

401/4028

Wednesday, March 23, 2022

6:44 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 4357 दिनांक: 23/03/2022

गावाचे नाव: विलेपार्ले
दस्तऐवजाचा अनुक्रमांक: वदर15-4028-2022
दस्तऐवजाचा प्रकार: मान्यतापत्र
सादर करणाऱ्याचे नाव: कैतल एस पटेल.....लिहून घेणार

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 88

रु. 100.00
रु. 1760.00

एकूण:

रु. 1860.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
7:03 PM ह्या वेळेस मिळेल.

सह. दु. नि. अंधेरी-४

सह. दुय्यम निबंधक, अंधेरी क्र. ४,
पुंढई उपनगर जिल्हा.

बाजार मुल्य: रु. 69639500 /-
मोवदला रु. 70000000 /-
भरलेले मुद्रांक शुल्क : रु. 3500000 /-

1) देयकाचा प्रकार: DHC रकम: रु. 1760 /-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2303202218514 दिनांक: 23/03/2022

वैकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रकम: रु. 100 /-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015134795202122E दिनांक: 23/03/2022

वैकेचे नाव व पत्ता:
नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 24 MAR 2022

Data of ESBTR for GRN MH009233117202021S

Bank - PUNJAB NATIONAL BANK

Bank/Branch : VILE PARLE WEST
 Pmt Txn id : 291220M371303
 Pmt DtTime : 29/12/2020 11:58:13
 ChallanIdNo : 03006172020122850584
 District : 7101 / MUMBAI
 Office Name : IGR188 / BDR9_ANDHERI NO 3 SUB REGISTRAR

Stationary No : 16103777615043
 Print DtTime : 29/12/2020 15:25:06
 GRAS GRN : MH009233117202021S
 GRN Date : 29/12/2020 13:19:54

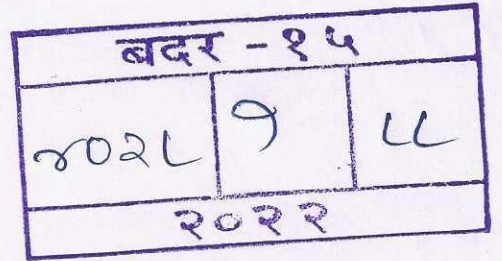
StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)
 StDuty Amt : Rs 14,00,000.00/- (Rs Fourteen Lakh Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
 RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification - not to be printed and used

Article : B25
 Prop Mvblty : Immovable
 Prop Descr : FLAT NO. C 14,ADITYA C WING,GULMOHAR CROSS,ROAD NO.6 , SAMARTH RAMDAS
 : MARG JVPDScheme,MUMBAI,Maharashtra
 : 400049
 Consideration : 7,00,00,000.00/-
 Duty Payer : PAN-AEDPP5081R KETAL SNEHAL PATEL
 Other Party : PAN-ABBFS7328F SHREE MAHAVIR DEVELOPERS

Bank Scroll No : 1
 Bank Scroll Date : 30/12/2020
 RBI Credit Date : 30/12/2020
 Mobile Number : 9322677200



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0006927451202122	09/03/2022-14:51:12	IGR188	1400000.00
2		0007301889202122	23/03/2022-18:07:06	IGR189	30000.00
Total Defacement Amount					14,30,000.00



महाराष्ट्र शासन

मुद्रांक जिल्हाधिकारी अंधेरी यांचे कार्यालय,

1 ला मजला, एम.एम.आर.डी.ए. इमारत, बांद्रा-कुर्ला संकुल, बांद्रा (पूर्व), मुंबई 51.

दुरध्वनी क्र. 022-26591894

Email ID cos.andheri@igrmaharashtra.gov.in

जा.क्र./ अंतरिम आदेश / 1808

दिनांक: 22 MAR 2022

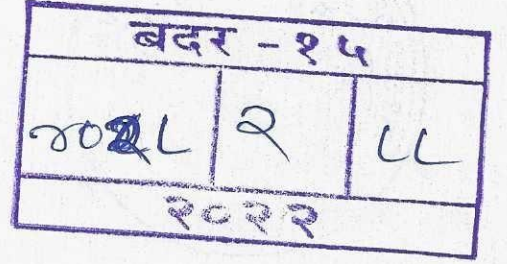
{मुद्रांक अधिनियम 1958 च्या कलम 31 अन्वये अंतिम आदेश}

ADJ/1100900/150/2022

महाराष्ट्र मुद्रांक अधिनियम 1958 चे कलम 31 अंतर्गत अभिनिर्णयास्तव दोन दस्त असून त्यापैकी 1 दस्त हा दि. 31/12/2020 रोजी निष्पादीत झालेला Agreement for Sale चा दस्त आहे. दुसरा दस्त हा त्याच पक्षकारामध्ये आणि त्याच मालमत्तेचा Deed of Confirmation चा असून तो दस्त दिनांक 15/02/2022 रोजी निष्पादीत केलेला आहे. दोन्हीही दस्त हे एकाच मालमत्तेचे आणि त्याच पक्षकारामध्ये निष्पादीत झालेले आहेत. चा दस्त रु.100/- इतकी अभिनिर्णय फी भरून M/s. Shree Mahavir Developers यांनी अभिनिर्णयासाठी दाखल केला आहे .

Document No..1.

Nature of Document	-Agreement for Sale
Date of Execution	-Executed on-31/12/2020
The Developers	-M/s. Shree Mahavir Developers
The Purchaser	-Mrs. Ketal S. Patel
The Property	-Flat No. C-14, 14 th Floor, along with 2 parking Space, New Building CTS No.18pt, Survey No.287, J.V.P.D.Scheme Village - Vile Parle West Tq. Andheri
Area	- Flat Area -213.72 sq mtr
Consideration	- Rs. 7,00,00,000/-



अभिनिर्णया करीता सादर केलेला दस्त हा निष्पादीत न झालेला Agreement for Sale चा दस्त आहे. दस्ताचे अवलोकन केले असता असे निदर्शनास येते की, दोन्ही पक्षकारांनी मिळून सदरील दस्त हा दि. 31/12/2020 रोजी निष्पादीत केलेला असून दस्तामधील नमुद मोबदला रकमेवर म्हणजेच रु.7,00,00,000/- वर तब्बल प्रचलीत कायदयानुसार 2 टक्केप्रमाणे रु.14,00,000/- मुद्रांक शुल्क ईएसबीटीआर स्वरूपात दि.29/12/2020 रोजीच भरून ठेवलेला आहे परंतु सदरील दस्त हा मुदतीत नोंदणी केलेला नाही. त्यामुळे सदरील दस्त नोंदणी होवु शकला नाही म्हणुन पक्षकारांनी अभिनिर्णयाकरीता सादर केलेला आहे.

दस्तामध्ये नमुद केल्यानुसार दस्तामधील नमुद मालमत्तेचा मोबदला हा रु.7,00,00,000/- असून निष्पादनाच्या वेळी त्यापैकी रु.10,00,000/- आर टी जी एस व्दारे देण्यात आलेले असून उर्वरीत रक्कम ही दस्तामध्ये पान क्रमांक 7 वरील अनुक्रमांक 9 मध्ये नमुद केल्याप्रमाणे टप्पयाटप्प्याने 2025 पर्यन्त दयावयाचे असल्याचे नमुद केलेले आहे. तसेच सदरील दस्तानुसार सदनिके सोबतच 2 वाहनतळ सुध्दा घेण्यात येत आहेत. सदरील दस्ताचे मुल्यांकन खालीलप्रमाणे

802L	3	LL
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Zone - 37/190 CTS No. 18 (pt) Village Vile (East)

R/R-2020-21 Residencial Rate Rs.2,86,860/-

Valuation - --Flat 286860x1.10x213.72

== Rs. 6,74,38,491/-

Parking -286860x13.955x2x1.10x0.25

== Rs. 22,00,933/-

Total == Rs.6,96,39,424/-ie 6,96,39,500/-

अश्या प्रकारे दस्ताचे बाजारमुल्य रु.6,96,39,500/-निश्चीत होत असुन मोबदला हा रु.7,00,00,000/- आणि तो जास्त आहे. त्यामुळे Considiration Amount वर मुद्रांक शुल्क आकारणी करणे आवश्यक आहे ती खालीलप्रमाणे

Considiration	Art	Payable S.D.	Paid S.D.through esbtr dt.29/12/20	Balance S.D.	Penalty
रु.7,00,00,000/-	25(d)2%	14,00,000/-	14,00,000/-	Nil	Nil

अश्या प्रकारे सदरील दस्तावर रु.14,00,000/-मुद्रांक शुल्क देय येते. पंरतू सदरील मुद्रांक शुल्क हे निष्पादीत दिनांकालाच esbtr स्वरुपात भरणा केलेला असल्याने सदरील दस्त हा (Dully Stamped) पुर्ण मुद्रांकीत म्हणुन प्रमाणित करण्यात येईल.

Document No. 2

Nature of Document

Date of Execution

The Developers

The Purchaser

The Property

- Deed of Confermation

-Executed on-15/02/2022

-M/s. Shree Mahavir Developers

-Mrs. Ketal S. Patel

-Flat No. C-14, 14th Floor, along with 2 parking Space, New Building CTS No.18pt, Survey No.287, J.V.P.D. Scheme Village - Vile Parle West Tq. Andheri

Area

- Flat Area -213.72 sq mtr

Considiration

- Rs. 7,00,00,000/- As per Agree.dt.31/12/2020

दि.31/12/2020 रोजीच्या Agreement for Sale च्या दस्ताच्या अनुषंगाने सदरील Deed of Confermation चा दस्त बनविण्यात आलेला आहे कारण दि.31/12/2020 रोजीचा Agreement for Sale चा दस्त हा 8 महीण्याच्या मुदतीत नोंदणी न झाल्यामुळे सदरील दि.15/02/2022 रोजी निष्पादीत केलेला Deed of Confermation चा दस्त बनविण्यात आलेला आहे. त्यामुळे सदरील Deed of Confermation या दस्ताचे आजच्या प्रचलीत बाजारभावाप्रमाणे मुल्यांकन आणि मुद्रांक शुल्क आकारणीची कारवाई करुन दि.31/12/2020 रोजीच्या दस्तावर भरलेले मुद्रांक शुल्क रु.14,00,000/- ची बजावट देता उर्वरीत मुद्रांक शुल्काची मागणी करण्यात येईल.

Zone - 37/190 CTS No. 18 (pt) Village Vile (East)

R/R-2020-21 Residencial Rate Rs.2,86,860/-

Valuation - --Flat 286860x1.10x213.72

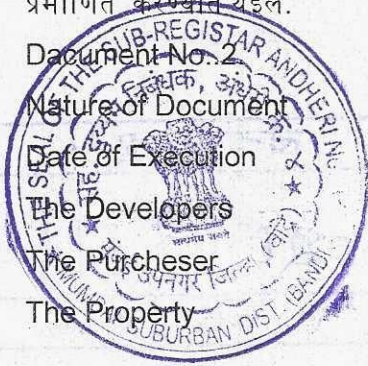
== Rs.6,74,38,491/-

Parking -286860x13.955x2x1.10x0.25

== Rs. 22,00,933/-

Total == Rs.6,96,39,424/-ie 6,96,39,500/-

बदर - १५		
802L	3	LL
२०२२		



महाराष्ट्र शासन
मुद्रांक जिल्हाधिकारी अंधेरी यांचे कार्यालय,

बदर - १५		
२०२८	५	८८
२०२२		

1 ला मजला, एम.एम.आर.डी.ए. इमारत, बांद्रा-कुर्ला संकुल, बांद्रा (पूर्व), मुंबई 51.

दुरध्वनी क्र. 022-26591894

Email ID cos.andheri@igrmaharashtra.gov.in

जा.क्र./ अंतरिम आदेश / 1808

दिनांक : 22 MAR 2022

{मुद्रांक अधिनियम 1958 च्या कलम 31 अन्वये अंतिम आदेश}

ADJ/1100900/150/2022

महाराष्ट्र मुद्रांक अधिनियम 1958 चे कलम 31 अंतर्गत अभिनिर्णयास्तव दोन दस्त असून त्यापैकी 1 दस्त हा दि. 31/12/2020 रोजी निष्पादीत झालेला Agreement for Sale चा दस्त आहे. दुसरा दस्त हा त्याच पक्षकारामध्ये आणि त्याच मालमत्तेचा Deed of Confirmation चा असून तो दस्त दिनांक 15/02/2022 रोजी निष्पादीत केलेला आहे. दोन्हीही दस्त हे एकाच मालमत्तेचे आणि त्याच पक्षकारामध्ये निष्पादीत झालेले आहेत. चा दस्त रु.100/- इतकी अभिनिर्णय फी भरून M/s. Shree Mahavir Developers यांनी अभिनिर्णयासाठी दाखल केला आहे .

