



29/10/2020

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 5

दस्ता क्रमांक : 7306/2020

संदर्भ

Regn 63m

गावाचे नाव : ओशिवला	
(1) विलेखाचा प्रकार	करारनामा
(2) मीटरदला	10811514
(3) बाजारभाव(भाडेपट्ट्याच्या) बांधिलेखटाकर आकरणी देतो की	13853044 67
(4) मूल्यापन्न, पोटहिरिस व फारम्याक (भरणाचा)	1) फॉलिकेचे गाव मुंबई मनाचा इतर वर्णन . इतर माहिती: सदनिका नं.2205माळ नं. 22 वा मजला, इमारतीचे नाव: एन-सिमोरी, ब्लॉक नं. तालुका अंधेरी ऑफ बिक रोड, रोड नं. जोसेफवी पश्चिम, मुंबई 400102 इतर माहिती: सदनिकाचे क्षेत्रफळ 46.64 चौरस मीटर कर्पेट एरिया सोबत 1 कर फॉलिंग ( C.T.S. Number : 29(pt).30(pt). 31(pt).32.33.34(pt) आणि 35(pt. . ) )
(5) लेखक	1) 51.30 चौ.मीटर
(6) भाकरणी किंवा जुटी देण्यात असलेला रेट	
(7) दरसंपेवज करून देणा-या विलेख देण्या-या पक्षकाराचे नाव किंवा देणगी न्यायालयाचा तुकूमनामा किंवा आदेश असाव्यात, पत्रिकांचे नाव व पत्ता	1) नाव-नेसले पी.राहुईम एबोन्वसे एलएलपी चे अजीमदार पार्स मेहता तर्फे अंधेरीराहुईम सिमोरी - पदमाकर गावडे वय-37, पत्ता-प्लॉट नं. 201, माळ नं. 2 रा मजला, इमारतीचे नाव निवास, ब्लॉक नं. एम.ए.सी.रोड, रोड नं. खार पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड-400052 पत्ता नं.-AAVFP1170F 2) नाव-नेसले पारस विल्डसे (1985) तर्फे नेसले पी.राहुईम एबोन्वसे एलएलपी चे अंधेरीराहुईम सिमोरी पुर्वी पोटदार तर्फे मुखत्यार पदमाकर गावडे वय-37, पत्ता-प्लॉट नं. 7, माळ नं. . इमारतीचे नाव विवेदी निवास, ब्लॉक नं. राष्ट्रीय शाळा रोड, रोड नं. विलेपार्वी पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड-400056 पत्ता नं.-AAVFP8773F
(8) दरसंपेवज करून देणा-या पक्षकाराचे व किंवा देणगी न्यायालयाचा तुकूमनामा किंवा आदेश असाव्यात, पत्रिकांचे नाव व पत्ता	1) नाव-राजेश राम पुजारी वय-47, पत्ता-प्लॉट नं. ए-12, माळ नं. . इमारतीचे नाव वदना महालक्ष्मी सीएचएस, ब्लॉक नं. ऑफ वीरा देसाई रोड, वॅडमार्के एम व्ही एम एज्युकेशनल कॉम्प्लेक्स जवळ, रोड नं. अंधेरी पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड-400058 पत्ता नं.-ADHPP1743R 2) नाव-मीनाक्षी राजेश पुजारी वय-44, पत्ता-प्लॉट नं. ए-12, माळ नं. . इमारतीचे नाव वदना महालक्ष्मी सीएचएस, ब्लॉक नं. ऑफ वीरा देसाई रोड, वॅडमार्के एम व्ही एम एज्युकेशनल कॉम्प्लेक्स जवळ, रोड नं. अंधेरी पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड-400058 पत्ता नं.-APGPP9771E
(9) दरसंपेवज करून देण्याचा दिनांक	20/10/2020
(10) दरस नोंदणी केल्याचा दिनांक	20/10/2020
(11) मूल्यांकन क्र. व पृष्ठ	7306/2020
(12) बाजारभावापत्तणी मुद्राक शुल्क	277100
(13) बाजारभावापत्तणी नोंदणी शुल्क	30000
(14) शरा	

मुद्राकनासाठी विचारत घेतलेला तपशील :-

मुद्राक शुल्क आकारताना निवडलेला अनाउटेट :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह. दुय्यम निबंधक, अंधेरी - ५,  
मुंबई उपनगर जिल्हा



