA/MHADA, charges paid to the SPA/MHADA as required by the Developer together with any other charges/additional charges payable to the SPA/MHADA or other concerned Government/Municipal and/or Statutory Authority and taxes/levies/cess by whatever name called payable to Central/State Government/Municipal Authority/Statutory Authority or any Public Authority, development/betterment/infrastructure charges or other levies in regard to the construction of the said Building and for development of the said Property and proportionate cost of transformers, L.T. lines and other equipment/accessories required to be installed by MSEDCL, SPA/MHADA, Maharashtra State Pollution Control Board ("MSPCB") or any other authorities concerned.

5 TIMELY PAYMENT

- 5.1 It is hereby expressly agreed that the timely payment of each of the installments of the Purchase Price and other contributions / monies payable hereunder is the essence of contract and the same shall be paid by the Allottee/s alone and no other person / party shall be entertained by the Developer for this purpose save and except as provided under Clause 5.8 herein below.
- 5.2 The Purchase Price shall be paid by the Allottee/s in accordance with the construction milestones of the said Building and in the manner specified in the **Third Schedule** hereunder written. Upon completion of each construction milestone which is linked to an installment payable by the Allottee/s, the Developer shall intimate in writing to the Allottee/s to make payment of such installment/s. The Allottee/s shall make payment of such installment/s to the Developer within 7 (seven) days of written intimation.

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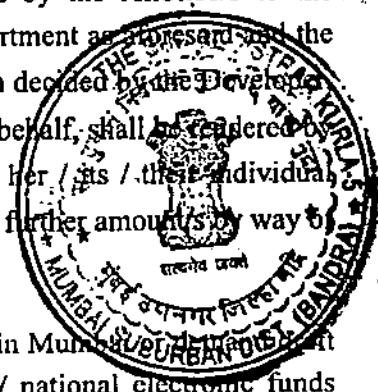
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5.3 Without prejudice to the Developer's other rights under this Agreement and/or in law, the Allottee/s agrees to pay to the Developer interest at the rate specified under RERA and the rules made thereunder as amended from time to time on all the amounts which become due and payable by the Allottee/s to the Developer under this Agreement from the date such amount/s are payable by the Allottee/s to the Developer until the date such outstanding amount is received by the Developer.

5.4 The Developer, after deducting from the various amounts paid by the Allottee/s to the Developer as deposits and expenses due in respect of the said Apartment as aforesaid and the costs, charges and expenses referred to hereinafter in the proportion decided by the Developer, shall transfer the balance, to the said Society. The accounts, in this behalf, shall be rendered by the Developer to the said Society and not the Allottee/s in his / her / its / their individual capacity. The Allottee/s shall on demand pay to the Developer such further amount/s by way of deposit, etc. for such expenses if required.



5.5 All payments hereunder shall be made by cheque drawn on banks in Mumbai or by means of real time gross settlement / national electronic funds transfer and not otherwise. The timely payment of each of the installment/s of consideration and other amount/s as aforesaid shall be the essence of the contract. If the Allottee/s make default in payment of any of the installments / dues on their respective due dates as aforesaid and without prejudice to the rights of the Developer to treat such default as a breach of this Agreement and to cancel and terminate this Agreement, the Allottee/s shall be liable to pay to the Developer interest at the rate specified under RERA and the rules made thereunder as amended from time to time on the amount of the installment/s and/or due/s in arrears for the period of the delay in payment of such installment/s and/or due/s.

5.6 The Developer shall maintain a separate account in respect of the sums received from the Allottee/s as advance or deposit on account of share capital, formation charges, towards the outgoings or legal charges, etc. and shall utilize the amounts only for the purpose/s for which they have been received, except in case of default of the Allottee/s in which event the Developer will be at liberty to appropriate / adjust moneys held on one account with money due on other account/s.

5.7 The Developer is desirous that the Buildings should adhere to the highest industry standards as regards housekeeping and maintenance of the common areas and facilities and thus the Developer has decided to entrust the housekeeping and maintenance of the common areas and facilities of the said Buildings to 'M/S V Laxmi Estate Developer Pvt Ltd' or any of its subsidiary or sister concern or any other entity / person designated by the Developer, on such terms and subject to such conditions as is reasonable in a contract of such nature. The Allottee/s hereby accord his / her / their / its consent to the appointment of M/S V Laxmi Estate Developer Pvt Ltd or any of its subsidiary or sister concern/ any other entity / person as facility manager for rendering housekeeping and maintenance services of the common areas and facilities of the Buildings up to such time that the Buildings are completed in entirety. The

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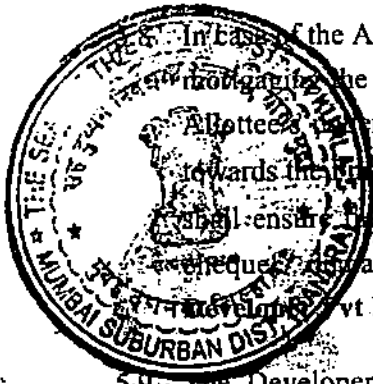
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services to be provided by 'M/S V Laxmi Estate Developer Pvt Ltd' or any of its subsidiary or sister concern / any other entity / person shall be limited to housekeeping and maintenance of common areas, elevators, pump rooms, sewage treatment plant, internal roads, etc. The maintenance charges of the Apartment or any revised amount, collected hereinabove by the Developer shall be payable to the Developer or any other entity / person designated by the Developer.



In case of the Allottee/s availing any loan / finance from any bank/s or financial institution/s by whom the said Apartment for the purpose of making payment of the Purchase Price, the Allottee/s shall undertake to direct such bank/s or financial institution/s to pay all such amounts towards the Purchase Price on their respective due dates as mentioned herein and the Allottee/s shall ensure that such bank/s or financial institution/s disburse all such amounts through a cheque / draft / pay order drawn specifically in the name of V Laxmi Estate Developer Pvt Ltd and payable at Mumbai.

5.9. The Developer may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Allottee/s by discounting such early payments at the rate of []% per annum for the period by which the respective installment has been preponed and the same shall be intimated by the Developer to the Allottee/s by way of a notice in writing calling upon the Allottee/s to avail the rebate within the period specified in such notice on the terms and conditions more particularly contained therein.

6 GENERAL TERMS

6.1 The said Apartment are agreed to be sold subject to the following:

- That the name of the said Building shall always be known as 'Queens Park' and this name shall not be changed without the written permission of the Developer;
- The Developer shall have the exclusive right to control advertising, signage, etc. within the said Building till such time the said Building is transferred / conveyed to the said Society;
- The Allottee/s shall be bound to comply with the rules, regulations in respect of the said Building including but not limited to bye-laws of the said Society;
- Any scheme or resolution or plan affecting the said Property or any part or part thereof made or to be made by any authority concerned including the terms, covenants, stipulations and conditions contained in the hereinbefore recited Agreement/s;
- Its present user is residential and other permissible users;
- The Allottee/s declare/s and warrant/s that his / he. / their / its interest and concern shall be confined to the said Apartment and no other or further and notwithstanding anything

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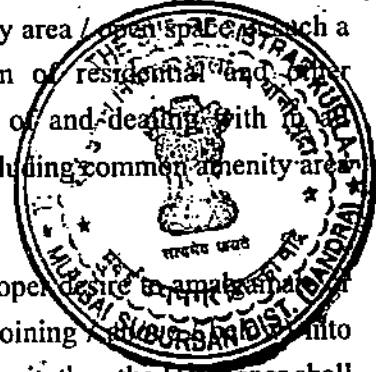
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contained herein or otherwise, the Developer shall be at full and absolute liberty to revise alter or otherwise deal with the remainder of said Property or any part thereof in such manner as the Developer deems fit and exigent and the Allottee/s shall not directly or remotely interfere or create hindrance in the operations of the Developer. This is one of the important terms of the Agreement and any breach thereof by the Allottee/s shall tantamount to ipso facto termination hereof;

g. The Developer shall be exclusively entitled to hold and otherwise deal with, in all respects, for its own benefit and account the common amenity area / open space in such a manner desired by the Developer including construction of residential and commercial apartments together with benefit of use and employment of and dealing with the same in all respects, all or any common areas facilities and amenities including common amenity area / open space of the said Building;



h. It is expressly agreed by the Allottee/s that should the Developer desire to amalgamate or merge any particular apartments with other apartments (adjoining or otherwise) or to bifurcate any such apartments into more than one unit, then the Developer shall be at liberty to do and/or caused to be done all such acts, matters and things to effectuate such amalgamation / merger / bifurcation and as a consequence of such amalgamation, etc. any alterations, changes, additions, etc. takes place in the layout of such concerned apartments including the inclusion, etc. of the semi exclusive passage/s and/or other area/s into such concerned apartments amalgamated, etc. as above, the Developer will be at liberty to do so, subject to obtaining all necessary permissions from the concerned authorities and the Allottee/s unconditionally agree/s and undertake/s not to raise any, objection, hindrance in this behalf and/or all matters of and incidental thereto and hereby grant/s irrevocable consent for the same provided nothing done by the concerned person/s shall directly affect or prejudice the apartments herein agreed to be acquired by the Allottee/s;

i. Any relevant and necessary covenants as may be stipulated by the Developer for the more beneficial and optimum use and enjoyment of the said Property together with the structure/s thereon in general and for the benefit of any class of holders of any apartments, as the case may be, or any part thereof;

j. All rights of water, water drainage, water course, light and other easements and quasi or reputed easements and rights of adjoining owner/s (if any) affecting the same and to any liability to repair or contribute to the repair of roads, ways, passages, sewers, drains, gutters, fences and other like matters. The Developer shall not be required to show the creation of or define or apportion any burden;

k. It is further expressly agreed between the Parties that the Developer shall have the irrevocable right to construct and complete the said Building within the time frame and in the manner provided herein. The Allottee/s hereby give their irrevocable consent and no objection to the Developer to carry on and complete the construction of the said Building,

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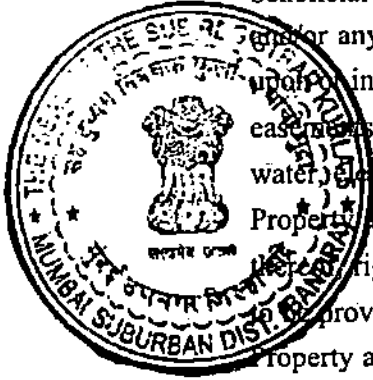
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sell the apartments contained therein for the consideration and on the terms and conditions as the Developer deems fit and proper. The Allottee/s agree not to create any obstruction or raise any objection whatsoever to the Developer completing the construction of the said Building and using the entire developable capacity of the said Property as the Developer deems fit and proper;

1. For the aforesaid purpose and all purposes of and incidental thereto and/or for the more beneficial and optimum, use and enjoyment of the remaining portions of the said Property and/or any part thereof by the Developer, the Developer shall be entitled to grant, over, upon or in respect of any portion/s of the said Property all such rights, benefits, privileges, easements, etc. including right of way, right to draw from or connect to all drains, sewers, water, electricity, telephone connections and/or installations and other services in the said Property and/or any other land/s contiguous / adjoining the said Property and/or any part thereof right of use and enjoyment of all amenities and facilities provided and/or agreed to be provided in the said Property and/or any other land/s contiguous / adjoining the said Property and/or any part thereof for the more beneficial and optimum use and enjoyment of the same in such manner as may be desired by the Developer. It is agreed that for convenience (administrative or otherwise), the Developer shall be at liberty in its sole discretion to:
 - i. It is made expressly clear that the ultimate conveyance deed/s in respect of the said Building shall contain such provisions which shall be accordingly framed and the rights and obligations thereof shall run with the said Property and shall be binding upon all the persons who are the holders of their respective apartments comprised in the said Property as the Developer may reasonably require for giving effect to and/or enforcing the restrictions, covenants and stipulations;
 - ii. To sign and execute such documents, writings, etc. as may be required by the said Society to enable the said Society to accept and recognize the Allottee/s as a member of the said Society. If any admission fee and/or any other charges are required to be paid to the said Society, the same is to be paid by the Allottee/s alone. All costs, charges and expenses incurred in relation to costs of preparing, engrossing and registering all deeds, documents required to be executed by the Developer and by the Allottee/s including registration charges, etc. payable in respect of such documents, as well as the entire professional costs of the attorneys of the Developer for preparing and approving all such documents shall be borne and paid proportionately by all the holders of the apartments, etc. in the said Building including the Allottee/s. The Developer shall not be liable to contribute anything towards such expenses.
 - m. The Developer shall ensure that the said Society admits the Allottee/s as members of the said Society upon receiving the share money, application and entrance fees, etc. or such other charges and fees as may be specified in the bye-laws of the said Society.



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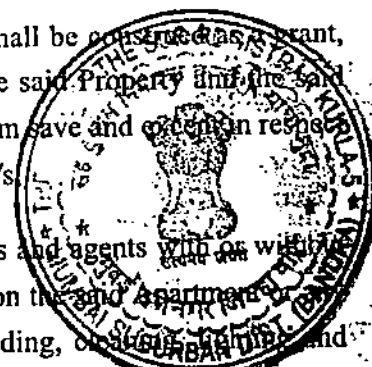
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Allottee/s

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- n. The Allottee/s and the person to whom the said Apartment is permitted to be transferred shall, from time to time, sign all applications, papers and documents and do all acts, deeds, and things as the Developer or the said Society may require for safeguarding the interest of the Developer and/or the Allottee/s and other apartment holders in the said Building;
- o. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Apartment or of the said Property and the said Building or any part thereof. The Allottee/s shall have no claim save and except in respect of the said Apartment hereby agreed to be sold to the Allottee/s.
- p. The Allottee/s shall permit the Developer and their surveyors and agents with or without workmen and others at reasonable times to enter into and upon the said Apartment and any part thereof for the purpose of making, maintaining, rebuilding, repairing, and keeping in order and good conditions all services, drains, pipes, cables, water covers, gutters, wires, party walls, structure or other conveniences belonging to or serving or used for the said Building and also for the purpose of laying down, maintaining, repairing and also for purpose of cutting of essential services including water supply to or any of the apartments of the said Building in respect whereof, the Allottee/s of such other apartments, as the case may be, shall have made default in paying his share of taxes, maintenance charges, etc.;
- q. It is expressly agreed that the Developer shall have an irrevocable and perpetual right and be entitled to put a hoarding on the said Property or any part of the said Building including the terrace and/or on the parapet wall and/or on the said Property and such hoardings may be illuminated or comprising of neon sign and for that purpose, the Developer is fully authorised to allow temporary or permanent construction or erection for installation either on the exterior of the said Building or on the said Property as the case may be and further the Developer shall be entitled to use and allow third parties to use any part of the said Building and the said Property for installation of cables, satellite, communication equipment, cellular telephone equipment, radio turnkey equipment, wireless equipment and all other equipments, etc. The Allottee/s hereby agree not to object or dispute the same. It is further expressly agreed that the Developer shall have an irrevocable and perpetual right and be entitled to receive, recover, retain and appropriate all the rents, profits and other compensation including any increase thereof and the Allottee/s and/or the said Society shall not have any right or be entitled to any of the rents, profits and other compensation including any increase thereof or any part thereof. All the rents, profits and other compensation including any increase thereof shall solely and absolutely belong to the Developer;
- r. It is clarified that the Developer shall never be liable or required to pay any transfer fees / charges and/or any amount, maintenance, compensation whatsoever to the said Society for



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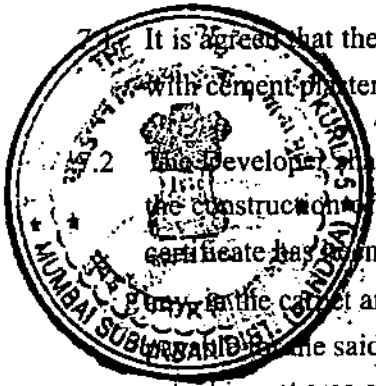
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7 CONSTRUCTION, DESIGN AND SPECIFICATIONS

It is agreed that the said Apartment shall be of R.C.C. structure with normal brick/AAC blocks with cement plaster only.



The Developer shall confirm the final carpet area of the said Apartment to the Allottee/s after the construction of the said Building is completed and the occupation certificate / completion certificate has been granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three percent). The total Purchase Price of the said Apartment shall be recalculated upon confirmation by the Developer. If the actual carpet area of the said Apartment increases or decreases more than 3% (three percent) on account of structural design and construction variances, the Purchase Price in respect thereof shall proportionally stand increased or reduced, which shall be adjusted or paid (as the case may be) at the time of payment of the last installment payable hereunder. Such increase or reduction in Purchase Price will be in respect of the differential percentage only i.e. the difference above or below 3% (three percent) variation. For the purpose of determination of actual carpet area upon construction of the said Apartment, the decision of the Architect appointed for the construction of the said Building shall be final and binding upon the Parties. The Architect shall provide a certificate in writing determining the actual area of the said Apartment. The Allottee/s hereby agrees to and accepts any increase or decrease in the carpet area of the said Apartment due to change in any law, rules, regulations, notifications, etc. issued by the Central Government, State Government and/or competent authorities and bodies from time to time.

7.3 The Developer hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authorities at the time of sanctioning the plans and approvals or thereafter and shall, before handing over possession of the said Apartment to the Allottee/s, obtain from the concerned local authorities occupation certificate / completion certificate in respect of the said Apartment.

7.4 The common areas and facilities in the said Building are specified in the **Fifth Schedule** hereunder written. The Allottee/s hereby agree, declare and confirm that save and except the said specifications, fixtures, fittings and amenities, the Developer shall not be liable, required and/or obligated to provide any other specifications, fixtures, fittings and amenities in the said Building / said Property. Further, though the Developer has proposed to provide certain facilities as mentioned in the sanctioned plans, the Developer has the right to add, alter, amend or delete any or all of the above facilities without being liable to the Allottee/s in any manner whatsoever.

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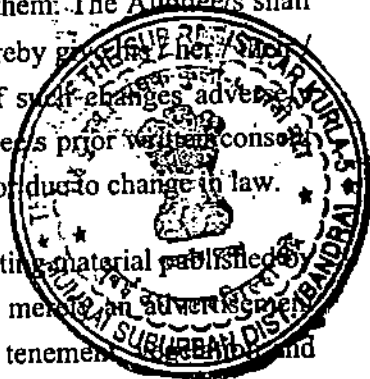
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Allottee/s 7.1

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- 7.5 It is expressly agreed that the said Apartment contain specifications, fixtures, fittings and amenities as set out in the Sixth Schedule hereunder written and the Allottee/s confirm that the Developer shall not be liable to provide any other specifications, fixtures, fittings and amenities in the said Apartment.
- 7.6 The Allottee/s is / are aware that the perspectives / elevation plans shown on the sanctioned plans and/or in the brochures are tentative and are likely to undergo change/s in course of construction which the Developer at its sole discretion may think fit and proper or as may be required by the concerned authorities to be made in them or any of them. The Allottee/s shall have no objection / complaints of whatsoever on that account and hereby give their / its irrevocable consent for such changes. Provided however that if such changes adversely affect the said Apartment, then the Developer shall obtain the Allottee/s prior written consent except where such changes are required by the authorities concerned or due to change in law.
- 7.7 It is specifically understood that the brochures, advertising and marketing material published by the Developer from time to time in respect of the said Building is merely promotional in nature and contains various features such as furniture layout in a tenement and plantation shown around the said Building, colour schemes, vehicles, etc. to increase the aesthetic value only and is not factual. The brochure / master plan is the tentative projection of the whole plan of the said Property. There may / will be variations depending on the practical and technical problems or if so desired by the Developer and therefore the said Property shall not / may not be the same as in the brochure / master plan. The Developer shall not be liable for such variations nor will the Allottee/s question the Developer regarding the same in any manner.
- 7.8 The sample apartment, if any, constructed by the Developer and all furniture, items, electronic goods, amenities, etc. provided therein are only for the purposes of show casing the apartments and the Developer is not liable, required and/or obligated to provide any furniture, items, electronic goods, amenities, etc. as displayed in the sample apartment, other than as expressly agreed by the Developer under this Agreement.
- 7.9 The Parties agree that the Developer shall be entitled to make such changes, additions, alterations, variations and modifications in the plan and specifications as the Developer may deem fit and proper or as may be required by the concerned authorities as long as the same does not adversely affect the said Apartment. The Allottee/s hereby irrevocably agree and give his / her / their / its irrevocable consent to the Developer for carrying out amendments, alterations, modifications and/or variations in respect of the said Building and/or the said Property, without materially affecting the area of the said Apartment. Provided however that if such variations, alterations or amendments to the plans, designs and specifications adversely affect the said Apartment, then the Developer shall obtain the Allottee/s prior written consent except where such variations, alterations or amendments are required by the authorities concerned or due to change in law.



Allottee/s 7.10 The Parties agree that the Developer shall be entitled to develop the said Property in

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phase-wise manner and/or sector-wise manner as the Developer may desire. The Developer is retaining unto itself full rights for the purpose of providing ingress or egress to, the Allottee/s from the said Property in the manner deemed fit by the Developer and the Allottee/s unequivocally consent / agree not to raise any objection or dispute regards the same now or any time in the future and the Allottee/s acknowledge that hardship may be caused during such time and undertakes expressly never to object to the same.



The Developer hereby declares that Floor Space Index ("FSI") available in respect of the said Property is only. Notwithstanding anything to the contrary or otherwise contained herein, pursuant to the rights of exploitation of the potential (now or future) of the said Property reserved, unto the Developer, the Developer shall, at all times hereafter including before transfer / conveyance of the said Building in favour of the said Society, have unfettered and unrestricted right to avail the FSI as may be permissible and in the manner and ratio as the Developer deem fit and in particular:

- i. To utilize such FSI now or hereafter available and relating to the said Property or any part thereof in any manner whatsoever in its entire discretion either on the said Property or any part thereof and/or in any other portion/s of any other contiguous or adjoining lands;
- ii. To utilize such FSI now or hereafter available by way of transfer of development rights, if permitted by the authorities in any other land/s wherever permissible;
- iii. To utilize FSI now or hereafter available as may be permitted in respect of variation or reduction of open spaces, etc. of the said Property in the structure/s to be constructed on the said Property and/or any part thereof;
- iv. To utilize such FSI as the Developer may obtain or acquire by way of transfer of development rights from or in respect of any other land or property or structure/s by construction of additional floors on the structure/s to be constructed on the said Property;
- v. In any of the aforesaid cases, the Developer shall furnish to the said Society all detailed particulars in respect of such utilization of (on completion of the development of the said Property) the FSI by the Developer. The FSI (residual, additional, transferred or otherwise) in respect of the said Property not consumed will be available to the Developer before and even after the transfer / conveyance of the said Building in favour of the said Society as herein contained.

7.12 It is hereby agreed between the Parties that balance FSI / TDR if any in respect of the said Property belongs to the Developer alone and that the Allottee/s as also other allottee/s of various apartments in the said Building shall not have any right, title and interest therein. It is agreed by and between the Parties that if the permitted FSI or density is not consumed in the said Building being put up and/or at any time further construction on the said Property is

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allowed, the Developer shall always have the right to put additional construction and/or consume the balance FSI and/or additional FSI of any other property whatsoever and the Allottee/s shall not be entitled to claim any share, right, title or interest in such additional FSI / TDR as aforesaid nor shall they be entitled to raise any objection whatsoever in respect of its use by the Developer in any manner they choose. The Developer shall be entitled to float the FSI / TDR of the said Property in the present scheme to any other property if so permitted by the concerned authority.

7.13 The Developer shall at all times before the transfer / conveyance and vesting of the said Building with the said Society have the absolute right to make or cause to be made additions, alterations, raise additional floors or structure/s at any time or construct new structures on the said Property as may be permitted by the concerned authorities and such additions, alterations and/or additional floors or structures shall be the sole and exclusive property of the Developer who shall be entitled to deal with or dispose of the same in any way it chooses and the Allottee/s hereby consent/s to the same.

7.14 The Developer shall be entitled to utilize and/or take connections from all water pipe lines, storage tanks, sewages, drainage pipe lines, electric cables, electric lines and other conveniences and amenities of the structure/s now being or to be constructed for providing all such facilities conveniences and amenities to the additional floors or structures which may be constructed by the Developer on the said Building or to the new structure/s and the Allottee/s hereby consent/s to the same.

7.15 It is an express condition of this Agreement that all such agreements entered into by the Developer with any person/s in respect of any apartments comprised in the said Property and/or the structure/s thereon shall be binding on the Allottee/s and all other allottee/s of the other apartments in the said Building and that the Allottee/s shall not be entitled to raise any objection or do anything which would result in a breach of terms and conditions of the Agreement/s which are or may be entered into by the Developer with other person/s with regard to such apartments as aforesaid and the Allottee/s hereby undertake/s and give/s his / her / its / their consent to the Developer to do and execute all such acts, deeds, matters and things from time to time as may be required to be done and executed by the Allottee/s as the Allottee of the said Apartment or as constituent/s of the said Society as may be required from time to time to enable the Developer to carry out its part of such agreement/s as aforesaid.

7.16 The Developer shall construct the Buildings with deficiency in open space and for the said purpose the Developer has received the necessary permission/ approval from the concerned authority under Municipal Corporation of Greater Mumbai/SPA MHADA.

