

516/17671
Wednesday, December 27, 2023
11:38 AM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 18490 दिनांक: 27/12/2023

गावाचे नाव: बोरीवली
दस्तऐवजाचा अनुक्रमांक: बरल8-17671-2023
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: हसमुखसाई चतुरभाई पटेल

नोंदणी फी ₹. 30000.00
दस्त हाताळणी फी ₹. 2900.00
पृष्ठांची संख्या: 145

एकूण: ₹. 32900.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
11:58 AM ह्या वेळेस मिळेल.

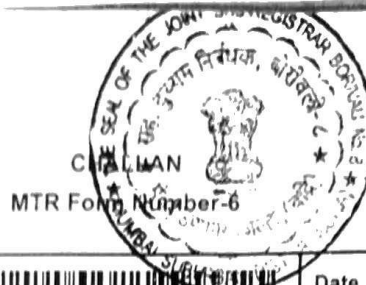
Yurata
स दु नि का बोरीवली 8

बाजार मुल्य: ₹. 12719569.2/-
मोबदला ₹. 13455000/-
भरलेले नुद्रांक शुल्क: ₹. 807300/-


स. सह. दुय्यम निबंधक, बोरीवली - ८
मुंबई उपनगर जिल्हा.

- 1) देयकाचा प्रकार: DHC रकम: ₹. 900/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 1223263418670 दिनांक: 27/12/2023
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: ₹. 2000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 1223265418629 दिनांक: 27/12/2023
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH012918805202324E दिनांक: 27/12/2023
बँकेचे नाव व पत्ता:

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GRN	MH012918805202324E	BARCODE		Date	26/12/2023-11:05:55	Form ID	25.2
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Department		Inspector General Of Registration		Payer Details			
Type of Payment		Stamp Duty		TAX ID / TAN (If Any)			
Registration Fee				PAN No.(If Applicable)			
Office Name		BRL5_JT SUB REGISTRAR BORIVALI 5		Full Name		HASMUKHBHAI PATEL	
Location		MUMBAI		Flat/Block No.		FLAT NO 1702 SAIKRUPA CHSL	
Year		2023-2024 One Time		Premises/Building			
Account Head Details		Amount In Rs.		Road/Street		BORIVALI WEST	
0030045501 Stamp Duty		807300.00		Area/Locality		MUMBAI	
0030063301 Registration Fee		30000.00		Town/City/District			
				PIN		4 0 0 0 9 1	
				Remarks (If Any)			
				SecondPartyName=OSHO DEVELOPERS-			
				Amount In Words			
		8,37,300.00		Eight Lakh Thirty Seven Thousand Three Hundred Rupees Only			



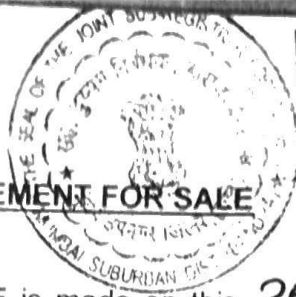
Payment Details		BANK OF BARODA		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN		Ref. No.		02003942023122600232 1365755036	
Cheque/DD No.		Bank Date		RBI Date		26/12/2023-11:08:00 Not Verified with RBI	
Name of Bank		Bank-Branch		BANK OF BARODA			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			

Department ID: 98213222
NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर पत्रानुसारं दृश्यमान निवृत्त कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर पत्रानुसारं लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-516-17671	0006824722202324	27/12/2023-11:38:33	IGR557	30000.
2	(IS)-516-17671	0006824722202324	27/12/2023-11:38:33	IGR557	807300.
Total Defacement Amount					8,37,300.

AGREEMENT FOR SALE



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This AGREEMENT FOR SALE is made on this 26th day of Dec. in the Christian Year of Two Thousand and Twenty-Three (2023),

BETWEEN

M/S OSHO DEVELOPERS a registered partnership firm, having its registered office at Osho, Plot 1534/A, New Link Road, Borivali West, Mumbai 400 092 hereinafter called "THE PROMOTERS"(which expression shall unless it be repugnant to the context or meaning thereof mean and include partner or partners for the time being of the said firm, survivors or survivor of them and the heirs, executors, administrators of such survivor, their, his or her assigns)of the ONE PART.

AND

Shri. Hasmukhbhai Chaturbhai Patel & Smt. Hansaben Hasmukhbhai Patel, an adult of Mumbai Indian Inhabitant or having permanent residential address at Room No A/304,Shree Gananayak CHS, Near Charkop Police Station, Charkop, Sector 2, Kandivali(West), Mumbai: 400067(hereinafter referred to as "THE ALLOTTEE " (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in the case of individuals or individual, such individual and or individuals his/her/their respective heirs, executors and administrators, in the case of a firm, the partners or partner for the time being thereof, the survivors or survivor of them and the heirs, executors and administrators of the last of such survivors or survivor and in the case of the company, its successors and permitted assigns) of THE OTHER PART.

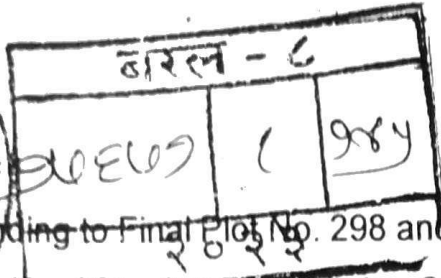
WHEREAS:

A. Originally Shri Shankar Vithal Thakur was the owner of and otherwise well and sufficiently entitled to 2 pieces of land bearing (i) Original Plot No. 282

Received Original Agreement

x *seelates*

x *H.H. Patel*



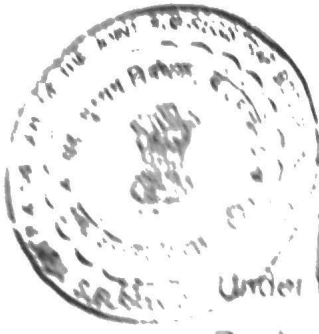
corresponding to Final Plot No. 298 and (ii) Original Plot No. 285 corresponding to Final Plot No. 001 of Town Planning Scheme Borivali No. III (Final) admeasuring 1416.10 sq. mtrs. and 1339 sq. mtrs respectively lying, being and situate at Ram Mandir Road, Babhai, Borivali (W), Mumbai - 400 091 (hereinafter referred to as **THE SAID PLOTS**”).

- B. The said Shri Shankar Vithal Thakur died intestate on or about 11th April, 1949, leaving behind his wife, 3 sons and 4 daughters as his only heirs and legal representatives entitled to his estate including the said plots. The name of the heirs of Late Shankar Vithal Thakur are as follows:
- i. Parvati Shankar Thakur (Wife)
 - ii. Ram Shankar Thakur
 - iii. Shaymsunder Shankar Thakur
 - iv. Ashok Shankar Thakur
 - v. Sharyu Anant Mhatre
 - vi. Sunite Eknath Naik
 - vii. Lilavati Moreshwar Mhatre
 - viii. Swati Naresh Narkar
- C. By Diverse Agreements entered into by and between the said Shankar Vithal Thakur and/or his heirs as stated above and other persons, two buildings with 5 Wings of Ground Plus three/four upper floors consisting of 67 flats known as "SAI KRUPA" was constructed on the said plots. The said plots and the building standing thereon are more particularly described in the Schedule hereunder written (hereinafter the plots and the building standing thereon are jointly referred to as "THE SAID PROPERTY"). The said property is shown delineated by RED colour boundary line in the plan annexed hereto as **ANNEXURE "A"**.



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- D. All the purchasers of flats in the building Sai Krupa got together and formed a society registered a society known as Sai Krupa Co-operative Housing Society Limited a society registered under Registration No. HSG/4720 of year 1976 (hereinafter referred to as "THE SAID SOCIETY").
- E. By a Deed of Conveyance dated 23rd April, 1979 and registered with the Sub-registrar of Assurances under no. BOM/S/1178/1979, Smt. Parvati Shankar Thakur and her abovenamed sons conveyed the said property in favour of the Sai Krupa Co-operative Housing Society Limited i.e. THE SAID SOCIETY and since then the said Sai Krupa Co-operative Housing Society Limited is in absolute, possession and enjoyment of the said property.
- F. The building Sai Krupa standing on the said property was deteriorating and the society resolved to appoint a Developer for redevelopment and The society being desirous of re-developing the said property, invited tenders from reputed builders by issuing Public Notices. Pursuant thereto bids were received from 20 bidders. After due consideration of all bids and personal meetings with bidders in its Special General Meeting held on 2nd October 2011, the Society unanimously resolved to appoint the Developer herein as Developer for the re-development of the said property. A copy of the Resolution of the Society is annexed hereto as ANNEXURE "_B_".
- G. Prior to execution of the Development Agreement, the daughters of late Shankar Vithal Thakur tiled proceedings in the City Survey Office to delete name of society from the P.R.Card. The Developer herein brought about a settlement with them whereby for consideration in form of money and a flat the said daughter agreed to withdraw their claim in the said property and also agreed to and confirmed grant of development rights to the Developer herein and also agreed to execute a formal Deed of Conveyance of the said property in favour of the society.



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Under the above circumstances, and under a Re-Development Agreement ("said Re-development Agreement") dated 19.08.2014, made and entered into between the Society on the one hand, the daughters of late Shankar Vithal Thakur and/or their heirs (as confirming parties) and the Developer herein on the other hand and duly registered at the office of the Joint Sub-Registrar, Borivali Taluka, under Serial No. BDR-6752/2014, on 19.08.2014, the society with confirmation of the Confirming Parties therein granted development rights in respect to the said property in favour of the Developer herein for the consideration and on the terms and conditions stated therein.

- I. Due to change in law and circumstances certain terms of the said Re-development Agreement were modified mutually and by a Supplementary Development Agreement ("Supplementary Development Agreement") executed on **25.08.2021**, and duly registered at the office of the Joint Sub-Registrar, Borivali Taluka, under Serial No. BRL-3-7551-2021 on 25.08.2021, the same were recorded by the parties thereto.
- J. Under the aforesaid circumstances, Promoters herein being the Developers under the said Redevelopment Agreement and the said Supplementary Agreement is developing the said property.
- K. The Promoter has proposed to construct a building known as "Sai Krupa Chs. Ltd. - Redeveloped" (**ONE Borivali**) consisting of Basement + Ground + First + Second As Hospital, Third, Fourth & Fifth Podium As Parking, & Sixth to Part 31 upper floors as Residential building and the tower parking (hereinafter referred to as "THE SAID PROJECT").



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L. The Promoters have prior to execution hereof obtained various permissions, sanctions, approvals from various competent authorities with respect to the redevelopment of the said property, which are as follows: -




i. Intimation of Disapproval (I.O.D.) dated 03.12.2021 & 31.12.2021 under reference **No. File No.**
CHE/WSII/0629/R1/337(NEW)/337/3/Amend issued by Mumbai Municipal Corporation of Greater Mumbai. A copy of the said IOD, is annexed hereto and marked as **ANNEXURE - "C"**.

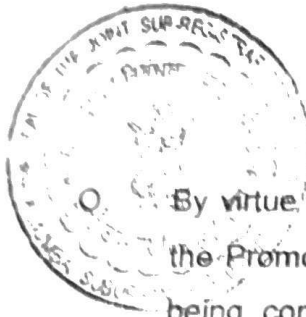
ii. No Objection Certificate from Mumbai Fire Brigade, Municipal Corporation of Greater Mumbai issued on 31.03.2021 bearing no. CHE/WSII/0629/R1/337(NEW)/CFO/1.

iii. Commencement Certificate (CC) issued on 12.10.2022 bearing No. CHE/WSII/0629/R1/337(NEW)/FCC/1/Amend, for Basement + Ground + First + Second As Hospital, Third, Fourth & Fifth Podium As Parking, & Sixth to Part 31 upper floors as Residential building. is annexed hereto and marked as **ANNEXURE - "D"**

M. The Promoters have entered into a standard Agreement with an Architect registered with the Council of Architects, being **Mr.Kalpesh Shah** and such Agreement is as per the Agreement prescribed by the Council of Architects;

N. The Promoter has appointed a structural Engineer being **M/s Adharshilla Consultants, Mr.Samarth Agarwal** for the preparation of the structural design and drawings of the buildings and the Promoters accept the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

For OSHO Developers.	Buyer	Buyer.
 Partner Shri. Ashik Bhuta.	 Shri. Hasmukhbhai Chaturbhai Patel	 Smt. Hansaben Hasmukhbhai Patel



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By virtue of the above referred Development Agreement and Power of Attorney the Promoter has sole and exclusive right to sell the units in the new building/s being constructed by the Promoters on the said property and to enter into Agreement/s with Allottee/s and to receive the sale consideration in respect thereof;

- P. On demand from the Allottee/s, prior to the execution hereof, the Promoter has given full and free inspection of all the documents relating to the title, the permissions, plans, designs and specifications prepared by the Promoters' Architects and sanctions in respect of the said Real Estate Project and of such other documents as are specified under the Real Estate (Regulation & Development) Act 2016, and rules and regulations made thereunder and the Allottee/s has/have represented to the Promoters that the Allottee/s has/have verified the same with the website which has been put up by the Real Estate Authority under RERA. The Allottee/s expressly confirm that he/she/they has/have agreed to enter into this contract based upon verification and satisfaction aforesaid permission, plans and sanctions only and not based upon any information contained in the notice advertisement or prospectus, or on the basis of any model apartment, plot or building as the case may be.
- Q. The authenticated copies of Certificate of Title dated 08/03/2022 issued by Adv.R.B.Khanolkar is annexed hereto and marked as ANNEXURE - "E".
- R. The authenticated copies of the plans i.e. location plan, layout plan, block plan, floor plan together with its specifications as approved by the concerned local Authority have been annexed hereto and marked as ANNEXURE - "F".
- S. The authenticated copy of the Property Card issued on 30th April 2016 with respect to the said property shows the name of Sai Krupa Cooperative Housing



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Society Limited as the owner of the said property and has been annexed here to and marked as ANNEXURE - "G".