सह. दुय्यम निबंधक, अंधेरी - ५,  
मुंबई उपनगर जिल्हा



**SLUM REHABILITATION AUTHORITY**

No. SRA/ENG/2644/KW/MHL/AP  
Date: **- 7 JUN 2022**

**Part Occupation Certificate under Reg. No. 6 (8) of DCR- 1991.**

**Developer :**

**M/s. Paras Builders (1985)**  
04, Bhide Bungalow, M.G. Road,  
Vileparle (E),  
Mumbai - 400 057.

**Co-Developer :**

**M/s. Paradigm Evolvers LLP**  
201, 2<sup>nd</sup> Floor, Nivan,  
S.V. Road, Khar (West),  
Mumbai-400052

**Sub: Part occupation permission** for Sale Building No. 03 under S. R. Scheme on plot bearing C.T.S. nos. 29(pt.), 30(pt), 31 (pt), 32, 33, 34(pt.), 35(pt.) of village Oshiwara, off Link road, Jogeshwari (W), Mumbai-400 102. For **"Shiv Sfurti SRA C.H.S. (Ltd)"**

**Ref:** IOD issued under number SRA/ENG/2644/KW/MHL/AP dtd. 18.08.2011 & amended plans sanctioned on 01.12.2015, 31.08.2018 & 23.07.2020.

Sir,

The permission to occupy the Part Sale building No 03 in the Slum Rehabilitation Scheme on plot bearing C.T.S. nos. 29(pt.), 30(pt), 31 (pt), 32, 33, 34(pt.), 35(pt.) of village Oshiwara, off Link road, Jogeshwari (W), Mumbai in K/West Ward from Basement + Ground+ 3<sup>rd</sup> to 23<sup>rd</sup> upper floors (excluding 1<sup>st</sup> and 2<sup>nd</sup> floors), Consisting 122 nos. of Sale Resi., 01no. of Fitness Centre and 01 no. Society Office, completed under supervision of Architect Shri. Tushar Parulekar M/s. Griha Rachana vide License No. CA/91/13782, Structural Engineer, Shri Shri F.A. Hassamwalla of M/s.Fakhari abbasbhai Hasamwala and Associates vide License No. Lic.No. STR/H/13 and Site Supervisor Shri. Harshad M. Jamsandekar vide License No J/49/SS-1 is hereby granted subject to the following conditions.

1. That all the balance conditions of LOI/IOA shall be complied with.

A set of Certified Completion Plans is returned herewith as a token of approval please.

Yours faithfully,

Executive Engineer  
Slum Rehabilitation Authority





CHALLAN  
MTR Form Number-

बदर - २६	
७३०६	१९६८
२०२०	



GRN	MH005800809202021E	BARCODE			Date	19/10/2020-16:27:20	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	BDR4_JT SUB REGISTRAR ANDHERI 2			Full Name	RAJESH RAM POOJARI			
Location	MUMBAI			Flat/Block No.	FLAT NO 2205 , EL SIGNORA			
Year	2020-2021 One Time			Premises/Building				
Account Head Details		Amount in Rs.	Road/Street		TALUKA ANDHERI , OFF LINK ROAD , JOGESHWARI WEST			
0030045501	Stamp Duty	277100.00	Area/Locality		MUMBAI			
0030063301	Registration Fee	30000.00	Town/City/District					
			PIN		4	0	0	1 0 2
			Remarks (If Any)					
			SecondPartyName=MS PARADIGM EVOLVERS LLP-					
			Amount In	Three Lakh Seven Thousand One Hundred Rupees Only				
			Words					
Total	3,07,100.00							
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque/DD Details		Bank CIN	Ref. No.	69103332020101917270	2636611570			
		Bank Date	RBI Date	19/10/2020-16:28:06	Not Verified with RBI			
Cheque/DD No.		Bank-Branch		IDBI BANK				
Name of Bank		Scroll No. , Date		Not Verified with Scroll				
Name of Branch								



Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चालन केवल दुर्यम निबन्धक कार्यालयत नोदणी करावयाच्या दस्तासठी लागू आहे. नोदणी न करावयाच्या दस्तासठी सदर चालन लागू नाही.

*Murugesu*

*H. J. J.*

बट - १६		
७३०६	३	९६८
२०२०		

<b>Department of Stamp &amp; Registration, Maharashtra</b>	
Receipt of Document Handling Charges	
PRN 1910202015922	Date 19/10/2020
Received from MS PARADIGM EVOLVERS LLP, Mobile number 9821318684, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Andheri 2 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name IBKL	Date 19/10/2020
Bank CIN 10004152020101914442	REF No. 2639278674
This is computer generated receipt, hence no signature is required.	





