

370 22044

पावती

Friday, November 24, 2023

10:24 AM

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 23698

दिनांक: 24/11/2023

गावाचे नाव: घाटकोपर

दस्तऐवजाचा अनुक्रमांक: करल2-22044-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: संकल्प ठाकूर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

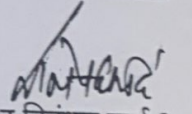
रु. 1900.00

पृष्ठांची संख्या: 95

एकूण:

रु. 31900.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
10:43 AM ह्या वेळेस मिळेल.


सह दु.निबंधक कुर्ला २

बाजार मूल्य: रु.11332742.565 /-

मोबदला रु.12860998/-

भरलेले मुद्रांक शुल्क : रु. 771800/-

सह दुय्यम निबंधक कुर्ला-२

मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु.1900/-

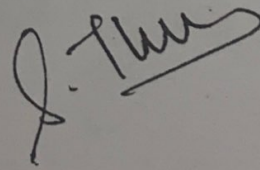
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1123236319275 दिनांक: 24/11/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010997266202324E दिनांक: 24/11/2023

बँकेचे नाव व पत्ता:



मुळ दस्त परत मिळाला

12 4 NOV 2023

DELIVERED

MKWknows

11-24-2023



24/11/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

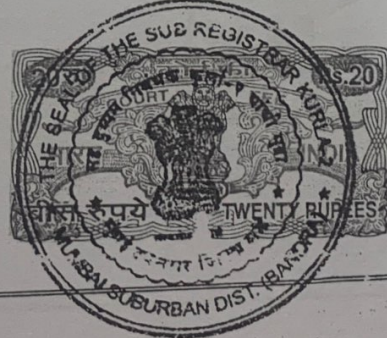
दस्त क्रमांक : 22044/2023

नोंदणी :

Regn 63m

गावाचे नाव : घाटकोपर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	12860998
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद कराचे)	11332742.565
(4) भू-मापन, पोटहिस्मा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: फ्लॅट नं 602, माळा नं: 8 वा मजला, इमारतीचे नाव: टॉवर झेस्ट बी, सेंट्रोना झेस्ट-बी, ब्लॉक नं: कामराज नगर ईस्टर्न एक्सप्रेस हायवे, रोड : घाटकोपर पूर्व, मुंबई 400077, इतर माहिती: पी4 लेव्हलवर एक सिंगल कारपार्किंग स्पेस नं 14 सहित ----- सदर मिळकतीचे मोजे - घाटकोपर, सिटीएस नं 194 बी(पार्ट)----- सदनिकेचे क्षेत्र 555.640 चौ फूट म्हणजेच 51.620 चौ.मी कारपेट रेरा प्रमाणे((C.T.S. Number : 194B(PART) :))
(5) क्षेत्रफळ	1) 56.80 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-एल अँड टी अव्हेन्यू रियल्टी एलएलपी (पूर्वीचे नाव एल अँड टी एशियन रियल्टी प्रोजेक्ट एलएलपी) चे प्राधिकृत व्यक्ती भरत रस्तोगी तर्फे कबुलीजवाबाकरिता कु मु म्हणून आर के विश्वनाथन वय:-65; पत्ता:-प्लॉट नं: ऑफिस, माळा नं:-, इमारतीचे नाव: एल अँड टी हाऊस, ब्लॉक नं: वॅलार्ड इस्टेट, रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400001 पॅन नं:-AAEFL7465N 2): नाव:-आर्यमान डेव्हलपर्स प्रायव्हेट लिमिटेड तर्फे मुखत्यार एल अँड टी अव्हेन्यू रियल्टी एलएलपी (पूर्वीचे नाव एल अँड टी एशियन रियल्टी प्रोजेक्ट एलएलपी) चे प्राधिकृत व्यक्ती भरत रस्तोगी तर्फे कबुलीजवाबाकरिता कु मु म्हणून आर के विश्वनाथन वय:-65; पत्ता:-प्लॉट नं: ऑफिस, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: ट्रायिस्ट कॅम्प जवळ, ईस्टर्न एक्सप्रेस हायवे, रोड नं: घाटकोपर पूर्व, कामराज नगर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAFCA4831M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-संकल्प ठाकूर वय:-32; पत्ता:-प्लॉट नं: 1304, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: साई अंश, प्लॉट नं 7, सेक्टर-11, सानपाडा, रोड नं: नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-ATEPT0486G 2): नाव:-अपूर्वा शेंडे ठाकूर वय:-32; पत्ता:-प्लॉट नं: 1304, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: साई अंश, प्लॉट नं 7, सेक्टर-11, सानपाडा, रोड नं: नवी मुंबई, महाराष्ट्र, THANE. पिन कोड:-400705 पॅन नं:-DWEPS3872R
(9) दस्तऐवज करून दिल्याचा दिनांक	24/11/2023
(10) दस्त नोंदणी केल्याचा दिनांक	24/11/2023
(11) अनुक्रमांक, खंड व पृष्ठ	22044/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	771800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