8 TAXES AND OUTGOINGS

8.1 The Purchase Price is exclusive of all taxes, levies, duties, cesses, etc. In addition to the Purchase Price, the Allottee/s shall pay all other amounts mentioned herein as well as all the

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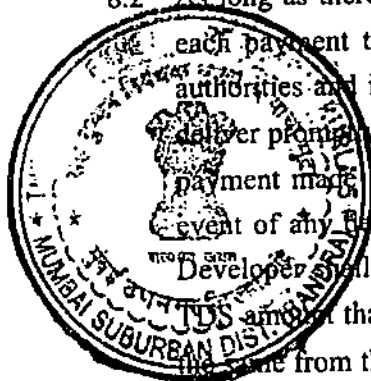
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statutory taxes including Service Tax and/or Goods and Services Tax (GST) and/or Value Added Tax (VAT), levies, duties, cesses, etc. (whether applicable / payable now or becomes applicable / payable in future), whether on Purchase Price or on other amounts payable under this Agreement, shall be borne and paid by the Allottee/s alone and the Developer shall never be liable, responsible and/or required to bear and/or pay the same or any part thereof.



8.2 As long as there is a statutory obligation on the Allottee/s, it shall deduct TDS in respect of each payment towards Purchase Price and simultaneously pay the same to the competent authorities and immediately provide proof of payment to the Developer. The Allottee/s shall deliver promptly to the Developer and without default, the necessary TDS certificates for each payment made by the Allottee/s enabling the Developer to claim credit for the same. In the event of any default by the Allottee/s in complying with the obligations above referred, the Developer shall have a first and exclusive charge on the said Apartment to the extent of the TDS amount that remains unpaid to the competent authorities and shall be entitled to recover the same from the Allottee/s. The Allottee/s hereby indemnify the Developer from and against any losses, damages, demands, actions, disputes, claims, costs, charges and expenses of any nature whatsoever suffered or sustained by them against any claim or demand made directly or indirectly in respect of non-payment or insufficient payment of TDS to the competent authorities.

8.3 So long as each apartment/s, car parkingspace/s, etc. in the said Building are not being separately assessed for municipal taxes and water charges, the Allottee/s shall pay to the Developer a proportionate share of the municipal taxes and water charges assessed by the SPA/MHADA on the said Building and the common areas and the said Property. Such proportion shall be determined by the Developer on the basis of the area of the said Apartment, however for the purpose of determining such proportion, the area of the unsold apartments will not be taken into account. The Allottee/s along with the other allottee/s will not require the Developer to contribute a proportionate share of the maintenance charges, municipal taxes, water charges and all other rent, rates and taxes in respect of the said Apartment and other apartments which are not sold or disposed of by the Developer even after the said Building has been transferred / conveyed in favour of the said Society. In other words, any liability towards taxes or other outgoings, etc. in respect of the unsold apartments, shall be borne and paid by the allottee/s including the Allottee/s herein from the date the Allottee/s are intimated to occupy the said Apartment.

8.4 Subject to what is stated hereinabove, commencing a week after notice in writing is given by the Developer to the Allottee/s that the said Apartment is ready for use, the Allottee/s shall be liable to bear and pay the proportionate share of outgoings in respect of the said Property and the said Building including local taxes, betterment charges or such other levies by the concerned local authority and/or Government, water charges, insurance, common lights, lifts, repairs, salaries of clerks, bill collectors, watchmen, sweepers and also other expenses necessary and incidental to the management and maintenance of the said Property and the said Building. For payment of the aforesaid, the Developer shall first utilize from the amounts

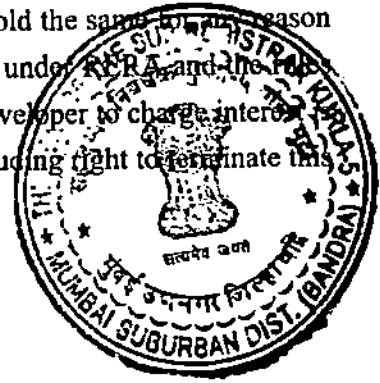
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mentioned in the Fourth Schedule hereunder written. It is agreed that if the Developer so require, the Allottee/s shall make such additional payment towards the outgoings on a continuous basis, beginning from the time the notice in writing is given by the Developer to the Allottee/s till the transfer / conveyance of the said Building to the said Society. Amounts paid by the Allottee/s to the Developer on account of outgoings and municipal taxes shall not carry any interest and the Developer shall be entitled to spend such amount for the purposes for which the same are collected and the unspent balance shall remain with the Developer until the transfer / conveyance of the said Apartment is executed in favour of the said Society as aforesaid. Subject to provisions of RERA, on such transfer / conveyance being executed, the aforesaid amounts so collected (less deductions provided for this Agreement) shall be paid over by the Developer to the said Society. After the utilisation of the amounts so collected under the Fourth Schedule hereunder written, the Allottee/s undertakes to pay such provisional monthly contribution towards proportionate share of municipal taxes and outgoings regularly by the 5th (fifth) day of each and every month in advance and shall not withhold the same on any reason whatsoever otherwise interest will be charged at the rate specified under RERA and the rules made thereunder as amended from time to time. The right of the Developer to charge interest without prejudice to any other rights under this Agreement and including right to terminate this Agreement, levy cancellation charges, etc.



9 COMPLETION AND POSSESSION

9.1 Upon completion of the said Building being constructed on the said Property and upon receipt of occupation certificate / completion certificate from the concerned authority, the Developer shall hand over the possession of the said Apartment to the Allottee/s for his / her / their / its use and enjoyment. The Developer shall endeavor to complete the construction of the said Apartment by 31/12/2025 (hereinafter referred to as the "Completion Date") and if the construction of the said Apartment is not completed by the Completion Date, then the Developer shall be entitled to complete the construction of the said Apartment within further period of 12 (twelve) months after the Completion Date, provided always that the Developer shall be entitled to further extension of time for completion of the said Building, if the completion of the said Building is delayed on account of:

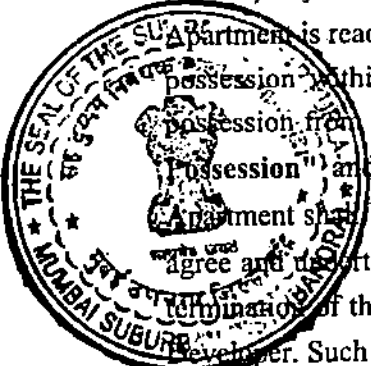
- war, civil commotion or act of God;
- any notice, order, rule, regulation, notification or directive of the Government, and/or any local or public or private body or authority and/or any other competent authority or any Court or Tribunal or any quasi-judicial body or authority;
- any legislation, order or rule or regulation made or issued by the Government or any other authority or if any competent authority(ies) refuses, delays, withholds, denies the grant of necessary approvals / permissions / sanctions / certificates, etc. for the said Building;
- any change in applicable laws adversely affecting the development of the said Property;

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Provided however that in case of delay past the Completion Date and 12 (twelve) months extension thereafter, due to the aforesaid events and which are beyond the control of the Developer, the Developer shall be liable on demand to refund to the Allottee/s all the amounts already received by them in respect of the said Apartment.



9.2 The Allottee/s shall make payment of all the installments mentioned hereinabove along with all the other amounts mentioned herein including amounts mentioned in the **Third Schedule** hereunder written. The Allottee/s shall take possession of the said Apartment within 15 (fifteen) days of the Developer giving written notice to the Allottee/s intimating that the said Apartment is ready for use and occupation. In the event the Allottee/s fail and/or neglect to take possession within the specified period, it shall be deemed that the Allottee/s have taken possession from the date of such intimation and that date shall be deemed to be the "Date of Possession" and all obligations of the Allottee/s related to taking possession of the said Apartment shall be deemed to be effective from the Date of Possession. The Allottee/s hereby agree and undertake that the Allottee/s shall not be entitled to claim any compensation and/or termination of this Agreement once possession of the said Apartment has been offered by the Developer. Such written notice for handing over possession shall be given by the Developer to the Allottee/s within 3 (three) months after receipt of occupation certificate / completion certificate provided SPA/MHADA has given the water connection and the electricity company has given the connectivity of electricity.

9.3 If within a period of 5 (five) years from the date of handing over possession of the said Apartment to the Allottee/s, the Allottee/s brings to the notice of the Developer any structural defect in the said Apartment or the said Building or any defects on account of workmanship, quality or provision of service, then, wherever possible, such defects shall be rectified by the Developer at its own cost. It is however expressly agreed that due to any changes made by the Allottee/s in the said Apartment and/or the said Building or by others occupying the said Building, then the Developer shall not be liable for such repairs.

10 REPRESENTATIONS AND WARRANTIES OF THE ALLOTTEE/S

10.1 The Allottee/s represents and warrant to the Developer that:

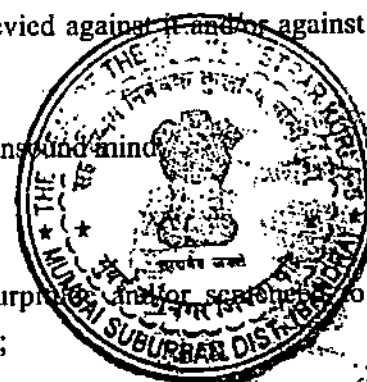
- a. it has not been declared and/or adjudged to be an insolvent, bankrupt, etc. and/or ordered to be wound up, as the case may be;
- b. no receiver and/or liquidator and/or official assignee or any person is appointed of the Allottee/s or all or any of its assets and/or properties;
- c. none of its assets / properties is attached and/or no notice of attachment has been received under any rule, law, regulation, statute, etc.;

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- d. no notice is received from the Government in India (Central, State or Local) and/or from abroad for his involvement in any money laundering or any illegal activity and/or is declared to be a proclaimed offender and/or a warrant is issued against it;
- e. no execution or other similar process is issued and/or levied against it and/or against any of its assets and properties;
- f. it is not of unsound mind and/or is not adjudged to be of unsound mind;
- g. it has not compounded payment with his creditors;
- h. it is not convicted of any offence involving moral turpitude and/or sentenced to imprisonment for any offence not less than 6 (six) months;
- i. it is competent to contract and enter into this Agreement as per the prevailing Indian Laws.



The Developer considers the accuracy of the representations and warranties to be an important and integral part of this Agreement and has executed this Agreement in reliance of the same.

11 COVENANTS OF THE ALLOTTEE/S

- 11.1 The Allottee/s by himself / herself / themselves with intention to bind all persons into whose hands the said Apartment and other apartments may hereinafter come, even after said Building is transferred / conveyed in favour of the said Society, is executed, hereby covenant/s with the Developer as follows:
- a. Not to do or suffer to be done anything in or to the said Building, said Apartment, staircase common areas or any passages which may be against the rules, regulations or byelaws of concerned local or any other authority or change / alter or make addition in or to the building or to the said Apartment itself or any part thereof and to maintain the said Apartment at the Allottee/s own cost in good repair and condition from the date on which the Allottee/s are permitted to use the said Apartment. In the event of the Allottee/s committing any act in contravention of the above provision, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority and also pay any penal charges levied by the authorities;
 - b. Not to store anything in the refuge floor nor store any goods in the said Apartment which are hazardous, combustible or of dangerous nature or are so heavy as to damage the construction or structure of the said Building or storing of which goods is objected to by the concerned local or other authority and shall not carry

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to be carried heavy packages on the upper floors which may damage or likely to damage the staircases, common passages or any other structure of the said Building and in case any damage is caused to the said Building on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable for the consequences of the breach and shall repair the same at his / her / their / its own costs;



- c. To carry out at his / her / their / its own cost all internal repairs to the said Apartment and maintain the said Apartment in the same condition, state and order which it was delivered by the Developer to the Allottee/s and shall not do or suffer to be done anything in or to the elevation of the said Building in which the said Apartment is situated or to the said Apartment which may be prohibited by the rules, regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee/s committing any act in contravention of the above provisions, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority;
- d. Not to change the user of the said Apartment and/or make any structural alteration and/or construct any additional structures, mezzanine floors, whether temporary or permanent, in the said Apartment and not to cover or construct anything on the open spaces, garden, recreation area and/or parking spaces and/or refuge areas;
- e. Not to demolish or cause to be demolished the said Apartment or any part thereof neither at any time make or cause to be made any addition or alteration of whatsoever nature in or to the said Apartment or any part thereof and keep the portion, sewers, drains, pipes in the said Apartment and appurtenances thereto in good repair and condition and in particular so as to support, shelter and protect other parts of the said Building;
- f. Not to make any alteration in the elevation and outside colour scheme of paint and glass of the said Building and not cover / enclose the planters and service ducts or any of the projections from the said Apartment, within the said Apartment, nor chisel or in any other manner cause damage to the columns, beams, walls, slabs or RCC partition or walls, pardis or other structural members in the said Apartment without the prior written permission of the Developer, nor do / cause to do any hammering for whatsoever use on the external / dead walls of the said Building or do any act to affect the FSI potential of the said Property;
- g. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Property and the said Building or any part thereof or whereby any increase in the premium shall become payable in respect of the insurance;

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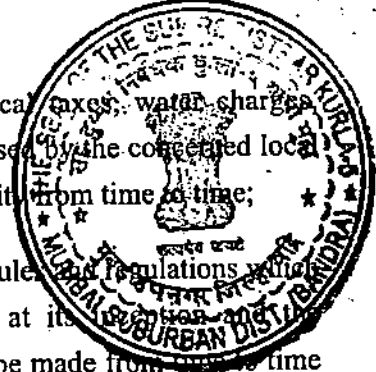
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- h. Not to delay / default in payment of the amounts to be paid to the Developer as per the Third Schedule hereunder written in addition to the amounts collected as per the Fourth Schedule hereunder written and pay within 7 (seven) days of demand by the Developer, their share of security deposit demanded by any concerned local authority or government, SPA/MHADA for giving water or any electric supply company for giving electricity or any other service connection to the said Building;
- i. Not to delay / default in payment of 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 from time to time;
- j. Shall not violate and shall observe and perform all the rules and regulations which the Society / Condominium / Company may have at its additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Building and the apartments therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and of government and other public bodies. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by Society / Condominium / Company regarding the occupation and use of the said Apartment in the said Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement;
- k. Shall not do or permit or suffer to be done anything in or upon the said Apartment or any part of the said Building which is or may, or which in the opinion of the Developer is or may, at any time be or become a danger, a nuisance or an annoyance to or interference with the operations, enjoyment, quiet or comfort of the occupants of adjoining apartments or the neighbourhood provided always that the Developer shall not be responsible to the Allottee/s for any loss, damage or inconvenience as a result of any danger, nuisance, annoyance or any interference whatsoever caused by the occupants of the adjoining apartments of the said Building and the Allottee/s shall not hold the Developer so liable;
- l. Shall not obstruct, cause or permit any form of obstruction whatsoever whether by way of depositing or leaving any article, item or thing of whatsoever nature, movable or otherwise, within the said Apartment or in or on the common stairways, refuge areas, corridors and passageways in and of the said Building;
- m. Shall never in any manner enclose any flower beds / pocket terraces and other areas to be kept open in any manner including installing any temporary or part shed or enclosure and shall not include the same in the said Apartment and keep the same unenclosed at all time. The Developer shall have the right to inspect the said Apartment at all times and also to demolish any such addition or alteration or



Allottee/s

Developers

Allottee/s

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enclosing of the open areas without any consent or concurrence of the Allottee/s and also to recover costs incurred for such demolition and reinstatement of the said Apartment to its original state;

- n. Not to affix sign boards, name boards, display boards, advertisements or neon lights in or about the said Apartment or any portion thereof save and except the designated portion in the said Apartment namely, the name plate board at the entrance of the said Apartment; and the same shall be of such size and nature as the Developer shall specify in writing;



The Allottee/s shall not let, sub-let, license, transfer, sell, assign, partition, or part with the occupation of the said Apartment or any part thereof until all the dues payable by the Allottee/s to the Developer under the Agreement are fully paid up and only if the Allottee/s have not been guilty of breach of or non observance of any of the terms and conditions of this Agreement and until the Allottee/s has taken prior permission in writing from the Developer which permission shall be given on such terms and condition as the Developer may decide;

- p. The Allottee/s hereby consents/s and authorize/s the Developer to raise any finance by way of mortgage of the said Property and/or the said Building or any portion thereof, to the exception as hereinafter, if as and when so deemed necessary by the Developer. At any stage during the implementation of the scheme the Developer shall be at liberty to sell, assign or transfer otherwise deal with their right, title and interest in the said Property and/or the said Building to be constructed thereon, save and except the said Apartment which is subject of present Agreement provided that the same does not adversely affect or prejudice the rights granted in favour of the Allottee/s in respect of the said Apartment agreed to be purchased by the Allottee/s in terms of this Agreement. It is further expressly agreed and understood by the Parties or their successors in title that the provisions of the clause relating to mortgage cannot at any time, hereinafter adversely affect or prejudice the rights granted in favour of the Allottee/s in respect of the said Apartment agreed to be purchased by the Allottee/s in terms of this Agreement;
- q. Without making full and complete payment of the Purchase Price, the Allottee/s shall not, without the prior written consent of the Developer, sell, transfer, mortgage, create charge, etc. or otherwise deal with or dispose of the said Apartment or any part thereof. Such consent / refusal shall be at the sole discretion and at such cost as may be decided by the Developer;
- r. The Allottee/s hereby expressly agree and covenant with the Developer that in the event of the said Building being not ready for use and in the event of the Developer offering license to enter upon the said Apartment to the Allottee/s then and in that event the Allottee/s shall not have any objection to the Developer

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Allottee/s

Developer

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completing the construction of the balance building or additional floors on the said Property without any interference or hindrance or objection by the Allottee/s. The Allottee/s further confirm that he / she / they / it shall not object or dispute construction of the balance building or buildings, wing or wings or additional floors or additional construction or part or parts thereof by the Developer on any ground including on the ground of nuisance, annoyance or any other ground or reason whatsoever and the Developer shall be entitled to either themselves or through any nominees to construct and complete the said additional floors, wing or wings or building or buildings on the said Property as they may desire in their absolute discretion without any interference or hindrance or objection or dispute or claim by the Allottee/s.



12 EVENTS OF DEFAULT AND TERMINATION

12.1 The Developer shall be entitled (but not obliged) to terminate this Agreement on the happening of the following events ("Events of Default"):

- a. If the Allottee/s delay or commit default in making payment of any of the amounts and/or installments of any amount payable under this Agreement or otherwise;
- b. If the Developer is of the opinion and/or belief that any of the representation, declarations and/or warranties, etc. made by the Allottee/s in the Booking form, Acceptance Letter, Allotment Letter, this Agreement and/or any other documents executed and/or entered into or to be executed and/or entered into by the Allottee/s is untrue or false;
- c. If the Developer is of the opinion and/or belief that the Allottee/s is / are an undesirable element and/or is likely to cause nuisance and/or cause hindrances in the completion of the development of the said Property and/or any time thereafter and/or it is apprehended that the Allottee/s is / are likely to default in making payment of the amounts mentioned in this Agreement;
- d. If the Allottee/s has / have been declared and/or adjudged to be insolvent, bankrupt, etc. and/or ordered to be wound up;
- e. If the Allottee/s is / are convicted of any offence involving moral turpitude and/or sentenced to imprisonment for any offence not less than 6 (six) months;
- f. If a receiver and/or liquidator and/or official assignee or any other person is appointed in respect of all or any of the assets and/or properties of the Allottee/s.

Allottee/s

Developers

Allottee/s

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8. If the Allottee/s have received any notice from the Government in India (Central, State or Local) or foreign Government for the Allottee/s involvement in any money laundering or any illegal activity and/or is declared to be a proclaimed offender and/or a warrant is issued against him / her / them.



12.2 Provided that, Developer shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the Allottee and mail at the e-mail address provided by the Allottee, 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 Allottee 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. Provided further upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the instalments of sale consideration of the Apartment which may till then have been paid by the Allottee to the Promoter.

12.3 On happening or occurring of any of the Events of Default, then and in that event, the Developer shall without prejudice to all other rights that the Developer may have against the Allottee/s either under this Agreement, or in law or otherwise, the Developer shall give 1 (one) month notice in writing to the Allottee/s to rectify / remedy such breach and during the notice period, the Allottee/s shall be liable to bear and pay interest at the rate specified under RERA and the rules made thereunder as amended from time to time on the due and payable amount and shall be entitled (but not obliged) to: (i) terminate this Agreement; and (ii) forfeit 10% (ten percent) of the Purchase Price along with the taxes, if any paid. Save and except in cases where the loan amount corresponding to 95% has already been disbursed by the Bank then the forfeiture amount would be 5% of the purchase price plus all the taxes paid. Upon the Developer terminating this Agreement, the Allottee/s shall cease to have any right, title, interest, claim, demand, etc. of any nature whatsoever against the said Apartment or any part thereof and/or against the Developer and the Developer shall be entitled to deal with and dispose of the said Apartment at their sole discretion and as they deem fit.

12.4 Notwithstanding anything contained herein, in case of any delay or default by the Allottee/s in making payment of any of the amounts and/or installments of any amount payable under this Agreement including notice period as mentioned herein or otherwise, the Developer shall, without prejudice to any other rights or remedies that they may have against the Allottee/s, including the right to terminate and forfeit 10% (ten percent) of the Purchase Price and put an end to this Agreement as mentioned herein, be entitled to receive and recover from the Allottee/s and the Allottee/s shall

Developers

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Allottee

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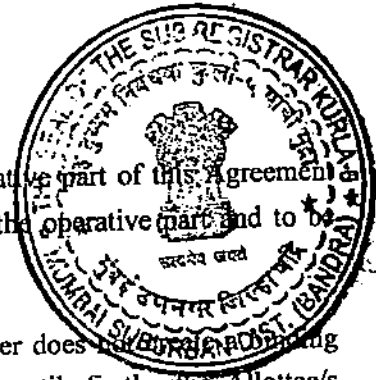
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pay to the Developer interest on all outstanding amounts at the rate specified under RERA and the rules made thereunder as amended from time to time from the due date till the date of actual payment. It has been also agreed that in case of every delay in payment of any installments / amounts hereunder, the Allottee/s shall be liable to pay an additional amount of Rs. 50,000/- (Rupees Fifty Thousand Only) as administrative fee for every installment / amounts delayed.

13 MISCELLANEOUS

- 13.1 All the recitals hereof shall form an integral part and operative part of this Agreement as if the same were set out and incorporated verbatim in the operative part and to be interpreted, construed and read accordingly.
- 13.2 Providing this Agreement to the Allottee/s by the Developer does not create any obligation on the part of the Developer or the Allottee/s until, firstly, the Allottee/s signs and delivers this Agreement with all the Schedules and Annexures within 30 (thirty) days from the date of receipt by the Allottee/s and secondly, appears for registration of the same before the concerned Sub-Registrar of Assurances as and when intimated by the Developer. If the Allottee/s fails to execute and deliver to the Developer this Agreement within 30 (thirty) days from the date of its receipt by the Allottee/s and/or appear before the concerned Sub-Registrar of Assurances as and when intimated by the Developer, then the Developer shall serve a notice to the Allottee/s for rectifying such a default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee/s, allotment of the said Apartment in favour of the Allottee/s shall be treated as cancelled and all sums deposited by the Allottee/s in connection therewith including the booking amount shall be returned to the Allottee/s without any interest or compensation whatsoever.
- 13.3 This Agreement is presently governed by the provisions of RERA and other applicable laws for the time being in force subject to any other ordinance, regulations, statute, etc. being enacted by the Government to regulate and provide for promotion, construction, sale, management and transfer of apartments on ownership basis in Maharashtra.
- 13.4 The Allottee/s hereby agree to indemnify and keep indemnified, saved, defended and harmless the Developer against any or all claims, losses, damages, expenses, costs or other liabilities incurred or suffered by the Developer from or due to any breach by the Allottee/s of its covenants, representations and warranties under this Agreement or due to any act, omission, default on the part of the Allottee/s in complying / performing his / her / their / its obligations under this Agreement.
- 13.5 Any delay, tolerance or indulgence shown by the Developer in enforcing the terms of this Agreement or any forbearance or giving of time to the Allottee/s by the Developer in respect of any breach or non-compliance of any of the terms and conditions of this



Allottee/s
Developers

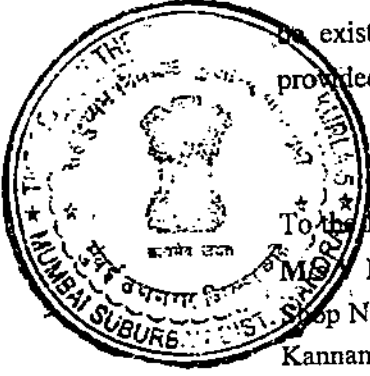
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13.6 All notices to be served on the Allottee/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s by Registered Post A.D. / Under Certificate of Posting / Courier or by Hand Delivery or by Fax, E-mail to the address of the addressee at his / her / their / it address hereinafter mentioned or as may be existing in the records of the Developer based on the information and details provided by the Allottee/s.