CHALLAN  
MTR Form Number-6

खर्च - रु.  
७३०६८ ४९८८  
२०२०

GRN	MH005800809202021E	BARCODE			Date	19/10/2020-15:27:20	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	BDR4...JT SUB REGISTRAR ANDHERI 2			PAN No (If Applicable)				
Location	MUMBAI			Full Name	RAJESH RAM POOJARI			
Year	2020-2021 One Time			Flat/Block No.	FLAT NO 2205 , EL SIGNORA			
Account Head Details		Amount In Rs.		Premises/Building				
0030045501	Stamp Duty	277100.00		Road/Street	TALUKA ANDHERI , OFF LINK ROAD , JOGESHWARI WEST			
0030063301	Registration Fee	30000.00		Area/Locality	MUMBAI			
				Town/City/District				
				PIN	4 0 0 1 0 2			
				Remarks (If Any)	SecondPartyName-MS PARADIGM EVOLVERS LLP-			
				Amount In	Three Lakh Seven Thousand One Hundred Rupees Only			
				Words				
Total				3,07,100.00				
Payment Details		IDBI BANK		FOR USE IN REGISTRATION CASE				
Cheque-DD Details		Bank CIN	Ref. No.	69103332020191812201900011570				
Cheque/DD No.		Bank Date	RBI Date	19/10/2020-15:28:08	Not Verified with RBI			
Name of Bank		Bank-Branch	IDBI BANK					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					



Department ID: 9000000000  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
याचट वारंता खंडास दुवारा निसर्ग कर्तालयात नोदणी कर्तावयाया दस्त्यावादी लागू आह. नोदणी न कर्तावयाया दस्त्यावादी खंड चालन लागू नाहीं.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(S)-512-7306	0002803889202021	20/10/2020-13:44:18	IGR553	30000.00
2	(S)-512-7306	0002803889202021	20/10/2020-13:44:18	IGR553	277100.00
Total Defacement Amount					3,07,100.00

बंदर - १६		
६०३०६	५	१९८
२०२०		

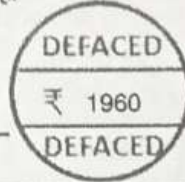


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN	2010202005110	Receipt Date	20/10/2020
-----	---------------	--------------	------------

Received from PARADIGM EVOLVERS LLP, Mobile number 9821318684, an amount of Rs.1960/-, towards Document Handling Charges for the Document to be registered on Document No. 7306 dated 20/10/2020 at the Sub Registrar office Joint S.R. Andheri 5 of the District Mumbai Sub-urban District



**Payment Details**

Bank Name	IBKL	Payment Date	20/10/2020
Bank CIN	10004152020102004570	REF No.	2639438534
Deface No	2010202005110D	Deface Date	20/10/2020

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



अदर - १६		
७३०६	७	१९८
२०२०		

AGREEMENT FOR SALE

**THIS AGREEMENT FOR SALE** ("this Agreement") is made and executed at Mumbai, on this [ 20 ] day of [ Oct ] in the Christian Year Two Thousand and Twenty:

**BETWEEN**

**M/S. PARADIGM EVOLVERS LLP**, a Limited Liability Partnership registered under the provisions of Limited Liability Partnership Act, 2008, having its registered office at 201, 2<sup>nd</sup> Floor, Nivan, S.V. Road, Khar (West), Mumbai - 400052, hereinafter referred to as "**DEVELOPER**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns) of the **FIRST PART**;

**AND**


**M/S. PARAS BUILDERS (1985)**, a partnership firm registered under the provisions of Indian Partnership Act, 1932, having their registered office at Trivedi Niwas, Rashtriya Shala Road, Vile Parle (West), Mumbai - 400 056, hereinafter referred to as "**PARAS/CONFIRMING PARTY**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner of partners for the time being and from time to time constituting the said firm, the survivors of them and the heirs, executors, administrators and assigns of such last surviving partner) of the **SECOND PART**;

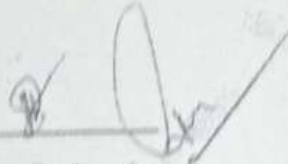
**AND**

1. **Mr. Rajesh Ram Poojari** 2. **Mrs. Meenakshi Rajesh Poojari**, Indian Inhabitant/s, having his/her/their address at A-12, Vandana, Mahalakshmi CHS, Off Veera Desai Road, Landmark- Near M.V.M Educational Campus, Andheri West, Mumbai - 400058 hereinafter called "**THE PURCHASER/S**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include (a) in case of individual/s his/her/their heirs, executors, administrators and permitted assigns; (b) in case of partnership firm/s, partner/s for the time being of the said firm, the survivor/s of them and the heirs, executors, administrators and permitted assigns of the surviving partner; (c) in case of a



  
  
 Authorized Signatory/s of  
 Developer

  
 Confirming Party

  
 Purchaser/s



limited company or a limited liability partnership, its successors and permitted assigns and (d) in case of an HUF, its Karta, beneficiaries, members and coparceners and their survivors and the heirs, executors, administrators and permitted assigns of the last survivor) of the **THIRD PART**:

The Developer, Paras and the Purchaser/s are hereinafter individually referred to as "**Parties**" and collectively as "**the Parties**".