Document No..1.

Nature of Document

Date of Execution

The Developers

The Purchaser

The Property

Area

Considiration

-Agreement for Sale

-Executed on-31/12/2020

-M/s. Shree Mahavir Developers

-Mrs. Ketal S. Patel

-Flat No. C-14, 14th Floor, along with 2 parking Space, New

Building CTS No.18pt, Survey No.287, J.V.P.D.Scheme Village -

Vile Parle West Tq. Andheri

- Flat Area -213.72 sq mtr

- Rs. 7,00,00,000/-

अभिनिर्णय करीता सादर केलेला दस्त हा निष्पादीत न झालेला Agreement for Sale चा दस्त आहे. दस्ताचे अवलोकन केले असता असे निदर्शनास येते की, दोन्ही पक्षकारांनी मिळून सदरील दस्त हा दि.31/12/2020 रोजी निष्पादीत केलेला असून दस्तामधील नमुद मोबदला रकमेवर म्हणजेच रु.7,00,00,000/- वर तेव्हाच्या प्रचलीत कायदानुसार 2 टक्केप्रमाणे रु.14,00,000/- मुद्रांक शुल्क ईएसबीटीआर स्वरूपात दि.29/12/2020 रोजीच भरून ठेवलेला आहे परंतु सदरील दस्त हा मुदतीत नोंदणी केलेला नाही. त्यामुळे सदरील दस्त नोंदणी होवु शकला नाही म्हणुन पक्षकारांनी अभिनिर्णयाकरीता सादर केलेला आहे.

दस्तामध्ये नमुद केल्यानुसार दस्तामधील नमुद मालमत्तेचा मोबदला हा रु.7,00,00,000/- असून निष्पादनाच्या वेळी त्यापैकी रु.10,00,000/- आर टी जी एस व्दारे देण्यात आलेले असून उर्वरीत रक्कम ही दस्तामध्ये पान क्रमांक 7 वरील अनुक्रमांक 9 मध्ये नमुद केल्याप्रमाणे टप्पयाटप्प्याने 2025 पर्यन्त दयावयाचे असल्याचे नमुद केलेले आहे. तसेच सदरील दस्तानुसार सदरनिके सोबतच 2-व्हाहनतळ सुध्दा घेण्यात येत आहेत. सदरील दस्ताचे मुल्यांकन खालीलप्रमाणे



अश्या प्रकारे दस्ताचे बाजारमुल्य रु.6,96,39,500/-निश्चीत होत असुन मोबदला हा रु.7,00,00,000/- आणि तो जास्त आहे. त्यामुळे Consideration Amount वर मुद्रांक शुल्क आकारणी करणे आवश्यक आहे ती खालीलप्रमाणे

Consideration	Art	Payable S.D.	Paid by Agree. dt.31/12/2020	Balance S.D.	Penalty
रु.7,00,00,000/-	25(b)5%	35,00,000/-	14,00,000/-	21,00,000/-	Nil

अश्या प्रकारे सदरील प्रकरणी सादर केलेल्या दि.31/12/2020 रोजीचा सदरील दस्तावर रु.14,00,000/- मुद्रांक शुल्क देय येते सदरील मुद्रांक शुल्क हे निष्पादीत दिनांकालाच esbtr स्वरुपात भरणा केलेला असल्याने सदरील दस्त हा (Dully Stamped) पुर्ण मुद्रांकीत म्हणुन प्रमाणित करण्यात येईल. तसेच दि.15/02/2022 रोजी निष्पादीत केलेला Deed of Confermation च्या दस्तावर देय असणारे उर्वरीत मुद्रांक शुल्क रु.21,00,000/- मुद्रांक शुल्क देय येते होते. त्याचा भरणा पक्षकारांनी केलेला आहे.

उपरोक्त सर्व वस्तुस्थिती व दस्तामधील नमुद माहिती व प्रकरणामध्ये सादर केलेल्या कागदपत्राच्या आधारे निम्नस्वाक्षरीकार खालीलप्रमाणे अंतिम आदेश देत आहे.

अंतिम आदेश

- अभिनिर्णयाकरीता सादर केलेल्या संलेखास मुंबई मुद्रांक अधिनियम 1958 च्या अनुच्छेद 25 (b) नुसार मु.शु.रु. 21,00,000/- देय असल्याबाबतचा अंतरीम आदेश 1570/2022 दि.10/03/2022 रोजी पारीत करण्यात आलेले होते. त्यास अनुसरुन पक्षकारांनी मुद्रांक शुल्क भरणा केलेल्याची आक्षेपाविना दि.16/03/2022 रोजी केलेला असल्याने दि.10/03/2022 रोजीचा अंतरीम आदेश हा अंतिम करण्यात येत आहे.
- प्रस्तुत प्रकरणामध्ये पक्षकारांने मुद्रांक शुल्काचा आणि नोंदणी फी चा भरणा जरी शासनाकडे केलेला असला तरी प्रस्तुत प्रकरणातील कोणताही व्यवहार हा बेकायदेशीर असल्यास कायदेशीर होणार नाही.व बांधकाम अनधिकृत असल्यास ते कायदेशीर होणार नाही. ह्या बाबंतची सर्व जबाबदारी ही पक्षकारांची राहिल. त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, अंधेरी हे जबाबदार राहणार नाही.



(डॉ. जयश्री कटारे)

मुद्रांक जिल्हाधिकारी, अंधेरी.

प्रती,- Mrs. Ketal S. Patel

प्रत- सह दुय्यम निबंधक अंधेरी क्र.1/2/3/4/5/6/7

सदरील प्रकरणामध्ये एकुण 1 ते 54 पाने प्रमाणित करण्यात आलेली आहेत.

बदर - १५		
४०२८	४	८८
२०२२		

अश्या प्रकारे दस्ताचे बाजारमुल्य रु.6,96,39,500/-निश्चीत होत असुन मोबदला हा रु.7,00,00,000/- आणि तो जास्त आहे. त्यामुळे Consideration Amount वर मुद्रांक शुल्क आकारणी करणे आवश्यक आहे ती खालीलप्रमाणे

Consideration	Art	Payable S.D.	Paid by Agree. dt.31/12/2020	Balance S.D.	Penalty
रु.7,00,00,000/-	25(b)5%	35,00,000/-	14,00,000/-	21,00,000/-	Nil

अश्या प्रकारे सदरील प्रकरणी सादर केलेल्या दि.31/12/2020 रोजीचा सदरील दस्तावर रु.14,00,000/- मुद्रांक शुल्क देय येते सदरील मुद्रांक शुल्क हे निष्पादीत दिनांकालाच esbtr स्वरुपात भरणा केलेला असल्याने सदरील दस्त हा (Dully Stamped) पुर्ण मुद्रांकीत म्हणुन प्रमाणित करण्यात येईल. तसेच दि.15/02/2022 रोजी निष्पादीत केलेला Deed of Confermation च्या दस्तावर देय असणारे उर्वरीत मुद्रांक शुल्क रु.21,00,000/- मुद्रांक शुल्क देय येते होते. त्याचा भरणा पक्षकारांनी केलेला आहे.

उपरोक्त सर्व वस्तुस्थिती व दस्तामधील नमुद माहिती व प्रकरणामध्ये सादर केलेल्या कोणतेपत्राच्या आधारे निम्नस्वाक्षरीकार खालीलप्रमाणे अंतिम आदेश देत आहे.

अंतिम आदेश

1. अभिनिर्णयाकरीता सादर केलेल्या संलेखास मुंबई मुद्रांक अधिनियम 1958 च्या अनुच्छेद 25 (b) नुसार मु.शु.रु. 21,00,000/- देय असल्याबाबतचा अंतरीम आदेश 157/2022 दि.10/03/2022 रोजी पारीत करण्यात आलेले होते. त्यास अनुसरुन पक्षकारांनी मुद्रांक शुल्क भरणा कोणत्याही आक्षेपाविना दि.16/03/2022 रोजी केलेला असल्याने दि.10/03/2022 रोजीचे अंतरीम आदेश हा अंतिम करण्यात येत आहे.
2. प्रस्तुत प्रकरणामध्ये पक्षकारांने मुद्रांक शुल्काचा आणि नोंदणी फी चा भरणा जरी शासनाकडे केलेला असला तरी प्रस्तुत प्रकरणातील कोणताही व्यवहार हा बेकायदेशीर अपत्यास कायदेशीर होणार नाही.व बांधकाम अनधिकृत असल्यास ते कायदेशीर होणार नाही. ह्या बाबतची सर्व जबाबदारी ही पक्षकारांची राहिल. त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, अंधेरी हे जबाबदार राहणार नाही.



(डॉ. जयश्री कटारे)
मुद्रांक जिल्हाधिकारी, अंधेरी.

प्रती, - Mrs. Ketal S. Patel

प्रत- सह दुय्यम निबंधक अंधेरी क्र.1/2/3/4/5/6/7

सदरील प्रकरणामध्ये एकुण 1 ते 54 पाने प्रमाणित करण्यात आलेली आहेत.



CHALLAN
MTR Form Number-6



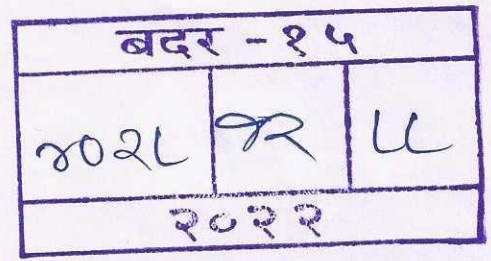
GRN	MH014714172202122E	BARCODE			Date	16/03/2022-11:39:48	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Non-Judicial Stamps Duty on Doc Voluntarily brought for adjudicatin SoS			TAX ID / TAN (If Any)				
Office Name	CSA_COLLECTOR OF STAMPS ANDHERI			PAN No.(If Applicable)				
Location	MUMBAI			Full Name	MRS KETAL S PATEL			
Year	2022-2023 One Time			Flat/Block No.	बदर - १५			
Account Head Details	Amount In Rs.		Premises/Building	२०२८ १० ८८				
0030050801	Amount of Tax	2100000.00	Road/Street	२०२९				
			Area/Locality					
			Town/City/District					
			PIN					
			Remarks (If Any)	ADJ/1100900/150/2022				
			Amount In	Twenty One Lakh Rupees Only				
			Words					
Total		21,00,000.00						
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details	Bank CIN	Ref. No.	69103332022031613694	2735305298				
Cheque/DD No.	Bank Date	RBI Date	16/03/2022-11:41:15	Not Verified with RBI				
Name of Bank	Bank-Branch		IDBI BANK					
Name of Branch	Scroll No. , Date		100 , 17/03/2022					



Department ID : Mobile No. : 9821448114
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1		0007195485202122	21/03/2022-11:18:56	IGR240	2100000.00
Total Defacement Amount					21,00,000.00



Data of ESBTR for GRN MH009233117202021S
Bank - PUNJAB NATIONAL BANK

Bank/Branch : VILE PARLE WEST
Pmt Txn id : 291220M371303 Stationary No : 16103777615043
Pmt DtTime : 29/12/2020 11:58:13 Print DtTime : 29/12/2020 15:25:06
ChallanIdNo : 03006172020122850584 GRAS GRN : MH009233117202021S
District : 7101 / MUMBAI GRN Date : 29/12/2020 13:19:54
Office Name : IGR188 / BDR9_ANDHERI NO 3 SUB REGISTRAR

StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)
StDuty Amt : Rs 14,00,000.00/- (Rs Fourteen Lakh Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification not to be printed and used

Article : B25
Prop Mvblty : Immovable Consideration : 7,00,00,000.00
Prop Descr : FLAT NO. C 14,ADITYA C WING,GULMOHAR CROSS,ROAD NO.6 , SAMARTH RAMDAS
: MARG JVPDScheme,MUMBAI,Maharashtra
: 400049
Duty Payer : PAN-AEDPP5081R KETAL SNEHAL PATEL
Other Party : PAN-ABBFS7328F SHREE MAHAVIR DEVELOPERS

Bank Scroll No : 1
Bank Scroll Date : 30/12/2020
RBI Credit Date : 30/12/2020
Mobile Number : 9322677200



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1		0006927451202122	09/03/2022-14:51:12	IGR188	1400000.00
Total Defacement Amount					14,00,000.00

सदरच चलन विरुपात करण्यात आले आहे.
त्याचा नोंदणीसाठी वापर करण्यात आलेला नाही.

सह. दुय्यम निबंधक, अंधेरी क्र. ३,
मुंबई उपनगर पोलिस.

एकूण पृष्ठे 1 ते 54

Flat Area = 213.72 sq.mt
M.V. = Rs 7,00,00,000

309

Certificate u/s. 32(1) (b) of the Bombay Stamp Act, 1958.