- T. While sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.
- U. The Promoters have accordingly obtained Commencement Certificate (CC) for the purposes of commencing construction of the said building/s in accordance with the said proposed plans.
- V. The Allottee/s has/have applied to the Promoter for allotment of a Flat/Commercial Unit No. 1702 on 17TH floor situated in the to be constructed building Project, along with One Car parking space.
- W. The Carpet Area of the said Flat is 64.10 carpet area in square meters and "Carpet Area" means the net usable floor area of a flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said flat/~~commercial premises~~ for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the apartment.
- X. The Parties relying on the confirmations, representations and assurances of each other, faithfully abide by all the terms, conditions and stipulations contained in this



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Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

- Y. Prior to the execution of these presents, the Allottee/s have paid to the Promoters, a sum of Rs. 14,25,000/- (Rupees Fourteen Lakhs Twenty Five Thousand Only.), being part payment of the sale consideration of the Flat agreed to be sold by the Promoters to the Allottee/s as advance payment or Application Fee (the payment and receipt whereof the Promoters both hereby admit and acknowledge) and the Allottee/s have agreed to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing.
- Z. The Promoters have registered the Project under the provisions of the Act with the Real Estate Regulatory Authority under the provisions of Real Estate (Regulation & Development) Act, 2016 ("RERA") at Maharashtra under No. P51800034596 authenticated copy showing registration is attached in ANNEXURE - "H".
- AA. Under section 13 of the said Act, the Promoters are required to execute, a written Agreement for sale of said flat with the Allottee/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoters hereby agree to sell and the Allottee/s hereby agree/s to purchase the (Flat/Flats) and the puzzle/cantilever/stack parking in the podium area and /or in the tower parking as shown in the plan. Further Developer has declared that the Basement Parking area has been earmarked exclusively for the Hospital. The resolution thus passed by the society is attached as ANNEXURE - "I"



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

1. It is agreed between the parties hereto that all the recitals of this Agreement shall form part and parcel of the operative part of this Agreement and shall be read accordingly.
2. The Promoters as aforesaid have demolished old structures standing on the said property and have obtained IOD Dated **03.12.2021** & as amended on **30.12.2021** and shall construct a building known as "Sai Krupa Chs. Ltd. - Redeveloped" (ONE Borivali) consisting of basement, podium tower parking, with ground plus 31 upper floors (said Building) on the said Plot more particularly described in the Schedule hereunder written in accordance with the plans, designs, specifications, etc., approved by the concerned local authority and which have been seen and approved by the Allottee/s with only such variations and modifications as the Promoters may consider necessary or as may be required by the concerned local authority or the Government to be made in it. Provided, however, such modification/variation shall not affect the area, location, and/or view of the said Flat agreed to be purchased by the Allottee/s. The said Plot and the said Building shall unless referred to independently be hereinafter collectively referred to as "**the said Property**".
3. The Allottee/s confirm/s that if the building, in which the Allottee/s has/have agreed to acquire the premises, are completed earlier than other wings on the said Property, the Promoters then will be entitled to utilize F.S.I. whether T.D.R. or any other benefits or otherwise, which may be available on the said property, or any part thereof or any adjoining property or properties as the case may be.
4. The Allottee/s hereby agree/s to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee/s, one flat/~~commercial unit~~/Shop bearing



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No. 1702 admeasuring 690.00sq.ft.		

hereinafter referred to as the "said Flat/Unit/Shop") together with allotment of ONE no. of podium Stack / Mechanical Tower Car parking bearing (hereinafter the said car parking space and to be allotted the final number as per the lucky draw) "Said Car Parking Space" (The said Flat and the Car Parking Space shall unless referred to independently be hereinafter collectively referred to as the "SAID PREMISES") and more particularly described in the Schedule hereunder written and delineated by RED colour boundary line on the floor plan thereof hereto annexed as ANNEXURE "J" for the lumpsum consideration of Rs.1,34,55,000/- (Rupees One Crore Thirty Four Lakhs Fifty Five Thousand Only.) to be paid by the Allottee/s to the Promoters in the manner hereinafter appearing. The said lumpsum consideration also includes the proportionate price of the common areas and facilities appurtenant to the said Flat/~~commercial unit~~, but not inclusive of other charges as mentioned in the Clause 22 a, b & c hereunder amounting to Rs.2,91,450.00 (Rupees Two Lakhs Nine One Thousand Four Hundred Fifty Only.) which shall be paid over and above the abovementioned flat cost amount. The nature, extent and description of the common/limited common areas and facilities are shown on the plan annexed hereto and more particularly described in the hereunder written.

5. The Allottee/s has/have paid to the Promoters on or before the execution of this agreement, a sum of Rs. 14,25,000/- (Rupees Fourteen Lakhs Twenty Five Thousand Only.), as and by the way of earnest money and hereby agrees to pay to the Promoters the balance amount (exclusive of all fees, charges, taxes, levies, stamp duty etc. and other amounts as specifically mentioned herein) of Rs.1,20,30,000/- (Rupees One Crore Twenty Lakhs Thirty Thousand Only) in the following manner:



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		Amount:
Total Consideration		1,34,55,000
Booking Amount	10	13,45,500
Within 30 Days Of Booking	10	13,45,500
Completion Of Plinth	10	13,45,500
Completion Of Slab 3	5	6,72,750
Completion Of Slab 6	5	6,72,750
Completion Of Slab 9	5	6,72,750
Completion Of Slab 12	5	6,72,750
Completion Of Slab 15	5	6,72,750
Completion Of Slab 18	5	6,72,750
Completion Of Slab 21	5	6,72,750
Completion Of Slab 24	5	6,72,750
Completion Of Slab 27	5	6,72,750
Completion Of Slab 30	2.5	3,36,375
All RCC Complete	2.5	3,36,375
Brickwork & Plaster	5	6,72,750
Door Frames & Windows	5	6,72,750
Plumbing & Electrification	5	6,72,750
Possession Notice	5	6,72,750
Total Consideration		1,34,55,000
And Following Payment To Be Paid, Before Possession		
Rs.125/- PSF Towards Legal Cost		86250
Rs.180/- PSF Towards Development Cost		124200
Rs.81,000/- Deposits Related Expenses.		81000
		2,91,450



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if any, or ask for the compensation from the M.C.G.M or any other concerned authorities upto the new building is transferred by the Deed of Conveyance or any other documents of transfer of the said plot and (b) the Allottee/s has/have accorded his/her/their irrevocable consent to the Promoters whereby the Promoters shall be entitled to make any variations, alterations, amendments or deletions to or in the scheme of development of the Property / Land, relocate/realign service and utility connections and lines, open spaces, parking spaces, recreation areas and all or any other areas, amenities and facilities as the Promoters may deem fit in its sole discretion and/or to the Sanctioned Plans (from time to time) upto the execution of the Deed of Conveyance of the said new Building in favor of the society to be formed. All the above respective payments shall be made to the Promoters within seven days of the due date notwithstanding the Allottee/s not having received any intimation in writing to make payment of the same. The Allottee/s shall make all payments of the consideration amount due and payable to the Promoters through an account payee cheque / demand draft / pay order / wire transfer / any other instrument drawn in favor of the Promoters.

12. Time is essence for the Promoters as well as the Allottee/s. The Promoters shall abide by the time schedule for completing the project and handing over the premises to the Allottee/s and the common areas to the association of the Allottee/s after receiving the Occupation Certificate (OC) or the Building Completion Certificate (BCC) or both, as the case may be. Similarly, the Allottee/s shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement ("Payment Plan").
13. In accordance with the provisions of the Income Tax Act 1961, the Allottee/s is/are under obligation to deduct the TDS at the rate as applicable in law of the consideration amount and the Allottee/s shall deduct at the rate as applicable in law at the time of payment of each instalment and pay the same to the Government



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which area has been sanctioned by the MCGM for parking vehicles or alter them as per practical convenience. The Allottee/s is/are also aware that the Promoters shall allot to some other Allottee/s and members of the society to be formed as an amenity by way of an additional amenity the exclusive right to park vehicles / cars in the parking tower for parking of vehicles, as shown in the plan hereto. These exclusive rights to park vehicles / car as aforesaid are both inheritable and transferable and will stand attached to the said premises the same being an amenity attached to the said premises and the same shall not be transferred by the Allottees otherwise than with the transfer of the said premises. The Allottee/s agree/s and undertake/s to support any further exclusive rights to park that may be created by the Promoters herein in favour of the other Allottee/s which may be hereinafter made without any objection whatsoever and also agree/s and undertake/s not to object to and to specifically vote in favour of such exclusive rights in any resolutions that may be put up for passing in the General Body Meetings or Managing Committee Meeting of the said Society to be formed or otherwise in any other meeting. The Allottee/s is/are aware that exclusive parking rights for basement area has been allotted to commercial hospital user and the society has passed the same by their Resolution dated September 15, 2021 copy attached as ANNEXURE "J". The Allottee/s is/are aware that specifically relying on the aforesaid assurances and undertakings, the Allottee/s is/are specifically granted exclusive rights to park as stated herein. This Agreement shall be treated as an irrevocable consent to the Promoters granting such exclusive rights to other Allottee/s and members of the said society to be formed.

27. It is agreed further that the irrevocable consent given herein shall be treated as an affirmative vote of the Allottee/s and the Allottee/s would be deemed to have assented to any resolution put up by the society to be formed or Managing Committee or body referred to hereinabove.

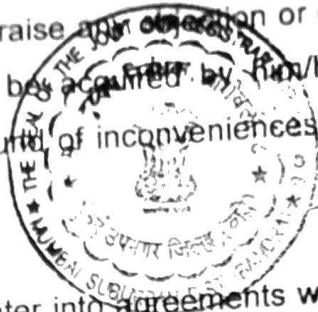
28. The Allottee/s is/are aware that the price of the units is fixed and the same shall be as per the price list attached herewith and the same shall be payable in full at the time of the allotment of the units and the same shall be subject to the provisions of the bye-laws of the society to be formed and the same shall be subject to the provisions of the bye-laws of the society to be formed and the same shall be subject to the provisions of the bye-laws of the society to be formed.

29. The Promoters shall be entitled to make use of the parking tower for parking of vehicles, as shown in the plan hereto. The Allottee/s is/are aware that the same shall not be transferred by the Allottees otherwise than with the transfer of the said premises. The Allottee/s agree/s and undertake/s to support any further exclusive rights to park that may be created by the Promoters herein in favour of the other Allottee/s which may be hereinafter made without any objection whatsoever and also agree/s and undertake/s not to object to and to specifically vote in favour of such exclusive rights in any resolutions that may be put up for passing in the General Body Meetings or Managing Committee Meeting of the said Society to be formed or otherwise in any other meeting.

30. It is hereby agreed that the Allottee/s is/are aware that the same shall not be transferred by the Allottees otherwise than with the transfer of the said premises. The Allottee/s agree/s and undertake/s to support any further exclusive rights to park that may be created by the Promoters herein in favour of the other Allottee/s which may be hereinafter made without any objection whatsoever and also agree/s and undertake/s not to object to and to specifically vote in favour of such exclusive rights in any resolutions that may be put up for passing in the General Body Meetings or Managing Committee Meeting of the said Society to be formed or otherwise in any other meeting.

