

**FORM A: PERSONAL DETAILS**

Existing Customer:  Yes  No

APPLICANT  CO-APPLICANT  GUARANTOR

If Yes, CIF No/ Account No. 30000656774

Name: MICHAEL First Name Middle Name Last Name COUTINHO

Date of Birth: 16081981 PAN: AELPC9650B

Mobile: 9920769007

e-mail: Coutinho.Michael@gmail.com

Name of Spouse: DEKIA MICHAEL COUTINHO

Name of Father: VALERIAN JOSEPH COUTINHO

Gender:  Male  Female  Third Gender

Marital Status:  Single  Married  Divorced  Widowed

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No. 898217140285

2) Voter ID No.

3) Passport No.

4) Driving License No.

5) MGNREGA Job card No.

6) Letter issued by National Population Register Containing Name and Address:

Residential Status:  Resident Indian (RI)  Non-Resident Indian (NRI)  
 Person Of Indian Origin (PIO)  Foreign Citizen

FOR DEFENCE PERSONNEL:  Indian Army  Indian Navy  Indian Air force

IS YOUR SERVICE UNDER:  Defined Benefit Pension  New Pension Scheme

**Residential Address:**

**Permanent Address:**

Address 1: A-703, A WING, 7TH FLR, MATULYA CHSK, BLDG. NO.40,

Address 2: TAGORE NAGAR, VIKHROLI EAST,

Address 3: ABOVE VMAT SALON,

Village:  City: MUMBAI

District: MUMBAI State: MAHARASHTRA

Country: INDIA Pin Code: 400083

Current address same as the permanent address  Yes  No

Current Address: Address 1:

Address 2:

Address 3:

Village:  City:

District:  State:

Country:  Pin Code:



390

10-2023

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ता 3

दस्त क्रमांक : 9806/2023

नोदणी :

Regn.63m

Note -Generated Through eSearch  
Module.For original report please  
contact concern SRO office.

## गावाचे नाव : हरियाली

(1)वित्तखाचा प्रकार	करारनामा
(2)मोबदला	7475252
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6297104.22
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव मुंबई मनपाइतर वर्णन . इतर माहिती: सदनिका नं. 1108, माळा नं. 11 वा मजला, इमारतीचे नाव स्वस्तिक तुलिप, ब्लॉक नं. हरियाली व्हिलेज,कत्रमवार नगर, रोड नं. विक्रोळी पूर्व,मुंबई 400083, इतर माहिती: मौजे हरियाली,सदनिकेचे क्षेत्रफळ 37.22 रेरा चौ. भी कारपेट( ( C.T.S. Number : 356 (part) : ) )
(5) क्षेत्रफळ	40.94 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन घेणा-या लिहून ठेवणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव -ग्रेसर्स स्वस्तिक होम्स लॉक भागीदार राहुल शंकर लॉक मुख्यालय विनाय पांडव वप -36 पत्ता - प्लॉट नं. ऑफिस 312, माळा नं. इमारतीचे नाव स्वस्तिक टुलिप कॉर्पोरेट पार्क, ब्लॉक नं. एलबीएस मार्ग, घाटकोपर पश्चिम, रोड नं. ., MUMBAI पिन कोड -400086 फोन नं.-ADYYS-4233L
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -भायकल कुटीने वप -42, पत्ता -प्लॉट नं. ए-804, माळा नं. 4 वा मजला, इमारतीचे नाव आमपाली को ऑप ही सो लिमिटेड, ब्लॉक नं. गोदरेज मरिज हॉल जवळ, विरोजशा गोदरेज मार्ग, विक्रोळी पूर्व, रोड नं. महाराष्ट्र, MUMBAI पिन कोड -400079 फोन नं. -AELPC98308 2) नाव -डेलिया भायकल कुटीने वप -37, पत्ता -प्लॉट नं. ए-804, माळा नं. 4 वा मजला, इमारतीचे नाव आमपाली को ऑप ही सो लिमिटेड, ब्लॉक नं. गोदरेज मरिज हॉल जवळ, विरोजशा गोदरेज मार्ग, विक्रोळी पूर्व, रोड नं. महाराष्ट्र, MUMBAI पिन कोड -400079 फोन नं. -AKZPD00940
(9) दस्तऐवज करुन दिल्याचा दिनांक	22/05/2023
(10)दस्त नोदणी केल्याचा दिनांक	22/05/2023
(11)अनुक्रमांक,खंड व पृष्ठ	9806/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	448600
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14)शेरा	
मुल्याकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