To the Developer:
M/S Laxmi Estate Developers Pvt Ltd,
 Shop No. 2, C wing, Stella Residency,
 Kannamwar Nagar-I
 Vikhroli (East)
 Mumbai - 400 083
 E-mail: vaibhavlaxmidewelopers1@gmail.com

To the Allottee/s:
Raj Prakash Surve (POA Prakash Shivram Surve) and Prakash Shivram Surve

13.7 For the purposes of this transaction, the details of income tax permanent account number of the Developer and the Allottee/s are as follows:

Developer :AAICV1396H

Allottee/s :CSUPS7079D / AHHPS9385E

13.8 As per circular issued by Government of Maharashtra dated 14th January 2021 the said Promoter has availed 50% reduction in premium facility and the same has been passed on to the said Allottee/s in terms of payment of Stamp Duty Amount of their Flat No: 0803 in B Wing of QUEENS PARK.

13.9 The Allottee/s shall bear and pay all the amounts payable towards registration charges and all out-of-pocket costs, charges and expenses on all documents for sale and/or transfer of the said Apartment including that is payable on this Agreement. Any consequence of failure to register this Agreement within the time required shall be on the Allottee/s account.

13.10 The Allottee/s hereby declare that he / she / they / it have gone through this Agreement and all the documents related to the said Property and the said Apartment and has / have expressly understood the contents, terms and conditions of the same and the Allottee/s after being fully satisfied has / have entered into this Agreement and further agree not to raise any dispute or objection in regard to the same.

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Allottee/s

Developers

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THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

(Description of the said First Property)

ALL THAT piece and parcel of land or ground or plot situated and lying underneath and appurtenant to building Nos. 10, at Survey No. 185 bearing City Survey No 826 (Pt), within the Registration sub district of Kurla Mumbai Suburban District of Mumbai City, respectively admeasuring 1011.25 SQ MT consisting of Ground plus 3 upper floors.

THE SECOND SCHEDULE HEREINABOVE REFERRED TO

(Description of the said Apartment)

Apartment No.0803 admeasuring 909.02 sq. ft. (carpet area as per RERA) and area of 100.97 sq. ft. on the 08 Floor in B wing of the building to be known as 'QUEENS PARK' constructed conjointly on the said First Property and said Second Property more particularly described in the First Schedule hereinabove.

THE THIRD SCHEDULE HEREINABOVE REFERRED TO

(Payment Schedule)

Construction Milestone	Percentage (%)	Amount (Rs.)
On Booking	9.81%	24,79,477.50
Within 30 days of Booking	9.81%	24,79,477.50
On Completion of Plinth	9.81%	24,79,477.50
On Completion of 3rd Slab	9.81%	24,79,477.50
On Completion of 7th Slab	9.81%	24,79,477.50
On Completion of 11th Slab	9.81%	24,79,477.50
On Completion of Top Slab	9.81%	24,79,477.50
On External Plastering and Finishing	9.81%	24,79,477.50
Plumbing and Electrical Fittings	9.81%	24,79,477.50
On OC	11.71%	29,59,702.50
Total	100.00%	2,52,75,000.00



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THE FOURTH SCHEDULE HEREINABOVE REFERRED TO

(Other Contributions)

Other Contributions	Amount (Rs.)
Society Charges at the time of Possession.	67700.00
Maintenance Charges at Rs. 10 Per sq. ft.(for 1 Year).	109000
G.S.T on Maintenance and Other Charges	19620
Total Charges:	196320.00



THE FIFTH SCHEDULE ABOVE REFERRED TO

(Description of Common Areas and Amenities in the said Building)

1. The building shall have R.C.C. Frame Structure.
2. Water supply will be arranged by providing water tank underground and Hydronematic suction pump with pumping Facilities as per prevailing rules of BMC
3. Lifts of the good quality of Kone/Thyssenkrup or equivalent.
4. Building will be painted with cement paint from outer side and flats shall be P.O.P. finishes with oil Bounce Distemper paints from inside.
5. Rooftop Amenities and Separate Fitness Centre would be provided

Developers

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Allotted

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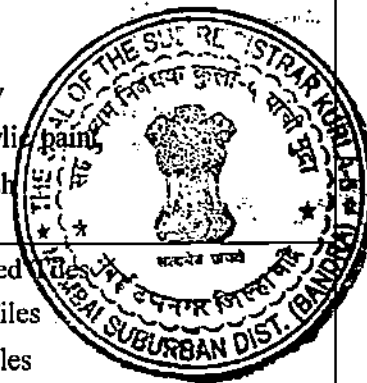
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THE SIXTH SCHEDULE HEREINABOVE REFERRED TO

(Internal Specifications of the said Apartment)

1. Wall Finish :	<ol style="list-style-type: none"> 1. Living Room: Putty Finished Wall 2. Bedroom: Putty Finished Wall 3. Kitchen: Putty Finished Wall 4. Toilets: 7" Ft Dado Tiles 5. OBD Finished Paint Internally 6. Externally weather shield acrylic paint 7. Internal walls with Putty Finish
2. Flooring:	<ol style="list-style-type: none"> 1. Living Room-600*600 Vitrified Tiles 2. Bedroom-600*600 Vitrified Tiles 3. Kitchen- 600*600 Vitrified Tiles 4. Toilets-Anti skid Ceramic Tiles 5. Lift Lobbies- Granite/Kota/Tiles
3. Doors and Windows:	<ol style="list-style-type: none"> 1. Main Door- Wooden Frame with attractive designer door 2. brass fittings/ SS Fittings 3. Bedrooms- Wooden Frame with laminated flush doors 4. Toilet- Granite Frame with laminated flush door 5. 3 Track Powder coated aluminium sliding window
4. External Facade:	<ol style="list-style-type: none"> 1. Cement paving blocks/ Concrete Roads
5. Provisions:	<ol style="list-style-type: none"> 1. DTH, Broadband provision 2. Concealed plumbing with standard CP Fittings and Sanitary 3. Fixtures 4. Concealed wiring with sufficient modular switches 5. TV Point in Master Bed and Living room 6. AC Point in Master Bed
6. Kitchen:	<ol style="list-style-type: none"> 1. Granite Top Kitchen Platform with SS Sink
7. Living Room:	<ol style="list-style-type: none"> 1. Video Door Phone 2. Electronic Locking System



Allottee

Developers

[Signature]
PRAKASH

Allottee/s

[Signature]
PRAKASH

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IN WITNESS WHEREOF the Parties have hereunto set and subscribed their respective hand and seal the day and year first herein above written.

SIGNED AND DELIVERED)

by the within named the "Developer")



V Lakshmi Estates Developers Pvt Ltd through its Partner

through its Partner

BANDAS, MANI TI SANGLE)

vide Power of Attorney dated _____)

in presence of...)

1. *Swiva*
2. *[Signature]*

SIGNED AND DELIVERED)

by the within named "Allottee/s")

1. Raj Prakash Surve
(POA Holder Prakash Shivram Surve)

2. Prakash Shivram Surve

in presence of...)

1. *Swiva*
2. *[Signature]*



[Handwritten signature]



Prakash



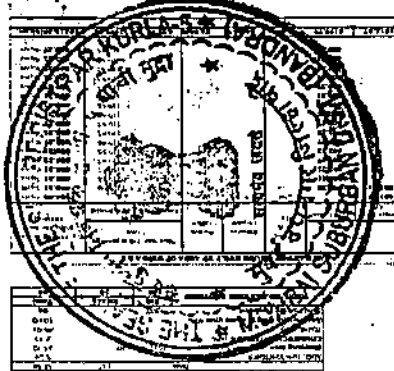
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Developers

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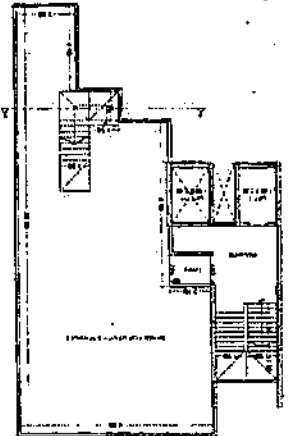
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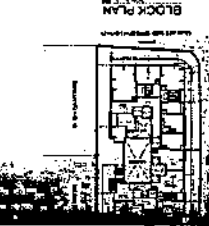
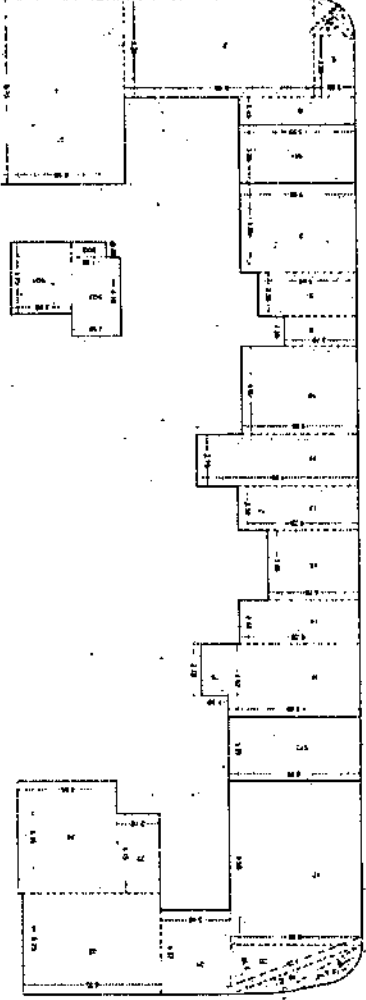
PIOT AREA DIAGRAM

SECTION THRU COMPOUND WALL

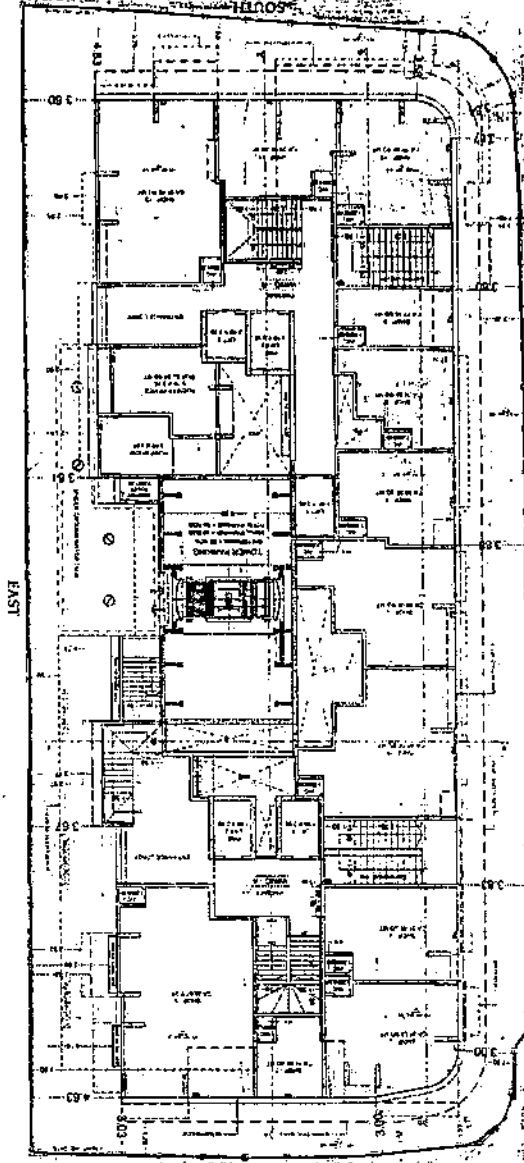
BELOW GROUND (BASEMENT LEVEL) FLOOR PLAN FOR WING A



AREA DIAGRAM (A) AT GROUND & BASEMENT FLOOR



GROUND FLOOR PLAN FOR WING A & B



GROUND FLOOR PLAN FOR WING B



SECTION THRU US TANK

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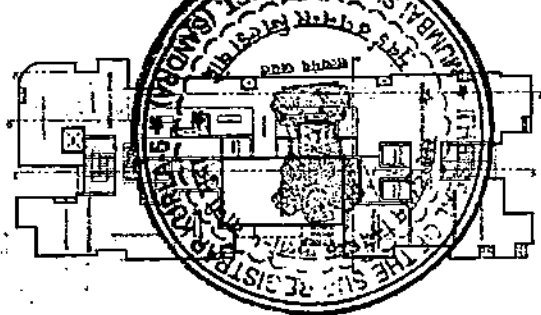
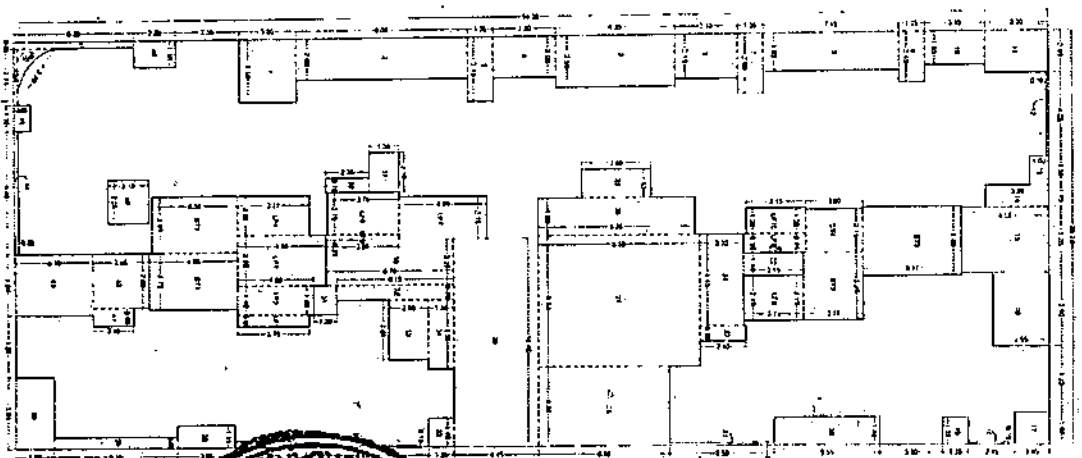
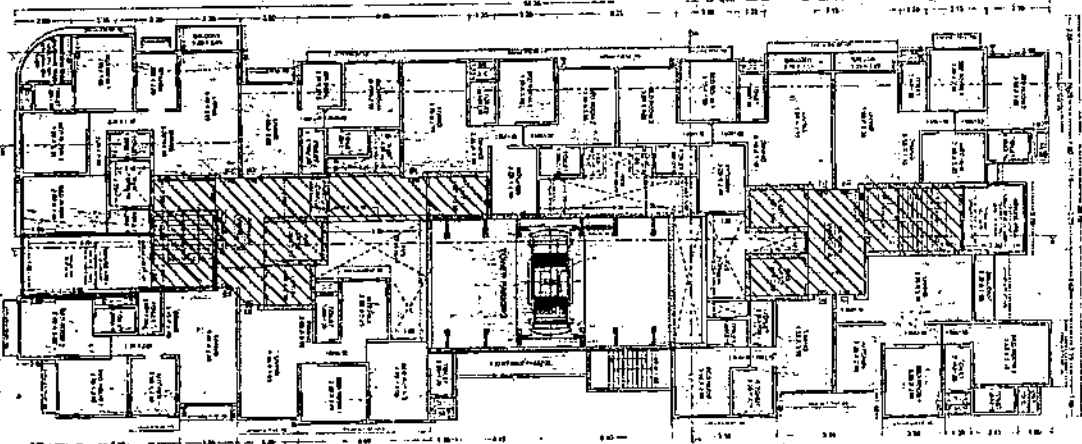
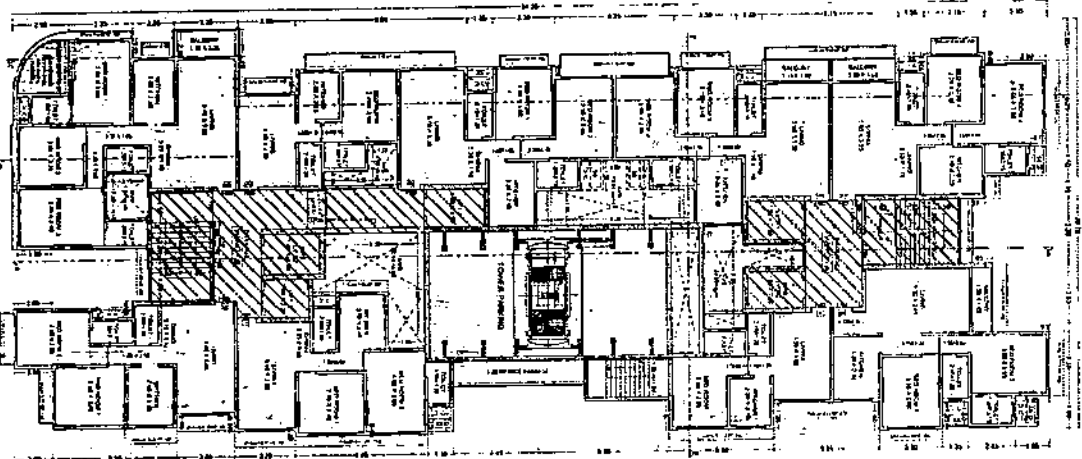
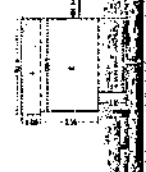
REAR GARAGE AREA DIAGRAM (WING B)
FLAT NO. 5, 2ND TO 15TH FLOOR

REAR GARAGE AREA DIAGRAM (WING B)
FLAT NO. 2, 2ND TO 15TH FLOOR

REAR GARAGE AREA DIAGRAM (WING B)
FLAT NO. 3, 2ND TO 15TH FLOOR

REAR GARAGE AREA DIAGRAM (WING B)
FLAT NO. 4, 2ND TO 15TH FLOOR

REAR GARAGE AREA DIAGRAM (WING B)
FLAT NO. 1, 2ND TO 15TH FLOOR

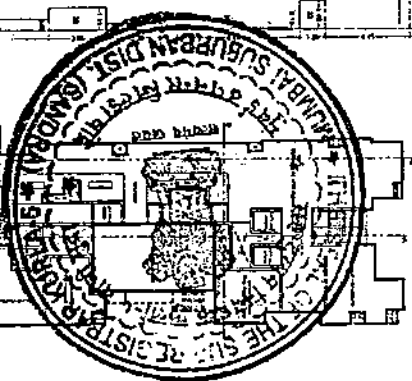


2ND TO 15TH FLOOR PLAN FOR WING A, B

2ND TO 15TH FLOOR PLAN FOR WING A, B

2ND TO 15TH FLOOR PLAN FOR WING A, B

2ND TO 15TH FLOOR PLAN FOR WING A, B



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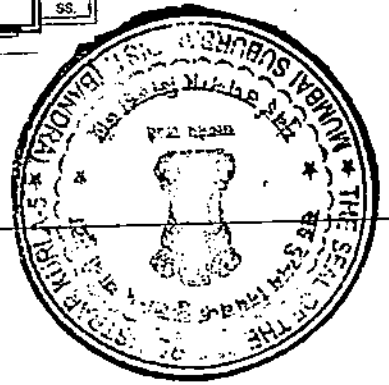
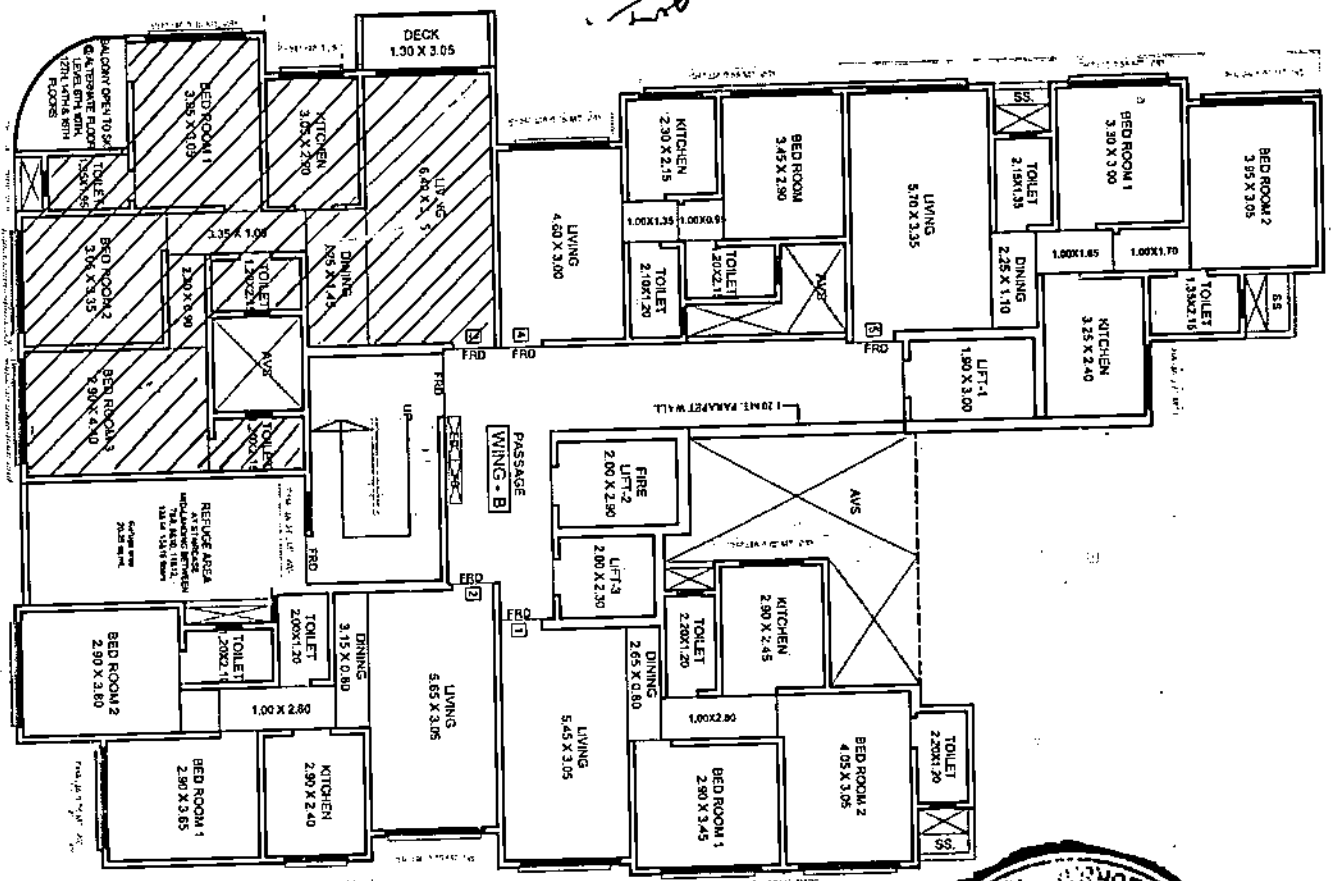
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THE REGISTRAR GENERAL
 GOVT. REGISTRATION DEPARTMENT
 BANGALORE
 2023

Flat no - B-803
 Area Carpet Area - 99.02 sqft
 Deck/Balcony Area - 100.97 sqft
 Total Carpet Area - 100.97 sqft

Handwritten notes:
 Area 12.12 sqft
 99.02

7TH TO 16H FLOOR PLAN (WING 'B')



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N
 ALL DIMENSIONS IN METRE

करल - ५		
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VIS LEGIS LAW PRACTICE
ADVOCATES

FORMAT - A
(Circular No:- 28/ 2021)

FLOW OF THE TITLE OF THE SAID L



To
Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece and parcel of land or ground admeasuring 1011.25 square metres plus titbit area of 461.35 square metres or thereabouts, bearing C.T.S. No. 826 (Part) and 826/1 to 14, Village Chembur east, situated at Subhash Nagar, Chembur, Mumbai 400 075, together with proportionate Layout FSI as may be finalized and offered by MHADA, together with Existing Building No. 10 thereon in the Registration District Mumbai Suburban (hereinafter referred to as "the said Property")

We have investigated the title of the said Properties on the request of M/s V Laxmi Estate Developer Private Limited and the following documents were provided to us:-

- Lease Deed dated 21st November, 1992 bearing Registration No. BDR/1290/14/1992. Rectification of lease deed dated 25th August, 2020 bearing Registration no. KRL1-5846-2020
- Deed of Sale dated 21st November, 1992 bearing Registration No. BDR/1292/14/1992 and Rectification deed of sale dated 25th August, 2020 bearing Registration no. KRL1/5847/2020
- Offer letter dated 16th August, 2021 bearing reference no. CO/MB/REE/NOC/F-1263/1883/2021 from MHADA to Chembur Pitrukhaya Co-Op. Housing Society.