Office of the Collector of Stamps
Case No. Adj. 1100900/150/2022

Date 16-2-2022
Received from Shri. Mrs. Ketel S. Patel

residing at
stamp duty of Rs. (2,10,000/-) Rs. Twenty one Lakh only

बदर - २५		
४०२८	७३	८८

vide challan No. ... Dated ...
Certified under Section 32(1) (b) of the Bombay Stamp Act, 1958 that the full duty of Rs. 35,00,000/- Rs. Thirty Five Lakh only with which this instrument is chargeable has been paid vide article No. 25(b) of schedule.

Five Lakh only

Certificate
Proper S.D. to be read as Rs 35,00,000/- of which S.D. Rs 14,00,000/- paid on principal document of Agreement for Sale dt 31.12.2020 being deleted by u/s. 16 of MSA, 1958 in the present document. Hence balance S.D. Rs. 21,00,000/- recovered as per certificate endorsed herein

This certificate is subject to the provisions of section 53-A of Bombay Stamp Act, 1958.
Place Andheri

Date 22 MAR 2022

Collector of Stamps
Andheri

"This certificate is issued as per provisions of Bombay Stamp Act 1958. Provided that if this adjudicated instrument is presented before Registering Authority, the registering authority will take further necessary action as per provisions of Registration Act 1908."

Collector of Stamps, Andheri



*MH0147141722022 dt 16-3-2022
Def No 0007954852022 dt 21-3-2022

Deed of Confirmation

THIS Deed of Confirmation made at Mumbai, on 15th day of February, 2022, by MESSERS SHREE MAHAVIR DEVELOPERS,, a partnership firm registered under the Indian Partnership Act, 1932 having its registered office at 14/A, Paper Box Estate, Mahakali Caves Road, Andheri (East), Mumbai 400 093 and administrative office at Aditya A, podium Floor Office, Gulmohar Cross Road no.6, JVPDS, Mumbai 400049; hereinafter referred to as "The DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof, be deem to mean and include the present partners constituting the said firm and the partners from time to time, the survivors and survivors and the heirs, executors, administrators and assigns of the last surviving partner) of the ONE PART;

AND

MRS. KETAL S. PATEL, residing at Aditya C 10, 13th Floor, Gulmohar Cross Road No.6, JVPD Scheme, Mumbai 400049 hereinafter referred to as "The Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include insofar as an individual is concerned her heirs, executors, administrators, its successors and permitted assigns for the time being) of the OTHER PART;

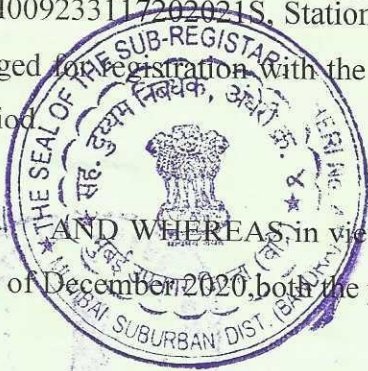


C Durgar Db

बदर - १५		
००२८	१४	६८

WHEREAS BY Agreement for Sale dated 31st day of December 2020 executed by and between MRS. KETAL S. PATEL, as the purchaser and MESSERS SHREE MAHAVIR DEVELOPERS as the Developers for Flat No. C 14 on the 14th floor admeasuring 213.72 sq.meters Built up Area, Building C, Aditya Co-operative Housing Society Limited, Samarth Ramdas Marg, J V P D Scheme, Gulmohar Cross Road No.6, Juhu, Vileparle West, Mumbai 400049, alongwith 2 car parking spaces, bearing C.T.S. No.18(part), S. No. 287 upon terms and conditions more particularly mentioned therein and situated in Village Vileparle West, of Mumbai Suburban District, (hereinafter referred to as the said Flat).

WHEREAS the purchaser had paid Stamp Duty of Rs. 14,00,000/- (Rupees Fourteen Lakhs Only) and Registration Fee of Rs. 30,000/- on 29th December 2020 through ESBTR vide GRASS GRN No. MH009233117202021S, Stationery No. 16103777615043 from Punjab National Bank and same was not lodged for registration with the Sub-Registrar of Assurances at Mumbai / Bandra within the prescribed period



AND WHEREAS, in view to regularize the registration of the said Agreement for Sale dated 31st day of December 2020, both the parties have executed this Deed of Confirmation.

NOW THIS DEED WITNESSETH THAT, pursuant to the said Agreement for Sale and in total consideration amount of Rs.7,00,00,000/- (Rupees Seven Crore Only) for the said Flat No. C 14 on the 14th floor admeasuring 213.72 sq.meters Built up Area, Building C, Aditya Co-operative Housing Society Limited, Samarth Ramdas Marg, J V P D Scheme, Gulmohar Cross Road No.6, Juhu, Vileparle West, Mumbai 400049, alongwith 2 car parking spaces, bearing C.T.S. No.18(part), S. No. 287 of Village Vileparle West, Taluka Andheri, Mumbai Suburban District for a total consideration amount of Rs.7,00,00,000/- (Rupees Seven Crore Only) in the manner therein mentioned and the doth claims no right, title or interest in the said Sub-Plot whatsoever and by the virtue of the said Agreement for Sale, the purchaser agrees and undertakes to lodge this Agreement for Sale in the office of the Sub-Registrar and will admit here sign hereunder made before him and the same may be treated as admission of the signature to the said Agreement for Sale dated 31st day of December 2020.

IN WITNESS WHEREOF the party hereto have hereunto set and subscribed their hand to this writing on the day and year first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO:

Flat No. C 14 on the 14th floor admeasuring 213.72 sq.meters Built up Area, Building C, Aditya Co-operative Housing Society Limited, Samarth Ramdas Marg, J V P D Scheme, Gulmohar Cross

C. D. J. J.

JS

Road No.6, Juhu, Vileparle West, Mumbai 400049, alongwith 2 car parking spaces, bearing C.T.S. No.18(part), S. No. 287, Village Vileparle West, Taluka Andheri, Mumbai Suburban District.

SIGNED AND SEALED AND DELIVERED

By the withnamed the "DEVELOPER"

MESSERS SHREE MAHAVIR DEVELOPERS

Chaitanoo Dugar
Partner.

C Dugar



In presence of.....

witness
1) *[Signature]*

2) *[Signature]*

SIGNED AND SEALED AND DELIVERED

By the withnamed "PURCHASER"

MRS. KETAL S. PATEL

[Signature]



In the presence of.....

witness
1) *[Signature]*
2) *[Signature]*



बदर - १५		
४०२८	१५	८८
२८२२		

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बँक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

16103777615043

Bank/Branch: PNB/VILE PARLE WEST(0552) Stationery No: 16103777615043
 PMT Txn id : 291220M371303 Print DtTime: 29-12-2020@15:25:05
 PMT DtTime : 29-12-2020@11:58:13 GRAS GRN : MH009233117202021S
 ChallanIdNo: 03006172020122850584 Office Name : IGR188/BDR9_ANDHERI NO 3
 District : 7101/MUMBAI

StDuty Schm: 0030045501-75/Sale of Other NonJudicial Stamps SoS
 StDuty Amt : R 14,00,000/- (Rs One Four, Zero Zero, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Ordinary Collections IGR
 RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25/Agreement to sale/Transfer/Assignment
 Prop Mvblty: Immovable Consideration: R 7,00,000/-
 Prop Descr : FLAT NO. C 14, ADITYA C WING, GULMOHAR CROSS, ROAD NO. 68 AMBEMBRAMDSM
 ARG JVPDScheme, MUMBAI, Maharashtra

Duty Payer: (PAN-AEDPP5081R) KETAL SNEHAL PATEL
 Other Party: (PAN-ABBFS7328F) SHREE MAHAVIR DEVELOPERS



Bank official1 Name & Signature

Signature

Bank official2 Name & Signature

- Space for customer/office use - - - Please write below this line - - -



बदर - १५		
००२८	५६	८८
२०२२		

बदर - २५
 २०२२ १६ ८८

Certificate

"S.D. Rs. 14,00,000/- paid in the present document is being denoted u/s. 16 of MSA, 1958 in "Deed of Confirmation" dt. 15-2-2022 & S.D. Rs. 14,00,000/- paid on this document cannot be refundable."

Flat Area = 213.72 Sq.mt
 MV = Rs. 7,00,00,000/-

Jayad
 Collector of Stamps, Andhra

Case No. Cert.
 41 of the Bombay Stamp Act, 1958
 No. Adj. / 1192000 / 150 / 2022
 Office of the Collector of Stamps
 Dated 16-2-2022
 Stamp duty Rs. 14,00,000/-

309A

Rs. fourteen Lakh only.

with which the instrument is chargeable under article 25(b) of the Act. I already paid. Therefore certified under section 41 of Bombay Stamp Act, 1958 that instrument is duly stamped.

This certificate is subject to the provisions of sec. 53-A of Bombay Stamp Act, 1958.

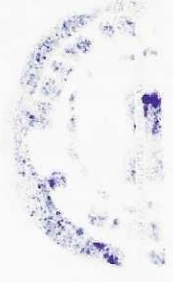
Place: Andhra



Jayad
 Collector of Stamps
 Andhra



"This certificate is issued as per provisions of Bombay Stamp Act 1958. Provided that if this adjudicated instrument is presented before Registering Authority, the registering authority will take further necessary action as per provisions of Registration Act 1908."



बदर - १५		
२०२०	२१	११
२०२२		

सहपत्र नोंदण्यात आले नाही

AGREEMENT FOR SALE



ARTICLES OF AGREEMENT made and entered into at Mumbai this 31st day of December 2020 BETWEEN MESSERS. SHREE MAHAVIR DEVELOPERS, a partnership firm registered under the Indian Partnership Act, 1932 having its registered office at 14/A, Paper Box Estate, Mahakali Caves Road, Andheri (East), Mumbai - 400 093 and administrative office at Aditya A, podium Floor Office, Gulmohar Cross Road no 6, JVPDS, Mumbai 400049; hereinafter called 'THE DEVELOPERS' (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the present partners constituting the said firm and the partners from time to time, the survivors and survivor and the heirs, executors, administrators and assigns of the last surviving partner) of the ONE PART AND Mrs KETAL S PATEL, residing at Aditya C10, 13th floor, Gulmohar cross road no 6, JVPD Scheme, Mumbai 400049., hereinafter referred to as "THE PURCHASER/S" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include insofar as an individual is concerned his/her/their heirs, executors, administrators, its successors and permitted assigns for the time being) of the OTHER PART:

[Handwritten signatures]

बदर - १५		
२०२२	२०	२५

WHEREAS :

a. Under the Maharashtra Housing and Area Development Act, 1976, Maharashtra Housing and Area Development Authority (MHADA) was constituted and all assets and liability of the Maharashtra Housing Board were transferred to the said Authority.

b. The said Maharashtra Housing Area Development Authority was seized and possessed of all the property as successors known as "Maharashtra Housing Area Development Authority" for short it is referred to as "MHADA".

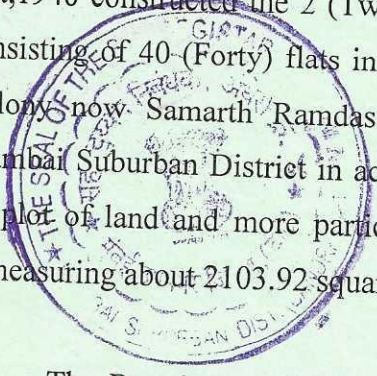
c. Maharashtra Housing Board a board constituted under the Bombay Housing Board Act, 1948 constructed the 2 (Two) buildings hereinafter referred to as the "said buildings" consisting of 40 (Forty) flats in the year 1971 at survey no. 287, CTS No. 18 pt, M.H.B. Colony now Samarth Ramdas Marg, J.V.P.D. Scheme, Village Vile Parle, Andheri, Mumbai Suburban District in accordance with the layout and allotted flats to the allottees on plot of land and more particularly described in the First Schedule hereunder written admeasuring about 2103.92 square meters, hereinafter referred to as "the said land".

d. The Board allotted 30 (Thirty) flats to the individual purchasers/allottees and 10 (Ten) flats to Khadi Village Industries Commission.

e. Aditya Co-operative Housing Society Ltd is a Co-operative Society registered under the provision of Maharashtra Co-operative Societies Act, 1960 under no BOM/HSG/4480 of 1975 and having its registered office at MHB Colony, Samarth Ramdas Marg, JVPD scheme, Mumbai 400049., hereinafter referred to as "the said Society".

f. The said Maharashtra Housing Area Development Authority (MHADA) executed a Deed of Conveyance transferring the said buildings along with the pump room executed on 30th January, 1986 duly registered with the Sub-Registrar of Assurances at Bandra conveying and transferring the said buildings and pump room to the said Society.

g. Of even date, the said MHADA executed a Lease Deed of the said land in favour of the Society and the said Deed was registered under No. 2533/86 and further also executed Deed of Supplemental Lease on 20-12-2004 registered under no .11086/2004. The said composite plot of land admeasuring 2103.92 sq meters is more particularly described in the