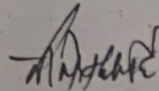


मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

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

Integrated Governance enabling You to Do Business Easily
It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 24/11/2023) toMunicipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.


सह दुय्यम निबंधक कुर्ला-२

AGREEMENT FOR SALE

This AGREEMENT FOR SALE ("Agreement") is made at Mumbai on this 24th day of November, 2023

BETWEEN

[Handwritten signatures]

करल - २		
२३०८८	६	५
२०२३		

L&T Avenue Realty LLP (formerly known as L&T Asian Realty Project LLP), a limited liability partnership registered under the Limited Liability Partnership Act, 2008, having its registered office at L & T House, Ballard Estate, Mumbai – 400 001 (PAN - AAEFL7465N) and having its Corporate Office at A. M. Naik Tower, L&T Campus, Gate No. 3, Jogeshwari - Vikhroli Link Rd, Powai, Mumbai 400 072, hereinafter called "PROMOTER-1 /L&T LLP" (which expression shall, unless it be repugnant to the context or the meaning thereof, be deemed to mean and include the partner or partners for the time being and from time to time of the said LLP, the survivors or survivor of them and the heirs, executors and administrators of such surviving partner and their assigns) of the **FIRST PART**;

AND

Aryamaan Developers Private Limited, a Private limited Company incorporated and registered under the provisions of the Companies Act, 1956, and existing under the Companies Act, 2013, having its registered office at Near Transit Camp, Eastern Express Highway, Ghatkopar East, Kamraj Nagar, Mumbai 400 077, (PAN - AARCA2831M) hereinafter called "PROMOTER-2" / "ARYAMAAN" (which expression shall, unless it be repugnant to the context or the meaning thereof, be deemed to mean and include its successors and assigns) of the **SECOND PART**.



AND

Mr. Sankalp Thakur, PAN ATEPT0486G, Mrs. Apurva Shende Thakur PAN DWEPS38738, hereinafter the registered office/place of business/ residing at 1304, Sai Ansh, Plot No. 7, Sector- 11, Sanpada, Navi Mumbai - 400705, Maharashtra India, hereinafter referred to as the "Allottee/s" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include in the case of an individual or individuals, his, her or their respective heirs, executors and administrators and permitted assigns; in case of a body corporate, its successors and permitted assigns; in case of a Partnership Firm, the partners for the time being and from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and their permitted assigns; in case of a Hindu undivided family, the karta and the members/coparceners for the time being and from time to time of the undivided family and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and their permitted assigns; in case of a trust, the trustees for the time being and from time to time of the trust and the survivors or survivors of them and the heirs, executors and administrators of the last survivor of them and their permitted assigns) of the **THIRD PART**.

The Promoter-1 and the Promoter-2 are jointly referred to as "Promoters". The Promoter-1 and Promoter-2 and the Allottee/s are hereinafter collectively referred to as "the Parties", and individually referred to as a "Party".