7TH TO 16H FLOOR PLAN (WING 'B')

करल - ५		
२४७२४	५०	९३०
२०२३		

d. Development Agreement dated 18th January, 2022 bearing registration no. KRL-2/811/2022 made and executed between Chembur Pitruqhaya Co-Op. Housing Society.. the said existing members and M/s V Laxmi Estate Developers Private Limited.



e. Irrevocable General Power of Attorney dated: 18th January, 2022 bearing registration no. KRL-2/816/2022 made and executed between Chembur Pitruqhaya Co-Op. Housing Society., the said existing members and M/s V Laxmi Estate Developers Private Limited.

f. NOC dated 15th February, 2022 bearing reference no. CO/MB/REE/NOC/F-1263/346/2022 from MHADA to Chembur Pitruqhaya Co-Op. Housing Society.

g. Intimation of Approval for Zero FSI dated 22nd February, 2022 bearing reference no. MH/EE/BP/GM/MHADA-29/1057/2022 issued by MHADA to Chembur Pitruqhaya Co-Op. Housing Society.

h. Tripartite Agreement dated 27th May, 2022 bearing registration no. KRL-2/9933/2022 made and executed between Chembur Pitruqhaya Co-Op. Housing Society., M/s V Laxmi Estate Developers Private Limited and Maharashtra Housing and Area Development Authority.

i. Title Search report dated 2nd June, 2022.

j. Property Register Card.

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said property We are of the opinion that the title of C.T.S. No. 826 (Part), 826/1 to 14, situated at Subhash Nagar, Chembur East, Mumbai 400 071, together with Existing Building No. 10 is clear, marketable and without any encumbrances.

Owner of the land -

(1) Chembur Pitruqhaya Co-Op. Housing Society MHADA, , C.T.S. No. 826 (Part), 826/1 to 14, Village Chembur East, situated at Subhash Nagar, Chembur, Mumbai 400 071.

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(2)Qualifying comments/remarks if any.....

3/- The report reflecting the flow of the title of the owner on the said land is enclosed here with as annexure.

Encl: Annexure.

Vis L
Advocates





For Partner

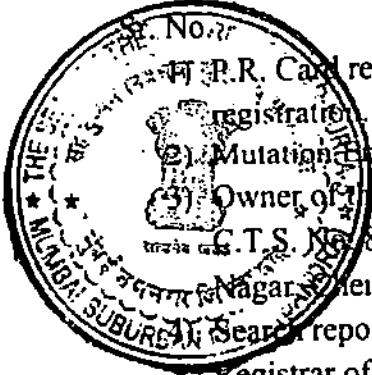


Date: 20th June, 2022

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FORMAT - A
(Circular No:- 28/ 2021)

FLOW OF THE TITLE OF THE SAID LAND.



- P.R. Card reflects the name of the said society as on date of application for registration
- (2) Mutation Entry No. - Nil
- (3) Owner of the land - Chembur Pitruclhaya Co-Op. Housing Society MHADA, C.T.S. No. 826 (Part), 826/1 to 14, Village Chembur East, situated at Subhash Nagar, Chembur, Mumbai 400 071
- (4) Search report for 30 years from Aarti Makwana, search clerk taken from Sub-Registrar office at Kurla 1,2,3,4,5 (Village: Chembur)
- 5) Any other relevant title - Nil
- 6) The said property has no litigations as on date of this application.

Date: 20th June, 2022


Advocate

(Stamp)

करल - ५		
२३०२५	५५	९३०
२०२३		



महाडा
MHADA

राष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

स्वातंत्र्याचा अमृत महोत्सव

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) FOR ZERO FSI

No.MH/EE/BP Cell/GM/MHADA/109/2022
Date : 22 FEB 2022



To,
M/s. V Laxmi Estate Developers Pvt.Ltd.
C.A. to ChemburPitruchhaya
Shop No.2, C-wing, Bldg.No.150 Stella Residency,
Kannamwar Nagar- I, Vikhroli(E)
Mumbai – 400083.

Sub:- Proposed Redevelopment of existing Building No.10 Society Known as
“Chembur Pitruchhaya CHS Ltd.” on plot bearing CTS nos.826 (Pt.)of Village
Chemburat Subhash Nagar,Chembur (West),Mumbai-400071.

Ref:- 1.Application of Architect dated16/02/2022.

Dear Applicants,

With reference to your Notice U/S 45 (1) (ii) of MRTP Act 1966 submitted with letter No. Nil dt. 16/02/2022 and delivered to MHADA on 16/02/2022 and the plans, Sections Specifications and Description and further particulars and details of your Building No.10 Known as “Chembur Pitruchhaya CHS Ltd.” on plot bearing CTS nos.826 (Pt.) of Village Chembur at Subhash Nagar, Chembur (West), Mumbai-400071.furnished to this office under your letter, dated 16/02/2022, I have to inform you that, I may approve ZERO FSI IOA 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:-

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

1. That the commencement certificate U/s-44/69(1) of MRTP 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.

निर्माण भवन, कलानगर, बांद्रे (पूर्व), मुंबई ४०० ०५९.
द्वारकी ६६४० ५०००
दूरध्वनि : ०२२-२६५९२०५६

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

करल - ५

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Insurance Policy shall be submitted.
Requisitions of clause 49 of 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.

7. That the work shall be carried out between 6.00 a.m. to 10.00 p.m. as per circular

U/no. CHEA/P/7749/GEN dt.07.06.2016.

8. Information board shall be displayed showing details of proposed work, name of owner, developer, architect/LS, 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 owner shall undertake that he will be abide by DCPR 2034 and will process the said proposal as per DCPR 2034 or as per demand raised by authorities or advised by authorities.

11. All the precautionary measures shall be taken during demolition/excavation foundation & construction work.

12. That the applicant shall deploy the construction labours as per provisions of labour compensation act 1923 and as per suo motto SLP in Supreme Court.

13. That the Tree NOC/Consultant Remarks shall be submitted.

B.FOR LABOUR CAMP/TEMPORARY SHED

1. That, the exact location of the Temporary Shed /Labour Camp at the premises situated at shall be shown in the accompanying sketch of the proposed temporary shed/labour camp.

2. That, the material for side and top covering used for the Temporary Shed/ Labour Camp shall be either tarpaulin or G.I. Sheets.

3. That this Temporary Shed/Labour Camp shall be constructed in such a manner that the same can be easily removed after the expiry of the temporary permission.

4. That you shall do any sort of pucca or permanent construction of any nature on this temporary permission.

5. That the temporary shed shall be constructed to the approved size and measurement and shall not exceed the permitted area.

6. That you shall pay the sum of Rs/-(in Words Rs.) as a security Deposit which may be forfeited in the extent of your failure to comply with any of the conditions mentioned herein.

7. That you shall pay the sum of Rs. (in Words Rs.) as Deposit covering the charges for the removal of temporary shed at your risk and cost if you fail to remove the shed on or before the date of expiry of the temporary permission.

8. That the permission shall be effective upto completion of the project.

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9. That you shall intimate the Municipal authorities in writing immediately after the shed is removed by you on before the expiry date

10. That in case of your failure to remove the Temporary Shed/Labour Camp on or before the date of expiry, you will allow Municipal authorities to remove the same at your risk and cost without notice and you will allow the demolition charges to be recovered from the deposit paid for this purpose and the security deposit paid by you to be forfeited.

11. That you shall pay fees at the rate of the Rs./-per 10 Sq. Mts. Area for the structure for the entire monsoon period or part thereof.

12. That you shall pay the fees for the structure for the whole monsoon period or part thereof and so on.

This IOA for zero FSI is valid for 1 year i.e. upto



Anil N. Rathod
(Anil N. Rathod)

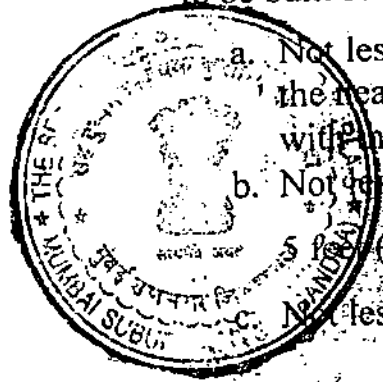
Ex.Engineer/B.P.Cell(ES)
Greater Mumbai / MHADA

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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 (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.

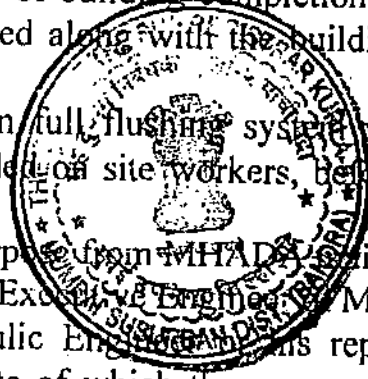
6. One more copy of the block plan should be submitted for the Collector Mumbai Suburbs District.

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

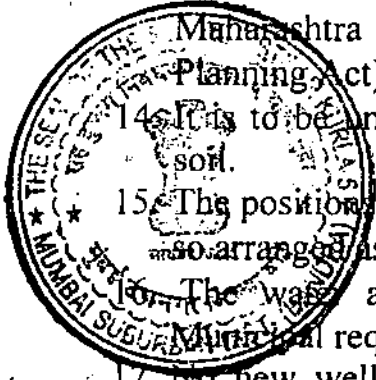
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NOTICE

1. The work should 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, Mumbai Board.
6. The owners shall intimate the Hydraulic Engineer's 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 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 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.



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२०२३	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. It is to be understood that the foundations must be excavated down to hard soil.

15. The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.

16. The waste arrangement to be carried out in strict accordance with the Municipal requirements.

17. No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the VP/CEO/MHADA.

Anil N. Rathod
(Anil N. Rathod)

Ex.Engineer/B.P.Cell(ES)
Greater Mumbai / MHADA

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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.)

FURTHER COMMENCEMENT CERTIFICATE

MH/EE/(BP)/GM/MHADA-29/1057/2023/FCC/1/New

Date : 10 March 2023



M/s. V Laxmi Estate Developers
Private Limited CA to Chembur
Pitruchhaya CHS.
Shop No 2, Stella Residency, C
Wing, Building No 150,
Sannamwar Nagar 1

Sub : Proposed Redevelopment of existing Building No.10 Society Known as "Chembur Pitruchhaya CHS Ltd." on plot bearing CTS nos.826 (Pt.) of Village Chembur at Subhash Nagar, Chembur (West), Mumbai-400071.

Dear Applicant,

With reference to your application dated 24 January, 2023 for development permission and grant of Further 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 Building No.10 Society Known as "Chembur Pitruchhaya CHS Ltd." on plot bearing CTS nos.826 (Pt.) of Village Chembur at Subhash Nagar, Chembur (West), Mumbai-400071..

The Commencement Certificate/Building permission is granted on following conditions.

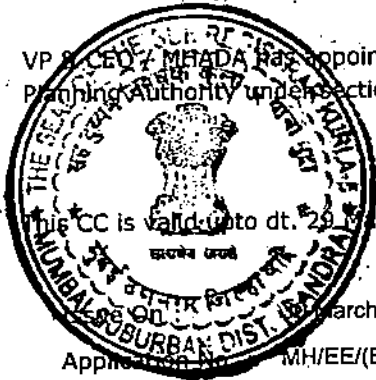
1. The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
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. This Certificate liable to be revoked by the VP & CEO, MHADA if:
6. 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.
 - 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 & 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

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misrepresentation and the appellant and every person deriving title through or under him in such 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. A N Rathod, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.



This CC is valid upto dt. 29 March, 2024

Application No. : MH/EE/(BP)/GM/MHADA-29/1057/2022/CC/1/New

Valid Upto : 29 March, 2023

Remark :

This C.C. issued for work upto plinth as per approved Zero FSI IOA plans dated 22/02/2022.

Issue On : 10 March, 2023

Valid Upto : 29 March, 2024

Application No. : MH/EE/(BP)/GM/MHADA-29/1057/2023/FCC/1/New

Remark :

This C.C. is issued for work of building consisting of Wing A, & B. Wing 'A' comprising of Basement for Utility services + Ground (Pt.) for shops & (part) for utility services + 1st (Pt.) for Shops & (part) for residential user. 2nd to 14th floor slab for residential use & Wing 'B' comprising of Ground (Pt.) for shops, Society Office & (part) for utility services + 1st (Pt.) for shops, Offices & (part) for residential user + 2nd to 14th floor slab for residential use with parking tower as per approved amended plans dated 19/07/2022.

Name : Anil Namdeo
Rathod
Designation : Executive
Engineer
Organization : Personal
Date : 10-Mar-2023 16

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

Copy submitted in favour of information please

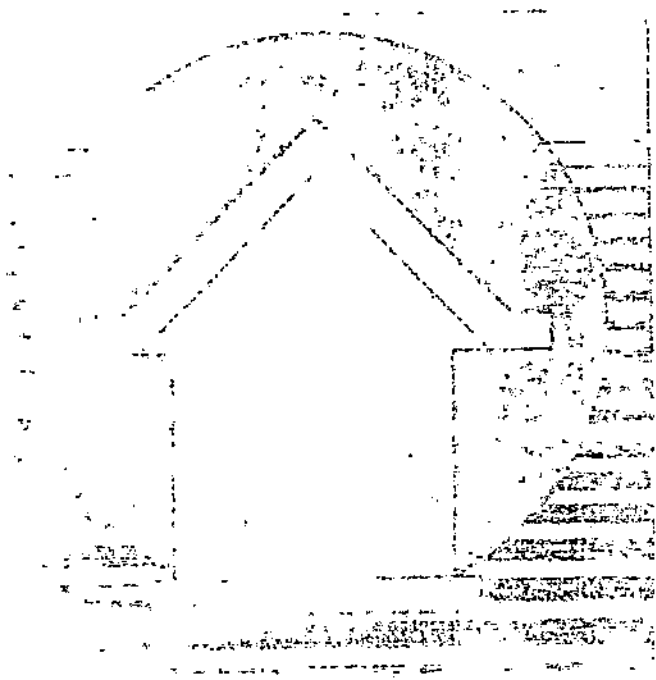
1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner M West Ward MCGM.

Copy to :-

4. EE Kurla Division / MB.
5. A.E.W.W M West Ward MCGM.

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- 6. A.A. & C M West Ward MCGM
- 7. Architect / LS - Kishore Ramkrishna Lotlikar.
- 8. Secretary Chembur Pitruhhaya CHS Ltd.



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२५७२३	६६	१३०
रेसिडेन्सियल गृहनिर्माण व क्षेत्रविकास मंडळ		
(म्हाडाचा घटक)		

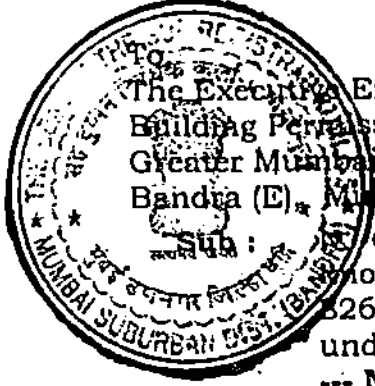
MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)



म्हाडा
MHADA



No.CO/MB/REE/NOC/F-1263/346 /2022
Date:- 15 FEB 2022



The Executive Engineer, (Eastern Suburb),
Building Permission Cell,
Greater Mumbai, MHADA,
Bandra (E), Mumbai 400 051.

Sub: O. C. for proposed redevelopment of existing Plot No.10,
known as Chembur PITRUCHHAYA CHSL., bearing CTS No.
826(pt.), at village-Subhash Nagar, Chembur, Mumbai - 400 071,
under DCPR 2034.

--- NOC for 1,2,3 & 4th installment.

- Ref:
1. Mumbai Board's Offer letter No. CO/MB/REE/NOC/F-1263/1883/2021, dated 16.08.2021
 2. Mumbai Board's Offer letter No. CO/MB/REE/NOC/F-1263/3223/2021, dated 29.12.2021.
 3. This office Recovery letter no. नि.का.अ./मु.मं./न.क्र.-१२६३/६८/२०२२, दि.०१.०२.२०२२.
 4. Society's Proposal for NOC dtd.20.01.2022.

Sir,

The applicant has complied requisites for obtaining No Objection Certificate (NOC) for allotment of additional buildable area & pro-rata BUA of layout for redevelopment of their building under subject. There is no objection of this office for undertaking construction as per the proposal of the said society under certain terms and conditions.

Allotment of additional BUA approved and allotted-by this NOC is as under:

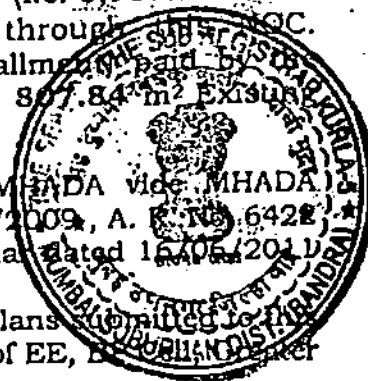
- i) The above allotment is on sub-divided plot as per demarcation plan measuring about 1,472.60 m² (i.e. 1,011.25 m² as per Lease deed + 461.35 m² additional land). Allotment of total BUA of 6,945.80 m² [i.e. 807.84 m² existing BUA + 6,137.96 m² (i.e. 5,487.96 m² for Residential use+650.00 m² Commercial use) [i.e. 3,609.96 m² in the form of additional BUA + 1,548.00 m² Pro-rata BUA + 980.00 m² in the form balance built up area of layout] is offered vide Offer Letter vide reference no.1.
- ii) Thereafter, this office issued offer letter for the BUA 625.00 m² (i.e. 450.00 m² for Residential use+ 175.00 m² Commercial use) in the form of balance built up area of layout vide reference no.2.
- iii) Allotment of total BUA of 6,945.80 m² + 625.00 m² = 7,570.80 m² (i.e. 6,745.80 m² for residential + 825.00 m² for commercial) is permitted for I.O. purpose only.

गृहनिर्माण भवन, कलानगर, बॉम्बे (पू), मुंबई ४०० ०५१.
दूरध्वनी ६६४० ५०००, २६५९२८७७, २६५९२८८९
फॅक्स नं. ०२२-२६५९२०५८ / पत्रपेटी क्र. ८१३५

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.
Phone : 66405000, 26592877, 26592881.
Fax No. : 022-26592058 / Post Box No. 8135
Website : mhada.maharashtra.gov.in

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25/25	64	930
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Since the Society has paid Full payment (First to Fourth installment) i.e. 100% amount of premium towards additional built up area of 6,137.96 m² + 625.00 m² = 7,570.80 m² (i.e. 6,745.80 m² for residential + 825.00 m² for commercial) as per A.R. Resolution 6749, Dt. 11.07.2017, hence Commencement certificate shall be issued for 7,570.80 m² (i.e. 6,745.80 m² for residential + 825.00 m² for commercial) [i.e. + 6,762.96 m² (i.e. 5,937.96 m² for residential + 825.00 m² for commercial) permitted through this NOC. (Proportionate to the Full payment (First to Fourth installment) paid by the Society as per Offer letter under reference no. 1 & 2) and 807.84 m² Existing Built up area].



The NOC is granted as per policy laid down by the MHADA vide MHADA Resolution Nos. 6260 Dt.04/06/2007, A. R. No. 6397 dated 5/05/2009, A. R. No. 6422 dated 07.08.2009 and A.R. no. 6749, Dt. 11/07/2017 and circular dated 16/05/2011 dated 21/12/2011 subject to following conditions.

The work of redevelopment should be carried out as per plans submitted to the office along with detailed proposal, as per prior approval of EE, Greater Mumbai / MHADA.

Necessary Approvals to the plans from EE, BP Cell, Greater Mumbai / MHADA should be obtained before starting of work.

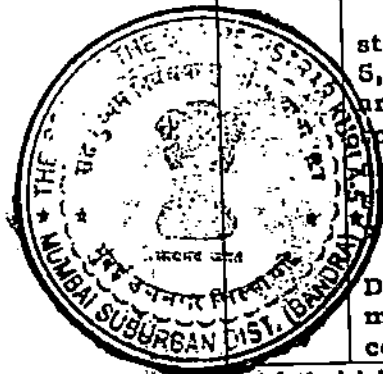
The work should be carried out under the supervision of the Competent Registered Architect and Licensed Structural Engineer.

The work should be carried out entirely at applicant's own risk and cost and MHADA Board will not be responsible for any mishap or irregularity at any time.

The built up area permitted as per statement below.

Sr.No	Built up Area	In m ²
1.	Plot area as per demarcation plan. i. As per Lease deed - 1,011.25 m ² ii. Tit bit area - 461.35 m ²	1,472.60
2.	Permissible FSI	3.00
3.	Permissible BUA (1,472.60 m ² x 3.00)	4,417.80
4.	Permissible Pro-rata from layout FSI (43.00 m ² X 36 T/s)	1,548.00
5.	From Balance BUA of Layout as per A.R. No.6615, dtd.06.08.2013	1,605.00
6.	Total permissible BUA (Sr. no. 3+4+5)	7,570.80
7.	Total built up area permitted for obtaining I.O.A. 7,570.80 m ² (i.e. 6,745.80 m ² for residential + 825.00 m ² for commercial) permitted through this NOC.	7,570.80
8.	Total built up area permitted for obtaining Commencement Certificate I. Existing Built up area = 807.84 m ² . II. Additional BUA = 6,762.96 m ² (i.e. 5,937.96 m ² for residential + 825.00 m ² for commercial) permitted through this NOC. (Proportionate to the Full payment (First to Fourth installment) paid by the Society as per Offer letter under reference no. 1 & 2).	7,570.80

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25/02/25	6/6	930
2023		



However further CC for above additional BUA 6,762.96 m² (i.e. 5,937.96 m² for residential + 825.00 m² for commercial) shall be issued only after the Tri-partite Agreement, as per Circular dtd.16.03.2021 of Housing department, GOM is executed and the copy of the same is submitted by the society.

Society / Developer shall have to pay the entire stamp duty of prospective buyers for the 6,762.96 m² (i.e. 5,937.96 m² for residential + 825.00 m² for commercial) area for which 50 % reduction in premium is availed by society as per UDD's G.R. dtd. 14.01.2021 and same is allotted vide this NOC. (Further the Society / Developer shall have to display the list prospective buyers on RERA website).

The proposed plan submitted by Society/ Developer/ Architect showing earmarked BUA of 6,762.96 m² (i.e. 5,937.96 m² for residential + 825.00 m² for commercial) is attached herewith.

6. It should be sole responsibility of society to obtain the approval of plans/FSI as per 33(5) of DCPR 2034 from Planning Authority/MHADA and this allotment is made subject to approval of Planning Authority/MHADA, the minimum rehabilitation carpet area shall be as per provision of clause no.2 under action 33(5) of DCPR 2034.
7. The work should be carried out within the land underneath & appurtenant to the society / society's building or plot leased by the Board / as per approved subdivision.
8. Responsibility of any damage or loss of adjoining properties if any will vest entirely with the society and M.H.& A. D. Board will not be responsible in any manner.
9. Your society will have to submit Certificate issued by Deputy Registrar Co.-Op. Housing societies, Mumbai Board, MHADA for appointment of developer vide Section 79 (A), before asking for NOC.
10. The user of this construction under this NOC should be restricted to **RESIDENTIAL & COMMERCIAL** purpose only. Separate permission for other user will have to be obtained.
11. Barbed wire fencing/ chain link Compound wall along boundary line is permitted after getting demarcation fixed from the Executive Engineer - Borivali Division, Mumbai Board.
12. The Society shall have to construct and maintain separate underground water tank, pump house and overhead water tank to meet requirements of the proposed and existing development and obtain separate water meter & water connection.

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२०२३		

The society shall have to obtain approval for amended plans as and when amended else the NOC for Occupation Certificate from EE,BP Cell, Greater Mumbai / MHADA will not be granted.

One set of plan along with letter should be forwarded to the office of Resident Executive Engineer / Mumbai Board as token of your approval.

The Chief Officer / Mumbai Board reserve the right to cancel NOC without giving any notice.

All the terms and conditions mentioned in earlier Offer letter, NOC letter will be applicable to the society.

The redevelopment proposal should be prepared in accordance with the Development Plan reservation, Building regulations and all other rules applicable to building construction by the EE,BP Cell, Greater Mumbai / MHADA.

The plans of the proposed building shall be submitted to EE,BP Cell, Greater Mumbai / MHADA within six months from the date of issue of this NOC positively for its approval, failing which the NOC will stand cancelled.

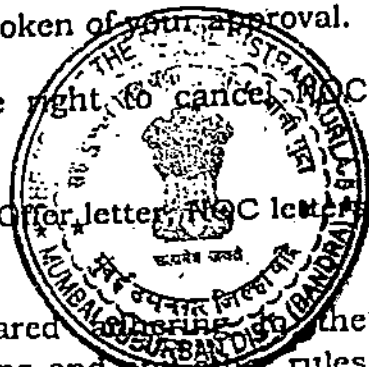
The NOC holder will have to communicate the actual date of commencement of work and to submit progress report of the redevelopment scheme by every month till completion of scheme to the Executive Engineer / Borivali Divn. / M.B. under intimation to this office.

If NOC holder fails to start the redevelopment work within 12 months from the date of issue of NOC, the right is reserved to cancel the NOC by this office.

The reconstruction of new building for the rehabilitation of old occupiers shall be completed within a period of 30 months from the date of issue of this NOC. In case NOC holder fails to do so, extension to the above time limit may be granted depending on the merits of the case and on payment of an extension fee as may be decided by the office from time to time.

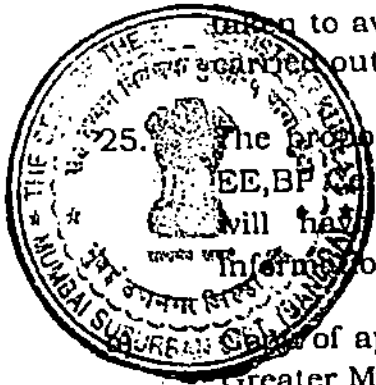
The road widening that may be proposed in the revised layout will be binding on the society & the society should handover the affected area of road widening to the MCGM at their own cost.