C. D. D. J.

बदर - १५		
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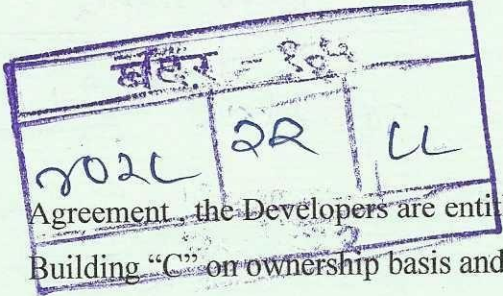
first schedule hereunder written and delineated in red colour boundary on the plan annexed hereto as Annexure-"A".

h. Pursuant to the said Deed of Conveyance of the said Buildings and Lease Deed, the Society is seized and possessed of the said land which is more particularly described in the Schedule hereunder written. The said land and the said 2 (Two) Buildings are hereinafter referred to as "the said property".

i. Under an Agreement for Development dated 15th December 2003 and Supplemental Agreements, entered into between Aditya Co.op. Hsg. Soc .Ltd. as the Society of the One Part: all the Members of the Society as the Members of the Second Part and the Developers herein as the Developers of the Third Part, the society and the Members of the said society have granted the development rights by demolishing the existing building no. 1 and No.2 and constructing three buildings , namely Buildings "A", "B" and "C" as follows: Building "A" of stilt plus podium and 10 (Ten) upper floors, Building "B" of stilt and 7 upper floors and "Building "C" of stilt and thirteen or more upper floors . The existing members of 40 flat owners were provided 40 (Forty) flats each admeasuring of area of not less than 676 square feet carpet area as follows, 14 flats in Building "B" of Stilt and seven upper floors and balance 26 flats in a portion of Building "A" as described in the Development and Supplemental Agreement ,on the said land bearing Survey No.287, CTS No.18 pt. M.H.B. Colony Village Vile Parle, J.V.P.D. Scheme by utilizing the Floor Space Index (FSI) of the said property and the FSI of the other properties by way of Transfer of Development Right (TDR) Balance FSI of the layout, on the terms and conditions contained therein more particularly described in the First Schedule hereunder written. The said Development Agreement was duly stamped and registered with the Sub Registrar of Assurances under registration no 2528/2004 on 23/3/2004.

j. Under the circumstances, the Developers are entitled to construct on the said land, 3 (Three) buildings being Buildings ."A", "B" and "C". The Building "A" consisting of ground stilt, Podium and 10 (Ten) upper floors consisting of 33 (Thirty) numbers of flats of which 26 flats are for the members of the society and 7 flats from 4th floor to 10th floor on the west side for sale by the developers, Building "B" of ground stilt and 7 (Seven) upper floors consisting of 14 (Fourteen) flats entirely for the Members of the said Socceity and in the building "C" having ground stilt and 15 (Fifteen) floors will entirely be for sale by the Developers by utilizing the balance FSI of the composite plots as well as the FSI of the other properties by purchase of TDR FSI under Development Control Regulations, 1991. As per the said Development Agreement dated 15th December 2003 and Supplemental

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Agreement, the Developers are entitled to sell flats and other premises in Building "A" and Building "C" on ownership basis and appropriate the sale proceeds to itself.

k. It is further provided in the Agreement dated 15th December 2003 and Supplemental Agreements with the said Society that after the Developers having constructed Building "A", "B" and "C", the purchasers of flats and other premises in the Said Building "A" and "C" wings will be admitted by the said Society as its members.

l. The developers have appointed M/s A.R.Mehta & Associates, Architects for the construction of the said Building/Buildings and also appointed Structural Engineers, for the preparation of the structural designs and drawings of the said Buildings.

m. The Developers got prepared Plans for construction of Buildings, namely, Building "C" to be constructed on the composite land through M/s. A.R. Mehta & Associates, Architects. The Building Plans in respect of the said Building "C" are approved by MCGM and the necessary IOD dated 17th February 2009 and Commencement Certificate No. CE/9457/WS/AK dated 9th April 2009 was obtained and marked ANNEXURE-"E" and "F" respectively. The Building Plans were subsequently approved vide amended IOA No.MH/EE/(B.P)/G.M/MHADA-104/332/2019 DTD 10/06/2019 and Further Commencement Certificate No.MH/EE/(B.P)/G.M/MHADA-104/2019 dated 29th November 2019 by the Building Remission Cell, Greater Mumbai/ MHADA a designated Planning Authority for MHADA Layouts as per government regulation No TPB-4315/167/CR-51/2015/UD-11 DT 23/05/2018, and marked Annexure "E(i)" and "F(i)" respectively.

n. The Developers have got the Building Plans further approved by MCGM/MHADA in respect of the said Building "C" vide Commencement Certificate No.MH/EE/(B.P)/G.M/MHADA-104/2019 dated 29th November 2019, by utilizing total available FSI for construction of stilt, plus 15 upper floors of flats.

o. The copy of the Certificate of Title issued by H.S.Patel Advocates for the Developers, copy of Property Card in respect of the said Property and the copy of the Plans and amenities and specifications in respect of the said flat and buildings are hereto annexed and marked Annexures - "B", "C", and "G" respectively.

p. The Purchasers/ has/have seen the Building Plans in respect of the said Building as at present envisaged and approved by the Brihan Mumbai Mahanagar Palika as aforesaid.

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q. The Purchasers/ has/have agreed to purchase and the Developers have agreed to sell the Flat No.C14 on the 14th floor admeasuring 213.72 sq meters Built up Area and 2 car parking spaces, in the proposed Building "C" at or for the price and on the terms and conditions hereinafter appearing.

r. The Apartment No. C14 on 14th Floor is provided with an internal staircase connecting Apartment No. C14 on the 14th Floor and C15 on the 15th floor. The Developers have represented to the Purchaser that an area of 9.57 sq. meters is used in respect of the said internal staircase. In view of the same the Purchaser at any time decides to remove the said internal staircase and separate the apartment nos. C14 and C15 by closing the portion of the slab kept open for the said staircase, the same can be done by the Purchaser at their costs expenses.

s. The Purchasers/s has/have demanded from the Developers and the Developers have given inspection to the Purchasers/s of all documents of title relating to the said Property, the plans, designs and specifications prepared by the Developer's Architects and such other documents as are specified under the Maharashtra Ownership Flats (Regulations of the Promotions of Construction, Sale Management and Transfer) Act, 1963 (herein referred to as "the said Act") and the Rules made there under.

t. The Developers are entering into separate agreements with several other persons and parties for sale of flats/car parking spaces and other premises in the said Building on the said Property.

u. The Income Tax Permanent Accounts Numbers of the Parties hereto are
 SHREE MAHAVIR DEVELOPERS. : ABBFS7328F
 Mrs KETAL S PATEL. : AEDPP5081R

v. It is necessary to execute this Agreement.

NOW THIS AGREEMENT WITNESSTH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

1. The Developers has constructed three buildings , namely Buildings "A", "B" and "C" as follows, Building "A" consisting of stilt plus podium and 10 (Ten) upper floors, Building "B" consisting of stilt and 7 upper floors and "Building "C" consisting of stilt and fifteen floors , hereinafter collectively referred as "the said new buildings" on the land

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bearing Survey No.287, CTS No.18 pt situate, lying and being at Village Vile Parle at J.V.P.D. Scheme more particularly described in the First Schedule hereunder written and plot admeasuring 2103.92 square meters by utilizing the FSI available on the said property as well as the FSI of other properties by acquiring Transferable Development Rights (TDR)/Balance FSI of the layout, as per the Development Control Regulations published in February, 1991 and for utilizing the benefit of any further FSI as available in respect of the said land, the Developers will be entitled to vary, amend and/or alter the said Building Plans of the said construction from time to time.

2. The construction of the Buildings "C" was carried out by the Developers in accordance with the Building Plans prepared by the Architect, M/s.A.R.Mehta & Associates and sanctioned by the Brihan Mumbai Mahanagar Palika (BMC) and Commencement Certificate No. CE/9457/WS/AK dated 9th April 2009 and Further Commencement Certificate No. MH/EE/(B.P)/G.M/MHADA-104/2019 dated 29th November 2019 by Building Permission Cell, Greater Mumbai/ MHADA a designated Planning Authority for MHADA Layouts with such additions, modifications and/or amendments thereto as the Developers may incorporate therein without changing the floor plan given in Annexure 'D'.

3. The building is proposed/ constructed with deficient open space and the purchasers will not object to the development on the adjacent plot with the deficient open space.

4. The Building Plans in respect of the said Buildings as approved by MCGM/MHADA as aforesaid will remain open for inspection on all working days during office hours at the Building site and at registered office of the Developers at 14A, Paper Box Estate, Off Mahakali Caves Road, Andheri (E), Mumbai – 400 093 and administrative office at Aditya A, podium floor Office , Gulmohar cross road no 6, JVPDS, Mumbai 400049.

5. The specifications and amenities to be provided in the flats and the said new building are given Annexure-"G" annexed hereto.

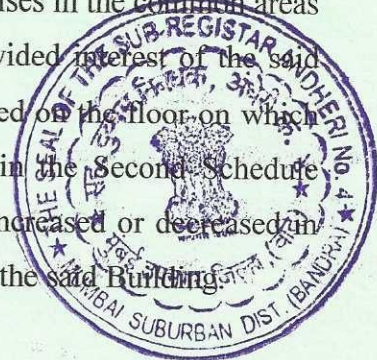
6. The Purchaser/s has/have prior to execution of this Agreement satisfied himself/herself/themselves about the title of the Societies/Developers to the said Property described in the Third Schedule hereunder written and the Purchaser/s shall not be entitled to further investigate the title of the Societies/Developers and no requisitions or objections shall be raised on any matter relating thereto. A copy of the Certificate of Title issued by H.S.Patel, Advocate , Mumbai, is annexed hereto as Annexure-"B".

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7. The Developers shall sell to the Purchaser/s and the Purchaser/s has/have agreed to purchase the Flat No.C14 on the 14th floor admeasuring 213.72 sq meters Built up Area and 2 car parking spaces for a price of Rs 7,00,00,000/- (Seven Crores only) in the said Building "C" constructed on the said composite plot herein referred to as "the said Premises". The Floor Plans in respect of the floors on which the said Premises is to be located is hereto annexed and marked as Annexure-"D".

8. The area of the said Flat No.C14 on the 14th floor is admeasuring 213.72 sq meters built up area . Common areas and the facilities for the said Building i.e. relative common areas and facilities for the said Building, relative common areas and facilities for the said Premises percentage of undivided interest of the said Premises in the common areas and facilities of the said Building as also the percentage of undivided interest of the said Premises in the restricted common area and other facilities provided on the floor on which the same is located are as per the particulars thereof as given in the Second Schedule written. The aforesaid percentages are tentative and liable to be increased or decreased in the event of there being changes in the Building Plans in respect of the said Building.

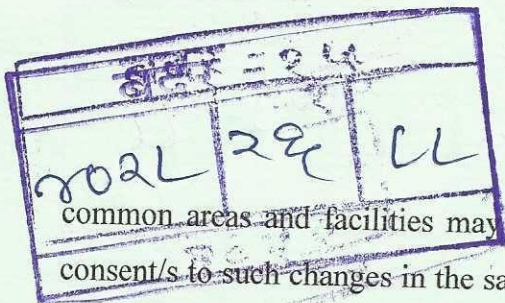


9. The Purchaser/s hereby agree/s to pay to the Developers the purchase price of Rs 7,00,00,000/- (Seven Crores only) in the following manner:

- | | |
|---------------------|--|
| a) Rs.10,00,000 /- | [Rupees Ten lacs Only] being the earnest money/deposit [the payment and receipt whereof the Developers admit and acknowledge on or before execution of the agreement |
| b) Rs 200,00,000 /- | [Rupees One Crore Fifty lacs Only] on or before 30-04-2022 |
| c) Rs200,00,000 /- | [Rupees One Crore Fifty lacs Only] on or before 30-04-2023 |
| d) Rs200,00,000 /- | [Rupees One Crore Fifty lacs Only] on or before 30-04-2024 |
| e) Rs90,00,000 /- | [Rupees Ninety lacs Only] on or before 30-04-2025 |

10. It is expressly agreed and the Purchaser/s is/are aware that as a result of changes in the Building Plans of the said Building, the share of the said Premises in the said

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common areas and facilities may increase or decrease. The Purchaser/s hereby expressly consent/s to such changes in the said share and hereby expressly authorize/s the Developers to so increase or decrease the said share of the said Premises in the said common areas and the facilities of the said Building and/or the said Property and the Purchaser/s hereby irrevocably agree/s to accept the said as changed as aforesaid.