WHEREAS		
७३०६	८	१९८
२०२०		

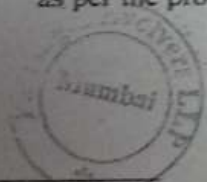
Maharashtra Housing and Area Development Board (hereinafter referred to as "**MHADA**") is the owner of all that piece and parcel of land and ground bearing C.T.S Nos. 29(Pt), 30 (Pt), 31(Pt), 32, 33, 34(Pt) and 35(Pt), admeasuring in aggregate 2950.10 square meters or thereabouts (as per Property Register Card) situate, lying and being at Off. Link Road, Jogeshwari (West), Mumbai – 400 102, Village Oshiwara, Taluka Andheri in the Registration Sub-District of Mumbai Suburban and more particularly described in the First Schedule hereunder written and delineated on the plan (not to scale) in red colour boundary line and is annexed and marked as **Annexure 'A'** (hereinafter referred to as "**the said Property**"). A copy of the Property Register Card in respect of the said Property is annexed hereto and marked as **Annexure 'B'**;

Paras is entitled to undertake redevelopment of the said Property as a slum rehabilitation scheme under the provisions of Regulation 33 (10) read with Appendix IV of the Development Control Regulations for Greater Mumbai, 1991 (hereinafter referred to as "**the DCR**") and in accordance with the other applicable provisions of DCR. References to "**DCR**", wherever the same appears in this Agreement shall mean the DCR and any statutory amendments, modifications and/or reenactment thereto as may be implemented hereafter;

- C. The Municipal Corporation of Greater Mumbai (hereinafter referred to as "**the MCGM**") has formulated and approved a policy for the redevelopment of Slums (hereinafter referred to as "**the said Policy**"), through participation of slum dwellers under the slum rehabilitation scheme as per the provisions contained in Regulation 33 (10) and Appendix IV of



*[Signature]*



2

*[Signature]*  
P.P.

Confirming Party

*[Signature]*

Purchaser/s

Authorised Signatory/s of Developer

वदर - २६		
७३०६	९	९९८
२२३०		

the DCR, which has been approved by the Government of Maharashtra. The term "the said Policy" wherever the same appears hereinafter, shall also mean to include all additions, alterations and modifications made thereto from time to time; and as incorporated in the DCR;

- D. The Slum Rehabilitation Authority (hereinafter referred to as "the SRA") is designated as the Planning Authority, under the provisions of the Maharashtra Regional and Town Planning Act, 1966, for implementing the said Policy in Mumbai.
- E. The said Property was encroached upon and was occupied by 146 (one hundred and forty-six) slum dwellers occupying their respective structures thereon (hereinafter referred to as "the Slum Dwellers");
- F. The said Property is a censused slum area as defined under the provisions of Maharashtra Slum Area (Improvement Clearance and Redevelopment) Act 1971, (hereinafter referred to as the "Slum Act" on MHADA Records as per its letter dated 11<sup>th</sup> July, 2005 bearing no. MuA/Sbhuvy/M/ ShivSfurti/3353/05;
- G. The Slum Dwellers, had in furtherance of their intent to get the said Property redeveloped under the said Policy, joined together and formed themselves into a co-operative housing society in the name and style of Shiv Sfurti Sahakari Griha Nirman Sanstha (Proposed), (hereinafter referred to as the said "Proposed Slum Dwellers' Society") and negotiated with Paras for the development of the said Property under the said Policy; The said Proposed Slum Dwellers' Society is now registered in the name and style of Shiv Sfurti SRA Co-Operative Housing Society Limited under the provisions of the Maharashtra Co-operative Societies Act, 1960 bearing no. No. MUM/SRA/HSG/TC/11053/2006 dated 21<sup>st</sup> February, 2006, (hereinafter referred to as "the Slum Dwellers' Society"). The Proposed Slum Dwellers' Society, vide resolution passed at the Special General Body Meeting of the Slum Dwellers' Society held on 23<sup>rd</sup> October, 2004, resolved to confirm the appointment of Paras/Confirming Party herein as the developer to undertake the redevelopment of the said Property, under the said Policy;



*[Signature]*

Authorised Signatory/s of Developer

3

*[Signature]*  
P.P.