31. The Allottee/s is/are aware that the same shall not be transferred by the Allottees otherwise than with the transfer of the said premises. The Allottee/s agree/s and undertake/s to support any further exclusive rights to park that may be created by the Promoters herein in favour of the other Allottee/s which may be hereinafter made without any objection whatsoever and also agree/s and undertake/s not to object to and to specifically vote in favour of such exclusive rights in any resolutions that may be put up for passing in the General Body Meetings or Managing Committee Meeting of the said Society to be formed or otherwise in any other meeting.

28. The Allottee/s shall not be entitled to raise any objection or claim any abatement in price of the premises agreed to be acquired by him/her/their/any compensation or damage on the ground of inconveniences whatsoever.

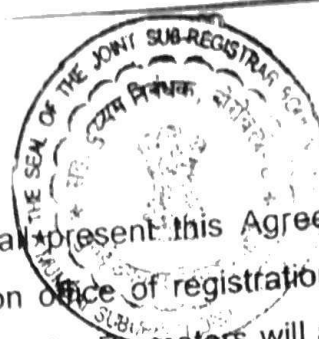


or any other ground	
26/03/2023	33/3/23

29. The Promoters shall be entitled to enter into agreements with other Allottee/s on such terms and conditions of the agreements as the Promoters may deem fit without affecting or prejudicing the rights of the Allottee/s in the flat/commercial unit etc. under this agreement.

30. It is hereby expressly agreed that the Promoters shall, notwithstanding anything contained in this agreement, be entitled to sell the flat/commercial unit and allot exclusive user of open spaces/basement/podium/tower parking or portion thereof etc. in the new proposed building and other structures on the said plot for commercial/residential user or parking or for any other permissible user in that behalf in such manner and on such terms and conditions as the Promoters may deem fit without affecting or prejudicing the rights of the Allottee/s in the premises under this agreement. The Allottee/s shall not object to and hereby give his/her/their/its irrevocable consent to the Promoters allotting, selling or otherwise dealing with parking spaces, and such allotment sale etc. shall be binding on the Allottee/s.

31. The Promoters shall endeavor to hand over possession of the said premises to the Allottee/s on or before December 2025 subject to what is otherwise stated herein. If the Promoters fail and neglect to give possession of the said premises on the aforesaid date or any such date as may be extended by mutual consent then the Allottee/s shall have the option to terminate this agreement after giving 120 days notice in writing thereupon the Promoters shall be liable to refund to the Allottee/s within 180 days the amount received by him/her/their in respect of the said



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75. The Allottee/s and/or Promoters shall present this Agreement as well as the conveyance at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoters will attend such office and admit execution thereof.

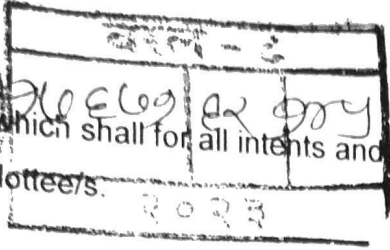
76. That all notices to be served on the Allottee/s and the Promoters as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s or the Promoters by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Shri. Hasmukhbhai Chaturbhai Patel & Smt. Hansaben Hasmukhbhai Patel.
Room No A/304, Shree Gananayak CHS, Near Charkop Police Station, Charkop,
Sector 2, Kandivali(West), Mumbai: 400067
Notified Email ID: hasmukhpatel304@yahoo.com

OSHO Developers.
OSHO, Plot 1534, New Link Road.
Borivali (W). Mumbai 400091.
oshodeveloper@gmail.com / ashikbhuta@hotmail.com

It shall be the duty of the Allottee/s and the Promoters to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoters or the Allottee/s, as the case may be.

77. That in case there are Joint Allottees all communications shall be sent by the Promoters to the Allottee whose name appears first and at the address given by



him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

IN WITNESS WH
hands and seals t
SIGNED, SEALE
By the within nam
M/S OSHO DEVE
Through its part
Mr Ashik Bhuta

Signature: _____
In the presence
SIGNED, SEAL
By the within na

(1) Shri. H

Signature: _____

(2) Smt. I

Signature: _____
In the prese

- 1.
- 2.

78. The Permanent Account Numbers of the parties hereto are as under:

NAME	PERMANENT A/C. NO.
A. OSHO Developers	AABFO2984J
B. ALLOTTEE/S	
(1) Shri. Has nukhbhai Chaturbhai Patel	AONPP3709C
(2) Smt. Han saben Has mukhbhai Patel	AONPP3710K

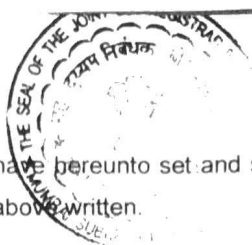
THE FIRST SCHEDULE ABOVE REFERRED TO

All that pieces and parcels of land along with building standing thereon bearing F. P. No. 298 & 301 of TPS –Borivali No. III, Ram Mandir Road, Babhai, Borivali comprising admeasuring approximately 1416.10 sq.mtrs and 1339 sq.mtrsSq. Mtrs. F. P. No. 298 & 301 of TPS –Borivali No. III, Ram Mandir Road, Babhai, Borivali (W), Mumbai- 400 091, in the Registration District and Sub-District of Mumbai City and Suburban

THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT Residential Premises being Flat No. 1702 admeasuring 690.00sq. ft. carpet area (inclusive of the additional area purchased by him/her/them) on the 17TH floor of Building known as SAIKRUPA Co-Operative Housing Society Limited. Redeveloped – ONE Borivali, F. P. No. 298 & 301 of TPS –Borivali No. III, Ram Mandir Road, Babhai, Borivali admeasuring approximately 1416.10 sq.mtrs and 1339 sq.mtrs. comprising of F. P. No. 298 & 301 of TPS –Borivali No. III, Ram Mandir Road, Babhai, Borivali (W), Mumbai- 400 091, lying and being at Village Borivali, Taluka Borivli in Mumbai Suburban District.

For



96669 E3 984

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED)

By the within named : THE _____)

M/S OSHO DEVELOPERS)

Through its partner)

Mr. Ashik Bhuta.)

Signature: _____)

In the presence of:)

SIGNED, SEALED AND DELIVERED)

By the within named :

(1) Shri. Hasmukhbhai Chaturbhai Patel

Signature: seebatu seebatu

PHOTO



LEFT HAND THUMB IMPRESSION



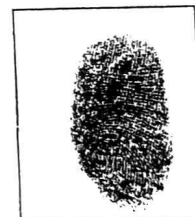
LEFT HAND THUMB IMPRESSION



PHOTO



LEFT HAND THUMB IMPRESSION



(2) Smt. Hansaben Hasmukhbhai Patel

Signature: H.H. Patel

In the presence of:

1. [Signature]
2. [Signature]

Received Original Agreement

X seebatu

X H.H. Patel

For OSHO Developers.	Buyer	Buyer.
	<u>seebatu</u> Shri. Hasmukhbhai	H.H. Patel Smt. Hasmukhbhai

properly served or

under:
A/C. NO.

709C
710K

ereon bearing F.
rivali comprising
F. P. No. 298 &
umbai- 400 091,

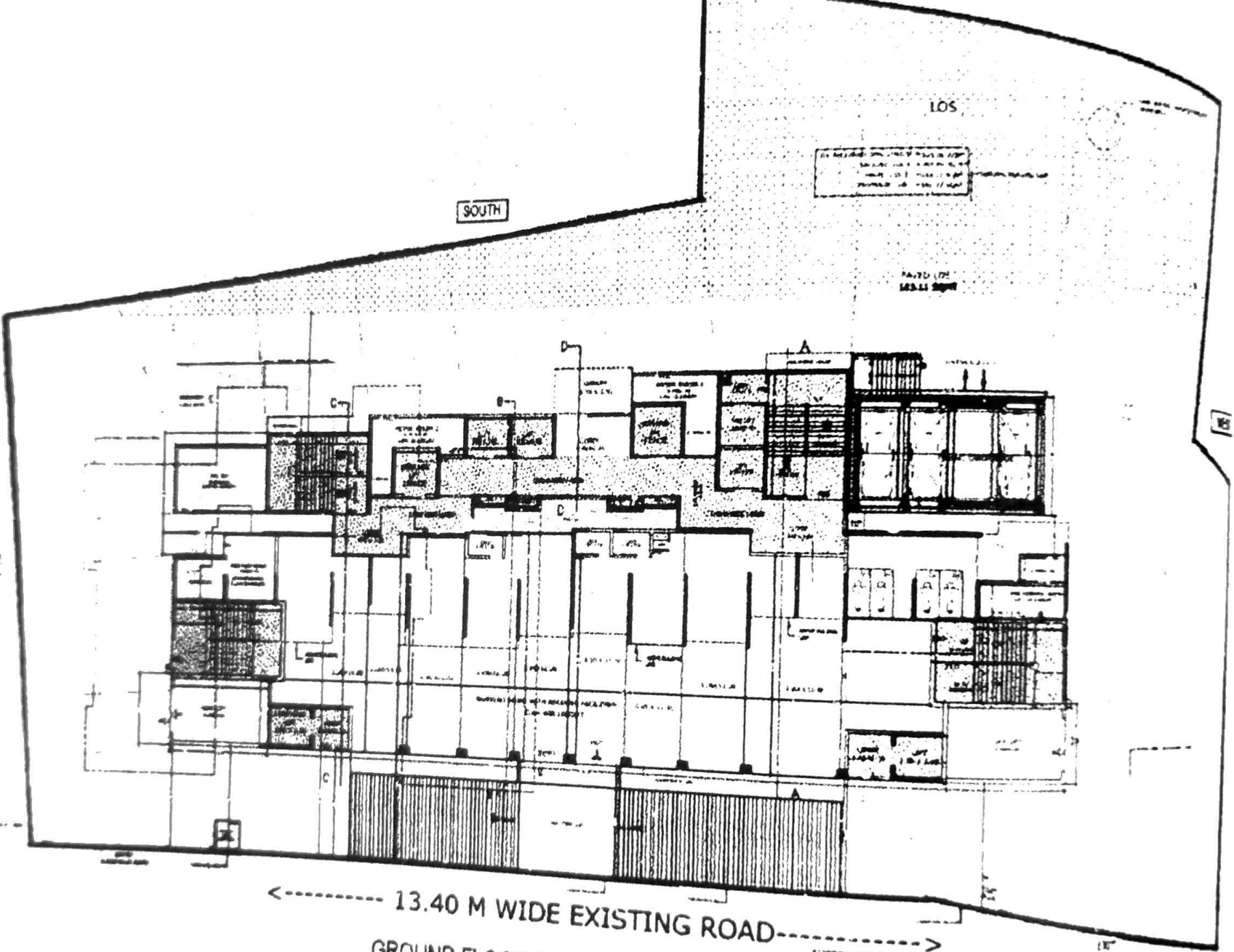
ng 690.00sq. ft.
er/them) on the
Society Limited.
lil, Ram Mandir
nd 1339 sq.mtrs.
ir Road, Babhai,
TalukaBorivli in



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LIST OF ANNEXURES

- ANNEXURE A - Plan with Boundary Line in Red
- ANNEXURE B - Society Resolution Dated 2nd October, 2011
- ANNEXURE C - IOD
- ANNEXURE D - CC
- ANNEXURE E - Title Certificate
- ANNEXURE F - Approved Plan Copy
- ANNEXURE G - P.R. Cards
- ANNEXURE H - RERA Certificate
- ANNEXURE I - Parking Basement for Hospital Society Resolution
- ANNEXURE J - Floor Plan with Red Boundary Marking
- ANNEXURE K - Amenities List



LOS

SOUTH

PAVED 17%
SLOPE 1:100

←----- 13.40 M WIDE EXISTING ROAD ----->

GROUND FLOOR PLAN
SCALE 1:100

NORTH

1:100
S. JONH WICK 1947E

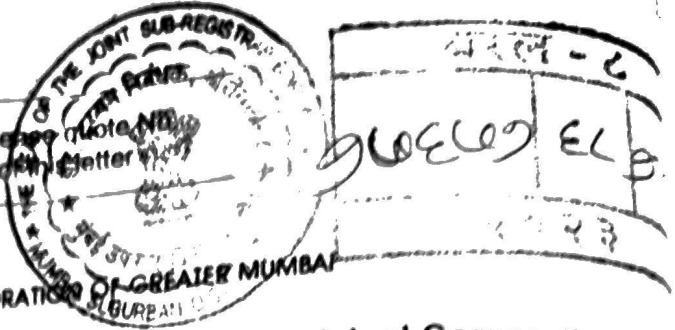
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Form _____
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in replying please quote No. and date of this letter



MUNICIPAL CORPORATION OF GREATER MUMBAI



Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, amended up to date.