11. It is expressly agreed that the time for payment of each of the aforesaid installments of the purchase price as set out in Clause (9) above shall be of the essence of the contract. In the event of the Purchaser/s making any default in payment of any installment of the purchase price on its due date, the Developers will be entitled to encumber this Agreement after giving a written notice of Ninety days to cure the default .

12. Without prejudice to the above the Developer's other rights under this Agreement and / or in law, the Developers may at their option accept from the Purchaser/s the payment of the defaulted installment/s on the Purchaser/s paying to the Developers interest on the defaulted installment/s @ 6% (Six) p.a. for the period for which the payment has been delayed. The Developers may also allow, in its sole discretion, a rebate for early payments of equal installments payable by the Allottee by discounting such early payments for the period by which the respective installment has been preponed.

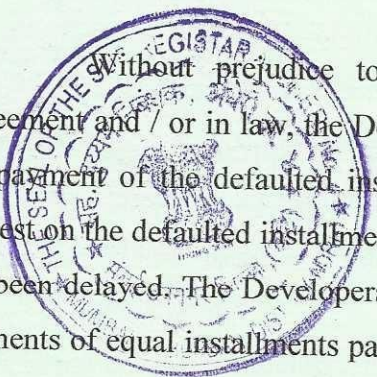
13. The possession of the said Premises is handed over by the Developers to the Purchasers for carry out the interior work.

14. Nothing contained in this Agreement shall be constructed so as to confer upon the Purchaser/s any right whatsoever into or over the said Property or the said new Buildings or any part thereof including the said Premises. It is agreed by and between the parties that conferment of title in respect of the said Premises shall take place in favour of the Purchaser/s on the Purchasers making full payment of consideration to the Developers and complying with the terms and conditions of this Agreement.

15. The Purchaser/s shall have no claim, save and expect in respect of the Premises agreed to be sold to him/her/them. The terrace above the top floors and other premises will remain the property of the said Society and the purchaser will be entitled to use the common areas along with other members of the said Society.

16. IT IS HEREBY EXPRESSLY AGREED THAT only the terrace above the top floor in said new Buildings "A", "B" and "C" always belong to the Aditya Co-op. Hsg.

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Soc. Ltd. and the said Society will be entitled to deal with their terraces in any manner they may deem fit.

17. IT IS HEREBY EXPRESSLY AGREED AND PROVIDED that so long as it does not in any way affect or prejudice the rights hereunder granted in favour of the purchaser/s in respect of the said Premises the Developers shall be at liberty to sell, assign, mortgage or otherwise deal with or dispose off their right, title or interest in respect of the said new Buildings "A" and "C" to be constructed on the said Property.

18. As soon as the construction of the said new Building is notified by the Developers as complete, each of the Purchasers of premises in the said Building [including the Purchaser herein] shall pay the respective arrears of the price payable by them within 15 Fifteen days of such notice served individually or to be put in any prominent place in the said Building. If any of the Purchaser/s fail/s to pay the arrears inspite of the notice the Developers will be entitled to terminate the Agreement for sale of flat with such Purchaser/s.



19. The Construction of the said new Building is completed in accordance with the Plans and Specifications as approved by the concerned authorities as aforesaid with such modifications thereto as may be made by the Developers as herein above set out.

20. It is expressly agreed that the Developers alone shall be entitled to sell/allot the terraces, lobbies, refuge areas, passages etc attached and adjoining to the respective flat on their floor, as amenity area and the purchasers have no objection for the same.

21. The Terrace/Terraces, lobbies, passages and other areas attached/adjoining to the flat/flats shall be treated as forming part of the flat/flats to which the same shall be attached/adjoined and the Developers will be entitled to allot the same and appropriate the sale proceeds to themselves. The purchasers of the terrace lobbies, passages and other areas shall be entitled to use the same and the purchasers shall raise no objection or claim for the use of the attached terraces, lobbies, passages and other areas adjoining the flats. It is hereby expressly understood and agreed by and between the parties that the Developers have the unqualified and unfettered right to sell on ownership basis the terrace space in front of or adjacent to the flats and such terraces so sold shall belong exclusively to the respective purchaser of the terrace units and the terrace spaces are intended for the exclusive use of the respective terrace unit holders. The purchasers of the terrace shall be entitled to use the same for all purposes whatsoever as permissible by law.

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22. The Developers shall in respect of any consideration amount remaining unpaid by the Purchaser/s under the terms and conditions of this Agreement will have first lien and charge on the said Premises agreed to be allotted to the Purchaser/s.

23. The Purchaser/s agree/s and undertakes from time to time to sign and execute the application form to become the member/s of the said Aditya Co-op. Hsg. Soc. Ltd. and shall be bound from the time to time to sign all the customary papers and documents and all other deeds as the Developers may require him/her/them to do from time to time for safeguarding the interest of the Developers/the said Society and the Purchaser/s of the other Premises in the said Building. Failure to comply with the provisions of this Clause will render this Agreement ipso facto to come to an end.

24. On the completion of the construction of and on receipt of occupation certificate from the BMC in respect of the said new Building and the Purchasers paying to the Developers the full consideration amount as per Clause [9] of this Agreement, the Purchaser/s hereby agrees to become the member of Aditya Co.-op. Hsg. Soc. Ltd., and on the Developers submitting form of the membership application to the said Society for the admitting the Purchaser/s as the ordinary member/s of the said Society and the Purchaser/s upon being admitted as the member/s of the said Society will undertake to abide by the rules, regulations and bye-laws of the said Society.

25. The Purchaser/s shall maintain at his/her/their own costs the said Premises agreed to be purchased by him/her/them in the same condition, state and order in which it is delivered to him/her/them and shall abide by all bye-laws, rules and regulation of the said Society.

26. The Purchaser/s agree/s to pay total consideration amount payable under the terms of this Agreement as and when they become due and payable. Further the Developers are not bound to give notice requiring any such payment and the failure thereof shall not be pleaded as an excuse for non payment of any amount or amounts due on the respective due dates or events.

27. The Purchaser/s hereby covenant/s with the Developers to pay consideration amount liable to be paid by the Purchaser/s under this Agreement and to observe and perform the covenants and conditions in this Agreement and to keep the Developers fully

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indemnified against the said payments and observance and performance of the said covenants and conditions except so far as the same ought to be observed by the Developers.

28. (a) The Purchaser/s hereby agree/s that in the event of any amount becoming payable by way of levy or premium to the Concerned Local Authority or to the State Government or any amount becoming payable by way of betterment charges of development levied or any other payment of a similar nature in respect of the said Property, and/or the various Premises to be constructed thereon, the same shall be reimbursed by the Purchaser/s to the Developer/s said Society in the proportion of the area of the said Premises to the total area of all the Premises in the said Building.



(b) It is expressly agreed by the purchasers that in the event of the Government of India levies any tax on the sale of said premises by the Developers to the purchasers, the Developers above will be liable to pay the same.

29. The Purchaser/s shall on demand, deposit with the Developers/the said Society his/her/their proportionate share towards the installation of water meter and electric meter and/or for any other deposit to be paid by the Developers to the Local Authority of Body concerned and/or to any other Concerned Authority.

30. The Purchaser/s shall allow the Developers and/or the said Society and their surveyors and Agents with or without workmen and others at all reasonable times to enter upon his/her/their Premises or any part thereof for the purpose of repairing any part of the said new Buildings and for laying cables, water pipes, fittings, electric wires, structures and other conveniences belonging to or serving or used for the said new Buildings.

31. The Purchasers/s shall not at any time demolish or do or cause to be done any additions or alterations of whatsoever nature in the said Premises or any part thereof without obtaining prior written permission of the said Society and/or the Developers. The Purchasers/s shall keep the said premises walls, partitions, sewers, drains, pipes and appurtenances thereto in good and tenantable repair and condition and in particular the said new Buildings so as to provide shelter to and protect the parts of the said new Buildings other than his/her/their premises. The Purchasers/s shall not make any alteration in the outside elevations and outside colour scheme of the said premises to be allotted to him/her/them.

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32. The Purchasers/s shall not do or permit to be done any act or thing which may render void or voidable any insurance of any premises or any part of the said building or cause any increased premium to be payable in respect thereof or which is likely to cause nuisance or annoyance to users and occupiers of the other premises in the said new Building. However, it is clarified that this does not cast any obligation upon the Developers to insure the Building or premises agreed to be sold to the Purchasers/s.

33. The Purchasers/s will lodge this Agreement for Registration with Sub-Registrar of Assurance at Mumbai and the Developers will attend the Sub-Registrar and admit execution thereof after the Purchasers/s inform them of the number under which it is lodged for Registration by the Purchasers/s.

34. All letters, circulars, receipts and/or notices issued by the Developers dispatched under Certificate of Posting to the address known to them of the purchases/s will be a sufficient proof of the receipt of the same by the purchaser/s and shall completely and effectually discharge to Developers. For this purpose, the purchasers/s has/have given the following address—

35. From the date of receipt of possession in respect of the said premises, the purchaser/s undertake/s to pay to the said Aditya Co.op. Hsg. Soc. Ltd., in respect of provisional outgoings more particularly described in the third Schedule hereunder written. The said amount shall be paid by the Purchasers/s to the said Society before 5th of every month (time being essence). In the event, the Purchaser/s fail/s to pay the monthly outgoings, the said Society will be entitled to receive the same with interest @ 18%. p.a.

36. The Purchasers/s shall at the time of the Developers handing over the possession of the said premises to the Purchasers/s make interest free deposit with the Developers of the following amounts -

i.Rs. 600/- [Rupees Six hundred Only] for share money, application and entrance fee of the said Society.

37. Any delay or indulgence by the Developers in enforcing the terms of this Agreement or any forbearance or giving time to the Purchasers/s shall not be considered as a waiver on the part of the Developers of any breach or non-compliance of any of the terms

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and conditions of this Agreement by the Purchasers/s nor shall the same in any manner prejudice the remedies of the Developers.

38. The Developers shall be entitled to alter the terms and conditions of the Agreement relating to the unsold Premises in the said building of which the aforesaid Premises form part and the Purchasers/s shall have no right to object to the same.

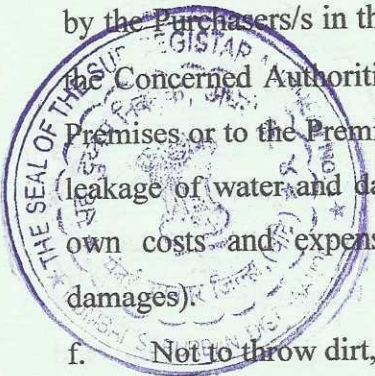
39. The Purchasers/s himself/themselves with intention to bind all persons into whosoever hands the said Premises may come do/doth hereby covenant/s with the said Society the Developers as follows -

- a. To use the said premises for the purpose of residence only.
- b. To maintain the said Premises at Purchasers/s costs in good tenantable repair and condition from the date the possession of the said Premises is taken and shall not do or suffer to be done anything in or to the said Building in which the said Premises is situated, and also in the staircase or any passages which may be against the rules, regulation or bye-laws of the concerned local or any other authority or change/alter or make addition in or to the said new Building in which the said premises is situated and the said Premises itself or any part thereof.
- c. Not to store in the said Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Building or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or are likely to damage the staircase, common passages or any other structure of the said new Building, including entrances of the said new Building and in case of any damage caused to the said new Building or the said Premises on account of negligence of the Purchasers/s in this behalf, the Purchasers/s shall be liable for the consequence of the breach.
- d. To carry out at his/her/their own all internal repairs to the said Premises and maintain the said premises in the same condition, state and order in which they were delivered by the Developers to the Purchasers/s and shall not do or suffer to be done anything in or to the Developers in which the said Premises are situated or the said Premises are situated or the said Premises which may be forbidden by the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Purchasers/s committing any act in contravention of the above provision, the Purchasers/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

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- e. Not to demolish or cause to be demolished the said Premises or any part thereof, not at any time make of cause to be made any addition or alteration in the elevation and outside Colour scheme of the said Building and to keep the portion, sewers, drains and pipes in the said Premises and appurtenances thereto in good tenantable repair and condition and in particular so as to support shelter and project the other parts of the said Building and the Purchasers/s shall not chisel or in any other manner damage the columns, beams, walls, slabs, or R.C.C. Pardis or other structural members in the said premises without the prior written permission of the Developers and/or the said Society formed by the Purchasers/s of flats and other premises on the said Property. In case on account of any alterations are carried out by the Purchasers/s in the said Premises (whether such alterations are permitted by the Concerned Authorities or not) and there shall be any damage to the adjoining Premises or to the Premises situated below or above the said Premises (inclusive of leakage of water and damage to the drains) the Purchasers/s shall at his/her/their own costs and expenses repair such damage (including recurrence of such damages).
- f. Not to throw dirt, rubbish rags, garbage or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the said land and the said Building.
- g. Pay to the said Society within 15 (Fifteen) days of demand by the said Society his/her/their share of security deposit demanded by the Concerned Local Authority or Government for giving water, Electricity or any other service connection to the said Building.
- h. To bear and pay increase in local taxes, water charges, insurance and stamp duty or other levied, if any, which are imposed by the Concerned Local Authority and/or Government and/or other Public Authority, on account of change of user of the said Premises by the Purchasers/s.
- i. The Purchasers/s after receiving the possession of the said premises from the Developers shall not let, sub-let, transfer, assign, or part with Purchasers/s interest or benefit factor of this Agreement or the said Premises or part with the possession of the said Premises or any part thereof without prior permission of the said Society/Developers.
- j. The Purchasers/s shall observe and perform all the rules and regulations of the said Society and the additions alterations or amendments thereof that may be made from time to time for protection and maintenance of the Said Building and the Premises therein and for the observance and performance of the Building rules, regulations and bye-laws for the time being of the Concerned Local Authority and