WHEREAS:-

Pursuant to the proposals prepared and submitted for redevelopment of the Slum Societies as a slum rehabilitation scheme under the Slum Act and applicable D. C. Regulations, the SRA issued Annexure II and thereupon issued an amalgamated Letter of Intent bearing nos. SRA/ENG/1560/N/STGL/LOI and SRA/ENG/1253/N/STGL/LOI dated 12th April, 2010, (hereinafter referred to as the "2010 LOI") in the name of Promoter-2. Thereafter, SRA has granted its In-principal approval to the slum rehabilitation scheme and issued its Revised Letter of Intent bearing no. SRA/ENG/1560/N/STGL/LOI & SRA/ENG/1253/N/STGL/LOI dated 9th January, 2017 (hereinafter referred to as the "Revised LOI") in the name of Promoter-2 for all that piece and parcel of lands admeasuring approximately 70,554.42 sq. metres bearing C. S Nos. 194 B (Part), situate, lying and being at of Village Ghatkopar, Mumbai 400077, and more particularly described in the **FIRST SCHEDULE** hereunder written (hereinafter referred to as "Larger Land"), which has been approved and sanctioned for residential use, and which is affected by the Reservations. Copy of the plan delineating the said larger land is annexed hereto and marked as **ANNEXURE "A"**;

[Handwritten signatures]

सुवैक्य परिवर्तन से
 2023/24
 2023

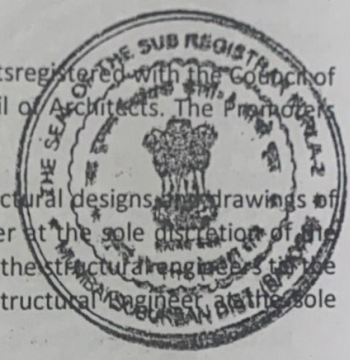
concerned authorities, from time to time. A copy of the proposed layout (subject to suitable modification from time to time), which also indicate future development for the said Development Land, is annexed hereto and marked as ANNEXURE "E". The Promoter-1 shall be entitled and be at liberty to carry out construction/development of the remaining towers on the Development Land, in such manner as the Promoter-1 may see fit and proper, as per its sole discretion, provided the Promoters shall not make any change in the location, area and dimensions of the said Apartment sold to the Allottee/s;

The Promoter-1 shall carry out balance development on the Development Land in further phases, in accordance with the approved plans as may be sanctioned by the concerned authorities, from time to time.

By virtue of the aforesaid Joint Development Agreement, Power of Attorney dated 15th February, 2021, registered with the Office of the Sub-Registrar of Assurances at Kurla, under Serial no. 1851 of 2021 executed by the Promoter-2 in favour of L&T and Power of Attorney dated 15th February, 2021, registered with the Office of the Sub-Registrar of Assurances at Kurla, under Serial no.1849 of 2021 executed by Xrbia Chakan Developers Private Limited in favour of L&T, the Promoter-1 have sole and exclusive right to sell the apartments/units, inter alia, in the Project and to enter into agreement/s with the allottee(s)/s of the apartments/units, and to receive the sale consideration in respect thereof. The Promoter-1 are entitled and enjoined upon to construct and complete the Project. Further, the Promoters are in possession of the Project Land;

The Promoters has entered into a standard Agreement as Architects and Consultants registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects. The Promoter-1 reserves the right to change the Architect at the sole discretion of the Promoters;

The Promoters has appointed a structural Engineer for the preparation of the structural designs and drawings of the building/s. The Promoters reserves the right to change the structural Engineer at the sole discretion of the Promoters. The Promoters accepts the professional supervision of the architect and the structural engineers till the completion of the building/s. The Promoters reserves the right to change the structural Engineer at the sole discretion of the Promoters;



The construction and development of the residential (including retail units) building known as "Centrona Zest-B" ("the said Residential Building") on the portion of the Development Land admeasuring 648.24 sq. mtrs. of thereabouts more particularly stated in **FOURTH SCHEDULE** hereunder written ("the Project Land"), has been registered as the Real Estate Project with the Real Estate Regulatory Authority ("Authority"), under the provisions of the Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the provisions of the 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 ("RERA Rules"). The Authority has duly issued the Certificate of Registration for the Real Estate Project and a copy of the RERA Certificate is annexed and marked as ANNEXURE "F" hereto. The Promoter-1 has an option to increase the floors/residential cum retail levels of the said Building, subject to the approvals from the Authorities (defined herein), if required; The "Project/the Real Estate Project" named as "Centrona Zest-B" with each building in the Project is referred to as "the said Building";