All terms & conditions of lease deed and sale deed are binding on the society.



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24. After issue of this NOC & during course of redevelopment work if any mishap / collapse occur, the entire responsibility of the same will lie with NOC holder. However all the necessary precautionary measures shall be taken to avoid mishap / collapse and the work of redevelopment shall be carried out under strict supervision of Architect and R.C.C. Consultant.



25. The proposal of issue of NOC for obtaining Occupation Certificate from EE, BP Cell, Greater Mumbai / MHADA to the newly constructed building will have to be submitted along-with the following documents Information.

a) Copy of approved plan along-with copy of IOA & C.C. from EE, BP Cell Greater Mumbai / MHADA. The name of the occupiers against concerned tenements proposed to be allotted in new building should be clearly shown in the plan along-with carpet area to be given. Matching statement i.e. Name of occupant, Room No., existing area and proposed allotted area.

b) The concerned Architect & NOC holder / Developer should give certificate that the newly constructed building is in accordance with the plans approved by EE, BP Cell, Greater Mumbai / MHADA & the tenements constructed for rehabilitation of the occupiers of building are as per the areas and amenities as prescribed in the agreement executed with the occupiers.

c) Photographs of the newly constructed building taken from various angles.

26. If it is subsequently found that the documents / information submitted with your application for NOC are incorrect or forged, mis-leading then this NOC will be cancelled and NOC holder will be held responsible for the consequences / losses, if any thereof if arises in future.

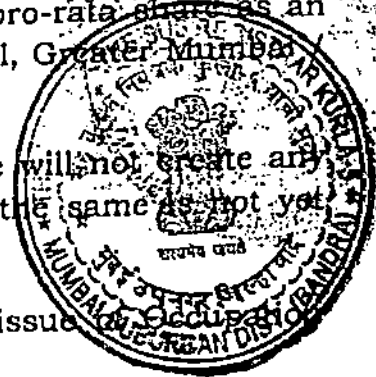
27. Necessary trial pits / trial bores shall be taken at the captioned property to ascertain the bearing capacity of the soil and foundation shall be designed accordingly. R.C.C. design of the new proposed building shall be prepared taking into account the aspect of Mumbai Seismic Zone and same should be got approved from R.C.C. Consultant / Structural Engineer, registered with MCGM.

28. By this letter you are requested not to issue Occupation Certificate unless consent letter duly signed by Chief Officer / Mumbai Board is obtained and submitted to your Department by the applicant.

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After approval of layout with 3.00 FSI from Architect Layout Cell, Greater Mumbai / MHADA society will be entitled to additional Pro-rata share of FSI as per approved layout. Further society's allotted Pro-rata share as per this NOC will be adjusted against it's allotted pro-rata share as an when layout is approved by the Architect Layout Cell, Greater Mumbai / MHADA with 3.00 FSI.

Allotment of the layout pro-rata B.U.A. in this case will not create any imbalance of F.S.I. / B.U.A. in the layout though the same is not yet approved as per FSI 3.00 as per DCPR-2034.



All the dues should be cleared by Society before issue Certificate.

This NOC is issued for the purpose of IOD/ IOA and approval of plans for BUA of 7,570.80 m² (i.e. 6,745.80 m² for residential + 825.00 m² for commercial) as shown in condition No. 5 of this letter. The Commencement Certificate shall be issued for BUA 7,570.80 m² (i.e. 6,745.80 m² for residential + 825.00 m² for commercial) [i.e. 6,762.96 m² (for 5,937.96 m² for residential + 825.00 m² for commercial) permitted through this NOC. (Proportionate to the Full payment (First to Fourth installment) paid by the Society as per Offer letter under reference no. 1 & 2) and Existing Built up area 807.84 m²].

But further CC for above additional BUA 6,762.96 m² (for 5,937.96 m² for residential + 825.00 m² for commercial) shall be issued only after the Tri-partite Agreement, as per Circular dtd.16.03.2021 of Housing department, GOM is executed and the copy of the same is submitted by the society.

The further Commencement Certificate for additional BUA of 3,856.48 m² (for 3,681.48 m² for residential + 175.00 m² for commercial) shall be issued after payment of Development Cess charges of Rs. 1,26,79,194/- (for the additional BUA 3,231.48 m² for Residential use) + Rs.38,29,688/- [for the additional BUA 625.00 m² (450.00 m² for Residential use + 175.00 m² for commercial use)] = Rs. 1,65,08,882/- for MCGM, in the office of the EE,BP Cell, MHADA as intimated in the Offer letter u/r No. 2.

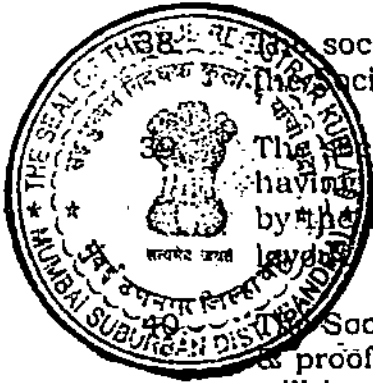
All the terms and conditions mentioned in the Layout which was processed to E.E./BP Cell / MHADA shall be applicable to the society.

The set of plans approved by E.E./BP Cell / MHADA duly certified by the Architect should be submitted to this office before commencement of work.

The society will have to submit stability of the existing structure / proposed work through Registered Licensed Structural Engineer by E.E./BP Cell / MHADA.

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37. The society will have to obtain separate P. R. card as per the approved sub division / plot leased out by the board duly signed by S. L. R. before asking for Occupation Permission from E.E./BP Cell / MHADA.



The society will have to obtain approval for amended plans as and when the society amends the plans.

The society should submit undertaking on Rs. 250/- Stamp paper for not having any objection if the newly developable plots are either developed by the Board or by the allotted of the Board in Charkop, Kandivali (W)

Society will have to hand over the set back area free of cost to MCGM & proof of the same will have to be submitted to this office. The society will have to inform about form encroachment to E.E./BP Cell / MHADA at their own cost and M.H.A.D. Board shall not be held responsible

41. The pro-rata charges towards construction of D. P. as implemented by MCGM will be paid from the premium received from the society for the purchase of additional BUA for which receipts shall be submitted by the society from E.E./BP Cell / MHADA in favor of Chief Accounts Officer, MHAD Board.

42. The Society will have to submit Undertaking on Rs. 250/- stamp paper agreeing to pay the difference in premium if any as and when MHADA reviews the policy for allotment of F.S.I. / T.D.R. (Form V).

43. Before issuing the NOC for Occupation, Tanker Water or Extra Water charges payment clearance should be produced by the Society

44. The redevelopment Proposal should be approved adhering to the Development Plan reservation, Building regulations and any other rules applicable to Building construction by the Building Proposal Dept. in Planning Authority, MHADA.

45. The charges as may be levied by MCGM, from time to time (apart from FSI charges), for e.g. Pro-rata charges for Roads, shall be paid by the society to MCGM directly, on demand from MCGM.

46. The society shall indemnify MHADA against any legal action regarding payment of stamp duty for a) Transfer of built tenements to beneficiaries and b) Purchase of balance FSI /T. D. R. etc. as may be required under provisions of Stamp Duty Act.

47. This allotment is subject to payment of Stamp duty if / as and when may be imposed by the Govt. of Maharashtra (Under the relevance provisions of Maharashtra Stamp Duty Act. The allottee will have to submit an Undertaking to this effect on Stamp paper worth Rs.100/-)

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MCGM has incurred expenditure for on site infrastructure prior to modification in DCR 33 (5) and after modification in DCR 33 (5). The Pro-rata premium shall be payable by the society as and when competent authority communicates to you.

The Pro-rata premium for approval of revised layout under DCR 33 (5) with 3.0 FSI shall also be payable by society as and when communicated to you.

Society has to ensure that Contractors / Sub-Contractors appointed by the society or Developer of the Society, who are in charge of construction work; shall be registered with MBOCWW Board & required to fulfill the obligations as contemplated in Building and Construction workers (Regulation of Employment and condition of service) Act, 1996. And further these Contractors / Sub-Contractors are required to fulfill all the conditions stipulated in the above Act, for the benefits of workers.

All the other terms and conditions mentioned in the Offer letters u/r no.1 & 2 shall remain same and will be binding on society.

MHADA reserve it's right to withdraw, change, alter, amend their offer letter and conditions mentioned therein in future at any point of time without giving any reason to do so.

It is, therefore, directed that the proposed work should be carried out strictly adhering to the terms and conditions as mentioned above. In case of any breach to above terms and condition, the NOC will stand cancelled.

Encl: Proposed Plan.

(Draft approved by CO/MB)


(Prakash Sanap)
Resident Executive Engineer
Mumbai Board

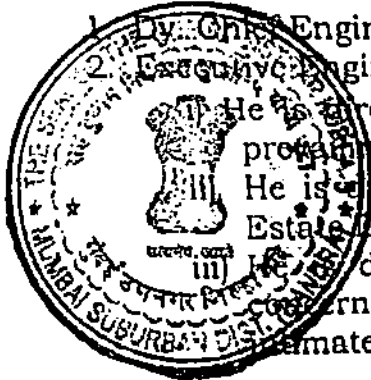
Copy to : The Secretary:- Chembur PITRUCHHAYA CHSL., Plot No. 10, at Village-Subhash Nagar, Chembur, Mumbai - 400 071 for information and necessary action.

Since, your Society / Society's Developer has availed the benefit of 50% reduction in premium charges for 6,762.96 m² (for 5,937.96 m² for residential + 825.00 m² for commercial) BUA as per GOM resolution dtd.14.01.2021, it is binding on your society / society's developer to pay the stamp duty of the perspective buyers of this BUA, to the collector of stamps.

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२४६२४	१२	१३०
२०२३		

Copy to Architect: Shri. Kishor R. Lotlikar of M/s Inovations, 209, Veena Industrial Estate, L.B.S. Road, Vikhroli (W), Mumbai - 400083 for information.

Copy forwarded to information and necessary action in the matter to the:



1. Dy. Chief Engineer (East) / Mumbai Board for information.

2. Executive Engineer, Housing Kurla Division.

He is directed to take necessary action as per demarcation & as per prevailing policy of MHADA.

He is directed to recover all the dues from the society concerned Estate Department & intimate the same to this office.

He is directed to recover any dues, land revenue, audit remarks returned to Land Department if any pending with the society & intimate the same to this office.

3. Copy to Architect / Layout cell / M.B.

4. Copy to Shri. Jadhav/Assistant for MIS record.

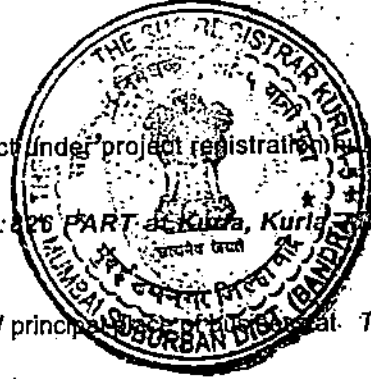


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Maharashtra Real Estate Regulatory Authority

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 :
1800047377

Project: **QUEENS PARK**, Plot Bearing / CTS / Survey / Final Plot No.: 226 PART of Kurla, Kurla, Mumbai
Suburban, 400071;

By **V Laxmi Estate Developers Private Limited** having its registered office / principal office at: Tehsil:
Kurla, District: Mumbai Suburban, Pin: 400083.

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

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 27/10/2022 and ending with 31/12/2025 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.

Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 27-10-2022 15:45:00

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

Dated: 27/10/2022

Place: Mumbai

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मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)
२०२३
MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)

म्हाडा
MHADA



No.CO/MB/REE/NOC/F-1263/1883 /2021
Date: 16 AUG 2021
OFFER LETTER



The Secretary,
Chembur PITRUCHHAYA CHSL.,
Building No. 10,
Subhash Nagar, Chembur,
Mumbai - 400 071.

Sub: Proposed redevelopment of existing Building No.10, known as Chembur PITRUCHHAYA CHSL., bearing CTS No. 826(pt.), at village Subhash Nagar, Chembur, Mumbai - 400 071 under DCPR 2034.

Ref: 1. Society's Proposal dated 27.07.2021.
2. Hon'ble V.P./A's approval dtd.10.08.2021.

Sir,

With reference of to above cited letter you have submitted subjective proposal for utilization of additional BUA under DCPR-2034, Clause 33(5) & your proposal is approved By Competent authority for allotment of 6,137.96 m² (5,487.96 m² for residential use+650.00 m² Commercial use) [i.e. 3,609.96 m² in the form of additional BUA + 1,548.00 m² Pro-rata BUA + 980.00 m² 10 % Hon. VP/A Quota].

The above allotment is on sub-divided plot as per demarcation plan admeasuring about 1,472.60 m² (i.e. 1,011.25 m² as per Lease deed + 461.35 m² additional land). The total built up area should be permitted up to existing BUA 807.84 m² + 6,137.96 m² (5,487.96 m² for residential use+650.00 m² Commercial use) [i.e. 3,609.96 m² in the form of additional BUA + 1,548.00 m² Pro-rata BUA + 980.00 m² 10 % Hon. VP/A Quota]. thus total BUA = 6,945.80 m² only.

MHADA's A.R. no.6260 dt. 04.06.2007, AR 6615 dt. 06.08.2013, AR 634 dt.25.11.2008, AR No.6383 dt. 24.02.2009, AR No. 6397 dt. 05.05.2009, AR No. 6422 dt.07.08.2009, A.R. no 6749 dtd.11.07.2017 & Hon. VP/A circular no.713 dt. 714 dtd. 15.07.2020 are applicable in the instant case.

It is to inform you that Hon'ble V.P./A has considered your request for allowing to make payment of premium in Four installments as per Authority resolution No. 6749, dated 11.07.2017 as mentioned below:

गृहनिर्माण भवन, कलानगर, वांद्रे (पूर्व), मुंबई - ४०० ०५१.
दुरध्वनी : ६६४०५००० / २६५९२८७७ / २६५९२८८९
फॅक्स नं. : ०२२-२६५९२०५८

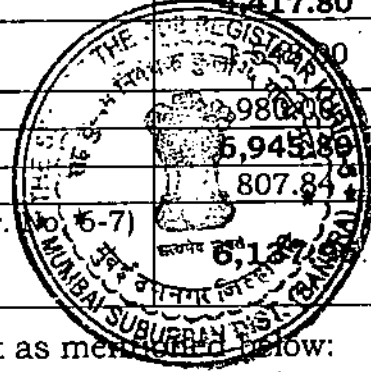
Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai - 400 051
Phone : 66405000 / 26592877 / 26592881
Fax No : 22-26592058
Website : www.mhada.maharashtra.gov.in

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25625	64	930
2023		

The details of approved additional BUA are mentioned below.

Table no 1

Sr. No.	Particulars	Area in Sq.mtr.
1.	Plot area as per demarcation plan. i. As per Lease deed - 1,011.25 m ² ii. Tit bit area - 461.35 m ²	1,472.60
2.	Permissible FSI	3.00
3.	Permissible BUA (1,472.60 m ² x 3.00)	4,417.80
4.	Permissible Pro-rata from layout FSI (43.00 m ² X 36 T/s)	
5.	10 % Ho'ble VP/A Quota	
6.	Total permissible BUA (Sr. no. 3+4+5)	5,945.80
7.	(-) Less : Existing Built up area	807.84
8.	Additional BUA Offered through this letter (Sr. no. 6-7) (For Residential use = 5,487.96 m ²) (For Commercial use = 650.00 m ²)	6,137.96

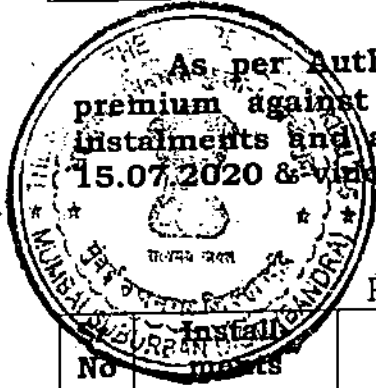


In this regard you are requested to make payment as mentioned below:

Table - 2

Particular	Amount in Rs.
Scrutiny Fees (Residential Use + Commercial Use)	18,000.00
Debris Removal Rs. 6600/- Per Bldg.	6,600.00
Layout approval fees (Rs. 1,000/- X 36 T/s)	36,000.00
Deposit Amount for Water Charges as per CE-II / A's Circular dated 02.06.2009	1,00,000.00
i. Ready Reckoner Rate of 2019-20 (Rate as on 01.04.2020) (CTS No. 826(pt.), at village-Chembur, Zone No.98/450)	Rs. 1,29,000/-
ii. Ready Reckoner Rate of 2021-22 (CTS No. 826(pt.), at village- Chembur, Zone No. 98/450)	Rs.1,22,550/-
As per Govt. Order dtd. 14.01.2021 the highest R.R. rate of above (i) & (ii) is Rs. 1,29,000/- is considered for calculation.	1,29,000/-
Rate of Construction for 2019-20	27,500.00
LR /RC Ratio (1,29,000/ 27,500.00)	4.69
Premium towards additional buildable area for Residential use of 5,487.96 sq. mt. by charging Rs. 32,250/- @ 25% current Ready Reckoner Rate of 2021-22 (i.e.25% of Rs. 1,29,000/-) as per Table C-1, in Urban Development Department's Order No.TBP-4319 /189 / CR-123/2019 /UD-11, dated 20.08. 2019.	17,69,86,710.00
Premium towards additional buildable area for Commercial use of 650.00 sq. mt. by charging Rs. 48,375/- @ 37.50% current Ready Reckoner Rate of 2021-22 (i.e.307.50% of Rs. 1,29,000/-) as per Table C-1, in Urban Development Department's Order No.TBP-4319 /189 / CR-123/2019 /UD-11, dated 20.08. 2019.	3,14,43,750.00

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2023	Development Cess Nil as per Urban Development Department's Order No.TBP/4319/189/CR-123/2019 /UD-11, dated 20.08.2019 up to Two years (i.e. 19.08.2021)	Nil up to dtd.19.08.2021
	Society shall pay the Development Cess on balance additional BUA after dtd.20.08.2021.	
10.	Total Amount to be paid to MHADA (Sr.No.1+2+3+4+8) Say Amount	20,85,91,060.00 20,85,91,060.00
In Words:-Rs. Twenty Crore Eighty Five Lakh Ninety One Thousand Sixty Only.		



As per Authority Resolution No. 6749 dt. 11/07/2017 payment premium against additional BUA of 6,137.96 m² to be allowed in for instalments and as per circular issued by Hon'ble VP/A vide No. 713, dtd. 15.07.2020 & vide No.706, dtd. 26.03.2021 is as under.

Table-3
Premium & Other Charges payable to MHADA.

No	Installments	Minimum Amount of Installments	Time Limit from the issue of Offer Letter for payment of Installment	Penalty Interest in case delay in payment	Remarks
A	B	C	D	E	F
1)	First Installment	Rs. 5,21,07,615/- (Total Premium Amount of Rs. 20,84,30,460.00 x 25 %) + Rs. 1,60,600/- (i.e. Scrutiny Fees Rs. 18,000 + Debris Removal Rs.6,600/- + Layout Approval Fees Rs. 36,000 + Water Charges Rs.1,00,000/-)	6 Months from the date of offer letter issued.	Simple Interest @ 8.50% or prime lending rate (PLR) as decide by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment as the amercible interest.	The amercible interest will be applicable on aggregate amount as per column No. C. The application of interest rate 8.5% for deferment payment instalment facility is charged as per circular issued by Hon'ble VP/A vide No.713/2020, dated 15.07.2020 & vide No.706 dtd.26.03.2021
2)	Second Installment	Rs. 5,21,07,615/- (Total Premium Amount of Rs. 20,84,30,460.00 x 25 %) + The simple interest shall be charged @ 8.50% p.a. from the date of issue of Offer letter till the date of payment.	Within ONE year from the date of offer letter issued Subject to condition no.2 mentioned below.	Simple Interest @ 8.50% or prime lending rate (PLR) as decide by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment as the amercible interest.	The amercible interest will be applicable on aggregate amount as per column No. C. The application of interest rate 8.5% for deferment payment instalment facility is charged as per circular issued by Hon'ble VP/A vide No.713/2020, dated 15.07.2020 & vide No.706 dtd.26.03.2021

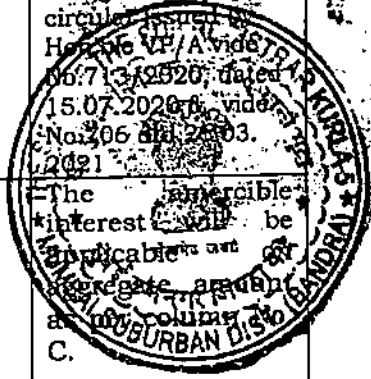
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Third Installment	Rs. 5,21,07,615/- (Total Premium Amount of Rs. 20,84,30,460.00 x 25 %) + The simple interest shall be charged @ 8.50% p.a. from the date of issue of Offer letter till the date of payment.	Within TWO years from the date of offer letter issued. Subject to condition no.2 mentioned below.	Simple Interest @ 8.50% or prime lending rate (PLR) as decide by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment as the amercible interest.	The amercible interest will be applicable on aggregate amount as per column No. C. The application of interest rate 8.5% for deferment payment / instalment facility is charged as per circular issued by Hon'ble VP/A vide No.713/2020, dated 15.07.2020 & vide No.706 dtd.26.03. 2021
Fourth Installment	Rs. 5,21,07,615/- (Total Premium Amount of Rs. 20,84,30,460.00 x 25 %) + The simple interest shall be charged @ 8.50% p.a. from the date of issue of Offer letter till the date of payment.	Within THREE years from the date of first offer letter issued. Subject to condition no.2 mentioned below.	Simple Interest @ 8.50% or prime lending rate (PLR) as decide by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment as the amercible interest.	The amercible interest will be applicable on aggregate amount as per column No. C. The application of interest rate 8.5% for deferment payment / instalment facility is charged as per circular issued by Hon'ble VP/A vide No.713/2020, dated 15.07.2020 & vide No.706 dtd.26.03. 2021



As per the above Table no. 3, society will have to make payment of first installment of premium to MHADA, within **SIX MONTHS** and remaining **THREE installments within stipulated time limit as per Table no. 3**. If society fails to make payment as per above schedule then penalty/interest shall be charged as per A.R. no. 6749 dt. 11/07/2017. **If Society pays all / Part installment within a Six months, no interest shall be charged as per circular issued of Hon'ble VP/A vide No. 706, dated 26.03.2021.**

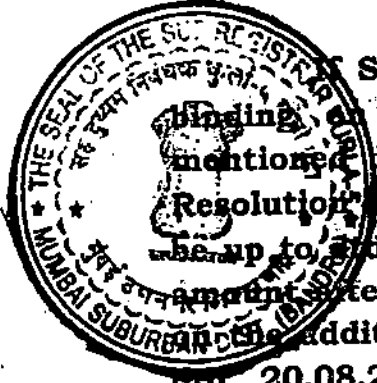
The premium calculated in above Table '3' is as per Govt. Urban Development Department's notification No.TBP-4319/189/CR-123/2019 /UD-11, dated 20.08.2019. The aforesaid revised premium rates are valid and applicable for next Two years from the date of this order (i.e. up to 19.08.2021). **However as per Hon'ble VP/A circular no. E.T.714 dtd. 15.07.2020, if society pays the first installment of the premium prior to dtd.19.08.2021 then in a such case the society will be entitled for the premium as per the rate UDD's order dtd 20.08.2019 notification. This shall not be applicable for those societies who will not pay the premium installment as mentioned in the valid time limit of the offer letter. A notarized undertaking incorporating above shall be submitted to this office before asking NOC.**

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Society can pay either as per table no.3 as above

Or

- (ii) Society may avail the 50% reduction in above premium amount mentioned in table no.3 as per Govt. Resolution dated 14.01.2021 & as per Hon'ble VP/A circular no. E.T.424, dtd. 25.02.2021.



Society / Developer choose the option (ii), then it shall be binding on Society / Developer to submit Registered undertaking mentioned in said notification as per Point no. 2 (B). As per Govt. Resolution dtd. 14.01.2021, the validity for 50% reduction in payment will be up to dtd. 31.12.2021. Otherwise society has to pay the full premium amount after dated 01.01.2022. Society shall pay the Development Charge additional / Balance BUA for the payment made to MHADA after dtd. 20.08.2021. An Registered undertaking incorporating above shall be submitted to this office from developer appointed by Society before asking for NOC. (Draft copy of an undertaking attached herewith).

