



बैंक ऑफ़ बड़ौदा
Bank of Baroda



MIDBOM/PVNO/AC/2021-22/67

Date: 03.01.2022
06

M/s. Ayodhya Construction Co.
Junction of S.G.Barve Marg & Vasantao Naik Marg,
Kurla (East), Mumbai - 400024

Dear Sir,

Re: Provisional NOC for sale of Flat no. B-1403 Area 563 Sq. Ft., constructed / to be constructed at the project "SAFFRON RESIDENCY" Kurla (East), Mumbai – 400024 by M/s. Ayodhya Construction Co.

This is with reference to your letter dated 21.12.2021 for issuance of provisional NOC for sale of the Flat as per details given below to enable the purchaser for registration of Flat:

Flat No.	B-1403, 14 th floor, "B" Wing
Building Name	SAFFRON RESIDENCY
Name of the Purchaser	Mrs.Sarika Arvind Mahakalkar and Mr.Arvind Laxminarayan Mahakalkar
Total consideration	Rs.1,07,68,360/-
Total payment by purchaser	Rs. 4,00,000/-

We have no objection for issuance in issuing provisional NOC for the said flat subject to the following condition:

1. This Provisional NOC is for sale of above flat to Mrs.Sarika Arvind Mahakalkar and Mr.Arvind Laxminarayan Mahakalkar.
2. The entire consideration/balance consideration of Rs.1,03,68,360/- from the purchaser shall be deposited in Current Account of the Company bearing No. 4276020000093 maintained with Bank of Baroda, Corporate Financial Services Branch, Ground Floor, Maker Chambers IV, Nariman Point , Mumbai 40002, IFSC/RTGS Code : BARB0MIDBOM(Fifth letter is Zero)
3. **Our charge will continue till deposit of entire Sale Consideration in above Account bearing No. 4276020000093 maintained with Bank of Baroda, Corporate Financial Services Branch, Ground Floor, Maker Chambers IV, Nariman Point , Mumbai 40002, IFSC/RTGS Code : BARB0MIDBOM(Fifth letter is Zero) and on deposit of entire consideration as mentioned above, final NOC shall be issued.**
4. The company has to pay applicable NOC Charges as per Bank extent Guidelines
5. In the event of cancellation of any booking/sale, NOC as well as Certificate to Purchaser's lender, if issued automatically stand withdrawn and null and void. Same can't be used for sale of such unit by any other purchaser and the Firm/Company in such case shall approach bank for fresh NOC and Certificate and the same shall be granted by the bank after ensuring cancellation of earlier sale.
6. In case of such unit purchase having been finance by any lender, bank shall allow repayment of loan availed for the purpose from Escrow account to the extent of payment in respect of such unit already received in the account or the amount decided by the company , whichever is lower
7. The sale of the above mentioned flat will not affect the charge of all other flats/units created in favour of the lenders.
8. This NOC is subject to compliance of all relevant guidelines of RERA by the company.

This Provisional NOC is issued only to enable the purchaser of shop as the part of the registration process and as requested by the company, however final NOC is subject to deposit of entire consideration as mentioned above.

For Bank of Baroda

Asstt. General Manager

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20220106211	06 January 2022, 10:02:42 AM			
मूल्यांकनाचे वर्ष	2021	करल - ५			
जिल्हा	मुंबई (उपनगर)	230	9	924	
मूल्य विभाग	98-चेंबूर - कुर्ला				
उप मूल्य विभाग	98/455रस्ता : स.गो.बर्वे मार्ग				
सर्व्हे नंबर /न. भू. क्रमांक	सि.टी.एस. नंबर#115				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.		2022			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	अध्यात्मिक	मोकाम्याचे प्रकार
34800	74970	82600	157600	69730	चोरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	60.22चोरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर -	Rs 74970/-
उद्दवाहन सुविधा-	आहे	मजला -	11th floor To 20th floor		
रस्ता समुख - Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 110% apply to rate= Rs 82467/-					
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = ((82467-34800) * (100 / 100))+34800) = Rs 82467/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 82467 * 60.22 = Rs.4966162.74/-					
E) बंदिस्त वाहन तळाचे क्षेत्र बंदिस्त वाहन तळाचे मूल्य = 13.94 * (82467 * 25/100) = Rs.261270.45/-					
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + गेव्हेंगार्डन मजला क्षेत्र मूल्य + लगतच्या गल्लीचे मूल्य + वरील गल्लीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती, भवित्तीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मॅकेनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 4966162.74 + 0 + 0 + 0 + 261270.45 + 0 + 0 + 0 + 0 + 0 =Rs.5227433.19/-					