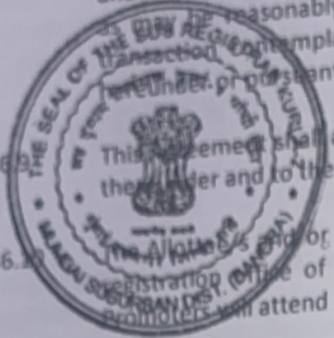
As per Sanctioned Plans:-

RERA Project	Podium	Stilt / Plinth	Upper floors (Upto)
Centrona Zest -B	3 level Basement + Ground + 3 level Podium - Wing 12C - Multi Level Car Park (MLCP) Structure accommodating amenities, parking and landscaped terrace	Ground	26 Habitable Floors

As per Proposed Plans:-

RERA Project	Podium	Stilt / Plinth	Upper floors (Upto)
Centrona Zest -B	Proposed 3 level Basement+ Ground + upto 6 level Podium - Wing 12C - Multi Level Car Park (MLCP) Structure accommodating amenities, parking and landscaped terrace, subject to approval.	Ground	26 Habitable Floors

- enforceable against the Allottee and the said obligations go along with the said property.
- 36.7 If there is more than one Allottee named in this Agreement, all obligations hereunder of such Allottee shall be joint and several.
- 36.8 The Parties hereto agree that they shall execute, acknowledge and deliver to the other, such instruments and take such other actions, in addition to the instruments and actions specifically provided for in this Agreement, as may be reasonably required in order to effectuate the provisions of this Agreement or to comply with the provisions contemplated herein or to confirm or perfect any right to be created or transferred by or in connection with any such transaction.
- 36.9 This Agreement shall always be subject to the provisions of RERA and the rules and regulations framed thereunder and to the other applicable laws.
- 36.10 The Promoters shall present this Agreement as well as the conveyance at the Registration Office of registration within the time limit prescribed by the Registration Act and the Allottee/s shall attend such office and admit execution thereof.
- 36.11 For the purpose of this transaction, the details of the PAN of the Promoters and the Allottee/s are particularly stated in SIXTH SCHEDULE hereunder written.
- IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands the day and year hereinabove written.



SCHEDULES

FIRST SCHEDULE-(Description of Larger Land)

All that piece and parcel of lands admeasuring approximately 70,554.42 sq. metres bearing C. S Nos. 194 B (Part), situate, lying and being at of Village Ghatkopar, Mumbai 400077 and bounded as follows:

- On or towards the East: SRA Project being developed by Neelam Realtors
- On or towards the West: Rajput House
- On or towards the North: Eastern Expressway Highway and
- On or towards the South: Rising City Project

SECOND SCHEDULE- (Description of Free Sale Plot)

All that piece and parcel of lands admeasuring approximately admeasures approximately 21,902.21 square metres and forming part of the Larger Land, more particularly described in the First Schedule written hereinabove.

THIRD SCHEDULE- (Description of Phase I Plot/Development Land)

All that piece and parcel of lands admeasuring approximately admeasures approximately 10,735.48 square metres and forming part of the Second Schedule, more particularly described in the First Schedule written hereinabove.

FOURTH SCHEDULE- (Description of the Project)

All that piece and parcel of lands admeasuring approximately admeasures approximately 648.24 square metres and forming part of the Third Schedule, more particularly described in the First Schedule written hereinabove.

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FIFTH SCHEDULE- (Description of the said Apartment)

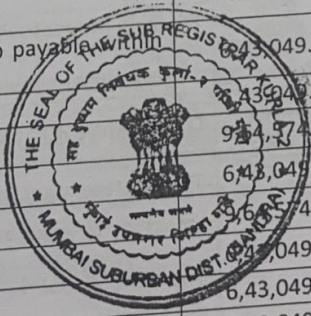
Apartment bearing No. **602** admeasuring **51.620** sq. mtrs. carpet area i.e. approximately **555.640** square feet, alongwith ancillary areas admeasuring **NIL** sq. mtrs. approximately **NIL** Sq. ft., on **6th** floor in Tower **Zest B** of the Project known as "**Centrona Zest-B**", alongwith **1 SINGLE** covered car parking space/s at **P4** level basement / podium bearing No(s) **14**.

SIXTH SCHEDULE

करल - २
 २२०४४२
 २०२३

1.	Terms and Expressions	Meaning/Description
2.	Consideration	Rs. 1,28,60,998/- (Rupees One Crore Twenty Eight Lakh Sixty thousand Nine hundred Ninety Eight Only).
3.	Earnest Money	A sum of Rs. 6,41,584/- (Rupees Six Lakh Forty One thousand Five hundred and Eighty Four Only) (not exceeding 10% of the Consideration) as earnest money or application fee.