- 4) It is binding to the society to follow the terms and conditions of the Authority Resolution no. 6749 dt. 11/07/2017 & Hon'ble VP/A circular no. E.T.71 dtd. 15.07.2020.
- 5) The Society's Architect will have to verify the plot area and dimension as per site report given by Executive Engineer/Housing Kurla Division and submit a report about confirmation.
- 6) This allotment is subject to payment of Stamp duty if / as and when may be imposed by the Govt. of Maharashtra (Under the relevance provisions of Maharashtra Stamp Duty Act. The allottee will have to submit an Undertaking to this effect on Stamp paper worth Rs.250/-)
- 7) M.C.G.M. has incurred expenditure for onsite infrastructure prior to modification in D.C.R. 33(5) & after modification in D.C.R. 33(5). The pro-rata premium shall be payable by the applicant and the pro-rata premium on revised layout under DCR 33(5) shall also payable by applicant as and when communicated, a notarized undertaking incorporating above shall be submitted in this office before final NOC.
- 8) Your society will have to submit 'No dues certificate' from concerned Estate Manager before asking for NOC.
- 9) Your society will have to submit Certificate issued by Deputy Registrar, Co-op. Housing societies, Mumbai Board, MHADA for appointment of developer vide Section 79 (A), before asking for NOC.
- 10) The society shall execute a Supplementary Lease Deed with the Mumbai Board for allotment of additional Tit Bit area of 461.35 m² before asking for consent letter for Occupation Certificate.

करल - ५		
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Your society will have to submit Property cards and ~~CTS Plans as per~~ approved sub-division Plot area before asking for Occupation Certificate.

All conditions in lease deed & sale deed are applicable to the society.

It should be sole responsibility of society to obtain the approval of plans / FSI as per 33(5) of DCPR 2034 from Planning Authority/MHADA and this allotment is made subject to approval of Planning Authority/MHADA, the minimum rehabilitation carpet area shall be as per provision no.2 under action 33(5) of DCPR 2034.

Your society will have to submit duly signed & registered development agreement before asking for NOC.

It is binding on society to pay any arrears if any for the earlier NOC issued more particularly on site and / or offsite infrastructure charges as and when communicated by Mumbai Board.

It should be sole responsibility of society to obtain the approval from EE,BP Cell, Greater Mumbai / MHADA and this allotment is made subject to approval of EE,BP Cell, Greater Mumbai / MHADA.

It should be sole responsibility of society / society's architect to obtain the approval for the Alignment of the Road / R.L. and boundaries of reservation and their area are subject to the actual demarcation on site by EE E & C / A.E. (Survey).

The society should have to submit the rectification / Correction in CTS No. in the sale deed / lease deed as per CTS plan and PR card before issuance of NOC for said building if applicable.

All the terms and conditions mentioned in the lease agreement & conveyance is binding on the society.

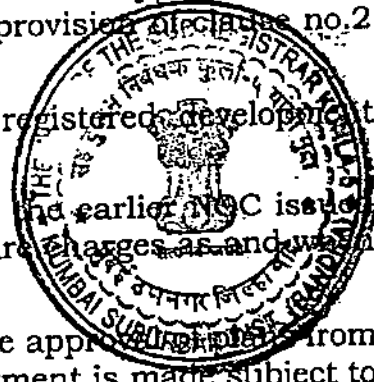
The society will have to obtain separate P. R. card as per the approved additional area leased out by the board duly signed by S. L. R. before asking for consent letter for Occupation Certificate of EE,BP Cell, Greater Mumbai / MHADA

This offer letter will not be misused for taking out any kind of permission from any departments.

The work of the proposed demolition & reconstruction of the new building will be undertaken by the society entirely at the risk and cost of the society and MHADA / MHADB will not be held responsible for any kind of damages or losses

The society will undertake & entrust responsibility of the planning, designing approval from EE, BP Cell, Greater Mumbai / MHADA & day to day supervision of the proposed demolition and reconstruction / development of the new building by the Licensed Architect registered with the council of Architecture and licensed Structural Engineer.

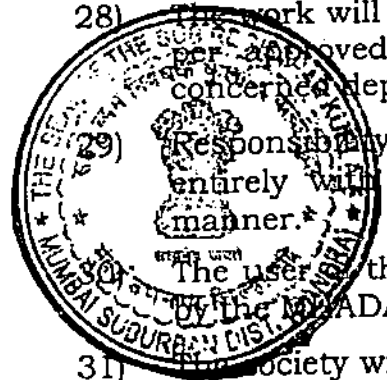
The society is responsible for obtaining all necessary permissions & approvals for utilization of additional BUA from the EE,BP Cell, Greater Mumbai / MHADA & other concerned authorities (such as MOEF, MCZM, forest etc) before starting of the work & MHADA is not responsible for EE,BP Cell, Greater Mumbai / MHADA other authorities refuse to give permission for development of society's proposal.



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25/25	10	930
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Society will be responsible for any kind of litigation or legal consequence arising an account of the proposed redevelopment of the building.

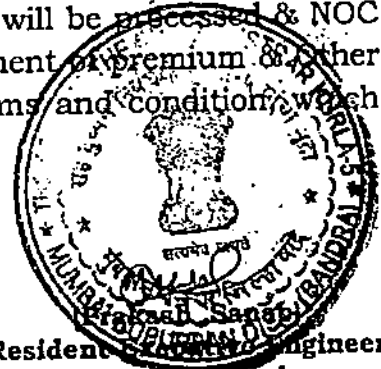
- 26) Any kind of payment or constructed tenement asked by the MHADA will be fulfilled by the society.
- 27) No additional FSI will be utilized by the society other than permitted by the MHADA.
- 28) The work will be carried out within the land underneath and appurtenant as per approved sub-divisions, demarcation and plot area allotted by the concerned department of MHADA.
- 29) Responsibility of any damage or loss of adjoining properties if any will vest entirely with the applicant and MHADB will not be responsible in any manner.
- 30) The user of the proposed development / redevelopment will be as permitted by the MHADA.
- 31) Society will have to construct and maintain separate underground water tank, pump house and over-head tank to meet requirement of the proposed buildings and obtain separate water meter & water connection as per approvals of EE,BP Cell, Greater Mumbai / MHADA.
- 32) The Society will construct compound wall along boundary line of the plot allotted by the Board and as per the demarcation given by the concerned Executive Engineer / M.B.
- 33) Society will hand over the Road Set Back area to MCGM at their own cost.
- 34) The society at its cost will undertake up-gradation of all existing infrastructure and also carry-out laying of new infrastructural services at its cost as suggested by EE,BP Cell, Greater Mumbai / MHADA, and any other concerned Authority.
- 35) All the terms and conditions of the layout approval of the Planning Authority, Greater MHADA will be binding on the society.
- 36) Society has to ensure that Contractors / Sub-Contractors appointed by the society or Developer of the Society, who are in charge of construction work shall be registered with MBOCWW Board & are required to fulfill the obligations as contemplated in Building and other construction workers (Regulation of Employment and condition of service) Act,1996. And further these Contractors / Sub-Contractors are required to fulfill all the conditions stipulated in the above Act, for the benefits of workers.
- 37) Your society will have to submit an undertaking on stamp paper of Rs.250/- for agreeing all the terms and conditions mentioned as above, then only NCC will be issued to the subjective proposal.
- 38) MHADA reserves its right to withdraw, change, alter, amend their offer letter and conditions mentioned therein in future at any point of time without giving any reason to do so.



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An amount of First instalment of [Rs. 5,21,07,619/- (Premium amount) + Rs. 1,60,600/- (Other Charges)] = Rs. 5,22,68,215/- (In words - Rs. Five Crore Twenty Two Lakh Sixty Eight Thousand Two Hundred & Fifteen Only.) may be paid in the office of the Assistant Accounts Officer/ Mumbai Board, Third Floor, Griha Nirman Bhavan, Bandra (E), Mumbai - 400051 by Demand Draft/ Pay Order **within SIX months** from the date of issue of this letter and produce certified Xerox copy of the receipt in this office.

On receipt of the same the NOC for IOD/IOA purpose will be processed & NOC Commencement Certificate will be processed as per payment of premium & other charges paid to MHADA as per Table -3, under certain terms and conditions which may please, be noted.
Draft approved by CO/MB)



Resident Engineer
Mumbai Board

Copy to The Executive Engineer, Building Permission Cell, Greater Mumbai, MHADA, Bandra (E), Mumbai 400 051 for information.

Copy to Architect: Shri. Kishor R. Lotlikar of M/s Inovations, 209, Veena Industrial Estate, L.B.S. Road, Vikhroli (W), Mumbai - 400083 for information. for information.

Copy forwarded for information and necessary action in the matter to: -

1. Dy. Chief Engineer (East) / Mumbai Board for information.

2. Architect, Layout Cell, Mumbai Board

3. Executive Engineer, Kurla Division/ Mumbai Board

He is directed to take necessary action as per demarcation & as per prevailing policy of MHADA.

He is directed to recover all the dues from the society concerned to Estate Department & intimate the same to this office.

He is directed to recover any dues, land revenue, audit remarks concerned to Land Department if any pending with the society & intimate the same to this office.

Chief Accounts Office/M.B.

He is directed to accept the amount mentioned as per above table -3 in time, else charge the interest as mentioned therein & furnish certified copy of the same to this office.

Also he is directed to check the interest calculations as per above table no.3. If any changes/discrepancies found in the said offer letter the same should be intimated to this office.

The amount mentioned in Table -3 is calculated as per UDD's order dated 08.08.2019. However as per condition no.3 mentioned in this Offer Letter if society opted for option (ii) for payment as per Govt. Resolution dated 14.01.2021 then 50% amount of premium of additional BUA only as mentioned in Table No.3 may be accepted from society.

Shri. Jadhav/ Assistant for MIS record.

करल - ५	मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
१२/१३०	(मोडरना घटक)
३०/१३	MUMBAI HOUSING AND AREA DEVELOPMENT BOARD (A MHADA UNIT)



स्वातंत्र्याचा अमृत महोत्सव

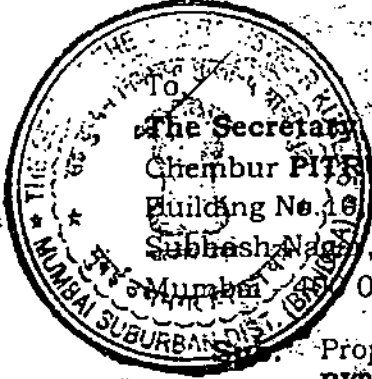
महाडा
MHADA



No.CO/MB/REE/NOC/F-1263/ 3223/2021

Date: 25.12.2021

OFFER LETTER



The Secretary
Chembur PITRUCHHAYA CHSL.,
Building No. 10
Subhash Nagar, Chembur,
Mumbai - 400 071.

Proposed redevelopment of existing Bldg No. 10, known as Chembur PITRUCHHAYA CHSL., bearing CTS No. 826(pt.), at village-Subhash Nagar Chembur, Mumbai - 400 071 under regulation no.33(5) of DCPR-2034.

- Ref: 1. Mumbai Board's Offer letter No. CO/MB/REE/ NOC/ 1263/1883/2021, Dated -16.08.2021.
2. Society's letter dated 16.12.2021.
3. Hon'ble V.P./A's approval dtd. 25.12.2021.

With reference of to above cited letter you have submitted subjective proposal for utilization of additional BUA under regulation no.33(5) of DCPR-2034 & your proposal is approved By Competent authority for allotment of 625.00 m² (450.00 m² Residential use + 175.00 m² for Commercial use) in the form of balance built up area layout.

Allotment already approved in the past Offer letter is as follow:

The above allotment is on sub-divided plot as per demarcation plan admeasuring about 1,472.60 m² (i.e. 1,011.25 m² as per Lease deed + 461.35 m² additional land). Allotment of total BUA of 6,945.80 m² [i.e. 807.84 m² existing BUA + 6,137.96 m² (i.e. 5,487.96 m² for residential use+650.00 m² Commercial use) [i.e. 3,609.96 m² in the form of additional BUA + 1,548.00 m² Pro-rata BUA + 980.00 m² in the form balance built up area of layout] is offered vide Offer Letter vide reference no. 1.

Your proposal for additional BUA in the form of balance built up area of layout under provision of regulation no. 33(5) of DCPR 2034 has been scrutinized by this office & your proposal has been approved as mentioned below.

Sr. No.	Particulars	Area in Sq.mtr.
1)	By Competent authority for allotment of 625.00 m ² (i.e. 450.00 m ² for residential use+ 175.00 m ² Commercial use) in the form of balance built up area of layout in addition Offer Letter issued as per reference No.1.	625.00

गृहनिर्माण भवन, कलानगर, बॉंद्रे (पू), मुंबई ४०० ०५१.
दूरध्वनी ६६४० ५०००, २६५९२८७७, २६५९२८८९
फॅक्स नं. ०२२-२६५९२०५८ / पत्रपेटी क्र. ८१३५

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai
Phone : 66405000, 26592877, 26592881.
Fax No. : 022-26592058 / Post Box No. 8135
Website : mhada.maharashtra.gov.in

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The details of approved additional BUA are mentioned below.

Table no 1

Sr. No.	Particulars	Area in Sq.mtr.
1.	Plot area as per demarcation plan. i. As per Lease deed - 1,011.25 m ² ii. Tit bit area - 461.35 m ²	1,472.60
2.	Permissible FSI	3.00
3.	Permissible BUA (1,472.60 m ² x 3.00)	4,417.80
4.	Permissible Pro-rata from layout FSI (43.00 m ² X 36 T/s)	1,548.00
5.	Balance BUA of Layout as per A.R. No.66 dtd.06.08.2013	1,605.00
6.	Total permissible BUA (Sr. no. 3+4+5)	7,570.80
7.	Total Built up Area is Offered vide Offer Letter dated 16.08.2021. i. Existing Built up area = 807.84m ² ii. Additional BUA = 6,137.96 m ² (i.e. 5,487.96 m ² for residential use+650.00 m ² Commercial use)	6,945.80
8.	Additional BUA offered through this letter (Sr.No.7-8) i. For Residential use = 450.00 m ² ii. For Commercial use = 175.00 m ²	625.00

In this regard you are requested to make payment as mentioned below:

Table - 2

Sr.No.	Particular	Amount in Rs.
1.	Scrutiny Fees (Residential + Commercial use)	18,000.00
i.	Ready Reckoner Rate of 2019-20 (Rate as on 01.04.2020)(CTS No. 826(pt.), at village-Chembur, Zone No.98/450)	1,29,000/-
ii.	Ready Reckoner Rate of 2021-22 (CTS No. 826(pt.), at village- Chembur, Zone No. 98/450)	1,22,550/-
	As per Govt. Order dtd. 14.01.2021 the highest R.R. rate of above (i) & (ii) is Rs. 1,29,000/- is considered for calculation.	
	Rate of Construction for 2019-20	27,500.00
	LR /RC Ratio (1,29,000/ 27,500.00)	4.69
	Premium towards additional buildable area for Residential use of 450.00 sq.mt. by charging Rs. 64,500/- @ 50% current Ready Reckoner Rate of 2019-20 (i.e.50% of Rs. 1,29,000/-) as per Table C-1, in regulation no. 33(5) of DCPR 2034.	2,90,25,000.00
	Premium towards additional buildable area for Commercial use of 175.00 sq.mt. by charging Rs. 96,750/- @ 75% current Ready Reckoner Rate of 2019-20 (i.e.75% of Rs. 1,29,000/-) as per Table C-1, in regulation no. 33(5) of DCPR 2034	1,69,31,250.00
		4,59,56,250.00
	Development Cess as per 5 (a) in Clause 33 (5) of DCPR-2034. (625.00 m ² X R.R. rate of 2021, 1,22,550.00 X 7%)	53,61,562.50
	Amount payable for MCGM in the office of the EE,BP Cell, MHADA (5/7 of Rs. 53,61,562.50)	(-) 38,29,687.50
	Amount to be paid to MHADA (2/7 of Rs. 53,61,562.50)	15,31,875.00
	Total Amount to be paid to MHADA (Sr.No.1+5+8)	4,75,06,125.00
	In Words:-Rs. Four Crore Sevnty Five Lakh Six Thousand One Hundred & Twenty Five Only.	
	Total Amount payable for MCGM, in the office of the EE,BP Cell, MHADA (Sr.No.7)	38,29,688.00

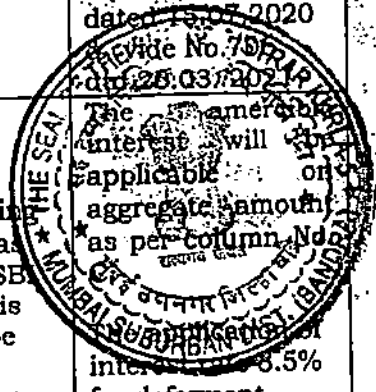
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As per Authority Resolution No. 6749 dt. 11/07/2017 payment of premium against additional BUA of 625.00 m² (450.00 m² for Residential use & 175.00 m² for Commercial use) to be allowed in four instalments, as per UDD GOM letter no. TPB 4319 dtd. 19.09.2019 and as per circular issued by Hon'ble VP/A vide No. 713, dtd. 15.07.2020 & vide No. 706, dtd. 26.03.2021 is as under.

Table-3
Premium & Other Charges payable to MHADA.

Sl. No.	Installments	Minimum Amount of Installments	Time Limit from the issue of Offer Letter for payment of Installment	Penalty Interest in case delay in payment	Remarks
A	B	C	D	E	F
	First Installment	Rs. 1,14,89,063/- (Total Premium Amount of Rs, 4,59,56,250.00 x 25 %) + Rs. 15,49,875/- (i.e. Scrutiny Fees Rs. 18,000 + Development Cess for MHADA Rs, 15,31,875.00)	6 Months from the date of offer letter issued.	Simple Interest @ 8.50% or prime lending rate (PLR) as decide by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment as the amercible interest.	The amercible interest will be applicable on aggregate amount as per column No. C. The application of interest rate 8.5% for deferment payment instalment facility is charged as per circular issued by Hon'ble VP/A vide No.713/2020, dated 15.07.2020 & vide No.706 dtd.26.03. 2021
2)	Second Installment	Rs. 1,14,89,063/- (Total Premium Amount of Rs, 4,59,56,250.00 x 25 %) + The simple interest shall be charged @ 8.50% p.a. from the date of issue of Offer letter till the date of payment.	Within ONE year from the date of offer letter issued Subject to condition no.2 mentioned below.	Simple Interest @ 8.50% or prime lending rate (PLR) as decide by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment as the amercible interest.	The amercible interest will be applicable on aggregate amount as per column No. C. The application of interest rate 8.5% for deferment payment instalment facility is charged as per circular issued by Hon'ble VP/A vide No.713/2020, dated 15.07.2020 & vide No.706 dtd.26.03. 2021
3)	Third Installment	Rs. 1,14,89,063/- (Total Premium Amount of Rs, 4,59,56,250.00 x 25 %)	Within TWO years from the date of offer letter issued.	Simple Interest @ 8.50% or prime lending rate (PLR) as	The amercible interest will be applicable on aggregate amount as per column No.

	<p>+</p> <p>The simple interest shall be charged @ 8.50% p.a. from the date of issue of Offer letter till the date of payment.</p>	<p>Subject to condition no.2 mentioned below.</p>	<p>decide by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment as the amercible interest.</p>	<p>2023 C.</p> <p>The application of interest rate 8.5% for deferment payment / instalment facility is charged as per circular issued by Hon'ble VP/A vide No.713/2020, dated 15.07.2020</p>
Fourth Installment	<p>Rs. 1,14,89,063/- (Total Premium Amount of Rs, 4,59,56,250.00 x 25 %)</p> <p>+</p> <p>The simple interest shall be charged @ 8.50% p.a. from the date of issue of Offer letter till the date of payment.</p>	<p>Within THREE years from the date of first offer letter issued.</p> <p>Subject to condition no.2 mentioned below.</p>	<p>Simple Interest @ 8.50% or prime lending rate (PLR) as decide by SEB whichever is higher to be calculated from the date of offer letter issued, up to date of payment as the amercible interest.</p>	<p>The amercible interest will be applicable on aggregate amount as per column No. 4 of the circular issued by Hon'ble VP/A vide No.713/2020, dated 15.07.2020 & vide No.706 dtd.26.03.2021</p>



As per the above Table no. 3, society will have to make payment of first installment of premium to MHADA, within **SIX MONTHS** and remaining **THREE installments** within stipulated time limit as per Table no. 3. If society fails to make payment as per above schedule then penalty/interest shall be charged as per A.R. no. 6749 dt. 11/07/2017. If **Society pays all / Part installment within a Six months, no interest shall be charged as per circular issued of Hon'ble VP/A vide No. 706, dated 26.03.2021.**

- (i) Society can pay either as per table no.3 as above

Or

- (ii) Society may avail the 50% reduction in above premium amount mentioned in table no.3 as per Govt. Resolution dated 14.01.2021 & as per Hon'ble VP/A circular no. E.T.424, dtd. 25.02.2021.

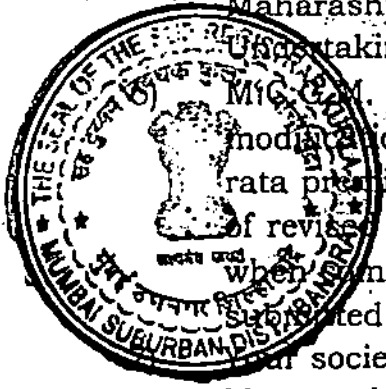
If Society / Developer choose the option (ii), then it shall be binding on Society / Developer to submit Registered undertaking mentioned in said notification as per Point no. 2 (B). As per Govt. Resolution dtd. 14.01.2021, the validity for 50% reduction in payment will be up to dtd. 31.12.2021. Otherwise society has to pay the full premium amount after dated 01.01.2022. An Registered undertaking incorporating above shall be submitted to this office from developer appointed by Society before asking for NOC. (Draft copy of an undertaking attached herewith).

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25/02/23	16/7/20
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- It is binding to the society to follow the terms and conditions of the Authority Resolution no. 6749 dt. 11/07/2017 & Hon'ble VP/A circular no. E.T.718 dtd. 15.07.2020.
- 4) The Society's Architect will have to verify the plot area and dimension as per site report given by Executive Engineer/Housing Kurla Division and submit report about confirmation.
 - 5) This allotment is subject to payment of Stamp duty if / as and when may be imposed by the Govt. of Maharashtra (Under the relevance provisions of Maharashtra Stamp Duty Act. The allottee will have to submit a Notarized undertaking to this effect on Stamp paper worth Rs.250/-)

1) The applicant has incurred expenditure for onsite infrastructure prior to modification in D.C.R. 33(5) & after modification in D.C.R. 33(5). The pro-rata premium shall be payable by the applicant and the pro-rata premium of revised layout under DCR 33(5) shall also payable by applicant as and when communicated, a notarized undertaking incorporating above shall be submitted in this office before final NOC.

2) Your society will have to submit No dues certificate from concerned Estate Manager before asking for NOC.
 - 8) The Tit Bit land admeasuring 461.35 m² is allotted as per approval granted by Housing Department, GoM dtd. as per Govt. Circular dt.19.07.2021. The Society will have to execute Supplementary Lease deed agreement for Tit Bit area 461.35 m² with competent Authority before asking Occupation Certificate for the new constructed building.
 - 9) Your society will have to submit Property cards and CTS Plans as per approved sub-division Plot area before asking for Occupation Certificate.
 - 10) All conditions in lease deed & sale deed are applicable to the society.
 - 11) It should be sole responsibility of society to obtain the approval of plans FSI as per 33(5) of DCPR 2034 from Planning Authority/MHADA and this allotment is made subject to approval of Planning Authority/MHADA, the minimum rehabilitation carpet area shall be as per provision of clause no. under action 33(5) of DCPR 2034.
 - 12) Your society will have to submit duly signed & registered development agreement before asking for NOC.
 - 13) It is binding on society to pay any arrears if any for the earlier NOC issued more particularly on site and / or offsite infrastructure charges as and when communicated by Mumbai Board.
 - 14) It should be sole responsibility of society to obtain the approval of plan from EE,BP Cell, Greater Mumbai / MHADA and this allotment is made subject to approval of EE,BP Cell, Greater Mumbai / MHADA.
 - 15) It should be sole responsibility of society / society's architect to obtain the approval for the Alignment of the Road / R.L. and boundaries for reservation and their area are subject to the actual demarcation on site by EE E & C / A.E. (Survey).



करल - ५

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The society should have to submit the rectification / correction in CTS No. in the sale deed / lease deed as per CTS plan and PR card before issuance of NOC for said building if applicable.

All the terms and conditions mentioned in the lease agreement & conveyance is binding on the society.

The society will have to obtain separate P. R. card as per the approved additional area leased out by the board duly signed by S. L. R. before asking for consent letter for Occupation Certificate of EE, BP Cell, Greater Mumbai / MHADA

This offer letter will not be misused for taking out any kind of permission from any departments.

The work of the proposed demolition & reconstruction of the new building will be undertaken by the society entirely at the risk and cost of the society and MHADA / MHADB will not be held responsible for any kind of damages or losses

The society will undertake & entrust responsibility of the planning, designing approval from EE, BP Cell, Greater Mumbai / MHADA & day to day supervision of the proposed demolition and reconstruction / development of the new building by the Licensed Architect registered with the council of Architecture and licensed Structural Engineer.