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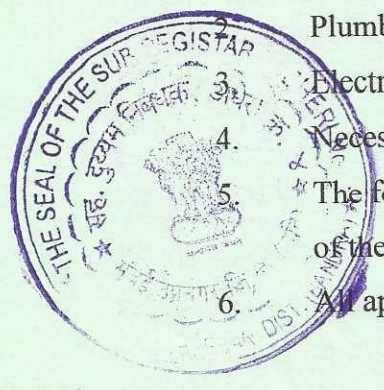
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THE SECOND SCHEDULE REFERRED TO ABOVE

A. Common areas and facilities of the said Premises in relation of the said Building :-

- a. The said property on which the said Building shall be constructed, and the common service lines such as electricity, water, drainage, common recreation areas.
- b. The following facilities which will be located throughout the building –

- 1. Water Tank located on Ground Floor of the Building.
- 2. Plumbing net-work throughout the Building.
- 3. Electric wiring net-work throughout the Building.
- 4. Necessary light, telephone and public water connections.
- 5. The foundations and main walls, columns, girders, beams and roofs of the Building and
- 6. All apparatus and installation existing for common use.



B. The following facilities located in each one of the upper floor are restricted common areas and facilities restricted to the premises of respective floor :-

- 1. A lobby which gives access to the stairway from the said premises.

C. Percentage of undivided share of the said Premises :-

- 1. Common areas and facilities relating to the said building in proportion to the total area of building to the total area of the flat
- 2. Restricted common areas and facilities on particular floors of the said Building on which the said premises is located in proportion to the total area of building to the total area of the flat

N.B. The aforesaid statement is tentative and is liable to change in the event of there being changes in the building plans of the said Building.

C. Dugar

२०२८		
२९	८८	

IN WITNESS WHEREOF, the Developers and the Purchasers/s have hereunto set and subscribed their bands and seal the day year first hereinabove written.

SIGNED AND DELIVERD by)
 the withinnamed "DEVELOPERS")
 MESSERS. SHREE MAHAVIR DEVELOPERS)
 through the hands of its Partner, Chair^{man} P)
 in the presence of)

Witness

①
②


C Dugol




SIGNED AND DELIVERED by the)
 withinnamed "PURCHASER/S")

MRS KETAL S PATEL



Ketal Patel




in the presence of)

Witness _____)

①
②

बदर - १५		
२०२८	३५	८८
२०२२		

THE THIRD SCHEDULE REFERRED TO ABOVE
PROPERTY TAX, WATER CHARGES AND RATES

1. The expenses of maintaining, repairing, re-decorating etc. of the main structure and in particular the road, gutters and rain water pipes and electric wires in, under or upon the building and enjoyed or used by the Purchasers/s in common with the other occupiers of other premises and the main entrance, passages, landings, stair-cases of other buildings as enjoyed by the Purchasers/s used by him/her/them in common as aforesaid and the boundary walls of the buildings, compounds, terraces etc.
2. The costs of cleaning and lighting the passages, landings, stair-cases and other parts of the buildings so enjoyed or used by the Purchasers/s in common as aforesaid.
3. The costs of decorating the exterior of the building.
4. The salaries of clerks, bill collectors, sweepers, etc.
5. The costs of working and maintenance of water pumps and lights and other service charges.
6. Municipal and other taxes and other assessments.
7. Insurance of the building.
8. Such other expenses as are necessary or incidental for the maintenance and upkeep of the building.



C Dugar

[Handwritten signature]

R E C E I P T

बदर - १५		
००२८	३००	८८
२०२२		

RECEIVED the day and year first)
 hereinabove written of and form)
 the withinnamed Purchaser/s)
 the sum of Rs.10,00,000/- [Rupees Ten lacs])
 Only) being the amount of earnest money or deposit)
 paid by them to us by)
 Cheque/RTGS ICICR52020122800651212on)
 ICICI Bank , Juhu Branch,Mumbai)
 on the execution hereof) Rs.10,00,000 /-

WE SAY RECEIVED**For SHREE MAHAVIR DEVELOPERS**

C. D. Dugis

**PARTNER
DEVELOPERS**

WITNESSES:**INCOME TAX PAN.Nos:****1) SHREE MAHAVIR DEVELOPERS.****: ABBFS7328E****2)Mrs KETAL S PATEL.****: AEDPP5081R**

Am...

बदर - २२		
२०२८	४०	८८
२०२२		



Handwritten signature or scribble at the bottom center of the page.

Flat No. 3/A, Sumangal Apartment, Ground Floor.
Old Vrindavan Chawl, Vallabhbai Road.
Opp. Railway Station, (Water Tank).
Vile Parle (West), Mumbai - 400 056.
Tel. No.: 2614 8398 / 2618 5207 Resi.: 2618 5205

Annexure B 25
H. S. PATEL
B. A. LL. B.
ADVOCATE HIGH COURT (MUMBAI)

Date :

Dated :- 14th May, 2007.

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

बदर - १५		
२०२८	४९	८८
२०२२		

In respect of Plot of Land with buildings standing thereon bearing Survey No. 287 (Part), corresponding City Survey No. 18 (Part), and now admeasuring in aggregate 2103.92 Square Meters, within the limit of Revenue Village Vile-Parle (West), Taluka Andheri, Mumbai Suburban District.

Lessee of the Property : ADITYA CO-OPERATIVE HOUSING SOCIETY LIMITED,

Developers : SHREE MAHAVIR DEVELOPERS.



With reference to above matter I report as under;

Prior to 1970, the Maharashtra Housing Board, a Corporation established under the Bombay Housing Board Act, 1948 (BOM. LXIX of 1948) (the Board) was possessed of or otherwise well and sufficiently entitled to a piece or parcel of land admeasuring 1622.405 Square Meters situated at Survey No. 287, and recorded as corresponding City Survey No. 19 [being part of the Board's land at J.V.P.D. Andheri (West), Mumbai] in the Registration Sub-District of Bandra than Bombay Suburban.

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Hong Kong Bank / High Court.
Flora Fountain.
Mumbai - 400 001.

BILIMORA

Shop No. 14 & 18 Maruti Chambers.
Near Gujrat Housing Society.
Chikhali Road, Bilimora (East).
GUJARAT - 396 321.
Tel.: (02634) 283284 / 262308.

VAPI :

Office No. 6, 1st Floor.
D.K. Shopping Centre.
Exchange Road,
Near Pancharatna Char Rasta.
Vapi (East), GUJARAT.

Date :

b) That during the year 1971-1972, the Board constructed Residential Tenements on Plot of land bearing Survey No. 287 and comprising of Building No. 1 and Building No. 2, consisting of 40 Residential Tenements.

202C		
202C	202C	202C
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c) That Allottees of Residential Flat in respect of Tenements allotted by the Board have formed themselves as a Co-operative Housing Society named as Aditya Co-operative Housing Society Limited, duly registered Under Section 9 of the Maharashtra Co-operative Societies Act, (Maharashtra XXIV of 1961), bearing Registration No. BOM. HSG/4480 of 1975 (dated 7th day of April, 1975) hereinafter referred to as "SAID SOCIETY").



d) THE MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY (herein referred to as "the AUTHORITY") was duly constituted with effect from the 5th day of December, 1977, under the Government Notification in the Public Works and Housing Department No. ARD-1077/(1)/Desk-44 dated 5th day of December, 1977 (a statutory corporation constituted under the Maharashtra Housing and Area Development Act, 1976 (Maharashtra XXVIII of 1977), (the said Act).

That on the Authority being duly constituted with effect from the day of December, 1977, under Government Notification in the Public Works and Housing Department No. ARD-1077/(1)/Desk-44 dated 5th day of December, 1977 the Maharashtra Housing Board Act, 1948 (BOM. LXIX of 1948), (hereinafter referred to as "the Board") stood dissolved by operation of Section 15 of the said Act.

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Date: २५ - १५

२०२८	४५	८८
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f) That under clause (a) and (b) of section 189 of the said Act all Property rights liabilities and obligations of the said dissolved Board including those arising under any agreement or contract have become the property rights liabilities and obligations of the Authority.

g) That Building No. 1 and Building No. 2 situated at J.V.P.D. Scheme, Andheri, Mumbai, consisting of 40 tenements constructed on the Land described hereinabove and common installations including the Pump House were being conveyed to the Society by a Sale Deed dated 30th January, 1986.

h) That by and under Deed of Sale made and executed at Mumbai (then Bombay) on 30th day of January, 1986, by and between MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY, therein referred to as "the AUTHORITY" of the ONE PART and ADITYA CO-OPERATIVE HOUSING SOCIETY LIMITED, therein referred to as "the PURCHASER / the SOCIETY" of the OTHER PART, the Authority therein in consideration of the monetary consideration paid by the Allottees of Tenements/ Members of the Society, conveyed in favour of the Society by way of SALE the Property consisting of Two Buildings, bearing No. 1 and 2 at Survey No. 287, then C.T.S. No. 19, Revenue Village Vile Parle (West), Taluka Andheri, Mumbai Suburban District. That Deed of Sale dated 30th January, 1986 was duly registered in the Office of the Sub-Registrar of Assurances, IV Bandra, Mumbai and same was lodged for registration on 12th March, 1986 and same was indexed and registered.

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Vapi (East), GUJARAT.

Date: 1 - 24		
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i) That by and under an Indenture of lease made and executed on 30th day of January, 1986 (Registered with the Joint Sub-Registrar, IV, Bandra, Mumbai, under Registration No. 2533 of 1986 on 8th day of April, 1986 of additional Book No. I), by and between MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY, therein referred to as "the SAID LESSOR / AUTHORITY") of the One Part and ADITYA CO-OPERATION HOUSING SOCIETY LIMITED, therein referred to as "the SAID SOCIETY" of the Other Part, the Authority in consideration of the Lease Premium paid by the Society and covenant to pay lease rent recorded therein DEMISE BY WAY OF LEASE unto the Society the land admeasuring 1622.405 Square Meters for a term of NINETY NINE YEARS with effect from 1st day of July, 1971, more particularly described in the Schedule thereunder written for a period of ninety nine years of lease commencing from 1st day of July, 1971, on the terms and conditions therein recorded.



ii) Thereafter by and under Deed of Rectification made and executed at Mumbai on 18th day of October, 2004, by and between The Authority, therein also referred to as "the Authority" of the First Part and ADITYA CO-OPERATIVE HOUSING SOCIETY LIMITED, therein referred to as "the SAID SOCIETY" of the SECOND PART, the Parties thereto rectified City Survey Number of the land in question, leased in favour of the Society and recorded that the said Property bears C.T.S. No. 18 (Part) of Revenue Village Vile-Parle (West) and brought on record accurate City Survey Number. That Deed of Rectification was duly registered in the Office of the Sub-Registrar of Assurances, Andheri Taluka, Mumbai

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Exchange Road,
Near Pancharatna Char Rasta.
Vapi (East), GUJARAT.

Date :

Suburban District, under Serial No. BDR-1 / 11067 / 2004,
December, 2004.

बंदर - २५		
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k) That by and under Development Agreement made and executed at Mumbai on 15th day of December, 2003 (Registered in the Office of the Sub-Registrar of Assurances, Bandra, Mumbai, under Serial No. BDR-1/2528/2004 on 23rd day of March, 2004, and same was Registered and Indexed on 17th day of September, 2004) by and between ADITYA CO-OPERATIVE HOUSING SOCIETY LIMITED, therein referred to as "the SOCIETY" of the First Part and Members of the Society, therein referred to as "the MEMBERS" of the Second Part and SHREE MAHARASHTRA DEVELOPERS (a Partnership Firm), therein referred to as "the DEVELOPERS" of the Third Part, the Society granted development rights in respect of the Property, admeasuring 2103.92 Square Meters in favour of the said Developers at for the terms and conditions stipulated therein.

l) That by and under Deed of Supplementary Lease made and executed at Mumbai on 10th day of December, 2004, by and between THE MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY, therein referred to as "the AUTHORITY" of the ONE PART and ADITYA CO-OPERATIVE HOUSING SOCIETY LIMITED, therein referred to as "the SOCIETY" of the OTHER PART, the Authority leased additional aggregate area of 481.52 Square Meters, making aggregate Plot area of 2103.92 Square Meters by way of Lease with effect from 1st day of July, 1971.