Home Print

सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)



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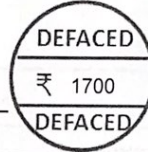


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0501202222894	Receipt Date 06/01/2022
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Received from SARIKA MAHAKALKAR, Mobile number 0000000000, an amount of Rs.1700/-, towards Document Handling Charges for the Document to be registered on Document No. 237 dated 06/01/2022 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.



Payment Details

Bank Name SBIN	Payment Date 05/01/2022
Bank CIN 10004152022010512633	REF No. CHI3879040
Deface No 0501202222894D	Deface Date 06/01/2022

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



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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0501202222894	Date 05/01/2022
Received from SARIKA MAHAKALKAR , Mobile number 0000000000, an amount of Rs.1700/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 05/01/2022
Bank CIN 10004152022010512633	REF No. CHI3879040
This is computer generated receipt, hence no signature is required.	



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

Receipt of Document Handling Charges

PRN 0501202214486 Receipt Date 06/01/2022

Received from SARIKA MAHAKALKAR, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 237 dated 06/01/2022 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name SBIN Payment Date 05/01/2022

Bank CIN 10004152022010507866 REF No. CHI3850906

Deface No 0501202214486D Deface Date 06/01/2022

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



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Department of Stamp & Registration, Maharashtra		२३७	१५
Receipt of Document Handling Charges		२०२२	
PRN	0501202214486	Date	05/01/2022
Received from SARIKA MAHAKALKAR , Mobile number 0000000000, 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 5 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	SBIN	Date	05/01/2022
Bank CIN	10004152022010507866	REF No.	CHI3850906
This is computer generated receipt, hence no signature is required.			

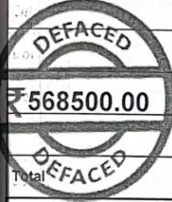




CHALLAN
MTR Form Number-6

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236 | ६ | 96

GRN	MH011235591202122E	BARCODE			Date	05/01/2022-16:10:09	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	KRL5_JT SUB REGISTRAR KURLA NO 5			Full Name	SARIKA ARVIND MAHAKALKAR AND ARVIND			
Location	MUMBAI				LAXMINARAYAN MAHAKALKAR			
Year	2021-2022 One Time			Flat/Block No.	FLAT NO 1403 B WING SAFFRON RESIDENCY			
Account Head Details	Amount In Rs.	Premises/Building						
0030045501 Stamp Duty	538500.00	Road/Street	S G ROAD FIVE MARG-609 KURLA PIPELINE					
0030063301 Registration Fee	30000.00	Area/Locality	MUMBAI					
		Town/City/District	MUMBAI SUBURBAN DIST. (MUMBAI)					
		PIN	2 4					
		Remarks (If Any)	SecondPartyName=AYODHYA CONSTRUCTION CO.					
		Amount In	Five Lakh Sixty Eight Thousand Five Hundred Rupees					
		Words	Only					
Total	5,68,500.00							
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	00040572022010526481	CKS4556103	
Cheque/DD No.		Bank Date	RBI Date	05/01/2022-04:11:05	Not Verified with RBI			
Name of Bank		Bank-Branch	STATE BANK OF INDIA					
Name of Branch		Scroll No. , Date	6 , 06/01/2022					