No. CHEWSII/0629/R1/337
(NEW)/IOD/1/Amend

Municipal Office,
Mumbai

MEMORANDUM

To
SHRI ASHIK BHUTA PARTNER OF M/S. OSHO DEVELOPERS CA TO SAI KRUPA CHSL
Osho plot no. 1534/A of Devidas Lane, Extension new Link road, Borivali West Mumbai-400092.

With reference to your Notice 337 (New), letter No. 592 dated. 21/8/2017 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed redevelopment of the building on plot bearing F.P No. 298 & 301 in TPS III of Village Borivali at Borivali West Mumbai-400092. CTS/CS/FP No. F.P No. 298 & 301 furnished to me under your letter, dated 21/8/2017. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to-date, my disapproval by reasons thereof :-

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

- 1 That the Janata Insurance Policy shall not be submitted.
- 2 That the requisitions of Regulation No. 49 of DCPR-2034 shall not be complied with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work
- 3 That the work shall not be carried out between 06 A.M. to 10 P.M. of notification issued by Ministry of Environment and Forest department dated 14.2.2000 and Rules framed for noise pollution (Regulation & Control) Rules 2000 shall not be duly observed.
- 4 That the Board shall not be displayed showing details of proposed work, name of Owner, Developer, Architect, R.C.C. consultant etc.
- 5 That the Remarks, design, planning etc. from the respective consultant shall not be submitted for following: a Structural design & plan showing the structural details for the proposed building.
- 6 That the Indemnity Bond indemnifying the corporation and its officers against any claims that may arise in future on title of the land shall not be submitted.
- 7 That the NOC from Collector (M.S.D)/N.O.C. for Royalty/filling of land shall not be obtained and the



2021-22

2021-22	2021-22	2021-22
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No. 23

CHE/MCGM/0629/R1/337
(NLW)/IOD/1/Amend

requisitions mentioned therein shall not be complied with.

- 8 That the following consultant shall not be appointed for the work and their appointment and acceptance letter along with their licensed copy, identification and PAN card shall not be submitted before CC A) Structural Engineer B) Site Supervisor.
- 9 That the remarks from concerned authorities /empanelled consultant for (a) S.W.D (c) Extra water Sewerage charges d) Tree Authority/Horticulturist e) Fire Fighting Provisions h) Hydraulic Engineer i) PCO etc. shall not be submitted before C.C.
- 10 That the adequate safeguards should not be employed for preventing dispersal of (dust) particles/ particles through the Air (or even otherwise) & adequate record shall not be maintained & uploaded for every single trip for disposal of C&D waste, at the time of loading the C&D waste in vehicle, after loading the C&D waste in the vehicle during the hauling.
- 11 That all the conditions in the NOC u.no. Dated. from SWM department obtained online in response to application under no. P-7854/2021/(601)/R/C Ward/FP/IOD/1/New, dated - to transport & deposit / dump / level the C & D Waste at only designated unloading site -shall not be complied with.
- 12 That the construction site & landfill site shall not be inspected by the Licensed Architect/ Licensed Engineer, the compliance report thereof shall not be uploaded, any breach in respect of the same will not entail the cancellation of the building permission or the IOD & the work will not be liable to be stopped immediately
- 13 That the construction is being permitted with a condition that the debris shall not be deposited on pre-identified site with due consent / NOC of the land owner.
- 14 That the probable quantity of C&D Waste should not be indicated in advance prior to commencement of work & in case the quantity is within 20 MT for small generators, the C&D Waste shall not be disposed off in accordance with the 'debris on call system'; details thereof shall not be submitted to that effect.
- 15 That C&D Waste of large scale above 20 MT shall not be disposed off as per Waste management plan approved online & as per Construction and Demolition Waste Management Rules 2016.
- 16 That in the event the consent given by the disposal site owner / authority is revoked for any reasons and/ or in the event the time limit during which disposal site was available gets expired, the relevant construction activity shall not be stopped & shall not abide show cause notice & till such time Waste Management Plan/ Debris Management plan is not amended to provide the new site for dumping of C&D Waste and got approved online, construction work shall not be recommenced.
- 17 That the valid Bank Guarantee of Rs.5,00,000.00/- shall not be furnished solely for the purpose of ensuring compliance of the conditions in the Waste Management Plan/ Debris Management Plan approved by SWM department of MCGM, till grant of full Occupation Certificate
- 18 That all the conditions in the orders of Hon'ble Supreme Court of India dated 15.03.2018 in the case of MCGM vs. Union of India shall not be complied with
- 19 That any officer of MCGM/ Monitoring Committee shall not be entitled to inspect the record of grant of IOD, visit & inspect landfill sites, as well as, MCGM Officers/ Monitoring Committee shall not be entitled to bring to the notice of MCGM any breach in the IOD conditions. The order passed by MCGM on the reported breaches shall not be final & binding
- 20 That the RUT indemnifying MCGM and its officer in failure and hap/hazard in Hydraulic Lift mechanism shall not be submitted. Revised traffic consultants remarks shall not be submitted before grant of

No. CHE/MS/11/0629/R
(NE W/100/1/A)



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[Handwritten Signature]		
2023		

() That proper gutters and down pipes are not intended to be provided to prevent water dropping from the leaves of the roof on public street

() That the drainage work generally is not intended to be executed in accordance with the Municipal requirements

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 2 December day 2023 but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or made under that Act at the time in force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

Executive Engineer, Building Proposals,
Zone, Wards.

SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

2 Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

3 Under Byelaw No. 8 of the Commissioner has fixed the following levels :-

"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth be-

- a) Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street
- b) Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.
- c) Not less than 92 ft. ([TownHall]) above Town Hall Datum.

4 Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.

5 Your attention is further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

6 Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.

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

No. CH/WR/11/0620/1
(NI W/100)/1/Am



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starting the work so as not to contravene at any time the Rules regarding open spaces, light and ventilation of existing structure.

- 22) In case of extension to existing building, blocking of existing windows of rooms deriving light and air from other sides should be done first starting the work.
- 23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- 24) The bottom of the over head storage work above the finished level of the terrace shall not be less than 1.80 mt and not more than 1.80 mt.
- 25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- 26) It is to be understood that the foundations must be excavated down to hard soil.
- 27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- 28) The water arrangement nut be carried out in strict accordance with the Municipal requirements.
- 29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- 30) All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed or highly serving the purpose of lock and the warning pipes of the rabbet pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfection each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.
- 31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- 32) a Louvres should be provided as required by Bye0law No. 5 (b)
b Lintels or Arches should be provided over Door and Windows opening
c The drains should be laid as require under Section 234-1(a)
d The inspection chamber should be plastered inside and outside.
- 33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.



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र नं० CHE/WSII/0629/R1/337 (NEW)/IOD/1/Amend		

Executive Engineer, Building Proposals
Zones wards.

CHE/WSII/0629/R1/337(NEW)/IOD/1/Amend

- Copy To :-
1. KALPESH LAXMIDAS SHAH
79-81, BHAGYODAY BLDG., R-20/21, 3RD FLOOR, NAGINDAS MASTER ROAD, FORT
 2. Asst. Commissioner R/C Ward.
 3. A.E.W.W. R/C Ward,
 4. Dy.A & C. Western Suburb II
 5. Chief Officer, M.B.R. & R. Board R/C Ward .
 6. Designated Officer, Asstt. Engg. (B. & F.) R/C Ward ,
 7. The Collector of Mumbai

✓
Name : VINOD KONDIRAM
KEKAN
Designation : Executive
Engineer
Organization : Personal
Date : 03-Dec-2021 13: 57:57



C-3

MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/WSII/0629/R1/337(NEW)/FCC/1/Amend
OF THE JOINT SUB-REGISTRAR
OF THE TOWN PLANNING AUTHORITY
OF GREATER MUMBAI
NECC/1/Amend
SUBURBAN DISTRICT

COMMENCEMENT CERTIFICATE

To
SHRI ASHIK BHUTA PARTNER OF M/S. OSHO
DEVELOPERS CA TO SAI KRUPA CHSL
Osho plot no. 1534/A of Devidas Lane, Extension
new Link road, Borivali West Mumbai-400092.

Sir,

With reference to your application No. CHE/WSII/0629/R1/337(NEW)/FCC/1/Amend Dated. 21 Aug 2017 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 21 Aug 2017 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. 298 & 301 C.T.S. No. F.P No. 298 & 301 Division Village / Town Planning Scheme No. 2147 situated at Ram Mandir Road / Street in R/C Ward

The Commencement Certificate / Building Permit is granted on the following conditions:--

1. The land vacated on consequence of the 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 commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. 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 Municipal Commissioner for Greater Mumbai 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 conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai 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 or 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 Municipal Commissioner has appointed Shri. SWAPNIL B. PATIL AE BP R-II Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

B. COM., L.L.B.

ADVOCATE HIGH COURT

Shop no. 06, Dattatraya Tower,
Veer Savakar Nagar,
Sant Dyaneshwar Road,
Near Omkar Hotel, Borivali (E),
Mumbai - 400 066

Residence: Plot No. 09 - 'Sawalf', Road No.3,
Abhinav Nagar Co. Op. Hsg. Soc. Ltd.
Abhinav Nagar, Borivali (E),
Mumbai - 400 066.
Tel: 28970261, Mob.9323229842

(Correspondence at Residential address only).
Email: prakashkhanolkar@yahoo.in



बरल - 6		
26/6/23	19/8/21	25/8/21
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To,
MAHARERA

SUB:- Title Clearance certificate with respect to plot of land survey No.12 Hissa no. 4, Plot No. 282 final TPS Plot No. 298, TPS III Borivali admeasuring 1416.10 sq.mt. Final Plot No. 301 TPS III Borivali admeasuring 1339 sq.mt. of Saikrupa CHS Ltd., Situate at Ram Mandir Road, Babhai Naka, Borivali (W) Mumbai 400091 and Osho Developers a Partnership firm having office at "Osho" Plot 1534 A New link Road, Borivali (W) Mumbai 400092. Hereinafter referred to as said plot.

1. I have investigated the title of the said plot on the request of M/s. Osho Developers a partnership Act 1932 having its office at "Osho" Plot 1534A New Link Road Borivali (W) Mumbai 400092. And following documents :-

- Deed of development agreement dt. 19/08/2014 & made between Sai Krupa Co-operative Housing Society Ltd., of the one part and M/s. Osho Developers of the part and registered at Borivali SRO under Sr. no. BVL /7/6752/2014 on 19/08/2014.
- Deed of undertaking dt. 24/08/2021 & made between M/s. Osho Developers of the one part and Nil of the other part and registered at Borivali SRO under Sr. No. BVL /7/7459/2021 on 25/08/2021.
- Deed of supplementary development agreement dt. 25/08/2021 & made between M/s. Osho Developers of the one part and Nil of the other part and registered at Borivali SRO under Sr. No. BVL /7/7551/2021

Prakash Khanolkar
H. N. Patal

R. B. KHANOLKAR

B. COM., L.L.B.

ADVOCATE HIGH COURT

Chambers: Shop no. 06, Dattatraya Tower,
Veer Savakar Nagar,
Sant Dyaneshwar Road,
Near Omkar Hotel, Borivali (E),
Mumbai - 400 066

Residence: Plot No. 09 - 'Sawali', Road No.3,
Abhinav Nagar Co. Op. Hsg. Soc. Ltd.
Abhinav Nagar, Borivali (E),
Mumbai - 400 066.
Tel.: 28970261, Mob.9323229842

(Correspondence at Residential address only).
E-mail: rkbkhanolkar@yahoo.in

To,

MAHARERA



बोरिवली - ६		
२६/६/२०	१९	२०१९
२०२३		

SUB:- Title Clearance certificate with respect to plot of land survey No.12 Hissa no. 4, Plot No. 282 final TPS Plot No. 298, TPS III Borivali admeasuring 1416.10 sq.mt. Final Plot No. 301 TPS III Borivali admeasuring 1339 sq.mt. of Saikrupa CHS Ltd., Situate at Ram Mandir Road, Babhai Naka, Borivali (W) Mumbai 400091 and Osho Developers a Partnership firm having office at "Osho" Plot 1534 A New link Road, Borivali (W) Mumbai 400092. Hereinafter referred to as said plot.