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Flora Fountain.
Mumbai - 400 001.

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Vapi (East), GUJARAT.

बदर-१५		
Date :		
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m) That the Chief Officer, Mumbai Housing and Area Development Board (A MHADA UNIT) has issued N.O.C. for Proposed Reconstruction on 17th April, 2004 and further issued certificate to Executive Engineer, Building Proposal Department for confirmation of utilization of additional buildable area, wherein aggregate plot area of 2103.92 Square Meters was also confirmed.

n) That the Managing Committee of the Society has also executed Declaration to the effect that since inception, the Society has not raised any finance from The Maharashtra State Co-operative Housing Finance Limited or any other Bank or Financial Institution.



In the circumstances above and on the basis of search conducted by me, in my opinion title of the said Society, viz. ADITYA CO-OPERATIVE HOUSING SOCIETY LIMITED, is Free from any encumbrances and same is clear and marketable as a Lessee of the Authority.

p) Further I certify that by virtue of Registered Development Agreement, the Developers are entitled to develop the Plot of the Society, admeasuring 2103.92 Square Meters, bearing C.T.S. No. 18 (Part) subject to guide lines prescribed by the D.C. Rules of the M.C.G.M. as well as the Authority and is also entitled to sell Units in the Proposed Development on FLAT OWNERSHIP BASIS in light of the Society and its then members have authorised the Developers to handle the development of the said Property.

MR. H. S. PATEL
B.A.LL.B.,
ADVOCATE HIGH COURT
Resi. Flat No. 3/A Ground Floor
Vallabhbhai Road,
Vile-Parle (West), BILIMORA
Mumbai - 400 056


H. S. PATEL - ADVOCATE

MUMBAI :
Off. No.: 9/A 2nd Floor,
Old Oriental Bldg., M. G. Road,
Hong Kong Bank / High Court,
Flora Fountain,
Mumbai - 400 001.

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Near Gujrat Housing Society,
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महाराष्ट्र शासन

मालमत्ता पत्रक

बदर - १५
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गाव/पेठ : विलेपार्ले(प)	तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले	जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर
१८		१२८५०.३०
क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
	सी-१	दरसाल र.रु.२००.३० दिनांक २३.५.१९७५ पासून पुढे पै प्रमाणे ६६७.०० चौ.मीटर

सुविधाधिकार	हक्काचा मुळ धारक H
वर्ष:	मुंबई हाऊसिंग बोर्ड
पट्टेदार	
इतर भार	
इतर शरें	

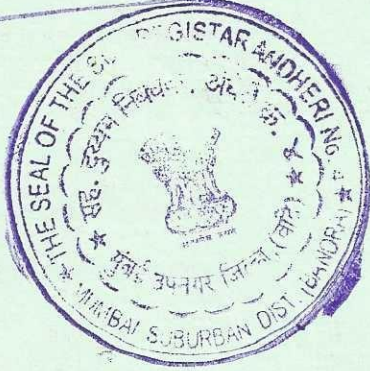
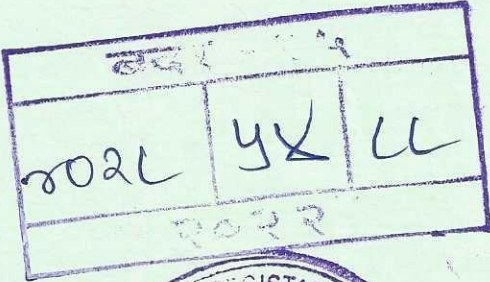


दिनांक	व्यवहार	सही
०६/०९/१९७०	भा.स.च्या १९५६ च्या वजन मापाचे कायद्यालगत म.रा.स च्या १९५८ अंमलबजावणी कायदानुसार व भा.स.च्या नाणुसारी कायदानुसार क्षेत्र आकाराचे रूपांतर केले.	०९/१९७० जि.नि.भू.अ. (द)कुलाबा
२४/१२/१९८०	बिनशेती आकार मा.अप्पर उपजिल्हाधिकारी मुंबई उपनगर अंधेरी, यांचे कडिल पत्र क्र.ADC.LND/D ८००२ दि.१८.१०.८० अन्वये बिनशेती आदेशाची नोंद घेतली. पै. क्षेत्र ६६७.७ चौ.मीटर	सही- २४/१२/१९८० न.भू.अ. क्र.९ मुं.उ.जि.मुंबई
२४/१२/१९८०	सब रजि.मुंबई कडिल सिरिअल नं.२०२४ दिनांक २८.६.७५ व नं.२०२६ दि.२७.११.७५ अन्वये. न.भू.अ. आदेश न.भू. क्र.१८/ विलेपार्ले प. /८०	L ज्योतीनगर सहकारी गृहनिर्माण संस्था मर्यादित मुंबई पै.क्षे.६६७.७ चौ.मीटर
१५/०३/१९८०	अ.जि.हा.मुंबई मंजूरीपत्र ताबापावती नाहरकतपत्र व जि.नि.भू.अ.तथा न.भू.अ.क्र.९ मु.उ आदेश क्र.प.भू.२/ बा.नं.१६३-८९ दि.१९.३.८० अन्वये ३४३.२ चौ.मी क्षेत्रास भाडेपट्टेदाराचे नांव दाखल.	L ज्योतीनगर सहकारी गृहनिर्माण संस्था मर्यादित (पै क्षेत्र ३४३.२ चौ.मी करीता)
१०/०८/२००५	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील बिनशेती आदेश क्र.सी /डेस्क-३क /एल.एन.डी/एन.ए पी/एस आर ए/ दिनांक ४/६/२००५ प्रमाणे न.भू.क्र.१८ क्षेत्र १२८५०.३ चौ.मी पैकी ९०९.५६ चौ.मी चा रहाणेसाठी बिनशेती कडे वर्ग झालेले बिनशेतीची व बिनशेतीसारा दरवर्षी ५३०९/- रु बिनशेती सारा सन २००३ ते २००५ चौ नोंद घेतली. क्षेत्र ९०९.५६ चौ.मी	सही- २६/०८/२००५ न.भू.अ.विलेपार्ले
१९/०९/२००५	मुंबई हाऊसिंग बोर्ड यांनी नोंदणीकृत भाडेपट्टा क्र एस १३९७/ १९७८ दिनांक ८/११/२००९ व बदर -१ दस्त क्र ३१२६/२००३ दि.२६/५/२००३ ने ९९ वर्षे कराराने स्वाती मित्र को.ऑप.हो सोसायटीस भाडेपट्टयाने दिलेने भाडेपट्टेदार ची नोंद घेतली.	L स्वाती मित्र को.ऑप.होसिंग सोसायटी मर्यादित क्षेत्र ९०९.५६ चौ.मी
१०/१०/२००५	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील बिनशेती आदेश क्र सी /डेस्क ३क /एल.एन.डी/एन.ए पी /एस आर ए/ दिनांक ४/६/२००५ प्रमाणे न.भू.क्र.१८ क्षेत्र १२८५०.३ चौ.मी पैकी २१०३.९ चौ.मी क्षेत्र निवासी प्रयोजनार्थ बिनशेती कडे वर्ग झालेने बिनशेतीची व बिनशेतीसारा दरवर्षी १२३७९.०० रुपये ची नोंद घेतली मुदत ३१/७/२००६ पर्यंत क्षेत्र २१०३.९ चौ.मी	सही- १०/१०/२००५ न.भू.अ.विलेपार्ले
१०/१०/२००५	मुंबई हाऊसिंग बोर्ड यांनी नोंदणीकृत भाडेपट्टा क्र २५३३/८६ दिनांक २५/१२/९५ प्रमाणे १६२२.४ चौ.मी व नोंदणीकृत भाडेपट्टा क्र बदर -१ दस्त क्र ११०८६/०४ दिनांक २२/१२/०४ प्रमाणे ४८९.५ चौ.मी ९९ वर्षे कराराने मे.आदित्य को.ऑ.हो.सो.लि.यांना भाडेपट्टयाने दिलेने भाडेपट्टेदार सदरी नोंद घेतली.	L मे.आदित्य को.ऑप.हो.सो.लि क्षेत्र २१०३.९ चौ.मी
२६/१०/२००५	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील बिनशेती आदेश क्र.सी./डेस्क ३क/एल.एन.डी/एन.एपी /एसआर ए ९५८/ दिनांक ११/१०/२००५ प्रमाणे न.भू.क्र.१८, क्षेत्र १२८५०.३ चौ.मी पैकी ७५२.०६ चौ.मी क्षेत्र निवासी प्रयोजनार्थ बिनशेती कडे वर्ग झालेने बिनशेतीची व बिनशेती सारा दरवर्षी दर १०० चौ.मी क्षेत्रास ५८८/- रुपये प्रमाणे वार्षिक बिनशेती साराची नोंद घेतली मुदत ३१जुलै २००६ पर्यंत	सही- २६/१०/२००५ न.भू.अ.विलेपार्ले
१४/११/२००५	भाडेपट्टा क्षेत्र ७५२.०६ चौ.मी	L जुहू जिवन को.ऑप.हो.सो.लि. क्षेत्र ७५२.०६ चौ.मी

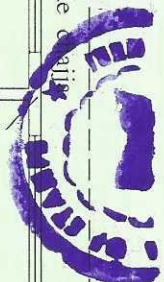
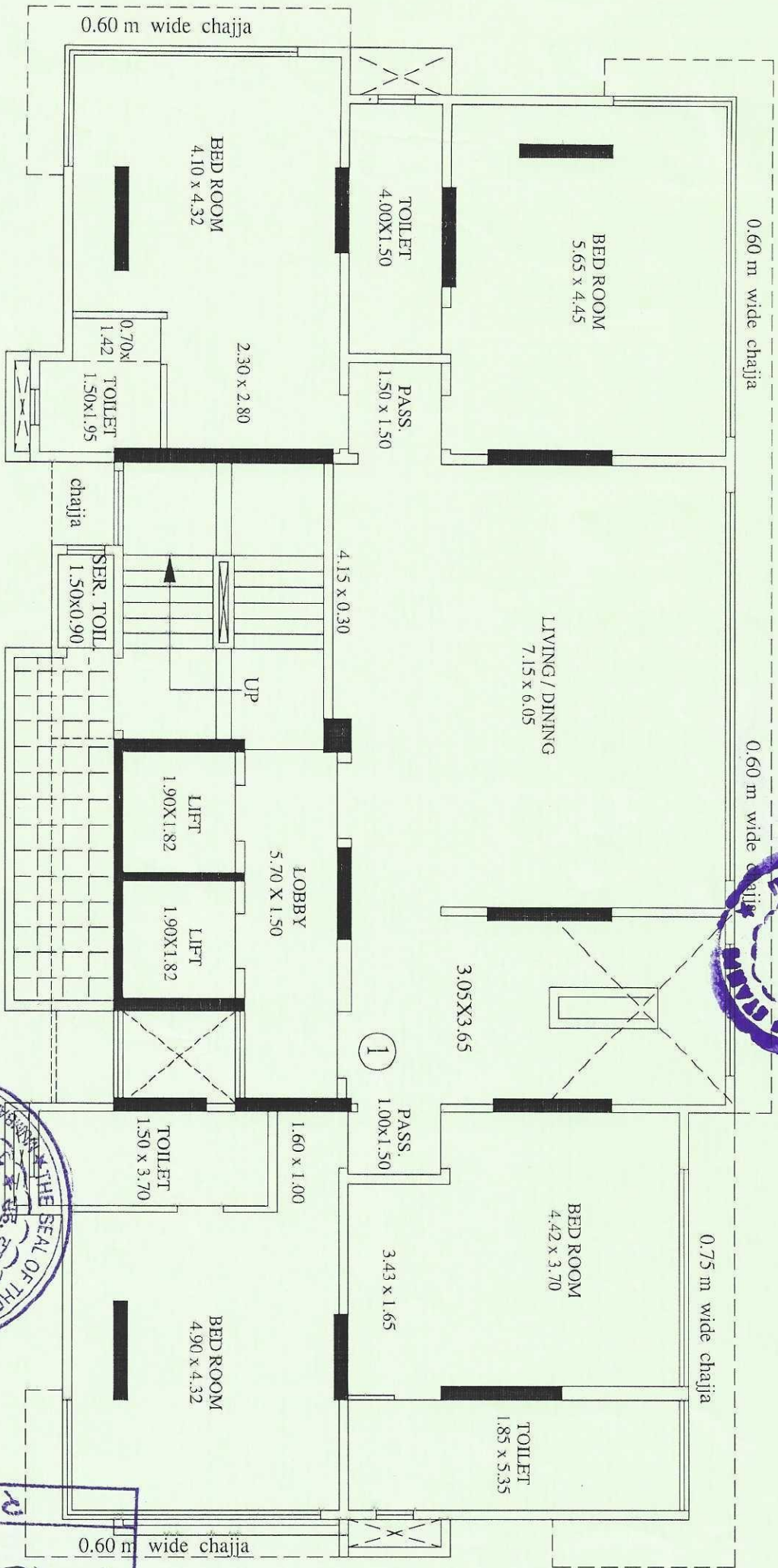
१४/०८/२००८	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील बिनशेती आदेश क्र. सी/डेस्क - ३क/एल.एन.डी/एनएपी/एसआरअडे/१४३१/०८ दिनांक १२/५/०८ प्रमाणे न.भू.क्र. १८ क्षेत्र १२८५०.३ चौ.मी. पैकी ९७५.०६ चौ.मी. चा रहाणेसाठी बिनशेती वर्ग झालेने बिनशेतीची व बिनशेती सारा दरसाला १९,०१४/- रु. बिनशेती सारा सन २००७-२००८ ची नोंद घेतली. क्षेत्र ९७५.०६ चौ.मी.		फेरफार क्र.४१८ प्रमाणे सही- १४/०८/२००८ न.भू.अ. विलेपार्ले
१५/०९/२००८	मुंबई हौसींग बोर्ड यांनी नोंदणीकृत भाडेपट्टा क्र. बदर-१-५४३४/०७ दि. १५/६/०७ व पी-३३३६ दि. ३१/३/९२ ने ९९ वर्ष कराराने मे. जुहू नटराज को.ऑ.हो.सो.लिमी. यांना भाडेपट्ट्याने दिल्याने भाडेपट्टेदाराची नोंद घेतली.	मे.जुहू नटराज को.ऑ.हो.सो.लिमी. क्षेत्र ९७५.०६ चौ.मी.	फेरफार क्र.४२० प्रमाणे सही- १५/०९/२००८ न.भू.अ. विलेपार्ले
१८/११/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.विलेपार्ले(प)/फे.क्र.१०२२ दिनांक १८/११/२०१५अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेल्यात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्रअक्षरी बारा हजार आठशे पन्नास पुर्णांक तीन दशांश चौ.मी दाखल केले.		फेरफार क्र.१०२२ प्रमाणे सही- १८/११/२०१५ न.भू.अ. विलेपार्ले