The society is responsible for obtaining all necessary permissions & approvals for utilization of additional BUA from the EE, BP Cell, Greater Mumbai / MHADA & other concerned authorities (such as MOEF, MCZM, forest etc) before starting of the work & MHADA is not responsible for EE, BP Cell, Greater Mumbai / MHADA other authorities refuse to give permission for development of society's proposal.

Society will be responsible for any kind of litigation or legal consequence arising an account of the proposed redevelopment of the building.

Any kind of payment or constructed tenement asked by the MHADA, will be fulfilled by the society.

No additional FSI will be utilized by the society other than permitted by the MHADA.

The work will be carried out within the land underneath and appurtenant as per approved sub-divisions, demarcation and plot area allotted by the concerned department of MHADA.

Responsibility of any damage or loss of adjoining properties if any will vest entirely with the applicant and MHADB will not be responsible in any manner.

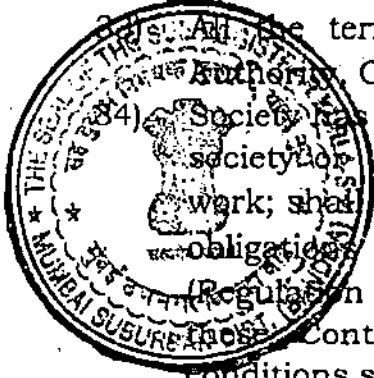
The user of the proposed development / redevelopment will be as permitted by the MHADA.

The society will have to construct and maintain separate underground water tank, pump house and over-head tank to meet requirement of the proposed buildings and obtain separate water meter & water connection as per approvals of EE, BP Cell, Greater Mumbai / MHADA.

करल - ५

28/05/2023 The Society will construct compound wall along boundary line of the plot allotted by the Board and as per the demarcation given by the concerned Executive Engineer / M.B.

- 31) Society will hand over the Road Set Back area to MCGM at their own cost.
- 32) The society at its cost will undertake up-gradation of all existing infrastructure and also carry-out laying of new infrastructural services at its cost as suggested by EE,BP Cell, Greater Mumbai / MHADA, and any other concerned Authority.



- All the terms and conditions of the layout approval of the Planning Authority, Greater MHADA will be binding on the society.
- 34) Society has to ensure that Contractors / Sub-Contractors appointed by the society/ Developer of the Society, who are in charge of construction work; shall be registered with MBOCWW Board & are required to fulfill the obligations as contemplated in Building and other construction workers (Regulation of Employment and condition of service) Act, 1996. And further Contractors / Sub-Contractors are required to fulfill all the conditions stipulated in the above Act, for the benefits of workers.
 - 35) Your society will have to submit an undertaking on stamp paper of Rs.250/- for agreeing all the terms and conditions mentioned as above then only NOC will be issued to the subjective proposal.
 - 36) MHADA reserves its right to withdraw, change, alter, amend their offer letter and conditions mentioned therein in future at any point of time without giving any reason to do so.

An amount of [Rs.4,59,56,250/- (Premium amount) + Rs.15,49,875/- (Other Charges)] may be paid in the installment as per Table No. from the date of issue of this letter as below :

1. In the office of the Assistant Accounts Officer/ Mumbai Board, Third Floor, Griha Nirman Bhavan, Bandra (E), Mumbai - 400051 by Demand Draft/ Pay Order.

OR

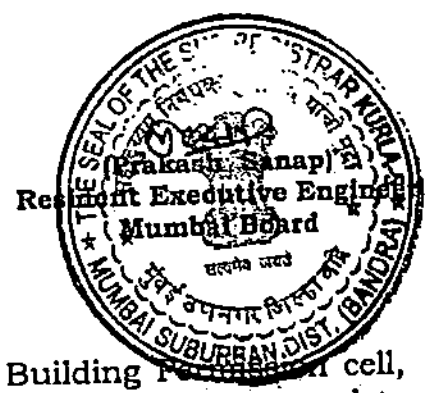
2. Through online/ RTGS /NEFT as per details given below :
Account Name : **AAO (SALES) MH AND A D BOARD MUMBAI**
Account No. : **20045300843**
IFSC Code : **MAHB0000164**
Branch : **Bank of Maharashtra, M.H.B. Kalanagar
Bandra (E) Mumbai-400051**

Your society should pay Development Cess as per 5 (a) in Clause 33 (5) of DCPR-2034 an amount of **Rs. 38,29,688/-** (In words Rs. Thirty Eight Lakh Twenty Nine Thousand Six Hundred & Eighty Eight Only) payable for MCGM, in the office of the Executive Engineer (East), Building Permission Cell, Greater Mumbai, MHADA, Bandra (E), Mumbai 400 051., **within SIX months** from the date of issue of this letter and produce certified Xerox copy of the receipt in this office.

करल - ५		
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On receipt of the same the NOC for IOD/IOA purpose will be processed & NOC for Commencement Certificate will be processed as per payment of premium & Other Charges paid to MHADA as per Table -3, under certain terms and condition, which may please, be noted.

Draft approved by CO/MB)



Copy to The Executive Engineer (Eastern Suburb), Building Department cell, Greater Mumbai, MHADA, Bandra (E), Mumbai 400 051. You are requested to accept the payment of Rs. 38,29,688/- towards Development Cess charges payable for MCGM.

Copy to Architect: Shri. Kishor R. Lotlikar of M/s Inovations, 209, Veena Industrial Estate, L.B.S. Road, Vikhroli (W), Mumbai - 400083 for information.

Copy forwarded for information and necessary action in the matter to: -

- 1) Dy. Chief Engineer (East) / Mumbai Board for information.
- 2) Architect, Layout Cell, Mumbai Board
- 3) Executive Engineer, Kurla Division/ Mumbai Board

- i. He is directed to take necessary action as per demarcation & as per prevailing policy of MHADA.
- ii. He is directed to recover all the dues from the society concerned to Estate Department & intimate the same to this office.
- iii. He is directed to recover any dues, land revenue, audit remarks concerned to Land Department if any pending with the society & intimate the same to this office.

Chief Accounts Office/M.B.

He is directed to accept the amount mentioned as per above table -3 in time, else charge the interest as mentioned therein & furnish certified copy of the same to this office. Also he is directed to check the interest calculations as per above table no.3. If any changes/discrepancies found in the said offer letter the same should be intimated to this office.

The amount mentioned in Table -3 is calculated as per Table C-1, in regulation no.33(5) of DCPR-2034. However as per condition no.3 mentioned in this Offer Letter if society opted for option (ii) for payment as per Govt. Resolution dated 14.01.2021 then 50 % amount of premium of additional BUA shall have to be paid before and or dtd.31.12.2021 only as mentioned in Table No.3 may be accepted from society.

5) Shri. Jadhav/ Assistant for MIS record.

(Handwritten signature)

1) देवकावा यकार DHC रकम: ₹.500/-
 डीटी/पनादेया/प खाते क्रमांक: 0709202207589 दिनांक: 07/09/2022
 वकई गाव व पना:

2) देवकावा यकार eChallan रकम: ₹.100/-
 डीटी/पनादेया/प खाते क्रमांक: MH00742590020223P दिनांक: 07/09/2022
 वकई गाव व पना:

बाजार मूल्य: ₹.1/-
 भावदना: ₹.0/-
 भरवेल यकार मूल्य: ₹.500/-

3:25 PM
 3:25 PM

₹. 600.00
 ₹. 500.00
 ₹. 100.00



प्राप्ती क्र.: 1872
 दिनांक: 07/09/2022
 Regm: 394
 प्राप्ती क्र.: 394

Receipt (pavli)
 369/16627
 Wednesday, September 07, 2022
 3:12 PM
 प्राप्ती

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25/09/2023
29-730
2023

CHALLAN
MTR Form Number-6



GRN: MH007425900202223P	BARCODE: [Barcode]	Date: 07/09/2022-12:45:40	Form ID: 48(0)
Inspector General Of Registration		Payee Details	
Stamp Duty	Registration Fee	TAX ID / TAN (If Any)	
Type of Payment		PAN No (If Applicable)	
Office Name: SUB REGISTRAR KURLA NO-1		Full Name	VIAXMI ESTATE DEVELOPERS PVT LTD.
Location: MUMBAI		Flat/Block No.	BLDG NO:10,CTS NO:826
Valid Till: 2022-2023 One Time		Premises/Building	
Amount Read Details:	Amount In Rs.	Road/Street	SUBHASH NAGAR, CHEMBUR
Stamp Duty	500.00	Area/Locality	MUMBI
0030053301 Registration Fee	100.00	Town/City/District	
		PIN	400 007
		Remarks (If Any)	
		Second Party Name	CHANDRASHEKHAR PAL
		Amount In Words	600.00
		FOR USE IN RECEIVING BANK	
Payment Details	STATE BANK OF INDIA	Bank CIN	10000602022090701267
Cheque/DD Details		Ref. No.	2554409191529
Cheque/DD No.		Bank Date	07/09/2022-12:45:58
Name of Bank		RBI Date	Not Verified with RBI
Name of Branch		Bank-Branch	STATE BANK OF INDIA
		Scroll No., Date	Not Verified with Scroll

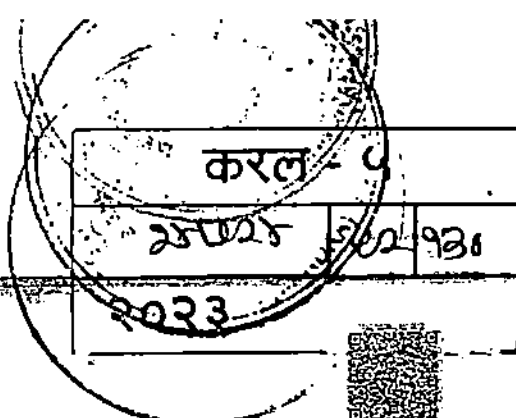


करल - 9
[Handwritten notes and stamps]

Department ID: [ID]
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
[Additional notes in Hindi]

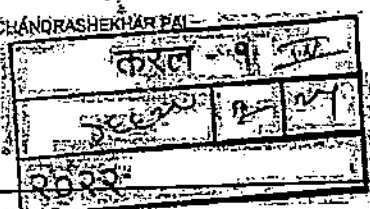
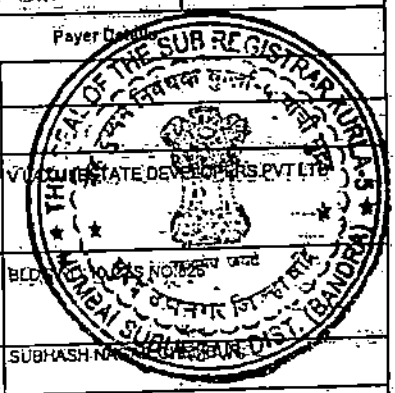
Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Usrid	Defacement Amount
1	(S)-369-76627	0003700661202223	07/09/2022-15:10:40	IGR197	100.00
2	(S)-369-15527	0003700661202223	07/09/2022-15:10:40	IGR197	500.00
Total Defacement Amount					600.00



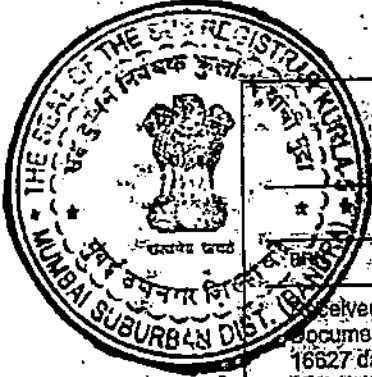
CHALLAN
MTR Form Number-6

GRN	MH00742590C202223P	BARCODE	Date		07/09/2022-12:45:40	Form ID	489
Department	Inspector General of Registrars			Payer Details			
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)	VILAS STATE DEVELOPERS PVT LTD				
Office Name	KRLI, JT SUB REGISTRAR KURCA NO 1		PAN No. (if Applicable)		MUMBAI SURUBAN DIST. (BANDRA)		
Location	MUMBAI		Full Name		MUMBAI SURUBAN DIST. (BANDRA)		
Year	2022-2023, One Time		Flat/Block No.		SUBHASH N		
Account Head Details		Amount in Rs.	Premises/Building		SUBHASH N		
0030045501 Stamp Duty		500.00	Road/Street		MUMBAI		
0030063301 Registration Fee		100.00	Area/Locality		MUMBAI		
			Town/City/District		MUMBAI		
			PIN		4 0 0 0 7 3		
			Remarks (If Any):				
			Second Party Name: CHANDRASHEKHAR PAI				
			Amount in Words: Six Hundred Rupees Only				
Total		600.00					
Payment Details: STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD Details			Bank CIN	Ref. No.	10000502022090701287	255409191529	
Cheque/DD No.			Bank Date	RBI Date	07/09/2022-12:45:58	Not Verified with RBI	
Name of Bank			Bank Branch		STATE BANK OF INDIA		
Name of Branch			Scroll No., Date		Not Verified with RBI		



Department ID:
 NOTE: This challan is valid for document to be registered to Sub Registrar office only. Not valid for registration elsewhere.
 नोट: यह चालान केवल दस्तावेज निलंबक कार्यालयों में ही दर्ज करवाया जा सकता है। अन्यत्र निलंबक कार्यालयों में दर्ज नहीं किया जा सकता।

करल - ५
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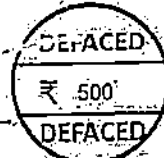


Receipt of Document Handling Charges:

0709202207589

Receipt Date: 07/09/2022

Received from SELF, Mobile number 9800000000, an amount of Rs.500/- towards Document Handling Charges for the Document to be registered on Document No. 16627 dated 07/09/2022 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.



Payment Details:

Bank Name: KKBK

Payment Date: 07/09/2022

Bank CIN: 10004152022090706832

REF No.: 0173645329

Deface No.: 0709202207589D

Deface Date: 07/09/2022

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



करल - १
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN: 0709202207589	Date: 07/09/2022
Received from SELF, Mobile number 9800000000, an amount of Rs.500/- towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name: KKBK	Date: 07/09/2022
Bank CIN: 10004152022090706832	REF No.: 0173645329
This is computer generated receipt, hence no signature is required.	

करल - ९		
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करल - ९		
23/02	18	931
2022		



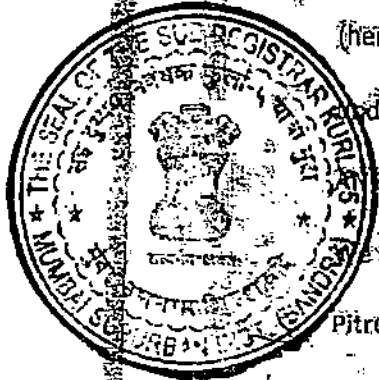
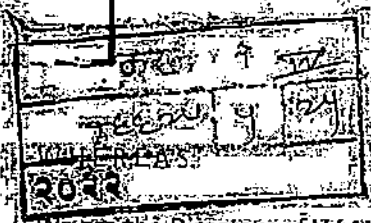
POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We 1. Mr. Ramdas Maruti Sangle, aged about 62 years, 2. Mr. Aditya Ramdas Sangle, aged about 36 years, 3. Mrs. Anita Ramdas Sangle, aged about 55 years, 4. Harshada Ramdas Sangle aged about 33 years are The Directors of V LAXMI ESTATE DEVELOPERS PRIVATE LIMITED, a private limited company registered under the provisions of companies Act 2013, having its PAN - AAICV1396H having their Shop No.2, C Wing, Building No:150, Kamthwar Nagar, Mumbai, Mumbai City, Maharashtra, 400083, SEND

GREETINGS:

(Handwritten signatures and stamps)

करल - ५		
२५/०२	५५	१९९०
२०२३		



We are the Directors of V LAXMI ESTATE DEVELOPERS PRIVATE LIMITED

(hereinafter referred as a Builders & Developers) a construction company

undertaking the various projects of development in real estate.

AND WHEREAS

we are re-developing the building known as Building No.10 Chembur

Pitruchhaya Co.op.Hsg.Soc.Ltd. Under name and style as "Queens Park"

Subhash Nagar, Chembur, Mumbai 400071 C.T.S No.826 Part.826/1 to

14 Taluka Kurla (hereinafter referred as said Buildings) through our firm.

AND WHEREAS We required to sign and/or execute certain Documents,

Agreement for sale/ Alternate accommodation Agreement/ sale deed/

Agreements Undertakings, rectification/ cancellation/ Declarations, and

or any other papers incidental to the said redevelopment project in the

name of said firm.



AND WHEREAS due to our pre-occupation and other practical difficulties

we are not in a position to attend the Sub-Registrar's office at Kurla

taluka for presenting such Documents, Papers, executed by us and to

admit execution thereof.

We are desirous of appointing our constituted Attorneys namely 1.

MR. CHANDRASHEKHAR S. PAL, 2. MR. NARAYAN S. PAL AND 3.

MR. MANGESH S. CHAVAN (any one) who will lodge and admit the

various documents Viz Agreement for sale, Sale Deed, Agreement,

Supplementary Agreement, Permanent Alternate Accommodation

Agreement, Undertakings, Indemnity bond, Correction Deed,

Rectification Deed, Deed of Confirmation, Declaration and any

other documents pertaining to our Re-development of Building

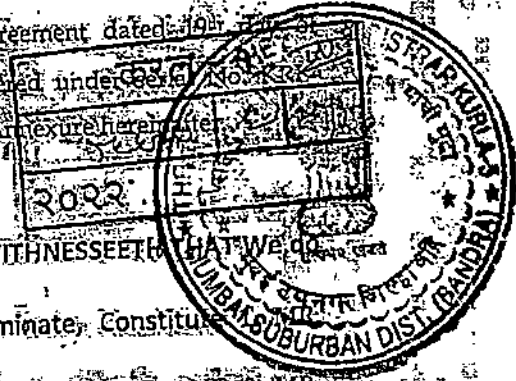
No.10 Chembur Pitruchhaya Co.op.Hsg.Soc.Ltd. Under name and

Handwritten signatures and initials of the directors and attorneys.

करल - ५		
25028	26	990
2023		

style as Queens Park, Subhashi Nagar, Chembur, Mumbai
 400074, C.T.S. No. 826, Part 826/1 to 14, Taluka Kurla which is
 undergoing in the name of our firm V. LAXMI ESTATE DEVELOPERS

PRIVATE LIMITED by Development agreement dated 19th
 January, 2022 and same has been registered under Geotag No. K33
 2/811/2022. Copy of Index II annexed as Annexure hereto.



NOW KNOW YE AND ALL THESE PRESENTS WITNESSETH THAT WE do
 hereby jointly and severally appoint nominate, constitute
 CHANDRASHEKHAR S. PAL, 2, MR. NARAYAN S. PAL AND 3, MR.
 MANGESH S. CHAVAN, to be our true and lawful Attorney in capacity

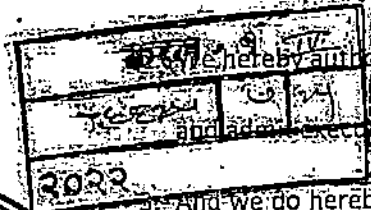
as the said firm in our name and on our behalf, (hereinafter for
 sake referred to as our said Attorneys) to act for the purpose expressed
 hereunder that is to say:-



- To present and lodge in the office of the Sub-Registrar of
 assurances at Kurla taluka and/or elsewhere in the state of
 Maharashtra as the case may be for registration of all documents,
 Undertakings, Agreements, Declarations, Papers of the said
 Partnership firm from time to time and to admit execution of such
 documents and to do all acts, deeds, matters and things necessary
 for effective registering the said documents, Undertakings,
 Agreements, Agreement for sale/ sale deed/deed of cancellation,
 rectifications, confirmations, Declarations, Alternate
 accommodation and Papers.

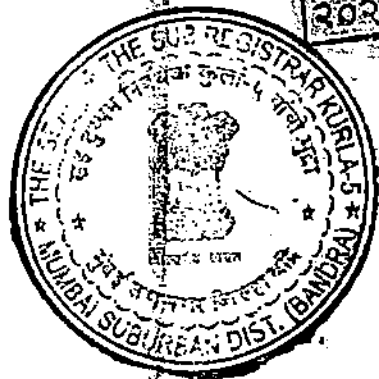
Handwritten signatures and initials of the parties involved, including 'A.R. Samli' and others.

करल - ५		
25/02/23	10	930
2023		



We hereby authorize our said Attorneys to present for Registration and execution on us for said firm.

And we do hereby agree to rectify and confirm all and whatsoever our said Attorneys shall do or purport to do or cause to be done by virtue of these presents.



FIRST SCHEDULE ABOVE REFERRED TO:

All Piece and parcel of land of the Building No:10 Chembur Pitrukhaya Co.op.Hsg.Soc.ltd. Under name and style as "Oreens Park" Subhash Nagar, Chembur, Mumbai-400071.No.826 Part 826/1 to 14, Taluka Kurla

Handwritten signatures and stamps, including a circular stamp of THE SUB-REGISTRAR KURLA 5, MUMBAI SUBURBAN DIST. (BANDRA) and various scribbles.

करल - ५
 २४/०२ - ११/३०
 २०२३

करल - १
 २४/०२ - ११/३०
 २०२३

IN WITNESS WHERE OF We
 Have hereunto set our hand at Mumbai this 07 day of Feb 2022
 SIGNED AND DELIVERED by the within named

Mr. Ramdas Maruti Sangle,



Mr. Aditya Ramdas Sangle,



Mrs. Anita Ramdas Sangle



Ms. Harshada Ramdas Sangle



Directors of the V LAXMI ESTATE DEVELOPERS PRIVATE LIMITED

In the presence of

1. )
2. )

SIGNED, SEALED AND DELIVERED by)
 The within named "POWER OF ATTORNEY)
 HOLDER")
 MR. CHANDRASHEKHAR S. PAL)



करल - ५		
२५०५	६६	१९३०
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करल - ५		
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NARAYAN S. PAL



MIR MANGESH S. CHAVAN

In the presence of.....

1.