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

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-520-237	0005396050202122	06/01/2022-11:35:45	IGR561	30000.00
2	(IS)-520-237	0005396050202122	06/01/2022-11:35:45	IGR561	538500.00
Total Defacement Amount					5,68,500.00



CHALLAN
MTR Form Number-6

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GRN MH011235591202122E	BARCODE	Date 05/01/2022-16:10:09	Form ID 25.2
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Department Inspector General Of Registration		Payer Details	
Stamp Duty		TAX ID / TAN (If Any)	
Type of Payment Registration Fee		PAN No.(If Applicable)	
Office Name KRL5_JT SUB REGISTRAR KURLA NO 5		Full Name SARIKA ARVIND MAHAKALKAR AND ARVIND LAXMINARAYAN MAHAKALKAR	
Location MUMBAI		Flat/Block No. FLAT NO. 1403 B WING SARBON RESIDENCY	
Year 2021-2022 One Time		Premises/Building SARIKA ARVIND OPP TANKA PIPELINE KURLA EAST MUMBAI	
Account Head Details		Town/City/District MUMBAI SUBURB	
0030045501 Stamp Duty	Amount In Rs. 538500.00	PIN 400024	
0030063301 Registration Fee	30000.00	Remarks (If Any)	
		SecondPartyName=AYODHYA CONSTRUCTION CO-	
		Amount In Five Lakh Sixty Eight Thousand Five Hundred Rupees	
Total 5,68,500.00		Words Only	



Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022010526481	CKS4556103
Cheque/DD No.		Bank Date	RBI Date	05/01/2022-16:24:11	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

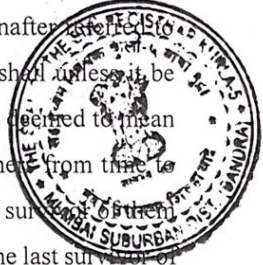
Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0000000000
चलान केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलान लागू नाही.

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AGREEMENT FOR SALE OF FLAT

(S.A. Mahakalkar)
Arvind
Arvind

THIS AGREEMENT made at Mumbai this 6th day of January - 2022 between M/s. **AYODHYA CONSTRUCTION CO.**, a Partnership Firm having its registered office at 6, Navin Manju, Sevaram Lalwani Road, Mulund (W), Mumbai - 400 080, hereinafter referred to as "THE DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the present partners and the partners from time to time constituting the same and the survivors or survivor and the heirs, executors and administrators of the last survivor of them) of the **ONE PART**; and



(1) MRS SARIKA ARVIND MAHAKALKAR

(2) MR ARVIND LAXMINARAYAN MAHAKALKAR

of Mumbai, Indian Inhabitants, having address at House No.1089 Gajanan Township, Kathora Bk, Rahatgaon, Amravati, Maharashtra 444-602.

hereinafter referred to as "THE FLAT PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof also his/her/their respective heirs, executors, administrators and permitted assigns, and in case of a partnership firm the partner or partners for the time being of the said firm, the survivors or survivor of them, the heirs, executors and administrators of the last survivor of them and his/her/their assigns and in case of a Company/ Society its successors and assigns, and in all cases all persons claiming by under or through

Arvind
Arvind

कर	such Purchase	including her/him/their/its successors-in-interest)
236	of the	OTHER PART;
2022	<u>WHEREAS:-</u>	

A. The Society i.e. 'Vimukta Shantiniketan Nagar Co-operative Housing Society Limited' is absolutely seized

and possessed off or otherwise well and sufficiently

entitled to all pieces and parcel of land belonging to State

of Maharashtra bearing Survey No. 14 (part) now

corresponding to CTS No. 115 & 115/1 to 12 admeasuring

in aggregate 8135.25 sq. yds. i.e. **6802.05 sq. mtrs.** or

thereabout (on survey and measurements at site and as per

the rectification and area correction carried out by the

concerned City Survey Authority, hence 6824.40 sq. mtrs.

stands rectified as 6802.05 sq. mts. as incorporated in P.R.