Confirming Party

*[Signature]*  
Purchaser/s

बदर - १६	
H.	90 900
By an Agreement dated 21st February, 2005 executed by and between the then Proposed Slum Dwellers' Society, therein described as the Party of the First Part and Paras herein, therein described as the Party of the Second Part, the Proposed Slum Dwellers' Society granted development rights unto and in favour of Paras, on the terms and conditions more particularly stated therein and agreed to appoint Paras as the developer for undertaking the redevelopment under the said Policy of all that pieces and parcels of land bearing C.T.S Nos.32(pt), 33, 34, 35 and 36(pt) in aggregate admeasuring about 3400 Sq. Mtrs. Or thereabouts of Village Oshiwara, Taluka Andheri in the registration Sub-District of Mumbai Suburban under the said Policy, (hereinafter referred to as the "said Development Agreement");	

I. The then Proposed Slum Dwellers' Society also executed an Irrevocable General Power of Attorney dated 21<sup>st</sup> February, 2005 in favour of Paras thereby conferring various powers and authorities to Paras in respect of all that pieces and parcels of land bearing C.T.S Nos.32(pt), 33, 34, 35 and 36(pt) in aggregate admeasuring 3,400 sq. mtrs. or thereabouts all of Village Oshiwara Taluka Andheri in the registration Sub-District of Mumbai Suburban (hereinafter referred to as the "Power of Attorney");

J. After the execution of the said Development Agreement, the individual members of the Slum Dwellers' Society executed individual agreements with Paras agreeing to take permanent alternative accommodation as per the said Development Agreement as per the said Policy;



Subsequently, MHADA after carrying out the due procedure as prescribed under the law, prepared the Annexure-II of all the slum dwellers on the said Property and vide its letter bearing No. ALM/Mumbai /Shiv Sfurti 3353/05 dated 11<sup>th</sup> July, 2005 certified the said Annexure-II. The said certification of Annexure -II from time to time by the MHADA as mentioned above is deemed to be the No Objection Certificate from MHADA to Paras to execute and carry out the redevelopment of the said Property;

L. On the receipt of the said Annexure - II, Paras submitted the scheme of the redevelopment of the said Property to Slum Rehabilitation Authority (hereinafter referred to as "SRA") and SRA vide Letter of Intent dated 27<sup>th</sup> December, 2005 bearing No. SRA/ENG/1095/KW/ MHL/ LOI approved the scheme of redevelopment on the said Property;



4  
P.P.

Authorized Signatory/s of Developer

Confirming Party

Purchaser/s

बंदर - १६		
१२३०६	९९	९९९
Construction of Composite Building No. 1 to		Intimation
bearing number		२०२०

M. The SRA thereupon approved the plans for construction of Composite Building No. 1 on a portion of the said Property and issued an Intimation of Approval dated 11<sup>th</sup> April, 2007 bearing number SRA/ENG/1837/KW/MHL/AP in respect of Composite Building No. 1 to be constructed on a portion of the said Property. The SRA has thereupon also issued a Commencement Certificate dated 18<sup>th</sup> October, 2007 bearing number SRA/ENG/1837/KW/MHL/AP thereby permitting Paras to commence construction of the Composite Building No.1 on the said Property;

N. Thereafter, Government of Maharashtra revised scheme for provision of larger tenement area for the residential user in the rehab component of the slum rehabilitation scheme and therefore Paras submitted revised scheme under the said Policy which is approved by the SRA vide Letter of Intent dated 10<sup>th</sup> June, 2009 bearing No. SRA/ENG/1095/KW/MHL/LOI wherein the residential accommodation to be provided to the slum-dwellers on the said Property was 269 Sq. Ft. carpet area instead of 225 Sq. Ft. carpet area. The SRA issued revised/ amended Intimation of Approval dated 10<sup>th</sup> July, 2009 bearing no. SRA/ENG/1837/KW/MHL/AP in respect of Composite Building No. 1 on a portion of the said Property;

O. In accordance with Letter of Intent dated 10<sup>th</sup> June, 2009, by and under Deed of Rectification dated 7<sup>th</sup> August 2010 to the said Development Agreement dated 21<sup>st</sup> February, 2005 executed by and between the said Slum Dweller's Society, therein referred to as the Society of the First Part and Paras, therein referred to as the developer of the Second Part, the description of the pieces and parcels of land under development /redevelopment wrongly described in the said Development Agreement was modified/corrected/rectified to CTS Nos. 29(pt),30(pt),31(pt),32,33, 34(pt) and 35(pt) admeasuring 2950.10 Sq. Mtrs. (being the said Property) instead of CTS Nos. 32(pt), 33, 34, 35 and 36(pt) admeasuring 3400 Sq. Mtrs. (hereinafter referred to as the "Deed of Rectification") and the said Deed of Rectification further provided that each of the original eligible residential slum-dweller is to be provided permanent alternative accommodation "Free of Costs and on Ownership" basis admeasuring 269 Sq. Ft. of carpet area in accordance with the new revised policy of the Government of Maharashtra instead of 225 Sq. Ft. carpet area as recorded



5  
P.P.

Confirming Party

Purchaser/s

Authorised Signatory/s of Developer

बदर - १६

in the said Development Agreement;