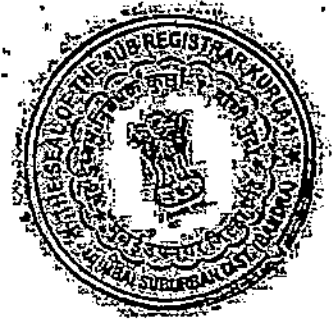
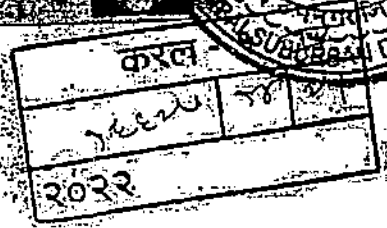
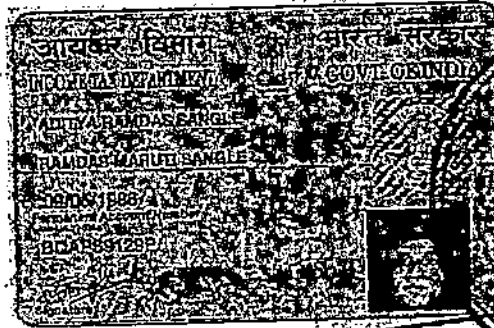
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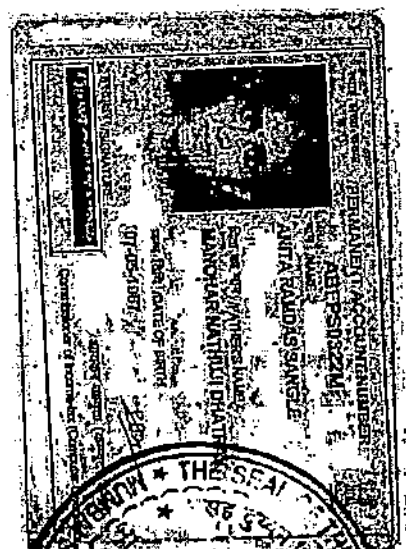
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करल - ५		
२५७२४	१०४	१३०
२०२३		



१२०१ - ५	
२१०२१	१०६१३०
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श्रीलंका - श्रीलंका श्रीलंका

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श्रीलंका - श्रीलंका श्रीलंका

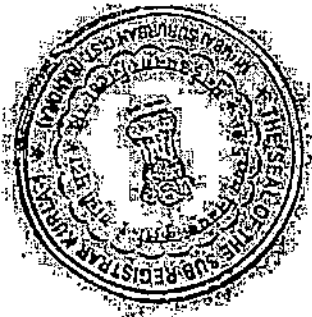
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श्रीलंका - श्रीलंका श्रीलंका

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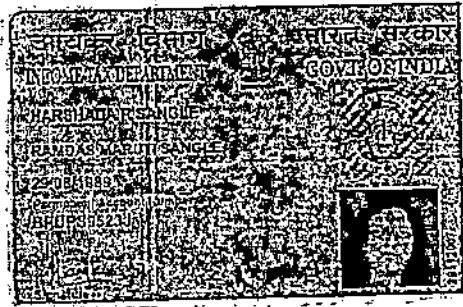
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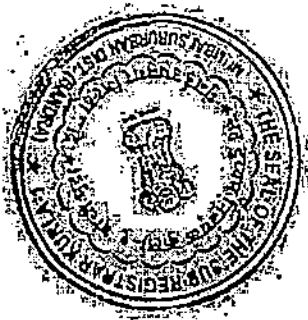


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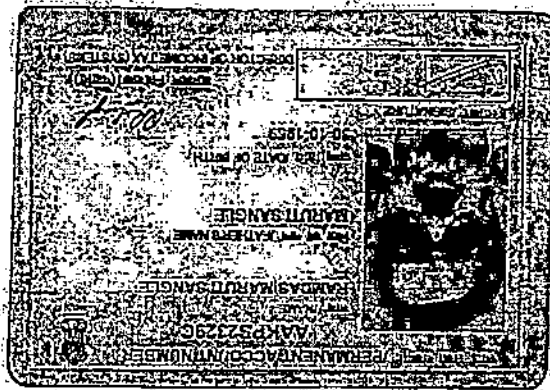
करल - ५		
28025	901	930
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करल - ५		
58625	901	930
2023		





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2023		
12	12	12
4 - 12		

करल - ५		
28025	990	730
2023		

भारत सरकार
 Ministry of Revenue, Government of India



Enrollment No: 21207000640855
 Ramdas Mandel Sangh
 7-60/1007, Bhande Nivas, Bhande Colony, Near Nandgaon
 Station, Andheri Colony,
 Mumbai (East), Mumbai,
 Maharashtra 400081
 Mobile: 7203092232



UC 083137123 RN
 Ref No: 12819X 4313712

आपला आधार क्रमांक / Your Aadhaar No. :

3093 1530 7044

आधार - सामान्य नाणसाचा अधिकार



भारत सरकार
 GOVERNMENT OF INDIA

रामदास मंडल संगठन
 Ramdas Mandel Sangh

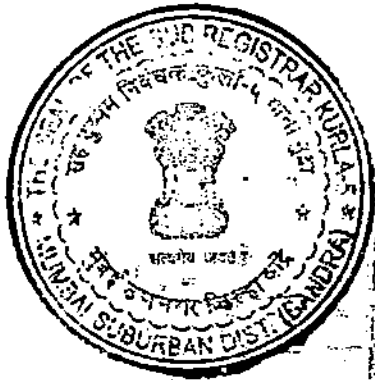
जन्म वर्ष / Year of Birth : 1959
 लिंग / Male

3093 1530 7044

आधार - सामान्य नाणसाचा अधिकार

करल - ५
 २५७२५ १११ १३०
 २०२३

भारत सरकार
 GOVT. OF INDIA
 आयकर विभाग
 INCOME TAX DEPARTMENT
 PAL CHANDRASHIEKHAR'S
 SHRIPAT SHIVNAYAK PAL
 10/08/1985
 Permanent Account Number
 AMZPP2972M
 Signature



करल - १
 २५७२५ १११ १३०
 २०२३

THE UNION OF INDIA
 MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No. MH03 20140018811 DOI: 02-04-2014
 Valid till: 01-04-2014 (INT)
 AUTHORIZATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA:
 COV DOI
 MCWG 02-04-2014
 LMV 02-04-2014
 Name: NARAYAN PAL
 S/DW. OF SHASHIKANT PAL
 Add. 35113, MSRBPZ, KURLA RLY QRTS, KURLA (E), MUMBAI.
 PIN Code: 400004
 Signature & ID of Issuing Authority: MH03 2014275
 Signature/Thumb Impression of Holder

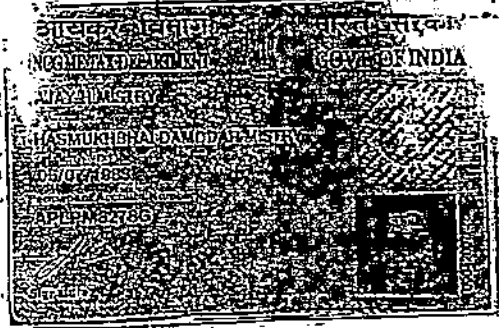


THE UNION OF INDIA
 MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No. MH03 20140034764 DOI: 14-06-2011
 Valid till: 13-06-2014 (INT)
 AED 13-07-2016
 AUTHORIZATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA:
 COV DOI
 MCWG 23-06-2016
 LMV 14-06-2011
 Name: MANGESH CHAVAN
 S/DW. OF SHAMJI CHAVAN
 100 BLDG NO-0803, MUNICIPAL LABOUR CAMP, PILLOKHANDE MARG, CHEMBUR, MUMBAI.
 PIN Code: 400004
 Signature & ID of Issuing Authority: MH03 2015374
 Signature/Thumb Impression of Holder

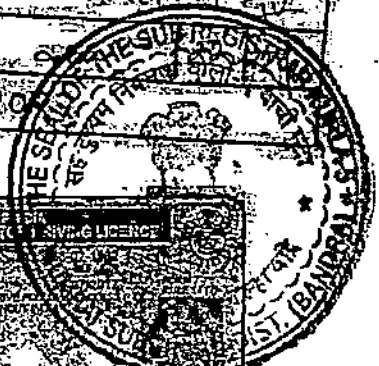
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Scanned with CamScanner

करल - ५		
२५७२५	११२	१३०
२०२३		



करल - ५
२०२३



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2023
 25/09/2022
 2023

Debase Date	Debase Number	Used At	Amount	GRML licence	Vendor no/Vendor	Type	Developer	ESTATE DEVELOPERS	Challan	DEVELOPERS	CHALLAN
07/09/2022	00370866120223	RF	100	MH00742590020223P							
07/09/2022	0709202207589D	RF	500	070922207589							
07/09/2022	00370866120223	SD	500.00	MH00742590020223P	10000502022090701287						



09/09/2022 03:18:44 PM
 09/09/2022 03:19:07 PM



Summary-2

2023
 25/09/2022
 2023

भारतीय गैर न्यायिक

भारत INDIA

₹ 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

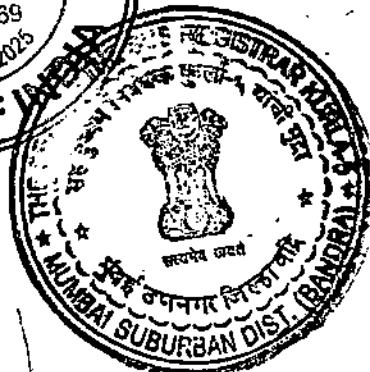
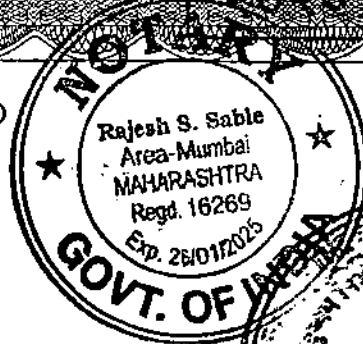
Rs. 500

INDIAN NON JUDICIAL

MAHARASHTRA

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CC 576150



जिल्हा कोषागार कावालय, ठाण
30 OCT 2023
मुद्रांक प्रमुख लिपीक / लिपीक
30-10-2023

POWER OF ATTORNEY



31 OCT 2023

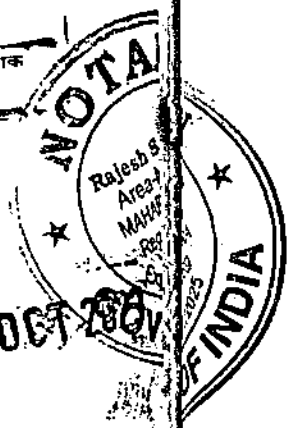
करल - 4
V28 ML 990
23

जोडाव - 2 / Annexure - II

1. प्रमाण पत्रावर	155046
2. राज्य नोंदणी करणारा आहे	संप. / मंजूर ✓
3. मिळविलेले पत्रे	
4. राज्य नोंदणी करणारा आहे	
5. राज्य नोंदणी करणारा आहे	
6. राज्य नोंदणी करणारा आहे	
7. राज्य नोंदणी करणारा आहे	
8. राज्य नोंदणी करणारा आहे	
9. राज्य नोंदणी करणारा आहे	
10. राज्य नोंदणी करणारा आहे	

राज प्रकाश समूह
V.S. SARAF

ज्या प्रमाणपत्रावर प्रमाण पत्र नोंदणी करणारा स्थान न्याय कारणासाठी मुद्रांक
बोली केल्यावर 5 दिवस काळात नोंदणी करावी



Ph. : 27823856

RECEIPT

Vaibhavlaxmi Stamp Vendor
STAMP VENDOR - V.S. SARAF
Licence No. 1201025
B/3/6/0-2, Sector 2, Vashi, New Mumbai

Sr.No: 4093

Name: Raj Prakash Sam

Through:

No.	Amnt.	Nos.	Total Amt
	500	1	500 a
TOTAL			500 a

V.S. SARAF



करल - ५		
२४७२५	११६	१३०
२०२३		

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT I, RAJ PRAKASH SURVE S/O Shri. PRAKASH SHIVRAM SURVE an adult, Residing at : 15635 Mildred Place, Addison, Texas, Apartment number: 3512, USA. Address in India no.121, Hansniketan CHS, Tilak Nagar, Chembur, Mumbai 400089, holder of Indian passport no.: N44246902/11/2015 at Mumbai. do hereby SEND GREETING :



AND WHEREAS due to my employment purposes I am residing abroad hence I am unable to look after all the affairs of my property i.e. Flat No. B-803, adm. Area about 1010 Sq.Ft. Carpet, in the project known as QUEENS PARK of the Vaibhav Laxmi Developers, situated at Subhash Nagar, Chembur East, Mumbai 400 071, such as purchasing procedure / registration procedure / Banking Transaction / Documents or Agreement Work hence I hereby appoint (nominate and constitute my Father Relation) Shri. PRAKASH SHIVRAM SURVE (Name of the relative) an adult, to be my true and lawful attorney in my name and on my behalf to



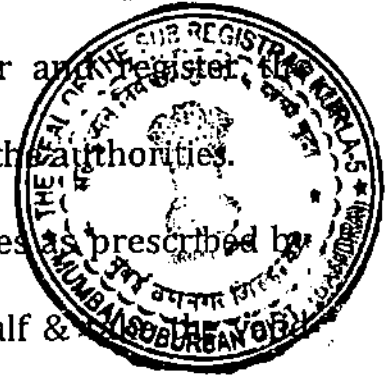
complete all the registration work related to the my ~~prospective~~ ^{prospective}

Immovable Property and also do the following things, deeds and

matters that is to say: -

22/10/25	920	936
2023		

1. To look after all the affairs of my Prospective immovable property such as purchasing / registration / Banking Transaction To appear before the registrar and register purchased agreement with the owner before the authorities.
2. To pay the stamp duty and other legal charges as prescribed by the authorities in my name and on my behalf & receipt for the same.
3. To Represent and appear on my behalf before the registration office or any other authorities related to registration work of the above said property.
4. TO ADMIT all the legal documents pertaining to the above said Immovable Property before the Sub-Registrar or Assurances in respect of the said premises.
5. To collect the Registered documents with the authority by paying the necessary legal fees.
6. To Sign in my name and on my behalf the Agreement Papers / Legal Documents of the above said Immovable Property entered with the owner of the plot.

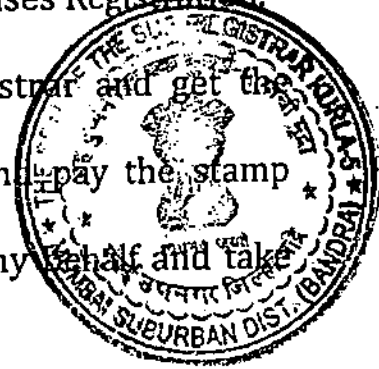


7. TO EXECUTE Leave and license Agreement with any third party and/or renew the Leave and License agreement entered into with third parties in respect of the said premises on such terms as may be decided by the attorney.

करल - ५		
25/02/20	179	930
२०२३		

8. To sign in my name and on my behalf before the Registrar or Sub Registrar in respect of the said Leave and Licenses Registration.

9. To appear before the Registrar or Sub-Registrar and get the Leave and Licenses Documents registered and pay the stamp duty and other charges in my name and on my behalf and take the valid receipt for the same.



10. TO ADMIT execution and registration of the said Leave and License Agreement with the concerned Sub-Registrar or Assurances in respect of the said premises on my behalf in my name.

11. To allot on Leave and License basis my above said premises or to deal with in any manner my said Attorney so desire for which my attorney is competent to fix the consideration and issue the receipts thereof, to handover possession of the premises and to accept possession of the same while vacating.

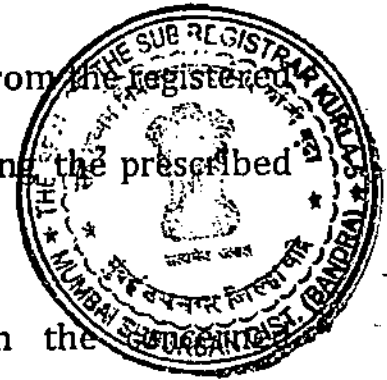


12. TO ACCEPT security deposit, compensation ~~and~~ receivable under the Leave and License agreement and ~~and~~ effectual receipts and for the same.

करत
२०२३

13. TO TERMINATE the Leave and License Agreement in the event of breach of the terms thereof and take possession of the said premises

14. To Take the delivery of the documents from the registered office in my name and on my behalf by paying the prescribed fees.



15. To receive, letters and notices from the authorities and to reply the same from time to time.

16. To deposit the cash / cheque receive from the customers and to take the valid receipt from the bank.

17. To withdrawals the cash and issued the cheque on my behalf and to the parties for running the smooth transaction as and when required.

18. To attend the meetings of the banks from time to time and take part in it.

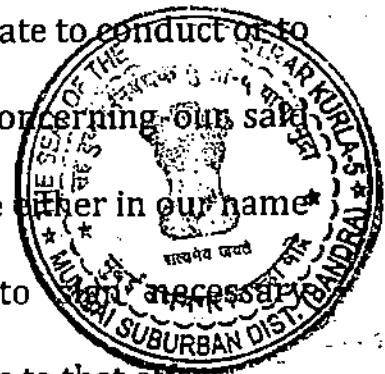
19. TO APPLY for loan from any Bank/financial Institution on my behalf for acquiring any property and for the said purpose to execute necessary security documents.



20. TO MORTGAGE, deposit the original documents, create a charge on any property belonging to me to any Bank/Financial Institution as security and for that purposes to execute the Mortgage documents and lodge the same with the Sub-registrar or Assurances, if required.

करल - ५		
28028	11/3	930
२०२३		

21. To engage any pleader, lawyer or advocate to conduct or to defend any case, suit or other proceeding concerning our said Immovable Property as occasion may require either in our name and in the name of our attorney and to ~~and~~ necessary vakalatnama for the same and to pay legal fees to that effect.



22. AND GENERALLY to do, execute and perform any other act, deed, agreement, matter or thing whatsoever which ought to be done, executed or performed or which in the opinion my said attorney ought to be done, executed or performed in or about these presents as fully and effectually to all intents and purposes as I in person could do it being our intend and desire that hereinbefore recited matters be attended and performed by my said attorney for and on my behalf in respect of the registration work.

23. AND I further declare and undertake that all and whatever my said attorney shall do in or about the aforesaid purpose, I do





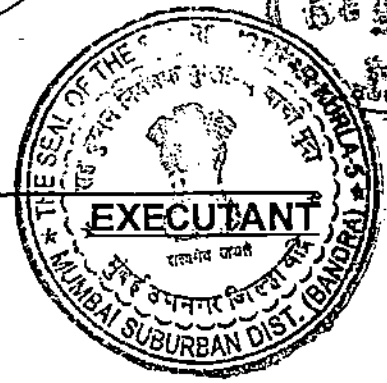
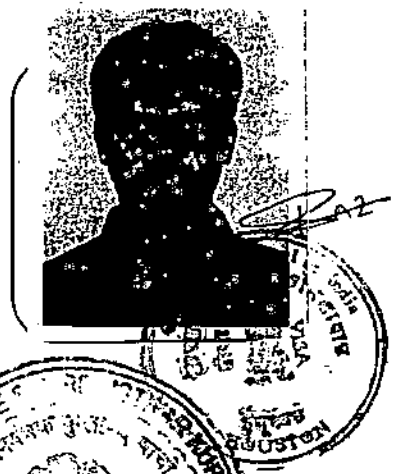
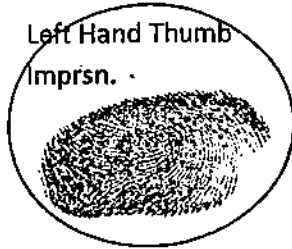
करल - ५
 28 Oct 930
 2023

for myself, my heirs, executors and administrators covenant with
 my said attorney and agree to ratify and confirm the same.

IN WITNESS WHEREOF I have signed this Power of Attorney on
 this 9th day of Oct, 2023, at 1145 Bellline Rd Ste 217 Addison TX 75001

CARLOS TAPIA
 My Notary ID #: 133083340

SIGNED AND DELIVERED by
 The within named 'EXECUTANT'
RAJ PRAKASH SURVE
 Passport No: N4424630.



In the presence of


WITNESS:-

- 1.
- 2.

State of Texas
 County of Dallas

The foregoing instrument has acknowledged before me

INDIAN EMBASSY / CONSULATE
 SIGN / SEAL / STAMP
 CONSULATE GENERAL OF INDIA
 HOUSTON (USA)
NO. HOUS / Cons 16636 / 2023 / 1
 Seen in the Consulate General of India, Houston
 No responsibility is accepted by this
 Consulate General for the contents
 of this document.

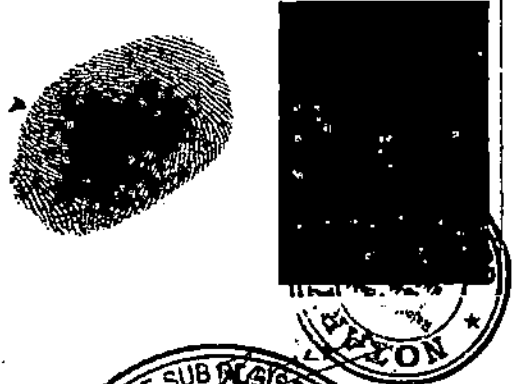

 AYUSH SHARMA
 (ASSISTANT CONSULAR OFFICER)
 CONSULATE GENERAL OF INDIA
 HOUSTON



करल - ५		
25/08	924	930
2023		

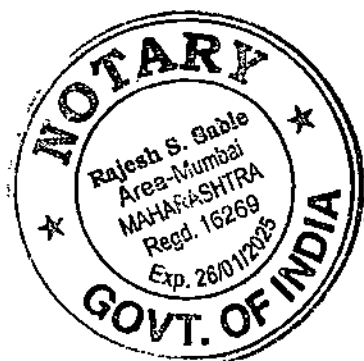


SPECIMEN SIGNATURE OF)
 Shri. PRAKASH SHIVRAM SURVE)
Name as per Pancard)
 LAWFUL ATTORNEY HOLDER)



Identified by me;

BEFORE ME.



BEFORE ME

Sable
RAJESH S. SABLE
 B.A., LL.B
 NOTARY (GOVT. OF INDIA)
 Dr. Babasaheb Amedkar Nagar, Room No. 52,
 Road No. 3, Near Adani Electricity, Tilak Nagar,
 Chembur, Mumbai-89 Reg. No. 16269

Notary Book No.: 18	Page No.: 14
Sr. No. 25	Date: 31 OCT 2023

करल - ५		
25025	976	930
2023		

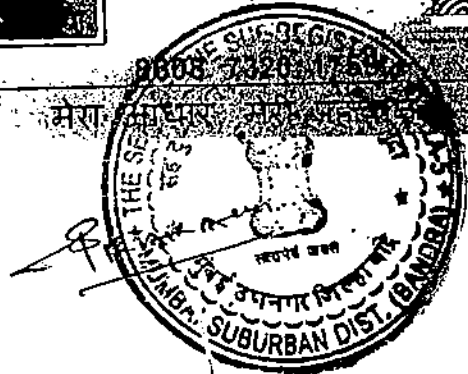


Prakash Shivram Sorve
 DOB : 19/09/1959
 Male

Issue Date : 06/12/2015

8608 7320 1753

भारत सरकार, मुंबई



Address : Room no-801, Building no-121, Hananiketan CHS, Opp Adani Office, Chembur, Mumbai, Mumbai Suburban, Maharashtra, 400089

Print Date : 21/01/2023

8608 7320 1753

1047 help@uidai.gov.in www.uidai.gov.in

आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड / Permanent Account Number Card
CSUPS7079D

नाम / Name: RAJ PRAKASH SURVE
 पिता का नाम / Father's Name: PRAKASH SHIVRAM SURVE
 जन्म की तारीख / Date of Birth: 06/12/1992

हस्ताक्षर / Signature

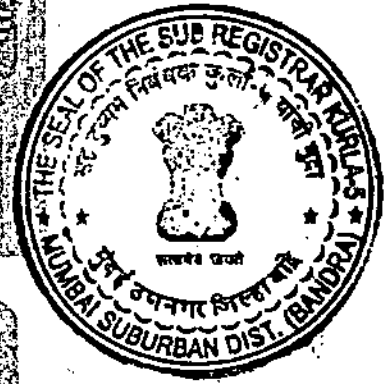
करल - ५		
28/02/28	97L	930
2023		

आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA

PRAKASH SHIVRAM SURVE
SHIVRAM GOVIND SURVE

19/11/1959
 Permanent Account Number: AHHP9385

Signature: Prakash



आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA

PRAFUL P THAKUR
PRABHAKAR SUNDAR THAKUR

17/07/1973
 Permanent Account Number: AEZPT6741G

Signature

भारत सरकार GOVERNMENT OF INDIA

शामजी चवण
 Mangosh Shamji Chavan
 तारीख/DOB: 12/08/1991
 लिंग/ GENDER: MALE
 Mobile No: 9892128057

3379 9363 9956
 VID: 9127 0452 9679 0948

माझे आधार, माझी ओळख

भारत सरकार GOVERNMENT OF INDIA

सुर्यकान्त तुकाराम यादव
 Suryakant Tukaram Yadav
 जन्म तिथि/DOB: 09/09/1982
 लिंग/ GENDER: MALE

Issue Date: 27/12/2011

4901 2035 9179
 VID: 9137 6749 2783 4883

मेरा आधार, मेरी पहचान



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दिनांक : 00/12/2023
पुस्तक क्रमांक 9 मासिकार नं. 24/2023

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used	AI	Deface Number	Deface Date
1	V LAXMI ESTATE DEVELOPER	echallan	0004057202311870483	MH011106221202324E	1516500.00	SD	0005828182202324	20/11/2023	
2	V LAXMI ESTATE DEVELOPER	echallan		MH011106221202324E	30000	RF	0005828182202324	20/11/2023	

2023	
930	930
4 - 5	

दिनांक 4 नोव्हेंबर 20 / 11 / 2023 01 : 02 : 07 PM
दिनांक 5 नोव्हेंबर 20 / 11 / 2023 01 : 02 : 30 PM नोंदणी क्रमांक 1 मध्ये

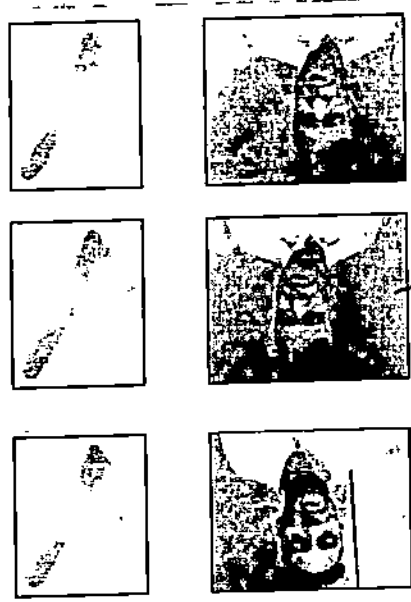


Handwritten signatures and names in Marathi, including 'पुस्तक क्रमांक 9' and 'पुस्तक क्रमांक 9'.

पुस्तक क्रमांक 9 मासिकार नं. 24/2023
पुस्तक क्रमांक 9 मासिकार नं. 24/2023

पुस्तक क्रमांक 9 मासिकार नं. 24/2023, पुस्तक क्रमांक 9 मासिकार नं. 24/2023

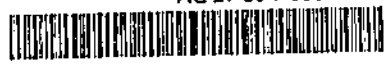
दिनांक 3 नोव्हेंबर 20 / 11 / 2023 01 : 01 : 12 PM



Handwritten signatures and names in Marathi, including 'पुस्तक क्रमांक 9' and 'पुस्तक क्रमांक 9'.

पुस्तक क्रमांक 9 मासिकार नं. 24/2023
पुस्तक क्रमांक 9 मासिकार नं. 24/2023

दिनांक 5 नोव्हेंबर 20 / 11 / 2023 01 : 02 : 30 PM



2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	V LAXMI ESTATE DEVELOPER PVT LTD	eChallan	00040572023111870483	MH011106221202324E	1516500.00	SD	0005828182202324	20/11/2023
2	V LAXMI ESTATE DEVELOPER PVT LTD	eChallan		MH011106221202324E	30000	RF	0005828182202324	20/11/2023
3		DHC		1123187103820	600	RF	1123187103820D	20/11/2023
4		DHC		1123180903506	2000	RF	1123180903506D	20/11/2023

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