Cards) of Revenue Village Chembur, Taluka Kurla situate,

being and lying at S.G. Barve Marg, Opp. Tansa Pipeline

Kurla (East), Mumbai - 400 024 and more particularly

described in the First Schedule hereunder written and

shown on the plan annexed and marked Annexure 'I'

hereto and delineated thereon with red colour boundary

line (hereinafter referred to as 'the said land') which was

allotted by the State Government, for the benefit of the

members of the society in the year 1960;

The details pertaining to the title/rights/entitlement of the

Developers to the Said Land is as follows-

- (i) 49.5 sq. meters out of the said land, on the North side have to be handed over to MCGM for road widening as per D. P remarks;
- (ii) There were originally 66 (sixty six) members on the said land, of which settlement has been arrived at with 51(Fifty One) members as stated hereinafter.

Arrangement has to be arrived with the remaining 15(fifteen) members;

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- (iii) Details of Tenants on the Said land: 36 existing members have to each be allotted 225 square feet carpet area in the redeveloped premises free of cost. Another 15 existing members have to each be allotted 330 square feet carpet area in the redeveloped premises free of cost.

- (iv) There are no illegal encroachments on the Said land.
- (v) As of the date there is no mortgage or lien or charge on the Said Flats save and except BARODA .



B. During the initial period, the individual 27 founder members of the said Society constructed ground storied structures by way of their own accommodation, on northern side portion of the said land and they have been occupying their respective premises in the said 15 structures standing on the said land. The said 15 structures are particularly shown in yellow colour wash on the plan Annexure I hereto;

C. By and under an Agreement dated 5th October 2004, the said Society i.e. **Vimukta Shantiniketan Co-operative Housing Society Limited** entrusted the construction work to **M/s. Ayodhya Construction Co.** (hereinafter referred to as said Contractors/ Developers) in order to carry out and complete the construction work of the partly constructed building consisting of five wings i.e. 'A', 'B', 'C', 'D' & 'E' standing on southern side portion of the said land, in order to accommodate the said 51 members of the said Society and also, permitted and allowed M/s. Ayodhya Construction Co., to consume the balance FSI

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and to utilize TDR for their own benefits, on the terms and conditions as recorded therein (hereinafter referred to as the 'Principal Agreement'). The said Principal Agreement is duly registered with Sub-Registrar of Assurances No. 3 at Mumbai under Serial No. BDR3/9204/2004 dated 5th October 2004 and the concerned Registering Authority has also issued Index-II thereon. Simultaneously, the said Society has also executed Power of Attorney dated 28th September 2004 in favour of M/s. Ayodhya Construction Co. which is also, duly registered with the Sub-Registrar of Assurances under Serial No. BDR-3/8481/2004 with the said Registering Authority, for the fulfillment of the purposes of the said Principal Agreement executed by and between the parties hereto and also in order to carry out and complete the said project in all respect;

D. During the intermittent period, the conditions of the said incomplete structures i.e. five wings i.e. 'A', 'B', 'C', 'D' & 'E' of the said building the then standing on southern side portion of the said land were further deteriorated and it was not at all possible to carry out repairs and renovation of the said wings/ building as per the written opinion given by the Structural Engineer Shri S.K. Kulkarni, who had carried out site inspection and verified the then existing structural stability and conditions of the said wings/ buildings and he made the following observations:-

- (i) The general conditions of the structures can only be termed as worst due to lack of preventive measures and maintenance. The leakages and corrosion over a period of almost two decades have caused immense damage to the structure under consideration;

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(ii) To summarize and considering the age of the building as regards to the general life of R.C.C framed structure, in my opinion the repairs/ preventive measures would economically be not possible. In my opinion the said structure is in dangerous condition and mishaps may happen if proper care is not taken;

E. Apart from the above, due to concretization of the pipeline Road abutting to the said land, the road level has gone four feet above the ground level that of the then existing incomplete structures i.e. five wings 'A', 'B', 'C', 'D' & 'E' of the said building the then standing on southern portion of the said land and during the monsoon period there was every likelihood of water flooding in this area endangering the life and limb of the occupants of the said building and/or the said land;