1. I have investigated the title of the said plot on the request of M/s. Osho Developers a partnership Act 1932 having its office at "Osho" Plot 1534A New Link Road Borivali (W) Mumbai 400092. And following documents :-

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- Deed of supplementary development agreement dt. 25/08/2021 & made between M/s. Osho Developers of the one part and Nil of the other part and registered at Borivali SRO under Sr. No. BVL /7/7551/2021

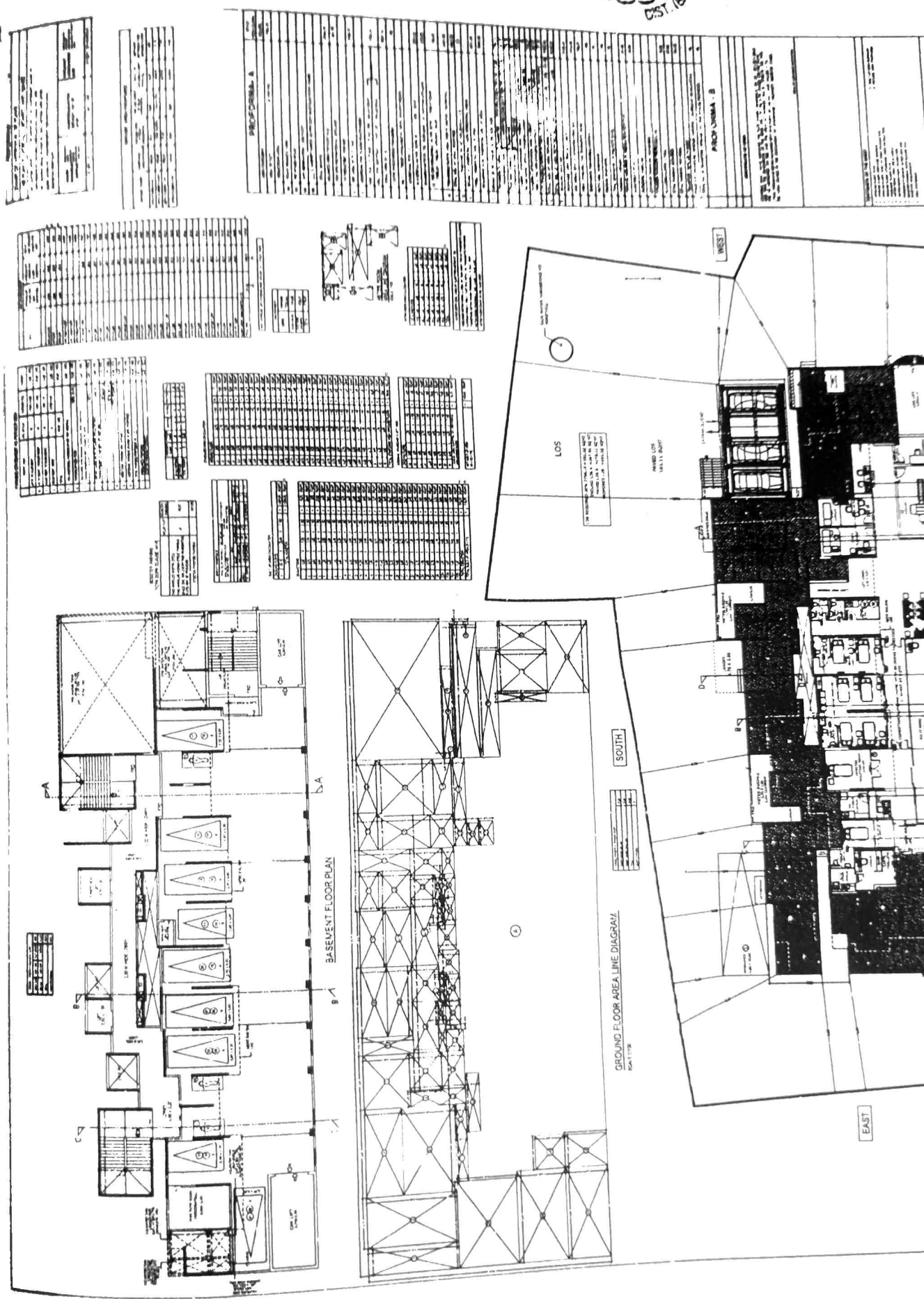
Registered at
09/2021.

er redevelopment
erty. I am of the
rship firm duly
sho Plot 1934A
nd without any
Housing Society

the said land is

HANOLKAR
Advocate
Floor No. 3.
Bharvati (E).
Ph. No. 3325229842
C. No. 1212/1981

2023
DST. (BANGALUR)



FILE NO- CHE/WSR/0629/R1/337(NEW)
PROFORMA-B

SHEET NO 3/15

STAMP OF APPROVAL OF PLANS

THIS PLAN IS DIGITALLY SIGNED AND ISSUED

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO.
CHE/WSR/0629/R1/337(NEW)/337/3/Amend dated 30-12-2021
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH LETTER
ISSUED UNDER NO. CHE/WSR/0629/R1/337(NEW)/3/Amend
SIGNED ON EVEN DATE

MANISH
SHASHIKAN
T JAVANJAL

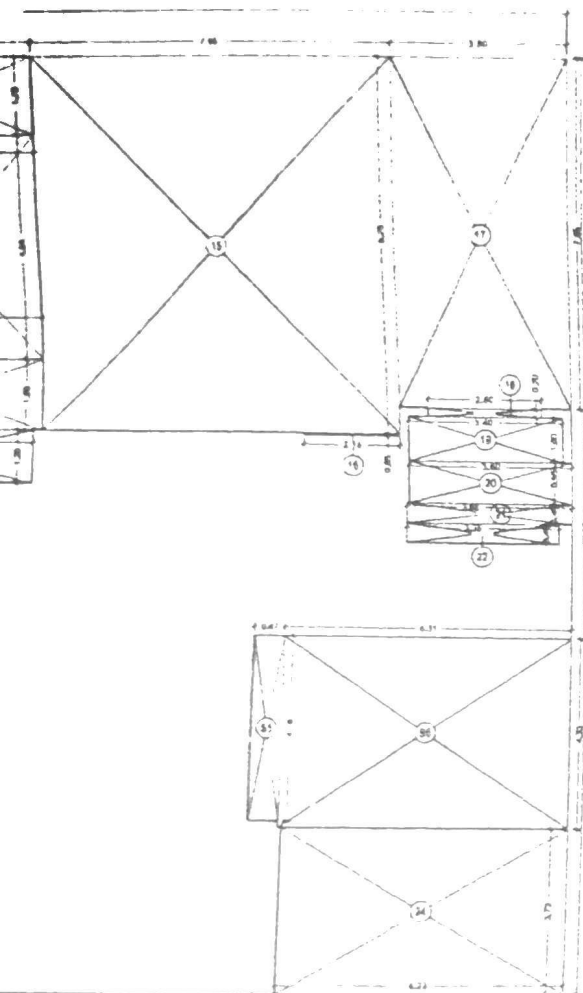
Swarnil Bhagawat Patil
2023 03 27 14:30:44
-05'30'

HANUMANT
SADASHIVRAO BURE

S.E.(B.P.)-5

A.E.(B.P.)-R-II

E.E.(B.P.)-(R WARD-1)



BUILT UP AREA CALCULATION

2ND FLOOR	
A	52.15 X 20.90 X 1 NO = 1089.94 SQ.MT.
TOTAL ADDITION = 1089.94 SQ.MT.	

DEDUCTIONS

1	2.08 X 8.75 X 1 NO = 18.24 SQ.MT.
2	3.75 X 7.70 X 1 NO = 28.88 SQ.MT.
3	2.20 X 1.30 X 1 NO = 2.86 SQ.MT.
4	1.55 X 1.35 X 1 NO = 2.09 SQ.MT.
5	3.58 X 1.08 X 1 NO = 3.88 SQ.MT.
6	4.40 X 1.00 X 1 NO = 4.40 SQ.MT.
7	1.28 X 2.50 X 1 NO = 3.20 SQ.MT.
8	6.65 X 3.15 X 1 NO = 20.85 SQ.MT.
9	4.78 X 3.95 X 1 NO = 18.91 SQ.MT.
10	1.45 X 4.35 X 1 NO = 6.31 SQ.MT.
11	3.50 X 2.20 X 1 NO = 7.70 SQ.MT.
12	4.43 X 4.40 X 1 NO = 19.49 SQ.MT.
13	3.15 X 1.65 X 1 NO = 5.20 SQ.MT.
14	1.60 X 4.40 X 1 NO = 7.04 SQ.MT.
16	7.85 X 8.25 X 1 NO = 64.79 SQ.MT.
16	2.15 X 0.05 X 1 NO = 0.11 SQ.MT.
17	3.80 X 7.88 X 1 NO = 29.97 SQ.MT.
18	2.50 X 0.20 X 1 NO = 0.50 SQ.MT.
19	3.40 X 1.00 X 1 NO = 3.40 SQ.MT.
20	3.50 X 0.98 X 1 NO = 3.43 SQ.MT.
21	3.65 X 0.45 X 1 NO = 1.64 SQ.MT.
22	3.38 X 0.45 X 1 NO = 1.52 SQ.MT.
23	6.94 X 3.73 X 1 NO = 26.04 SQ.MT.
24	8.23 X 3.73 X 1 NO = 30.71 SQ.MT.
D1	1.91 X 1.30 X 1 NO = 2.48 SQ.MT.
D3	2.16 X 1.15 X 1 NO = 2.48 SQ.MT.
D4	1.85 X 1.80 X 1 NO = 3.33 SQ.MT.
D6	2.00 X 1.90 X 1 NO = 3.80 SQ.MT.
D7	2.18 X 0.98 X 1 NO = 2.14 SQ.MT.
D8	1.93 X 1.10 X 1 NO = 2.12 SQ.MT.
ED1	1.86 X 0.45 X 1 NO = 0.84 SQ.MT.
ED2	1.87 X 0.45 X 1 NO = 0.84 SQ.MT.
FD1	1.96 X 0.48 X 1 NO = 0.94 SQ.MT.
FD2	1.97 X 0.45 X 1 NO = 0.88 SQ.MT.
TOTAL DEDUCTION = 74.29 SQ.MT.	
TOTAL BUILT UP AREA (X-1) = 1015.65 SQ.MT.	

STAIRCASE AREA CALCULATION

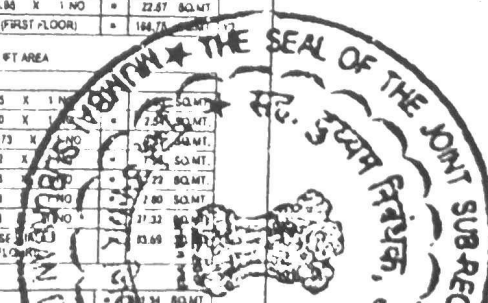
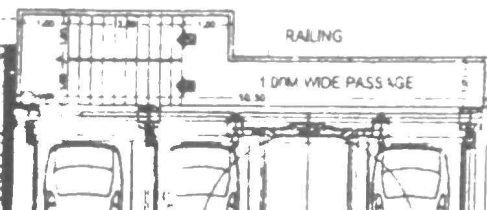
2ND FLOOR	
LL1	1.08 X 2.75 X 1 NO = 2.97 SQ.MT.
LL2	3.88 X 2.15 X 1 NO = 8.35 SQ.MT.
LL3	3.15 X 2.75 X 1 NO = 8.66 SQ.MT.
LL4	2.85 X 4.55 X 1 NO = 12.94 SQ.MT.
LL1	2.38 X 1.00 X 1 NO = 2.38 SQ.MT.
LL2	4.80 X 1.20 X 1 NO = 5.76 SQ.MT.
LL3	1.28 X 2.15 X 1 NO = 2.75 SQ.MT.
LL4	3.08 X 2.90 X 1 NO = 8.93 SQ.MT.
LL5	1.72 X 1.58 X 1 NO = 2.72 SQ.MT.
LL6	0.43 X 1.50 X 1 NO = 0.64 SQ.MT.
LL7	2.28 X 0.85 X 1 NO = 1.94 SQ.MT.
LL8	4.18 X 2.28 X 1 NO = 9.53 SQ.MT.
LL9	2.87 X 2.35 X 1 NO = 6.74 SQ.MT.
LL10	1.48 X 0.20 X 1 NO = 0.29 SQ.MT.
LL11	0.18 X 0.18 X 1 NO = 0.03 SQ.MT.
LL12	1.88 X 0.20 X 1 NO = 0.37 SQ.MT.
LL13	0.28 X 0.85 X 1 NO = 0.24 SQ.MT.
LL14	8.20 X 2.30 X 1 NO = 18.86 SQ.MT.
LL15	0.28 X 0.85 X 1 NO = 0.24 SQ.MT.
LL16	1.87 X 0.20 X 1 NO = 0.37 SQ.MT.
LL17	0.18 X 0.18 X 1 NO = 0.03 SQ.MT.
LL18	1.87 X 0.20 X 1 NO = 0.37 SQ.MT.
LL19	2.18 X 1.06 X 1 NO = 2.30 SQ.MT.
LL20	2.88 X 1.70 X 1 NO = 4.89 SQ.MT.
LL21	1.87 X 2.15 X 1 NO = 4.04 SQ.MT.
LL22	2.28 X 2.80 X 1 NO = 6.38 SQ.MT.
LL23	2.98 X 2.90 X 1 NO = 8.64 SQ.MT.
LL24	4.98 X 1.98 X 1 NO = 9.86 SQ.MT.
LL25	5.13 X 1.20 X 1 NO = 6.16 SQ.MT.
B1	8.98 X 4.55 X 1 NO = 40.86 SQ.MT.
B2	4.28 X 1.70 X 1 NO = 7.28 SQ.MT.
B3	4.38 X 4.85 X 1 NO = 21.24 SQ.MT.
TOTAL STAIRCASE AREA (FIRST FLOOR) = 184.73 SQ.MT.	