P. Pursuant to the aforementioned Deed of Rectification, the said Slum Dwellers' Society also executed Irrevocable General Power of Attorney dated 7<sup>th</sup> August 2010 in favour of Paras thereby conferring various powers and authorities to Paras in respect of the redevelopment of said Property;

Q. Thereafter, a revised Letter of Intent dated 12<sup>th</sup> May, 2011 was issued by SRA (in continuation of the earlier Letter of Intent bearing number SRA/ENG/1095/KW/MHL/LOI with certain modifications as more particularly stated therein) in favour of Paras herein as the developer for undertaking redevelopment of the said Property;

R. Pursuant to the said revised Letter of Intent dated 12<sup>th</sup> May, 2011, Paras through their architect submitted the plans for the redevelopment of the said Property to SRA for construction of 3 (three) separate buildings on the said Property viz: (i) first building comprising of the constructed Rehab and Sale component (hereinafter referred to as the "Composite Building No. 1"; (ii) second building comprising of the constructed Rehab Component (hereinafter referred to as the "Rehab Building No.2") and (iii) third building comprising of premises available for sale in the open market (hereinafter referred to as the "Sale Building No.3"). The SRA thereupon further approved the plans for construction of the Rehab Building No. 2 and Sale Building No. 3 on the said Property and issued Intimation of Approval dated 13<sup>th</sup> May, 2011 bearing number SRA/ENG/2623/KW/MHL/AP in respect of Rehab Building No. 2 and another Intimation of Approval dated 18<sup>th</sup> August, 2011 bearing number SRA/ENG/2644/KW/MHL/AP in respect of the Sale Building No. 3 to be constructed on the said Property;

The SRA has thereupon also issued a Commencement Certificate dated 25<sup>th</sup> March, 2012 bearing number SRA/ENG/2623/KW/MHL/AP, thereby permitting Paras to commence construction of the Rehab Building No. 2; and also issued a Commencement Certificate dated 26<sup>th</sup> March, 2012 bearing number SRA/ENG/2644/KW/MHL/AP thereby permitted Paras to commence construction of the Sale Building No. 3 on the said Property;



6

P.P.

Confirming Party

Purchaser/s

Authorised Signatory/s of Developer

Annexure - H



030E 99E 9EC		
2020		

**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 :  
P51800005086

Project: **EL SIGNORA**, Plot Bearing / CTS / Survey / Final Plot No.: **CTS 29 PT, 30 PT, 31 PT, 32, 33, 34 PT, 35 PT** at  
**Andheri, Andheri, Mumbai Suburban, 400102.**

1. **Paras Builders (1985)** having its registered office / principal place of business at Tehsil: **Andheri, District: Mumbai Suburban, Pin: 400057.**

2. 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 (f) 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 **09/08/2017** and ending with **26/07/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5(2) 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.

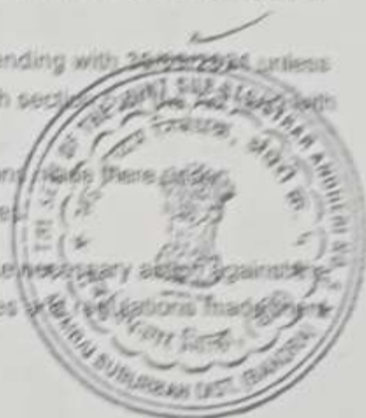
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules made there under.