Payment Plan		Amount (Rs.)
Sr No.	Particulars	Amount (Rs.)
1	Earnest Money 5%	6,43,049.90
2	Execution of Agreement payable within 120 days from date of booking	12,86,099.80
3	On Start of Excavation payable within 120 days from date of booking	6,43,049.90
4	On Completion of Raft payable within 120 days from date of booking	6,43,049.90
5	On Completion of Basement 2 Slab payable within 120 days from date of booking	6,43,049.90
6	On Completion of Plinth	9,64,574.85
7	On Completion of 4 th Floor Slab	6,43,049.90
8	On Completion of 8 th Floor Slab	9,64,574.85
9	On Completion of 12 th Floor Slab	6,43,049.90
10	On Completion of 16 th Floor Slab	6,43,049.90
11	On Completion of 22 nd Floor Slab	6,43,049.90
12	On Completion of Terrace Floor Slab	6,43,049.90
13	On completion of the internal walls, internal plaster, floorings of the said Apartment	6,43,049.90
14	On completion of the electrical fittings, windows, doors of the said apartment, including staircase and lobbies up to the floor level of the said Apartment.	6,43,049.90
15	On completion of the external plumbing and external plaster, entrance lobby/s of the building or wing in which the said apartment is located and Sanitary fittings of the said Apartment.	12,86,099.80
16	On completion of the lift wells, electro, mechanical and environment requirements, elevation, water pumps, on completion of lifts, terraces with waterproofing, paving of areas appurtenant and all other requirements, as may be prescribed in the Agreement of Sale.	6,43,049.90
17	On Intimation of receipt of Occupation Certificate	6,43,049.90
Total		1,28,60,998.00



4	Bank Account	Bank Account No.	Tower/Project
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LNT Centrona -13B-Collection A/c

12

5	Rebate for early payments at the sole discretion of the Promoters	NIL % of equal Installments payable by the Allottee/s.		
6	Other Charges	Sr. No.	Particulars	Amount
		(i)	Share Application Money	Rs. <u>600/-</u>
		(ii)	Advance Adhoc Maintenance Charges towards the respective Phase I Residential Building for 12 Months	Rs. <u>38,514/-</u>
			Advance Adhoc Maintenance Charges towards the Property to be Transferred to the Apex for 12 Months	Rs. <u>38,514/-</u>
	Society Formation Charges	Rs. <u>15,000/-</u>		
7	Property tax /LUC	Rs. [NIL] (Rupees [NIL Only])		
8	Building Protection Deposit	Rs. [NIL] (Rupees [NIL Only])		
9	Possession Date	On or before <u>30th</u> day of <u>December' 2026</u> (the "Possession Date")		
10	Nominee	The Allottee/s hereby nominate/s the person <u>NIL</u> NAME OF NOMINEE: <u>NA</u> ADDRESS OF NOMINEE: <u>NA</u> RELATIONSHIP OF NOMINEE WITH THE ALLOTTEE/S : <u>NA</u> PAN NO. / AADHAR CARD NO. OF NOMINEE: <u>NA</u>		
11	Notices to be served at the respective addresses:	ALLOTTEE/S Name of Allottee/s: <u>Mr. Sankalp Thakur, Mrs. Apurva Shende Thakur.</u> Address: <u>1304, Sai Ansh, Plot No. 7, Sector- 11, Sanpada, Navi Mumbai - 400705, Maharashtra India.</u> Notified Email ID: <u>sankalprajiv@gmail.com.</u> PROMOTER-1 Name: <u>L&T Avenue Realty LLP (formerly known as L&T Asian Realty Project LLP)</u> Registered Address: <u>L&T House, Narottam Morarjee Marg, Ballard Estate, Mumbai - 400001</u> CRM Office Correspondence Address: <u>L&T Realty, CRM Office, Ground Floor, A.M. Na Tower, L&T Campus, Gate No.3, Jogeshwari - Vikhroli Link Road (JVLR), Powai, Mumbai - 400072.</u> Notified Email ID: <u>feedback@larsentoubro.com</u> PROMOTER-2 Name: <u>Aryamaan Developers Private Limited</u> Address: <u>Near Transit Camp, Eastern Express Highway, Ghatkopar East, Kamraj Nagar - Mumbai 400 077</u>		