INTERNAL STAIRCASE & PASSAGE AREA

2ND FLOOR	
LS	1.80 X 2.25 X 1 NO = 4.05 SQ.MT.
LS	1.85 X 1.30 X 1 NO = 2.41 SQ.MT.
L7	2.55 X 3.73 X 1 NO = 9.51 SQ.MT.
LL20	2.63 X 2.73 X 1 NO = 7.18 SQ.MT.
S4	8.98 X 4.55 X 1 NO = 40.77 SQ.MT.
S6	0.87 X 4.18 X 1 NO = 3.64 SQ.MT.
S8	0.31 X 4.38 X 1 NO = 1.36 SQ.MT.
TOTAL INTERNAL STAIRCASE AND PASSAGE AREA (1ST FLOOR) = 103.65 SQ.MT.	


NET BUILT UP AREA

NET BUILT UP AREA	911.96 SQ.MT.
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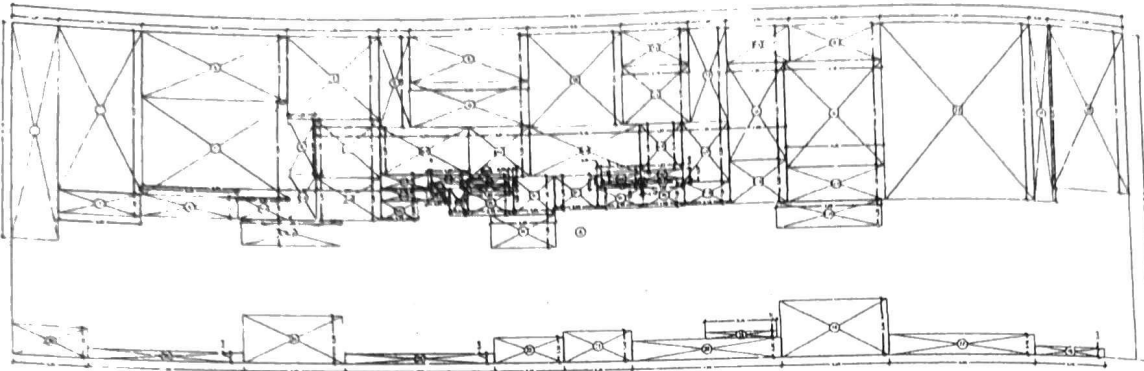
STAMP OF APPROVAL OF PLANS
THIS PLAN IS DIGITALLY SIGNED AND ISSUED

THE HON'BLE APPROVAL TO THE PROPOSED PLAN SAID TO HOLD UNDER THE
CHURCH AND MONASTIC INSTITUTIONS ACT, 1951
THIS DRAWING SHALL BE KEPT IN THE OFFICE WITH THE FILED
RECORDS AND NOT TO BE REPRODUCED OR COPIED WITHOUT THE
APPROVAL OF THE OFFICE

LA (R/P) 83 	Original Blueprint Date 20/03/2014 10:30 AM	DRAWING NO. LA (R/P) 83 SHEET NO. 8/10
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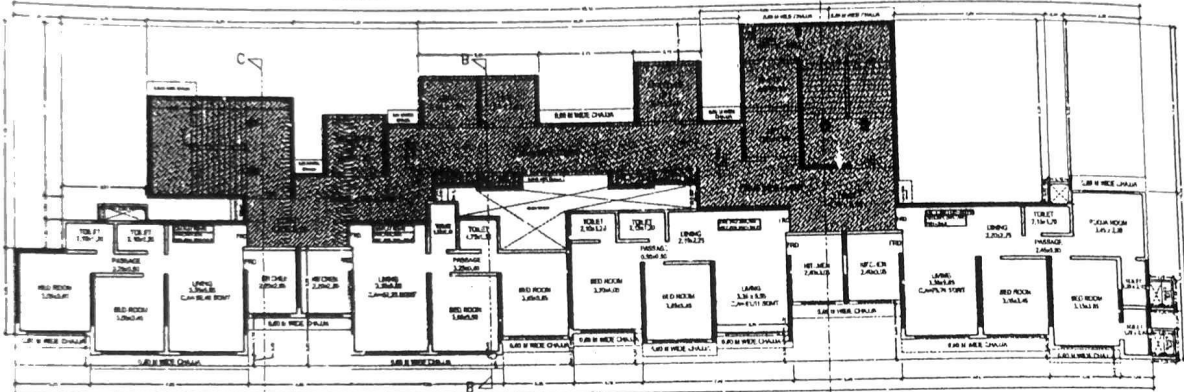
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2	11	1.50	1.50	1.50	1.50
3	12	1.50	1.50	1.50	1.50
4	13	1.50	1.50	1.50	1.50
5	14	1.50	1.50	1.50	1.50
6	15	1.50	1.50	1.50	1.50
7	16	1.50	1.50	1.50	1.50
8	17	1.50	1.50	1.50	1.50
9	18	1.50	1.50	1.50	1.50
10	19	1.50	1.50	1.50	1.50
11	20	1.50	1.50	1.50	1.50
12	21	1.50	1.50	1.50	1.50
13	22	1.50	1.50	1.50	1.50
14	23	1.50	1.50	1.50	1.50
15	24	1.50	1.50	1.50	1.50
16	25	1.50	1.50	1.50	1.50
17	26	1.50	1.50	1.50	1.50
18	27	1.50	1.50	1.50	1.50
19	28	1.50	1.50	1.50	1.50
20	29	1.50	1.50	1.50	1.50
21	30	1.50	1.50	1.50	1.50
22	31	1.50	1.50	1.50	1.50
23	32	1.50	1.50	1.50	1.50
24	33	1.50	1.50	1.50	1.50
25	34	1.50	1.50	1.50	1.50
26	35	1.50	1.50	1.50	1.50
27	36	1.50	1.50	1.50	1.50
28	37	1.50	1.50	1.50	1.50
29	38	1.50	1.50	1.50	1.50
30	39	1.50	1.50	1.50	1.50
31	40	1.50	1.50	1.50	1.50
32	41	1.50	1.50	1.50	1.50
33	42	1.50	1.50	1.50	1.50
34	43	1.50	1.50	1.50	1.50
35	44	1.50	1.50	1.50	1.50
36	45	1.50	1.50	1.50	1.50
37	46	1.50	1.50	1.50	1.50
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40	49	1.50	1.50	1.50	1.50
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42	51	1.50	1.50	1.50	1.50
43	52	1.50	1.50	1.50	1.50
44	53	1.50	1.50	1.50	1.50
45	54	1.50	1.50	1.50	1.50
46	55	1.50	1.50	1.50	1.50
47	56	1.50	1.50	1.50	1.50
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49	58	1.50	1.50	1.50	1.50
50	59	1.50	1.50	1.50	1.50
51	60	1.50	1.50	1.50	1.50
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53	62	1.50	1.50	1.50	1.50
54	63	1.50	1.50	1.50	1.50
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57	66	1.50	1.50	1.50	1.50
58	67	1.50	1.50	1.50	1.50
59	68	1.50	1.50	1.50	1.50
60	69	1.50	1.50	1.50	1.50
61	70	1.50	1.50	1.50	1.50
62	71	1.50	1.50	1.50	1.50
63	72	1.50	1.50	1.50	1.50
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66	75	1.50	1.50	1.50	1.50
67	76	1.50	1.50	1.50	1.50
68	77	1.50	1.50	1.50	1.50
69	78	1.50	1.50	1.50	1.50
70	79	1.50	1.50	1.50	1.50
71	80	1.50	1.50	1.50	1.50
72	81	1.50	1.50	1.50	1.50
73	82	1.50	1.50	1.50	1.50
74	83	1.50	1.50	1.50	1.50
75	84	1.50	1.50	1.50	1.50
76	85	1.50	1.50	1.50	1.50
77	86	1.50	1.50	1.50	1.50
78	87	1.50	1.50	1.50	1.50
79	88	1.50	1.50	1.50	1.50
80	89	1.50	1.50	1.50	1.50
81	90	1.50	1.50	1.50	1.50
82	91	1.50	1.50	1.50	1.50
83	92	1.50	1.50	1.50	1.50
84	93	1.50	1.50	1.50	1.50
85	94	1.50	1.50	1.50	1.50
86	95	1.50	1.50	1.50	1.50
87	96	1.50	1.50	1.50	1.50
88	97	1.50	1.50	1.50	1.50
89	98	1.50	1.50	1.50	1.50
90	99	1.50	1.50	1.50	1.50
91	100	1.50	1.50	1.50	1.50
92	101	1.50	1.50	1.50	1.50
93	102	1.50	1.50	1.50	1.50
94	103	1.50	1.50	1.50	1.50
95	104	1.50	1.50	1.50	1.50
96	105	1.50	1.50	1.50	1.50
97	106	1.50	1.50	1.50	1.50
98	107	1.50	1.50	1.50	1.50
99	108	1.50	1.50	1.50	1.50
100	109	1.50	1.50	1.50	1.50
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118	127	1.50	1.50	1.50	1.50
119	128	1.50	1.50	1.50	1.50
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121	130	1.50	1.50	1.50	1.50
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123	132	1.50	1.50	1.50	1.50
124	133	1.50	1.50	1.50	1.50
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176	185	1.50	1.50	1.50	1.50
177	186	1.50	1.50	1.50	1.50
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182	191	1.50	1.50	1.50	1.50
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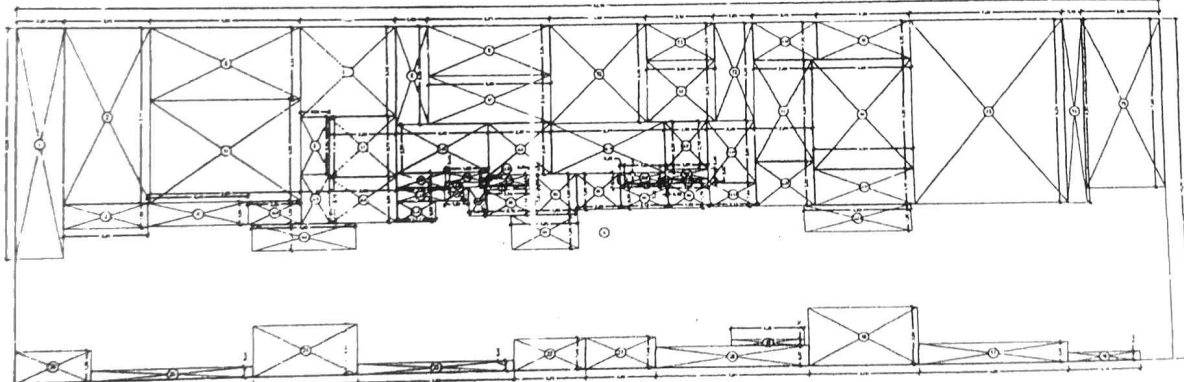
23RD TO 26TH AND 28TH TO 30TH FLOOR AREA LINE DIAGRAM