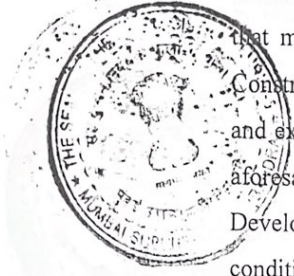
F. In view of the above, the Society having considered all factors passed the unanimous Resolutions in the Special General Body Meeting held on 30th January 2007 decided to demolish the existing deteriorated structures i.e. five wings i.e. 'A', 'B', 'C', 'D' & 'E' of the said building standing on southern side portion of the said land, which was meant for the betterment of the respective tenements to the said 51 members of the Society and to permit and allow M/s. Ayodhya Construction Co. (being Developers herein) to demolish the said old structure/ wings the then standing thereon and particularly shown in brown colour sienna on the plan ANNEXURE-I hereto (without disturbing the existing 15 old structures occupied by the said founder 15 members of the said Society standing on the northern side portion of the said land and particularly shown in **yellow colour wash** on the plan Annexure-I hereto) and to commence, to carry out and complete the

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construction of the new building/s in order to accommodate the said 51 members of the said society in common interest of all the members of the Society and to sell the remaining flats/ shops/ office premises/ garages/ enclosed parking spaces etc. by utilizing the available balance F.S.I. of the said land and also to consume T.D.R. that may be acquired and purchased by M/s. Ayodhya Construction Co. from the open market at their own costs and expenses and load the same on the said land, for the aforesaid purposes, in accordance with prevailing Development Control Regulations on certain terms and conditions;



G. In pursuance thereof, by unanimous Resolutions passed in Society's Special General Body Meeting held on 30th January 2007 drafts of the Supplemental Agreement and the additional Power of Attorney and other necessary papers and writings etc. to be executed by the Society in favour of M/s. Ayodhya Construction Co. being Developers herein for the better development of the said land as mentioned above, were approved and the Society also empowered and authorized the then office bearers viz. (1) Shri. Dadasaheb Ramchandra Khade (the Chairman) (2) Smt. Vimal Ratan Dhalawane (the Secretary) (3) Shri. Vinayak Jagannath Mhapankar (the Treasurer) and the members of the Managing Committee viz. (4) Shri. Babu Rajaram Lokhande (5) Shri. Vishnu Nana Umap and (6) Shri. Kachru Kanha Umap to execute the approved documents and other necessary papers and writings etc. in favour of Developers herein for the development of the said land and also for the construction of the new building/s thereon in accordance with the terms and conditions as mutually agreed upon by and between the parties hereto;

H. Accordingly, the said M/s. Ayodhya Construction Co.

Developers herein have agreed to accommodate the said 51 members of the said Society by way of allotment of respective tenements/ flats free of costs, in the new building/s to be constructed on the said land, after demolition of the then existing old structures i.e. five wings i.e. 'A', 'B', 'C', 'D' & 'E' (including the respective premises occupied by 20 concerned members of the said old building the then standing on southern side portion of the said land) (without disturbing the existing 15 structures occupied by 15 members of the said Society standing on the northern side portion of the said land) and to commence, to carry out and complete the construction of the new building/s on the said land by exploiting full potential of the balance FSI and/or TDR in accordance with the prevailing Development Control Regulations at their own costs and expenses and in lieu thereof the Society has permitted and allowed the said Developers/ Contractors to sell the remaining tenements/ flats/ units/ offices/ shops/ garages etc. in the said new building in the open market to the prospective buyers and to appropriate the sale proceeds thereof in order to subsidize the project costs;

I. As such, by and under the **Supplemental Agreement** dated **8th of March 2007** executed and entered into between **Vimukta Shantiniketan Nagar Co-operative Housing Society Ltd.** (therein referred to as '**the Society**') of the One Part and **M/s. Ayodhya Construction Co.** (therein referred to as '**the Contractors**'), the Developers herein of the Other Part whereby the said Society has entrusted the development work of the said Land described in the First Schedule hereunder written to the said Contractors and also permitted and allowed them to carry out the construction of the said new buildings