Signature valid



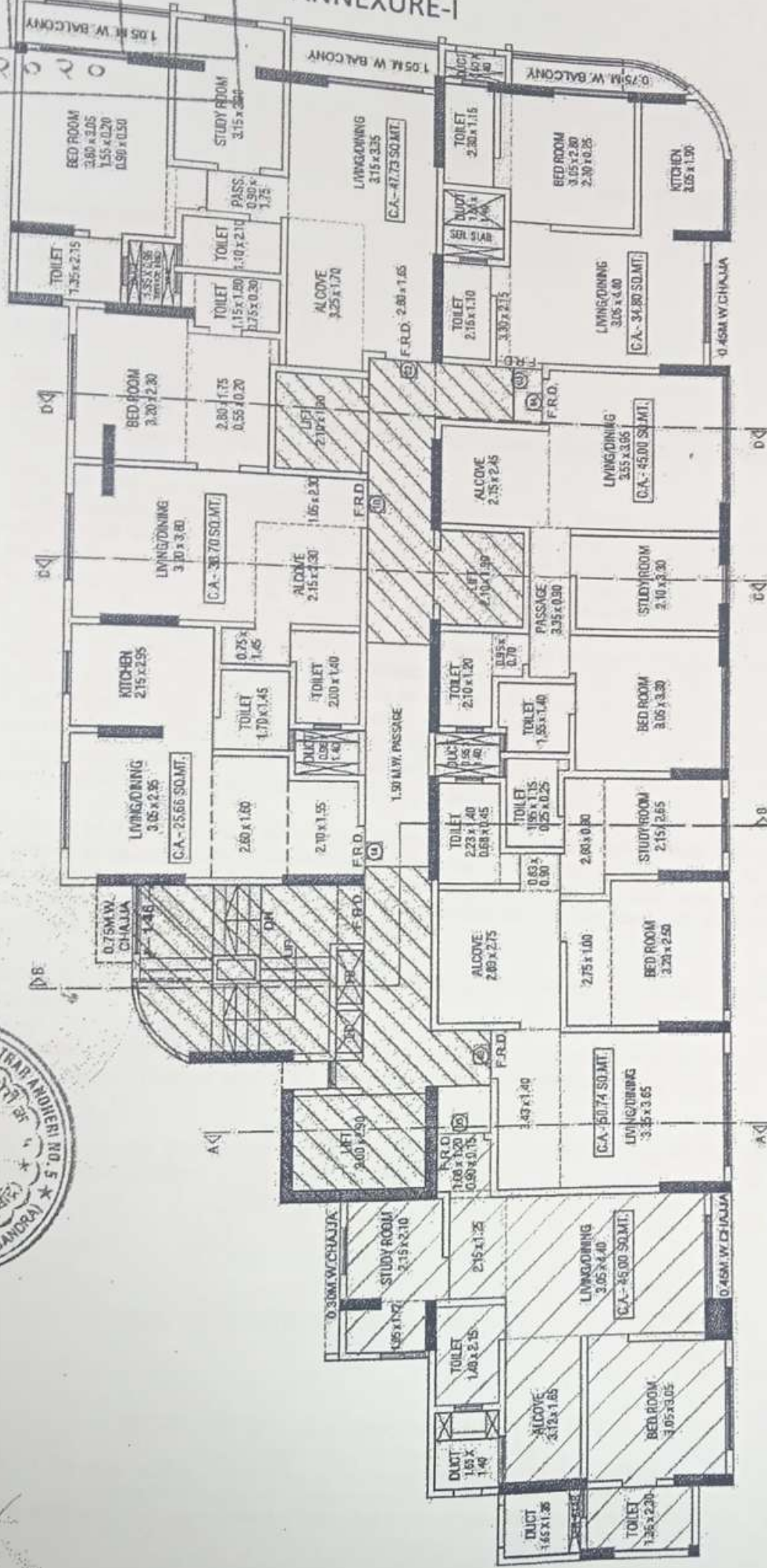
Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

Dated: **18/05/2020**  
Place: **Mumbai**



बदर - २६  
 ०३०६ १२० १९८

ANNEXURE-I



TYPICAL FLOOR PLAN (1ST, 2ND, 4TH, 11TH, 20TH TO 23TH)  
 SCALE - 1:100



Handwritten signatures and initials at the bottom left of the page.

## ANNEXURE-F

बदर - २६  
 १०५ १९८  
 ६३०९

**SLUM REHABILITATION AUTHORITY**  
 5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051

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

No. SRA/ENG/2644/KW/MHL/AP २०२०

COMMENCEMENT CERTIFICATE

SALE BLDG. NO. 3

6 MAR 2012

To,  
 M/s Paras Builders (1985)  
 04, Bhide Bungalow, M.G. Road,  
 Vile Parle (E), Mumbai - 400 037.

Sir,  
 With reference to your application No. 4317 dated 13-12-2010 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the 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 erect a building on plot No. \_\_\_\_\_ C.T.S. No. 29 (pt) \* of village Oshiwara T.P.S. No. \_\_\_\_\_ ward K-West situated at Oshiwara, Off Link Road, Jogeswari (W)

\* 30 (pt), 31(pt), 32, 33, 34(pt), 35(pt)

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned In LOI U/R No. SRA/ENG/1095/KW/MHL/LOI dt. 12-5-2011  
 IOA U/R No. SRA/ENG/2644/KW/MHL/AP dt. 18-9-2011  
 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 on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed Shri A.S. Rao

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 plinth level to Sale Bldg. No. 3 as per approved plans dtd. 18-9-2011.For and on behalf of Local Authority  
The Slum Rehabilitation AuthorityExecutive Engineer (SRA) -III  
FORCHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)



ANNEXURE- E



SLUM REHABILITATION AUTHORITY

बदर - १६		
७३०६	१०३	१६८
२०२०		

No. SRA/ENG/2644/KW/MHL/AP  
Date: - 23 JUL 2020

To,  
M/s. Paras Builders (1985)  
& M/s. Paradigm Evolvers LLP  
201, 2<sup>nd</sup> Floor, Nivan, S.V. Road,  
Khar (West), Mumbai-400052.