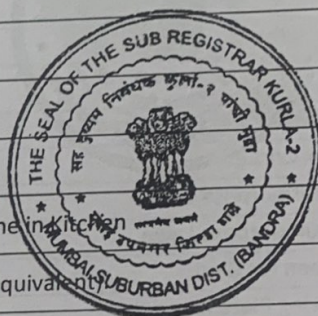


12	PAN Nos.	(i) Promoter's PAN - <u>AAEFL7465N</u>
		(ii) Allottee's PAN - <u>ATEPT0486G, DWEPS3872R</u>

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SEVENTH SCHEDULE- Description of the Apartment Facilities

Specifications of Apartment
Vitrified tiles flooring in Living, Alcove, Passage & Bedrooms (Kajaria/Nitco/RAK or equivalent make)
Matt finished vitrified tiles flooring in Toilets (Kajaria/Nitco/ RAK or equivalent make)
Ceramic Tile dado in Kitchen (Kajaria/Nitco/ RAK or equivalent make)
Vitrified Tiles Dado in Toilets (Kajaria/Nitco/ RAK or equivalent make)
Paint finish for Ceiling
Granite platform, Stainless Steel sink (FRANKE / NIRALI / HINDWARE / NEELKANTH / JAYNA Or Equivalent)
Sanitary ware and CP fittings in Toilets of reputed brands. (Jaguar/Grohe/American Standard/Kerovit)
Glazed Aluminum windows
Fire Rated Metal Doors as Main doors
Wooden doors for Bedrooms
WPC doors for Toilets
Facilities in Apartment
Water inlet and outlet provision and one electric point for Washing machine in Kitchen
Exhaust Fan in Toilet & Alcove (KHAITAN / USHA / BAJAJ / HAVELLS Or Equivalent)
Video Door Phone (ONETOUCH/ALBA URMET / GODREJ / HONEYWELL / Commax Or Equivalent)
Concealed flush tank (Jaguar/Grohe/American Standard/ Gabreit or Equivalent)
Intercom Facility
Provision of Split AC in Living area & Bedrooms
Geyser in Toilets (Bajaj, Racold, AO smith or equivalent)
Provision for Internet & FTTH (Fibre to the Home)
Hot & Cold water in Shower in Toilets