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2023		

**SWASTIK  
G R O U P**  
BUILDERS & DEVELOPERS

**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE ("Agreement") is made at Mumbai this 22<sup>ND</sup> day of MAY, 2023;

*[Signature]*

BETWEEN

*[Signature]*

R

M/S. SWASTIK HOMES (PAN: ADYFS4233L), a Partnership firm duly registered under the provisions of Indian Partnership Act, 1932 and having its office at 312, Swastik Disa Corporate Park, Kohinoor Compound, LBS Marg, Ghatkopar West, Opposite Shreyas Cinemas, Mumbai - 400 086 by the hands of its partner **MR. RAHUL SAMAR** hereinafter referred to as the "Promoter" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the partners or partner for the time being of the firm, the survivors or survivor of them, the heirs, executors and administrators of the last surviving partner, his/her/their assigns) of the One Part



AND

**Mr. Michael Coutinho (PAN:AELPC9650B)** and **Mrs. Delia Michael Coutinho (PAN: AKZPD0094Q)**, adult, Indian Inhabitant, residing at A-404, 4th floor Amrapali Chs, Near Godrej Marriage Hall, Pirojsha Godrej Marg, Vikhroli (E), Mumbai - 400079 hereinafter referred to as the said "Purchaser/s" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include in the case of (a) individuals, his/her/their respective heirs, executors, administrators, legal representatives and permitted assigns; (b) proprietorship concern, sole proprietor's heirs, executors, administrators, legal representatives and permitted assigns; (c) partnership firm, the partners for the time being from time to time, the survivors or survivor of them and the heir, executors and administrators of the last of such survivors or survivor of partners, legal representatives and permitted assigns; (d) HUF, the members or member for the time being of the said Joint Hindu Family and their respective heirs, executors, administrators and permitted assigns and (e) Company and/or LLP, its successors and permitted assigns) of the **OTHER PART**;

The Promoter and the Purchaser are hereinafter for the sake of brevity individually referred to as "Party" and collectively and jointly referred to as the "Parties".

**WHEREAS: -**

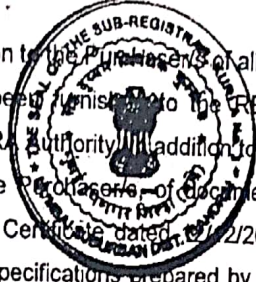
A. The Maharashtra Housing Board ("Board") constituted under the Maharashtra Housing and Area Development Act, 1976 was possessed or otherwise well and sufficiently entitled to (1) all

Developer	Allottee/s
<i>[Signature]</i>	<i>[Signature]</i> <i>[Signature]</i>



**SWASTIK  
GROUP  
BUILDERS & DEVELOPERS**

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२०२३		



CC. On demand of the Purchaser/s, the Promoter has given inspection to the Purchaser/s of all the documents including originals available with them that have been furnished to the RERA Authority for registration of the said Building / Project with the RERA Authority. In addition to the aforesaid documents, the Promoter has given inspection, to the Purchaser/s of documents relating to title of the Promoter to the said Properties, the Title Certificate dated 12/12/2022 issued by Lexicon Law Partners, approved plans, designs and specifications prepared by the Promoter's Architect, Mr. Rohit Parmar of M/s. Sai Sampada Design Build Services, permissions, approvals, consents etc. granted by the concerned Authority to the Promoter and of such other documents as are specified under RERA. The Purchaser/s hereby record/s and confirm/s that he/she/they has/have perused all the aforesaid documents, independently investigated the title of the Promoter and that the Promoter has answered all the requisitions raised by the Purchaser/s and the Purchaser/s is / are fully satisfied with the title of the Promoter in respect of the said Properties and the Promoter's right to sell and allot various premises in the said Building and has/have accepted the same. The Purchaser/s has/have also visited and inspected the site of construction of the said Building on the said Lands and is fully satisfied with the location thereof;