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2022		



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thereon (after demolition of the old buildings and/or structures the then standing thereon), in accordance with the prevailing Development Control Regulations, upon the terms and conditions as mutually agreed upon, confirmed and as recorded therein, which is duly registered under serial No. BDR 7/1463/2007 with the Joint Sub- Registrar

Kurla -2 on 9th March 2007;

Hence, for the fulfillment of the purposes contained in the above recited Supplemental Agreement , the Society has also, executed the additional Power of Attorney dated 8th of March 2007 and also, appointed (1) Shri.Prashant

Pandurang Padwalkar (2) Smt. Prajakta Sahdev Shinde being the partners of **M/s. Ayodya Constructin Co.** as the true and lawful Constituted Attorneys, in order to take the necessary steps for the development of the said land more particularly described in the First Schedule hereunder written and for the construction of the proposed new building/s thereon, which is also, duly registered under serial No. BDR 7/1464/2007 with the Joint Sub-Registrar Kurla -2 on 9th March 2007;

K. M/s. Ayodhya Construction Co., Developers herein for and on behalf of the said Society approached the Government of Maharashtra and submitted the proposal, for obtaining the permission for the redevelopment and to demolish the said old incomplete structures/ building and to construct new building/s on the said land and for utilization of TDR and relaxation of the conditions for allotment of tenements/ units to 80% to general members and 20% to backward class members and also for 15% of the constructed area for commercial purposes and the said proposal was considered and the Government of Maharashtra by and under GR No. LCS- 2608/581/Pr. Kr. 92/J-3 (Revenue & Forest Department) dated 24th May

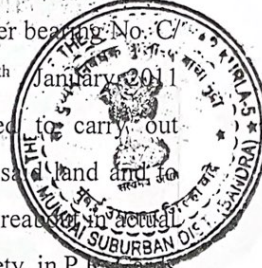




2010 granted permission for the aforesaid purposes as setout therein;

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L. The Developers at their own costs and expenses, for and on behalf of the said Society, carried out actual survey and measurements of the said land at site through the concerned City Survey Authority and in pursuance thereof, the Collector, M.S.D. by his letter bearing No. C/ Karya-2 K/Sec- 135/SR- 382 dated 11th January 2011 addressed to SLR and others, ordered to carry out rectification and area correction of the said land and to record an area of 6802.5 sq. mtrs. or thereabouts in actual and physical possession of the said Society, in P.R. Cards for the reasons as setout therein;



M. Thereafter, the Collector, M.S.D. by his letter bearing No. C/ Karya- 2B/33/AF- 193 dated 23rd March 2011 addressed to the Deputy Executive Engineer (building proposal) Eastern Suburbs, M.C.G.M. granted the 'No Objection' for the development of the said land by the Society, in consonance with the terms contained in aforesaid GR No. LCS- 2608/581/Pr. Kr. 92/J-3 (Revenue & Forest Department) dated 24th May 2010;

N. The Developers at their own costs and expenses through their Architects submitted the amended plans for the construction of the proposed building/s on the said land and the same got approved under Letter bearing No. CE/2889/BPES/AL dated 4th September 2012 issued by the Deputy Executive Engineer (building proposal) E.S- I, M.C.G.M., subject to the compliance of the conditions of I.O.D dated 7th November, 1985 bearing No. CE/2889/BPES/AL and approval letter dated 14th February 2007 and additional conditions as setout therein and further I.O.D. dated 14th October 2015 bearing No.