EIGHTH SCHEDULE

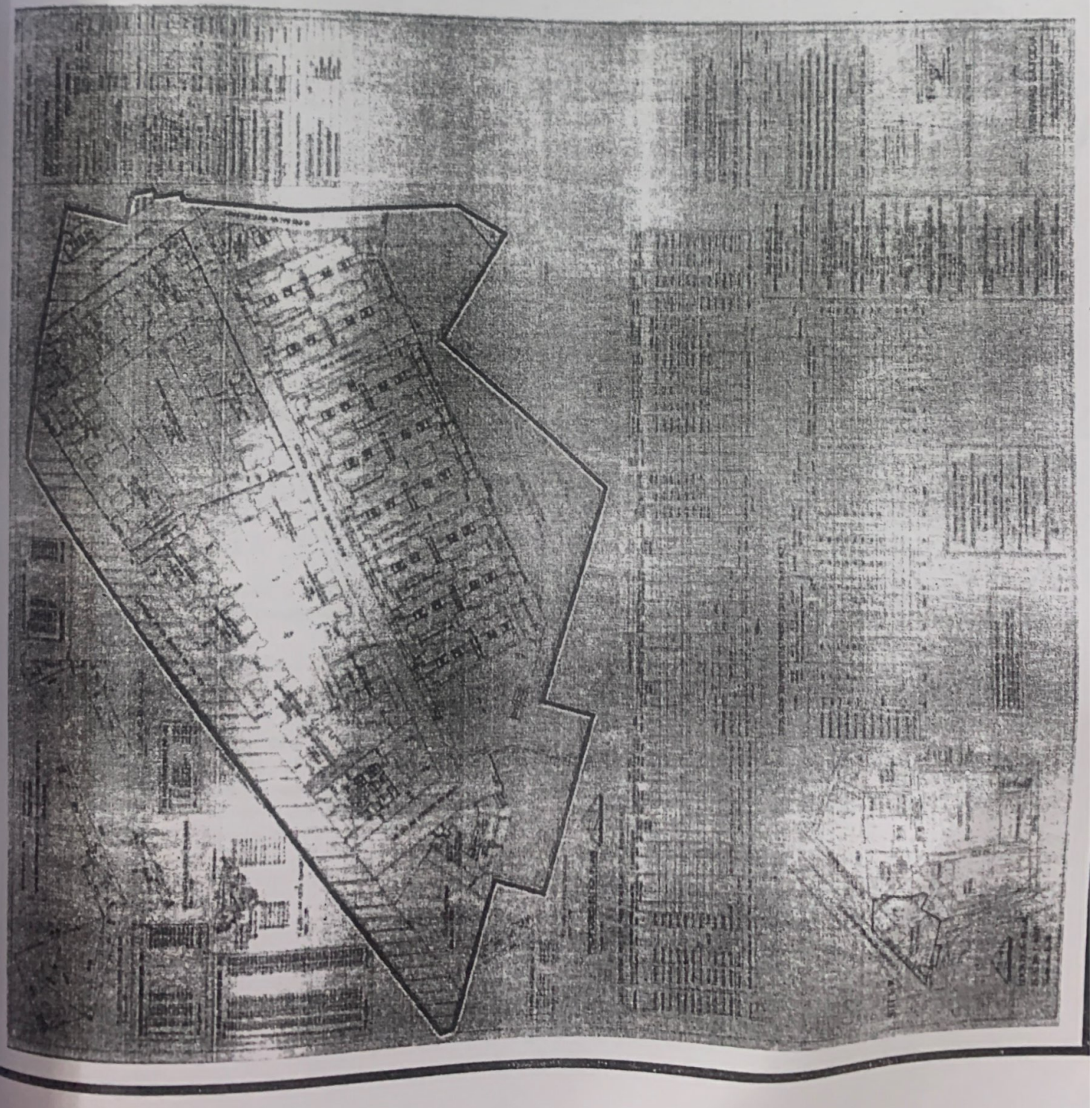
i. Description of the Common Areas And Facilities And Amenities