DD. The Purchaser/s have approached the Promoter for allotment of residential Flat No. 1108 on 11<sup>th</sup> floor of the said Building being constructed on the said Lands (the "said Premises"). The RERA carpet area of the said Premises is 37.22 square meters. The expression "RERA carpet area" (carpet area as defined under the Act means the net usable floor area of the said Premises, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the net usable floor area of the said Premises meant for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the net usable floor area of the said Premises meant for exclusive use of the Purchaser/s, but includes the area covered by the internal partition walls of the said Premises);

EE. The authenticated copies of (i) the registration certificate duly issued by the RERA Authority in respect of the said Building under the RERA marked as "Annexure D", (ii) the Title Certificate dated 12<sup>th</sup> December 2022 marked as "Annexure E" issued by Lexicon Law Partners, (iii) the Property Register Card in respect of the said Lands marked as "Annexure F" (iv) the permissions and approvals as referred to hereinabove (collectively) and (v) the floor plan in respect of the said Premises agreed to be purchased by the Purchaser/s have been annexed hereto and marked as "Annexures G";

Developer	Allottee/s
Pz	

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**SWASTIK  
GROUP  
BUILDERS & DEVELOPERS**

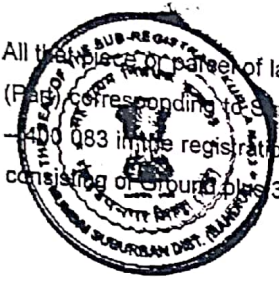
29 This Agreement shall always be subject to the provisions of RERA and the same shall be read together with Maharashtra Ownership of Flats Act, 1963 and the respective rules made thereunder.

30 The PAN of the Parties are :

Promoter : ADYFS4233L  
 Purchaser/s : AELPC9650B, AKZPD0094Q

**The First Schedule Above Referred To:**  
**(Description of the said Property No.1)**

All that piece or parcel of land admeasuring 646 square meters or thereabouts bearing C.T.S. No. 356 (Part) corresponding to Survey No. 113 of village Hariyali, Kannamwar Nagar, Vikhroli (East), Mumbai - 400 083 in the registration sub-district of Kurla (Mumbai Suburban District) along with Building No. 9 consisting of Ground plus 3 (three) upper floors.




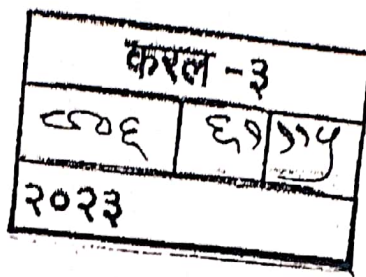
**The Second Schedule Above Referred To:**  
**(Description of the said Property No.2)**

All that piece and parcel of the land admeasuring 646 square meters or thereabouts bearing CTS No. 356 (part) corresponding to Survey No. 113 of Village Hariyali, Kannamwar Nagar, Vikhroli (East), Mumbai - 400 083 in the registration sub-district of Kurla (Mumbai Suburban District) along with Building No. 10 consisting of Ground plus 3 (three) upper floors.

**The Third Schedule Above Referred To:**  
**(Description of the Premises)**

Residential Premises being Apartment / Flat No. 1108, admeasuring 37.22 square meters RERA carpet area on 11<sup>th</sup> floor along with the right to park 0 car in the Building known as Swastik Tulip to be constructed on all that piece and parcel of land bearing C.T.S. No. 356 (part) corresponding to City Survey No. 113 (part) admeasuring in the aggregate 1292 square meters or thereabouts Village Hariyali, Kannamwar Nagar, Vikhroli (East), Mumbai - 400 083 in the registration sub-district of Kurla (Mumbai Suburban District) and bounded as follows:

Developer	Allottee/s
R	 A. Coutinho



ANNEXURE - C

**Building Permission Cell, Greater Mumbai / MHADA**  
(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

**COMMENCEMENT CERTIFICATE**

No. MH/EE/(BP)/GM/MHADA-9/1182/2023/CC/1/New

Date : 04 January, 2023

To

Swastik Homes C/A to Swastik  
Tulip CHSL

312, Swastik Disa Corporate  
Park, Opp. Shreyas Cinema, LBS  
road, Ghatkopar (W), Mumbai-  
400086



**Sub :** Proposed redevelopment of bldg. No.09 & 10, Known as Swastik Tulip CHSL bearing CTS No.356 (pt), Village-Hariyali, Kannaamwar-nagar, Vikhroli (E), Mumbai, 400083

Dear Applicant,

With reference to your application dated 04 January, 2023 for development permission and grant of Plinth Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to **Proposed redevelopment of bldg. No.09 & 10, Known as Swastik Tulip CHSL, bearing CTS No.356 (pt), Village-Hariyali, Kannaamwar Nagar, Vikhroli (E), Mumbai 400083**

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. of ref. No. MH/EE/(BP)/GM/MHADA-9/1182/2022/IOA/1/Old dt. 27 September, 2022 and 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 person until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.
5. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate liable to be revoked by the VP & CEO, MHADA 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 VP & CEO, MHADA is contravened or not complied with.
  - c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or

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misrepresentation and the appellant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966.

- 7. This CC shall be sanctioned after obtaining IOA for work beyond plinth.
- 8. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

VP & CEO / MHADA has appointed Shri. A N Rathod Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

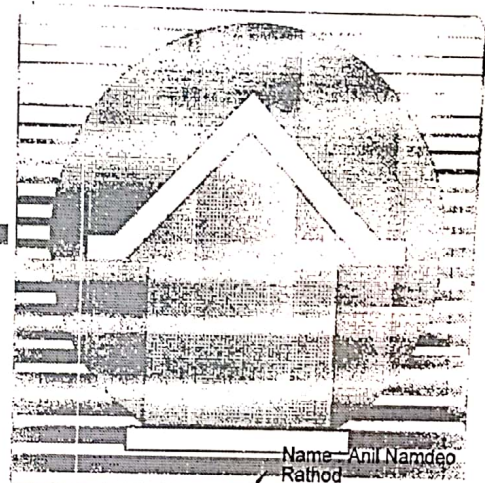
This CC is valid upto 03 January, 2024

**Remarks :** This C.C. granted up-to Plinth level as per approved IOA plans issued on dtd. 14.10.2022 Ref. No. MH/EE/BP Cell/ GM/MHADA-9/1182/2022.

Copy submitted in favour of information please

- 1. Chief Officer Mumbai Board.
  - 2. Deputy Chief Engineer /B.P. Cell/MHADA.
  - 3. Asst. Commissioner S Ward MCGM.
- Copy to :-

- 4. EE Kurla Division / MB.
- 5. Asst. Commissioner S Ward MCGM.
- 6. Asst. Commissioner S Ward MCGM.
- 7. Architect / Rohit Eshwar Parmar.
- 8. Secretary / Swastik Tulip CHSL



Name - Anil Namdeo Rathod  
 Designation - Executive Engineer  
 Organization : Personal  
 Date : 04-Jan-2023 18:

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



2023

ANNEXURE - D

## 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 :  
**P51800049000**

Project: **Swastik Tulp**, Plot Bearing / CTS / Survey / Final Plot No.: **C.T.S. No. 356(pt)** at **Hariyali, Kurla, Mumbai Suburban, 400083**;

1. **Swastik Homes** having its registered office / principal place of business at Tehsil: **Kurla District: Mumbai Suburban, Pin: 400086.**

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 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, Rules 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 scheduled 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 **24/01/2023** and ending with **31/12/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
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 and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
(Secretary, MahaRERA)  
Date: 24-01-2023 14:24:31

Dated: **24/01/2023**  
Place: **Mumbai**

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