Mumbai Suburban District has issued a Notice
bearing No. C/Karya-2B/33/F-193 dated 29th May
2013 for non-payment of Rs. 2,34,00,000/- (Rupees

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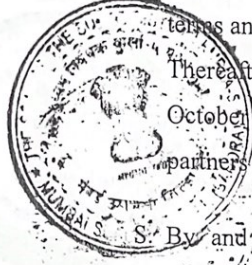
Two Crore Thirty four lakh five thousand one hundred twenty four only) towards the premium/land cost in respect of the said land and since then the construction work at site has been stopped. The Developers already paid balance premium/land cost if any due and payable to Government of Maharashtra, for the development of the said land and for the construction of buildings comprising residential/commercial thereon, in the aforesaid manner. Thus Developers have paid Rs. 3,73,85,068/- (Rupees Three Crore Seventy Three Lakhs Eighty Five Thousand Sixty Eight only) to Collector of Mumbai;



- (ii) Fencing of Tin Sheet around the boundaries of the said land for protection;
- (iii) Construction of Site Office, for day to day administration;
- (iv) Towards periodical monthly rent, for providing temporary alternative accommodation to all members of the said Society.
- (v) Periodical taxes of M.C.G.M. and other concerned Authorities.
- (vi) Periodical Electricity Bills, water bills.
- (vii) All deposits/expenses for approval of amended plans by M.C.G.M. and compliance of conditions for infra structure development in and around the said land.
- (viii) Periodical Payment to Security personnel and other staff.
- (ix) Professional fees of Architects, RCC Consultant, Advocates etc. from time to time.

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R. The business have been carried on the said partnership business in the firm name and style of M/s. Ayodhya Construction Co., in accordance with the terms and conditions contained in the aforesaid Deed of Admission-cum- Reconstitution dated 9th August 2012. Thereafter by and under Deed of Admission dated 16th September 2013 the new Partners are admitted in the said Firm upon the terms and conditions mentioned therein.



Thereafter by and under Deed of Retirement dated 22nd October 2013 two partners have retired and remaining partners continued the business.

S. By and under the terms and conditions of the said Agreement dated 5th October 2004 / Supplemental Agreement dated 8th March 2007 the Developers are required to construct a rehab building comprising of 51 residential tenements and Sale Buildings of A to F wings and more with the right and authority to sell the same to persons of their choice;

T. The Government of Maharashtra has issued G.R. in respect of the allotments of premises in the land. The said G.R. is dated 25-05-2007 bearing Ref. No. LCS-0606-Pra.Kra-54/J-1, the copy where is annexed hereto as ANNEXURE- III. The Flat Purchasers agree, declare and confirm that Flat Purchasers are aware of the terms and conditions mentioned in the said G.R. or further G.R. that may be issued from time to time and same are binding by the Flat Purchasers. The Government of Maharashtra has issued further G.R. in respect of the allotments of premises in the land. The said G.R. is dated 01-06-2015 bearing Ref. No. LCS-09/2013/Pra.Kra.450/Punrbandhani/J-1, the copy where is annexed hereto as ANNEXURE- IV. The Flat Purchasers agree, declare and confirm that Flat Purchasers are aware of the terms and conditions

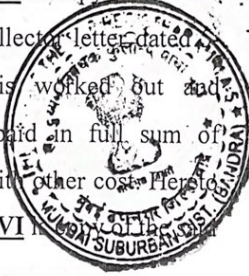
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mentioned in the said G.R. or further G.R. that may be
issued from time to time and same are binding by the Flat
Purchasers. The Government of Maharashtra by letter
dated 12th September 2014 bearing Ref. No.

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LAND/2613/RE-CONSTRUCTION-163/J-3 gave
consent to the said Agreement dated 05-10-2004 and
Supplemental Agreement dated 08-03-2007. By said
letter the Stop Work Notice was also withdrawn. Hereto
annexed and marked ANNEXURE-V is copy of the said
letter 12th September 2014. The Collector's letter dated
11-2015 the revised land cost is worked out and
accordingly Developers have to paid in full sum of
Rs.3,73,85,068/- includes interest with other cost. Hereto
annexed and marked ANNEXURE-VI
letter dated 5-11-2015;