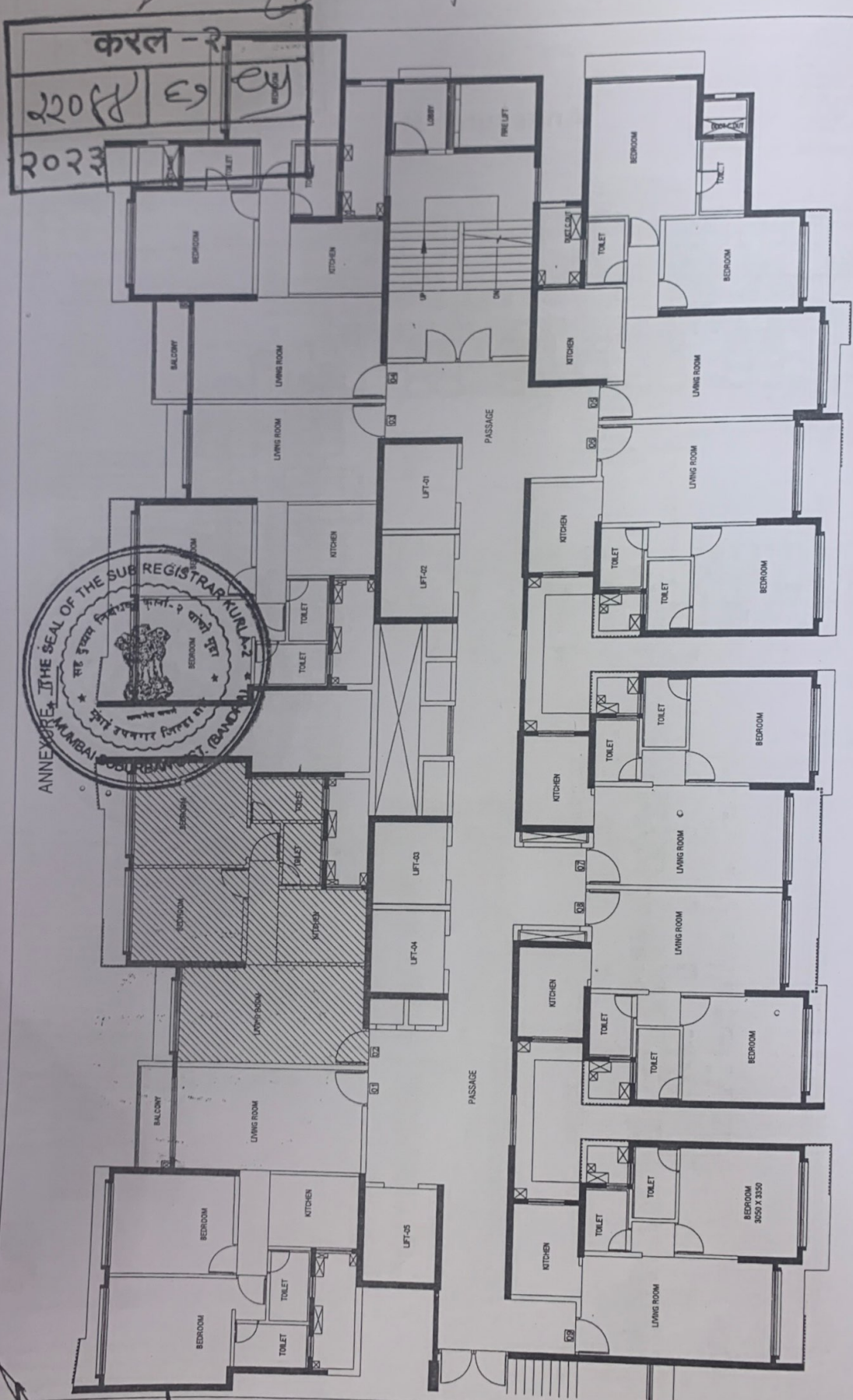
Specifications & Facilities of Common Area
Elevators of reputed brand Lifts. (OTIS, FUJITEC, Toshiba, Hitachi, Schindler, Thyssenkrupp)
Firefighting system with Hydrant & Sprinklers
CCTV Camera at tower entrance and inside lifts
Power backup for lift and emergency lighting

LARGER LAN



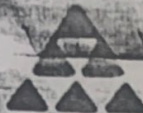
DRAWING AS PER SRA ACT
FUTURE DEVELOPMENT





FLOOR NO. 6th

ZEST B - UNIT NO. 02



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SLURM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/3838/N/STGL/AP 31 MAY 2017

COMMENCEMENT CERTIFICATE

Sale Bldg No. 13

TO, M/s Arjuman Developers Pvt.Ltd.

1, Hetal, Zaver Road, Mulund (W).

Mumbai- 400 080.

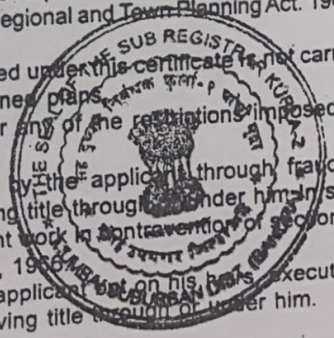
Sir,

With reference to your application No. 200 dated 10/01/2017 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. C.T.S. No. 194(pt) of village Ghatkoper Tal- Kurla at kamraj Nagar, Eastern Express Highway, Ghatkoper, Mumbai- 400 077.

of village Ghatkoper T.P.S. No. _____
ward 'N', Situated at For "Sant Namdeo SRA CHS & Juni Ramabai SRA CHS"

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI U/R No. SRA/ENG/1253/N/STGL/LOI & SRA/ENG/1560/N/STGL/LOI dt 2/4/10 & 9/1/17
IDA U/R No. SRA/ENG/3838/N/STGL/AP dt 24/01/2017
and 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. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if :-
(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
(b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
(c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but also on his executors, assignees, administrators and successors and every person deriving title through or under him.



The C.E.O. (SRA) has appointed SHRI. S.D. MAHAJAN.
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to Sale Bldg No. 13.

Plinth C.C With 2 Level Basement of

For and on behalf of Local Authority
The Slum Rehabilitation Authority
[Signature]
31-05-17
Executive Engineer (SRA) III
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)