SCALE 1:100



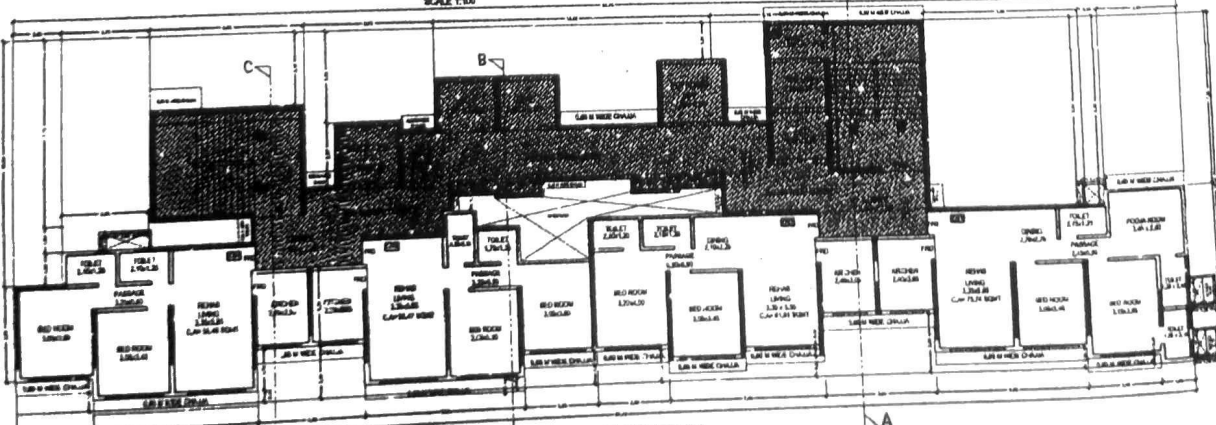
23RD TO 26TH AND 28TH TO 30TH FLOOR PLAN

SCALE 1:100



22ND FLOOR AREA LINE DIAGRAM

SCALE 1:100



22ND FLOOR PLAN

SCALE 1:100

REVISIONS

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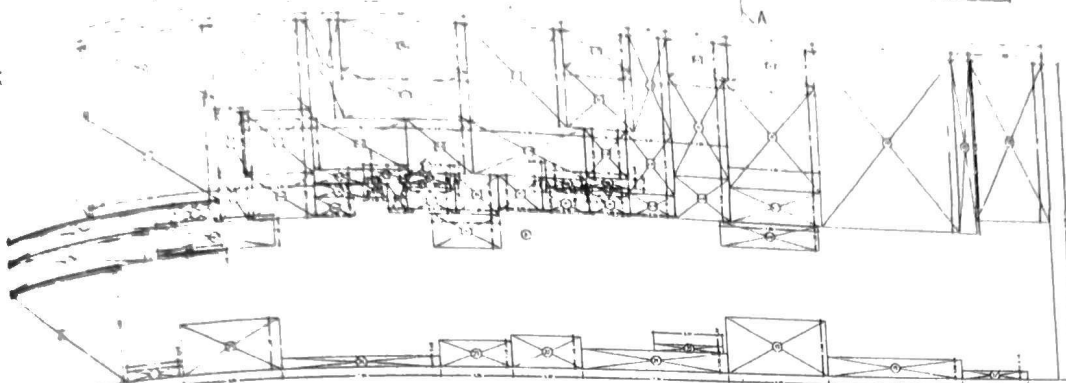
LIST OF MATERIALS

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LENGTHS OF THE SHEET

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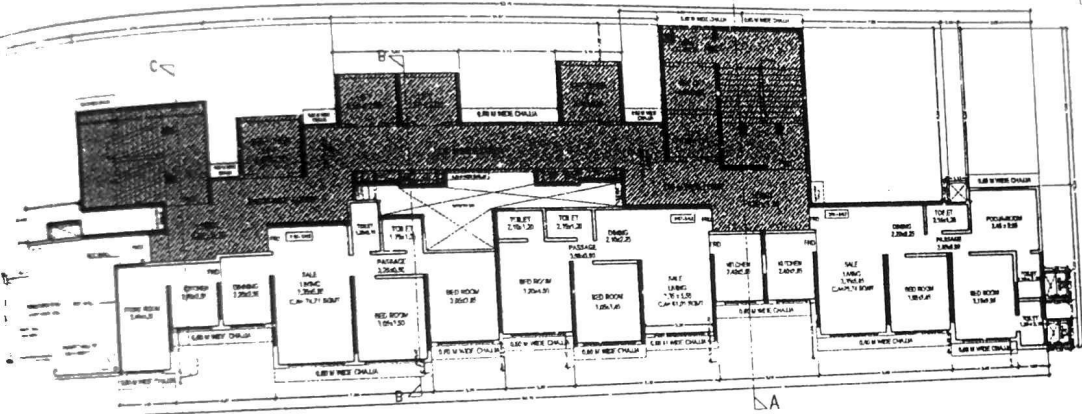
TERRACE FLOOR PLAN



31ST (PART) FLOOR AREA LINE DIAGRAM
SCALE 1:100

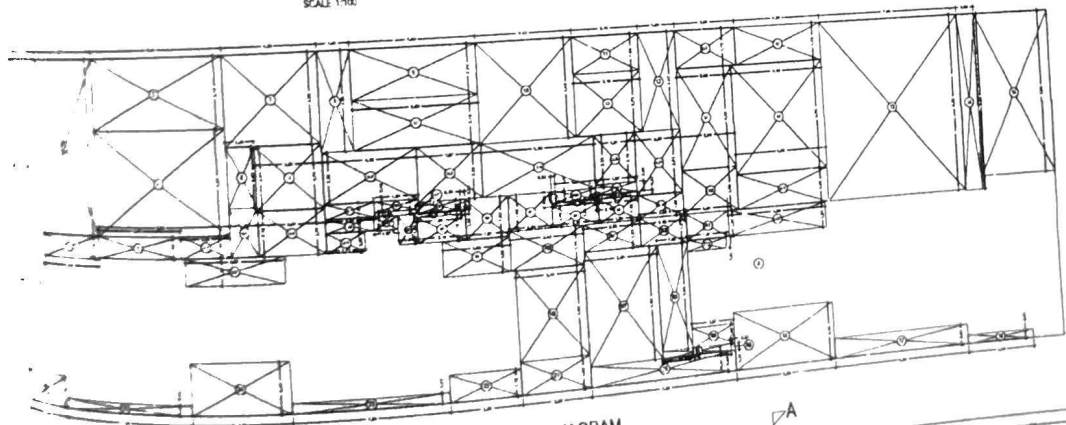
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31ST (PART) FLOOR PLAN
SCALE 1:100

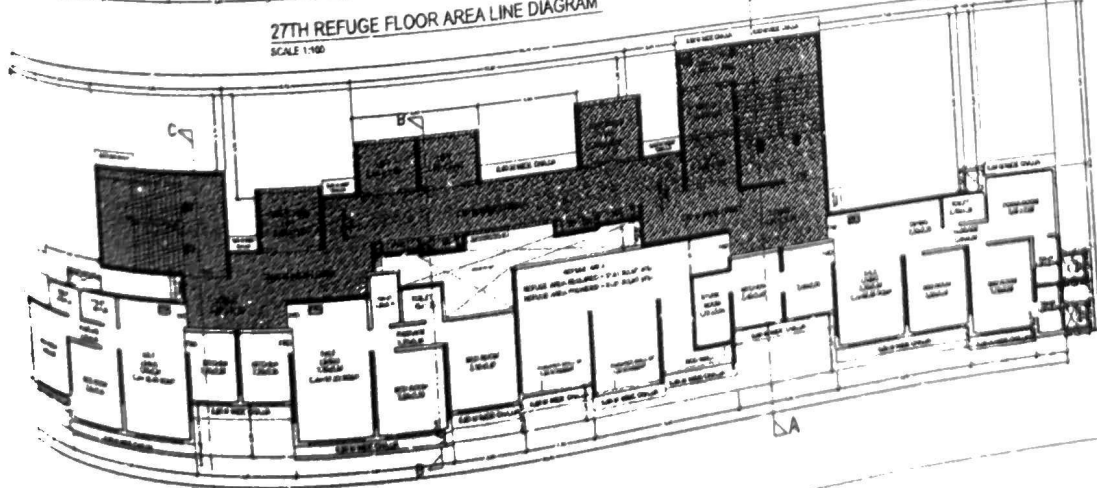


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27TH REFUGE FLOOR AREA LINE DIAGRAM
SCALE 1:100



27TH REFUGE FLOOR PLAN
SCALE 1:100



REFUGE AREA STATEMENT FOR 27TH FLOOR

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CONTENTS OF THE SHEET

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2022	309	979
2023		

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 :
1800034596

Project: **SAI KRUPA CHSL REDEVELOPED**, Plot Bearing / CTS / Survey / Final Plot No.: 298, 301 at Borivali,
Borivali, Mumbai Suburban, 400091;

- Osho Developers** having its registered office / principal place of business at Tehsil: **Borivali**, District: **Mumbai Suburban**, Pin: **400103**.
- 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 (l) 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 11/04/2022 and ending with 10/02/2026 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
- 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 Prabhur
(Secretary, MahaRERA)
Date: 11-04-2022 13:08:27

Dated: 11/04/2022

Place: Mumbai

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

साइकृया

रजि. नं.: BOM / HSG / 4720

बोम्बे, राम प्रदीप रोड,
बोरिवली (प.), मुंबई - 400 088

दिनांक Sept 2021

संदर्भ क्रमांक _____

To,
M/s. Osho Developers
Plot No.1534A, New Link Road,
Opp. Eskay Resort,
Devki Nagar. Borivali (West),
Mumbai - 400 103.



9/06/21 10:30 AM

Kind Attn. Shri Ashik Bhuta

Sub : NOC for Nursing Home.

Dear Sir,

With reference to our SDA executed and registered, submission of application of adjudication for PAAA after obtaining of Concession Report from Hon. MC for the Redevelopment project, on your specific request we are giving you the following :

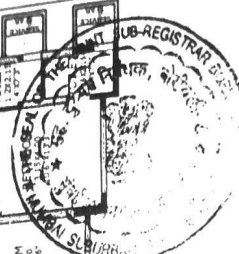
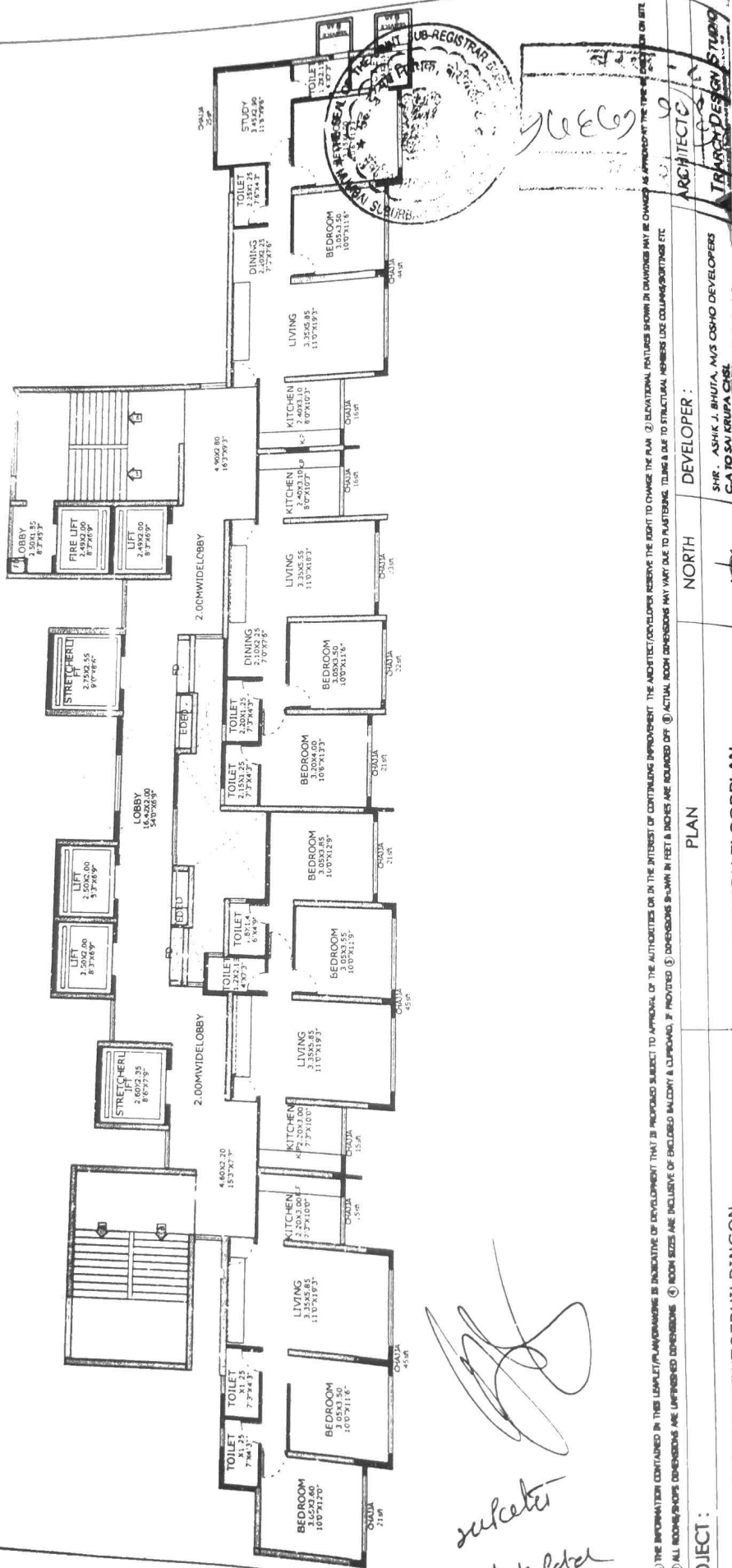
1. We have already given the photocopies of registration documents where in original 67 members are established in the Society records from its inception date.
2. We are giving the below mentioned NOC for MOH NOC, which is mandatory condition for IOD :