- U. The Developers have entered into a standard Agreement
with an Architect Mr. Manish Shah registered with the
Council of Architects and such Agreement is as per the
Agreement prescribed by the Council of Architects;
- V. The Developers have appointed a Structural Engineer
J.W. Consultants LLP for the preparation of the structural
designs and drawings of the building and accepts the
professional supervision of the Architect and the
Structural Engineer till the completion of the said
composite buildings;
- W. By virtue of the said Agreements the Developers alone
have the sole and exclusive right to sell the flats in the said
free sale component of the composite building to be
constructed by the Developers on the said land and to enter
into Agreement/s with the purchaser/s of flats and receive
the said price in respect thereof;

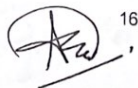
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permitted the sale of the Premises upon certain terms and conditions, the copy whereof is annexed hereto at Annexure IX.

(v) Developer hereby state, confirms and undertake that, The Government of Maharashtra, Revenue & Forest Department by its Order dated 04-05-2018 permitted the sale of the Premises as per the Order no. 2(v), wherein no approval or payment of premium is required to be made to collector for sale of units/shops/premises from developer to the Flat purchaser, However developer hereby undertake and agreed that in the event, if any no objection, permission and approval is required for sale of the said Flat and Car Parking Spaces in lieu of any order/ circular or otherwise issued from time to time including from the Office of the District Collector and /or any concerned authority(s), it shall be sole and absolute responsibility and liability of the Developer including payment of fees/ charges and expenses in respect thereof and the Developer hereby indemnify and hold harmless the Flat Purchaser/ Allottee in this regard.

(vi) The scheme and scale of development proposed to be carried out by the Developers on the Said Land in accordance with applicable law as amended from time to time;

(vii) The statutory approvals mandatorily require the Developers to hand over certain stipulated percentage of the Said Land to the concerned authorities or develop the same as public amenity. The Developers shall have determine and identify the portion and location of the Said Land to be



handed over for complying with the terms and conditions of statutory approvals. The portion of the Said Land left over after handing over the stipulated percentage if any, to the MCGM of statutory authority and/or developing as a public amenity, only would be available either for transferring to the Society.

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(viii) The nature of development of the said Land will be phase wise and would constitute a mixture of users as may be permissible under applicable law from time to time.



(ix) The Developers would be entitled to appropriate any contiguous land parcel with the development Said Land, as provided under the Proviso to Rule 4(4) of the RERA Rules.

(x) The Developers are entitled to amend, modify and/or substitute the Proposed Future and Further Development of the Said Land (defined below), in full or in part, as may be required by the applicable law from time to time.

The above details and further aspects of the proposed future and further development of the Said Land, are available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in> and are annexed with the RERA Certificate at ANNEXURE-X hereto ("Proposed Future and Further Development of the Said Land"). Further it is clarified by the Developers and agreed by Flat Purchasers that the project is registered as "Saffron Residency Phase-I" with Maha RERA Registration No.P51800007485 available at website <http://maharera.mahaonline.gov.in>.

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Leaflets or hoardings or advertisement are not an invitation to offer and/or commitment of any nature. The lay out, plans, designs, specifications, and other details shown in the it are artist's impressions and are only indicative in nature for the purpose of illustrating/ indicating a possible lay out, and do not form part of standard specifications/ amenities/ services to be provided. All specifications of the project/flat shall be as per the final Agreement between the parties. Flat Purchasers have appraised themselves of the necessary and relevant information of the project prior to making any purchase decisions.



DD. The development/redevelopment of a A, B, C, D wings of Composite building/s known as '**SAFFRON RESIDENCY – Phase I**' is a phase of the Whole Project and proposed as a "Real Estate Project" by the Developers and has been registered as a 'real estate project' ("the Real Estate Project") with the Real Estate Regulatory Authority ("Authority"), under the provisions of Section 5 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 No. P51800007485 dated 17-08-2017 for the Project and a copy of the RERA Certificate is annexed and marked as Annexure IX hereto.

EE. The principal and material aspects of the development of the Real Estate Project as sanctioned under the RERA Certificate, are briefly stated below-