Sub: Proposed Amended plans of Sale building no.3 under S.R. scheme on plot bearing C.T.S. nos. 29(pt.), 30(pt), 31 (pt), 32, 33, 34(pt.), 35(pt.) of village Oshiwara, off Link road, Jogeshwari (W), Mumbai-400 102.

For: Shiv Sfurti SRA C.H.S. (Ltd).

Ref: Architect Shri. Tushar Parulekar's letter dated 15.11.2019

Sir,

By direction, the amended plans submitted by Architect Shri. Tushar Parulekar for the Sale building no.3 are hereby approved by this office subject to following conditions.

1. That the remaining conditions of IOA under SRA/ENG/2644/KW/MHL/AP dated 18.8.2011 and 31.08.2018 shall be complied with.
2. That the remaining conditions of LOI under SRA/Eng/1095/KW/MHL/LOI dated 12/5/2011 shall be complied with.
3. That the CC shall be got endorsed as per the amended plans.
4. That the revised RCC design, calculation & certificate from Licensed Structural Engineer shall be submitted.
5. That the revised CFO NOC as per approved amended plans shall be submitted.
6. That all outstanding dues shall be paid before any further approvals in Slum Rehabilitation Scheme under reference.



बदर - १६		
७३०६	८८	१९८
२०२०		

- 30.14.1 The Purchaser/s shall not make any public announcement regarding this Agreement without prior consent of the Developer.
- 30.14.2 Nothing contained hereinabove shall apply to any disclosure of Confidential Information if:-
- such disclosure is required by law or requested by any statutory or regulatory or judicial/quasi-judicial authority or recognized self-regulating Organization or other recognized investment exchange having jurisdiction over the Parties; or
  - such disclosure is required in connection with any litigation; or
  - such information has entered the public domain other than by a breach of the Agreement.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

All those pieces and parcels of land or ground admeasuring 2950.10 sq.mtrs. and bearing Survey No. 34, Hissa Nos. 1 to 8 corresponding to CTS Nos. 29(Pt), 30(Pt), 31(Pt), 32,33,34(Pt) and 35(Pt), situate, lying and being at Off. Link Road, Jogeshwari (West), Mumbai-400 102, Village Oshiwara, Taluka Andheri in the Registration Sub-District of Mumbai Suburban and delineated on the plan not to scale being Annexure A hereto annexed and thereon shown surrounded by red colour boundary line and bounded as follows i.e. to say:-

- On or towards North : CTS No. 39  
 On or towards South : CTS No. 11 and 12  
 On or towards East : CTS No. 38  
 On or towards West : CTS No. 31



**THE SECOND SCHEDULE ABOVE REFERRED TO:**

Portion forming part of the said Property viz. the land as more particularly described in the First Schedule here above written and marked in Blue colour hatched lines on the plan in Annexure 'C' hereto.

**THE THIRD SCHEDULE ABOVE REFERRED TO:**

Residential Flat No. 2205 admeasuring approximately 46.64square meters' carpet area as per the definition of the term "carpet area" under Section 2 (k) of RERA) on the 22nd Floor of the Sale Building No. 3 to be known as "EL Signora" to be constructed on the portion more particularly described in the Second Schedule hereinabove written.

Authorized Signatory/s of Developer



81

Confirming Party

Purchaser/s

बदर - १६

It is clarified that the carpet area as defined hereinabove is computed in accordance with the provisions of Section 2 (k) of RERA and as per the RERA Rules (viz. the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but including the area covered by the internal partition walls of the apartment).

#### THE FOURTH SCHEDULE ABOVE REFERRED TO:

##### Common Areas and Facilities

(Nature, extent and description of limited common areas and facilities and common areas and facilities)

##### PART A - LIMITED COMMON AREAS

- i. Parking spaces in the basement in accordance with the terms of this Agreement
- ii. Terrace/s attached with the premises.
- iii. All the holders of units/premises on each floor will have a proportionate undivided interest with their fellow neighbors on the same floor in respect of the flat entrance lobby and lift lobby at every floor adjacent to the respective units.

##### PART B - COMMON AREAS

List of common areas and facilities for the Sale Building No.3

- 1) Sky Indulgences
- 2) Fitness and Meditation Centre
- 3) Grand Entrance Lobby
- 4) Exquisite designed lift lobby on each floor.
- 5) Elevators
- 6) CCTV Surveillance in Common Areas
- 7) Basement Parking
- 8) Back-up Generator for Emergency Power in Common Areas
- 9) Firefighting system
- 10) Meter Room
- 11) Servant Toilet



Authorised Signatory/s of  
Developer

82

Confirming Party

Purchaser/s