“We the society have executed and Registered SDA with OSHO Developers and have agreed for the usage of shopping, commercial premises on Ground, First and Second Floor in proposed redevelopment as Nursing Home with Beds.

We have no objection towards the same as well offering Basement Parking to the Nursing Home User Exclusively after providing requisite Parking as per DA to Society Members.”



ANNEXURE - J



PROJECT: PROPOSED DEVELOPMENT OF BUILDING ON LOT BEARING F.P. NO 298 & 301, T.P.S. III, OF VILLAGE, BORIMLI.

ARCHITECT: TRARCI DESIGN STUDIO
 DEVELOPER: SHR. ASHK J. BHUTA, M/S OSHO DEVELOPERS C.A. TO SA KRUPA CHSE
 NORTH
 PLAN
 TYPICAL FLOOR PLAN

Subcenter
M.H. Patel

Building Outline

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ANNEXURE II

Certificate to be given by unit purchase



2066	2067	2068
3823		

Shri. Hasmukhbhai Chaturbhai Patel
Smt. Hansaben Hasmukhbhai Patel
A/304, Shree Gananayak CHS,
Near Charkop Police Station,
Charkop, Sector 2,
Kandivali (West),
Mumbai : 400067

TO WHOMSOEVER IT MAY CONCERN

We the undersigned Shri. Hasmukhbhai Chaturbhai Patel & Smt. Hansaben Hasmukhbhai Patel states that, we have purchased the unit viz Flat the details of the same are as under:

Sr no	Descriptions	Details
1	Building proposal file no	CHE/WSII/0629/R 1/337(NEW)337/3
2	FP NO	298, 301
3	VILLAGE	Borivali (West)
4	NAME OF THE DEVELOPER	M/S OSHO DEVELOPERS
5	NAME OF L.S/Architect	MR KALPESH SHAH
6	Flat no	1702
7	WING NO	NA
8	BUILDING NO	NA
9	SALE AGREEMENT REGISTRATION UNDER NO	
10	DATE OF REGISTRATION	
11	AMOUNT OF STAMP DUTY PAID	

We hereby certify that the stamp duty payable for the registration of this agreement no on The sale proceeds of the above flat is paid by the project proponent.

The above information is true and correct

Your faithfully,

Sub Patel

H. Patel

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.बोरीवली C

दस्त क्रमांक : 17671/2023

नोदणी :

Regn:63m

गावाचे नाव : बोरीवली

क्रमांक

13455000

12719569.2

1) पालिकेचे नाव मुंबई मनपा इतर वर्णन : सदनिचा नं: 1702, माळा नं: 17 वा मजला, इमारतीचे नाव: माईकृपा को-ऑप ही सो नि(बन बोरीवली), ब्लॉक नं: बोरीवली(पश्चिम), मुंबई 400 091, रोड : राम मंदिर रोड,वाभई, इतर माहिती: सदनिकेचे क्षेत्रफळ 690.00 चौ.फुट रेग कार्पेट. एक कार पार्किंग सहित. (व्हिजेज बोरीवली,कायनल प्लॉट लिस्ट प्रमाणे बोरीवली टी.पी.एम. III अंतिम प्लॉट नं. 298 & 301.(व्हिजेज एक्सटेंड मि टी एस नं 112, 126 मुन्योक्त कॅम्पा)((Final Plot Number : 298 & 301 OF TPS III :))

1) 70 53 चौ.मीटर

1): नाव:-मं/- ओशा इन्व्हेस्टमेंट्स चे भागीदार आशिक भूता नंफे कवुलीजवावा करिता मुख्याय विजय गवळी वय:-38; पत्ता:-प्लॉट नं - माळा नं - इमारतीचे नाव: ओशा, ब्लॉक नं: बोरीवली पश्चिम, रोड नं: प्लॉट नं.1534/ए, न्यू जिव रोड, महाराष्ट्र, मुंबई. पिन कोड:-400092 पॅन नं:-AABFO2984J

1): नाव:-हममुखभाई चतुरभाई पटेल वय:-57; पत्ता:-प्लॉट नं: रूम नं.ए-304, माळा नं:-, इमारतीचे नाव: श्री गणनायक को-ऑप ही सो, ब्लॉक नं: कांदिवली पश्चिम, रोड नं: चारकोप पोलीस स्टेशन जवळ, सेक्टर 2, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:- AONPP3709C

2): नाव:-हंसाबेन हममुखभाई पटेल वय:-56; पत्ता:-प्लॉट नं: रूम नं.ए-304, माळा नं:-, इमारतीचे नाव: श्री गणनायक को-ऑप ही सो, ब्लॉक नं: कांदिवली पश्चिम, रोड नं: चारकोप पोलीस स्टेशन जवळ, सेक्टर 2, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:- AONPP3710K

26/12/2023

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वेचागत घेतलेला तपशील:-

गावाच्या निबंधकाच्या अंतर्भूत :-

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

पृथी ३

Page No. 10
Date: 26/12/2023

समावेशित क्षेत्र

समावेशित क्षेत्र

पृथी

समावेशित क्षेत्र

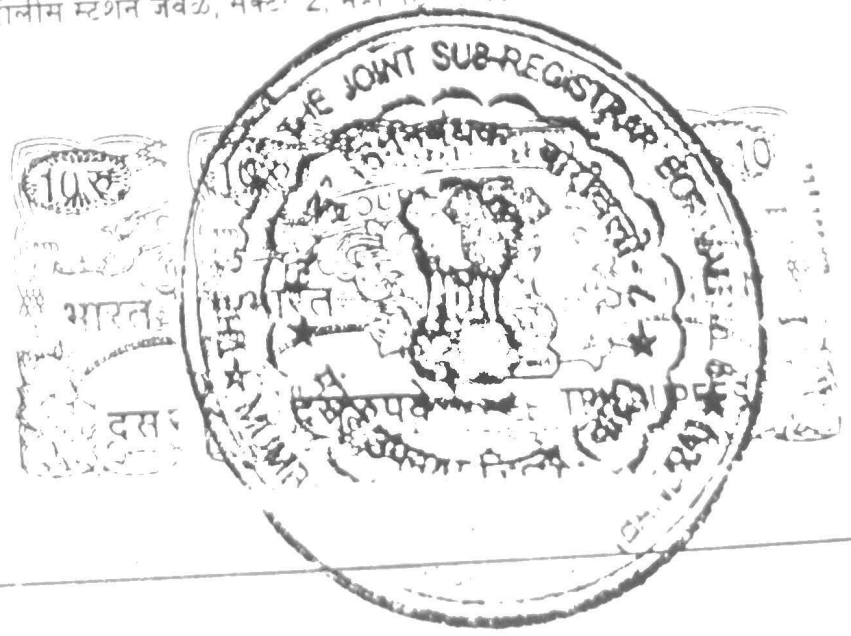
समावेशित क्षेत्र का अर्थ है कि यह क्षेत्र नगरपालिका क्षेत्र के अंतर्गत आने वाले क्षेत्रों में शामिल है। इस क्षेत्र में नगरपालिका क्षेत्र के सभी नियमों का प्रयोग किया जाएगा।

समावेशित क्षेत्र

समावेशित क्षेत्र का अर्थ है कि यह क्षेत्र नगरपालिका क्षेत्र के अंतर्गत आने वाले क्षेत्रों में शामिल है। इस क्षेत्र में नगरपालिका क्षेत्र के सभी नियमों का प्रयोग किया जाएगा।

- 1) नाम - हममुखभाई चतुरभाई पटेल वय - 57, पत्ता - फ्लॉट नं: रूम नं. ए-304, माळा नं: - इमावतीच नाव श्री गणनायक की-श्रीप 2
श्री मो. ब्लॉक न काटिवली पश्चिम, रोड नं: चारकोप पोलीस स्टेशन जवळ, सेक्टर 2, मद्रागाष्ट, मुम्बई पिन कोड - 400067 पिन नं -
AONPP3709C
- 2) नाम - हममुखभाई चतुरभाई पटेल वय - 56, पत्ता - फ्लॉट नं: रूम नं. ए-304, माळा नं: - इमावतीच नाव श्री गणनायक की-श्रीप 2
श्री मो. ब्लॉक न काटिवली पश्चिम, रोड नं: चारकोप पोलीस स्टेशन जवळ, सेक्टर 2, मद्रागाष्ट, मुम्बई पिन कोड - 400067 पिन नं -
AONPP3710K

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सूची क्र.2

दुय्यम निबंधक : मह. दु.नि.बोरीवली C

दस्ता क्रमांक : 17671/2023

नोदंगी :

Regn:63m

गावाचे नाव : बोरीवली

करारनामा

13455000

12719569.2

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 1702, माळा नं: 17 वा मजला, इमारतीचे नाव: माईकुपा को-ऑप हौस लि(वन बोरीवली), ब्लॉक नं: बोरीवली(पश्चिम), मुंबई 400 091, रोड : गम मंदिर रोड, वाभई, इतर माहिती: सदनिकेचे क्षेत्रफळ 690.00 चौ.फुट रेग कारपेट, एक कार पार्किंग सहित. (व्हिलेज बोरीवली, प्रायन्स प्लॉट लिमिटेड प्रमाणे बोरिवली टी.पी.एम. III अंतिम प्लॉट नं. 298 & 301, (व्हिलेज एकसर मि टी एस नं 112, 126. मूल्यांकन कनेता) ((Final Plot Number : 298 & 301 OF TPS III :))

1) 70.53 चौ.मीटर

1): नाव:-मे/- ओंशो डेव्हलपर्स चे भागीदार आशिक भूता तर्फे कतुलीजवावा करिता मुखत्यार विजय गवळी वय:-38; पत्ता -प्लॉट नं - , माळा नं - , इमारतीचे नाव: ओंशो, ब्लॉक नं: बोरीवली पश्चिम, रोड नं: प्लॉट नं.1534/ए, न्यू लिंक रोड, महाराष्ट्र, पिन कोड:-400092 पॅन नं:-AABFO2984J

1): नाव:-हममुखभाई चतुरभाई पटेल वय:-57; पत्ता:-प्लॉट नं: रूम नं.ए-304, माळा नं:- , इमारतीचे नाव: श्री गणनायक को-ऑप हौस, ब्लॉक नं: कांदिवली पश्चिम, रोड नं: चारकोप पोलीस स्टेशन जवळ, सेक्टर 2, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:- AONPP3709C

2): नाव:-हंसावेन हममुखभाई पटेल वय:-56; पत्ता:-प्लॉट नं: रूम नं.ए-304, माळा नं:- , इमारतीचे नाव: श्री गणनायक को-ऑप हौस, ब्लॉक नं: कांदिवली पश्चिम, रोड नं: चारकोप पोलीस स्टेशन जवळ, सेक्टर 2, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:- AONPP3710K

26/12/2023

27/12/2023

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