हे जाह्यता पत्रक डिजिटली साईन केलेले आहे

हि मिळकत पत्रिका (दिनांक २/५/२०१९ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्याची आवश्यकता नाही.
मिळकत पत्रिको डाऊनलोड दिनांक १२/२७/२०२१ २:४२:५३ PM
वैधता पडताळणी साठी <http://aapleabhilekh.mahabhumi.gov.in/DSLRF/propertycard> या संकेत स्थळावर जाऊन २२०६१००००१६७७१४० हा क्रमांक वापरावा.



14TH FLOOR PLAN



Handwritten signature and initials.



अप्ट - १५	२०२५	२०२५
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FULL OCCUPATION CERTIFICATE

23 JAN 2008

To
Shri. C.S.Durgar C.A. to
M/s. Aditya Co.Op.Hsg.Soc.Ltd.,
Samarth Ramdas Marg, M.H.B.Colony,
J.V.P.D.Scheme, Vileparle (West),
Mumbai - 400049.

बदर - १५		
४०२८	५७	८८
२०२२		

Sir,

The full development work of building comprising of Stilt + 7th upper floor on plot bearing C.T.S.No. 18 of Village Vileparle situated at Samarth Ramdas Marg, J.V.P.D Scheme, Vileparle (West), Mumbai completed under the supervision of Shri. A.R.Mehta, Licensed Architect Licence No. CA/89/5956 may be occupied on the following condition :-

- 1) That the certificate under section 270-A of M.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupation certificate.

A set of certified completion plan is attached herewith.



Yours faithfully

(Executive Engineer)

(Bldg. Proposals) W.S. [K/W & P] Ward



OCCUPATION CERTIFICATE

En. Engineer Bldg. Propos
H and K - W.S. 45
Municipal Office, E. K. Patkar
Bandra (West), Mumbai-400

Shri Chainroop Dugar,
A. to Aditya C.H.S.Ltd.,
14A, Paper Box Estate,
Off Mahakali Caves Road,
Andheri (E), Mumbai-400 093.

बदर - १५		
२०२८	५२	८
२०२२		

Sir,

The full development work of building 'A' comprising of stilt + podium + 1st to 10th upper floors on plot bearing CTS No.18 (pt) of village Vileparle (W), situated at J.V.P.D Scheme, Vileparle (W), Mumbai, is completed under the supervision of Licensed Architect Shri A.R. Mehta, under License No. CA/80/5956, may be occupied on the following condition:-

- 1) That the certificate under section 270-A of M.M.C. Act shall be obtained from E.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupation certificate.

A set of certified completion plan is attached herewith.



Yours faithfully,

sd/-
Executive Engineer (Bldg Proposals)
Western Subs. [K] Ward.

- Copy to :
- 1) Licensed Architect Shri. A.R. Mehta
 - 2) E.E.D.P.
 - 3) E.E. [V] W.S.
 - 4) Dy. A. & C. (S)
 - 5) Sup. [K/W] Ward,
 - 6) A.E. W. W. [K/W] Ward,
 - 7) Asstt. Commissioner [K/W] Ward

For information please.

30/6/09
E.E.B.P.(W.S.) K Ward

CERTIFIED TRUE COPY
For A. R. Mehta & Assc.

Architect

Form 346
88

File I.O.B./C.C. is issued subject to the provision of Urban Planning and Regulation Act 1973

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

2. Engineer Bldg. Proposal (W.L.)
N and K - wards
Municipal Office R. K. Pagar Marg
Sandra (West). Mumbai-400 050

36/15/1
Annexure 48

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

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No. NO/CE/9457/WS/AK BS/A

of 200 - 200

MEMORANDUM

17 FEB 2009

Municipal Office,

Shri. Chainroop Dagar C.A. to Owner.

Mumbai200

With reference to your Notice, letter No. 337 dated 14-10-2008 and the plans, Sections Specifications and Description and further particulars and details of your buildings at Proposed building on plot bearing C.T.S.No.18 (PP) of Village Vileparle, J.V.P.D.Scheme, Vileparle (West) furnished to me under your letter, dated 200. I have to inform you that I cannot approval of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by the following reasons



A. CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK / BEFORE PLINTH C.C.

- 1) That the commencement certificate under section 44/69 (1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
- 2) That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding as per D.C. Regulation No.38(27) before starting the work.
- 3) That the low lying plot will not be filled upto a reduced level of atleast 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled and consolidated and sloped towards road side, before starting the work.
- 4) That the Structural Engineer will not be appointed. Supervision memo as per appendix XI (regulation 5(3)(ix) will not be submitted by him.
- 5) That the structural design and calculations for the proposed work and for existing building showing adequacy thereof to take up the additional load will not be submitted before C.C.
- 6) That the sanitary arrangement shall not be carried out as per Municipal specifications and drainage layout will not be submitted before C.C.

CERTIFIED TRUE COPY
For A. R. Mehta & Assc.

(Signature)
Architect

() That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the 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 16 day of Feb 2000 but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

Attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.		
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17/2/09
Executive Engineer, Building Proposals,
Zone, K- 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 shall be--

(a) Not less than, 2 feet (60 cms.) above the centre 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. () meters 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 revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or 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 necessity 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.

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes accompanying this Intimation of Disapproval.

17 FEB 2009

- 7) That the agreement with the existing tenant alongwith the list will not be submitted before C.C.
- 8) That the consent letter from the existing tenants for the proposed additions/alterations in their tenement will not be submitted before C.C.
- 9) That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
- 10) That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.
- 11) That the requirements of N.O.C. of (i) Reliance Energy, [ii] S.G. [iii] P.C.O., [iv] A.A. & C. West, [v] S.P. [vi] S.W.D., [vii] M.T.N.L., [viii] H.E. will not be obtained and the requisitions if any will not be complied with before occupation certificate.
- 12) That the qualified/registered site supervisor through architect/structural engineer will not be appointed before applying for C.C.
- 13) That "All Dues Clearance Certificate" related to H.E.'s dept. from the concerned A.E.W. [Bandra West ward] shall not be submitted before applying for C.C.
- 14) That the true copy of the sanctioned layout/sub-division/amalgamation approved under the terms and conditions thereof will not be submitted before C.C. and compliance thereof will not be done before submission of B.C.C.
- 15) That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.
- 16) That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible FSI shall not be submitted before asking for C.C.
- 17) That the N.O.C. from Society alongwith certified extract of General Body Resolution for development/additions and alterations will not be submitted before C.C.
- 18) That the requisite premium as intimated will not be paid before applying for C.C.
- 19) That the registered undertaking shall not be submitted for payment of difference in premium paid and calculated as per revised land rates.
- 20) That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by the Insecticide Officer for inspection of water tanks by providing safe but stable ladder, etc. and requirements as communicated by the Insecticide Office shall not be complied with.
- 21) That the Janata Insurance Policy or policy to cover the compensation claims arising out of workman's compensation Act 1923 will not be taken out before starting the work and also will not be renewed during the construction work.
- 22) That the N.O.C. from Superintendent of Garden for tree authority shall not be submitted.
- 23) That the soil investigation will not be done and report thereof will not be submitted with structural design.

बंदर - १५		
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17 FEB 2009

24) That the building will not be designed with the requirements of all relevant IS codes including IS code 1893 for earthquake design while granting occupation certificate from Structural Engineer to that effect will be insisted.

25) That no main beam in R.C.C. framed structure shall not be less than 230 mm. wide. The size of the columns shall also not be governed as per the applicable I.S. Codes.

26) That all the cantilevers [projections] shall not be designed for five times the load as per I.S. code 1993-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.

27) That the R.C.C. framed structures, the external walls shall be less than 230 mm, if in brick masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No.CE/5591 of 15.4.1974.

28) That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.

29) That the phasewise programme for removal of the debris shall not be submitted and got approved.

30) That the registered undertaking for not misusing the part / pocket terraces / and area claimed free of F.S.I. will not be submitted.

31) That the registered undertaking for water proofing of terrace and Nani traps shall not be submitted.

32) That the Indemnity Bond for compliance of I.O.D. conditions shall not be submitted.

33) That the owner/developer shall not display a board at site before starting the work giving the details such as name and address of the owner/developer, architect and structural engineer, approval no. and date of the layout and building proposal, date of issue of C.C., area of the permissible built up area, built up area approved, number of floors etc.

34) That the design for Rain Water Harvesting System from Consultant as per Govt. notification under Sec.37(2) of MR&T.P. Act. 1966 under No.IPB-4307/396/CR-124/2007/UD-11 dt.6/6/2007 shall not be submitted.

35) That the necessary remarks for training of nalla/construction of SWD will not be obtained from Dy. Ch.Eng. (SWD) City and Central Cell before plinth C.C. and compliance of said remarks will not be insisted before granting full C.C. for the building.

36) That the debris removal deposit of Rs. 45,000/- or Rs. 2/- per sq.ft. of the built up area, whichever is less will not be paid before further C.C.

37) That the 'Debris Management Plan' shall not be got approved from Executive Engineer [Env.] and the conditions therein shall not be complied with.

38) That the N.O.C. from Collector - M.S.D. for excavation of land shall not be submitted.

39) That remarks / specifications regarding formation level and construction of road from the office of Dy.Chief Engineer [Roads]W.S. shall not be obtained before applying for C.C.

बदर - १५		
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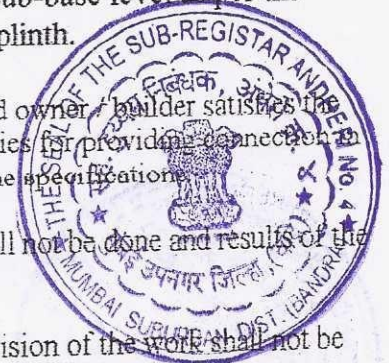


17 FEB 2009

B. CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C.

1. That the notice in the form of appendix XVI of D.C.R. shall not be submitted on completion of plinth.
2. That N.O.C. from Civil Aviation department will not be obtained for the proposed height of the building.
3. That the N.O.C. from A.A. & C. [K/West] shall not be submitted.
4. That the plinth stability certificate from R.C.C. consultant shall not be submitted.
5. That the work-start notice shall not be submitted.
6. That the design of the road crust obtained from the Road Consultant of the office of Dy. Chief Engineer [Roads] W.S. to carry out the construction of road upto sub-base level as per the design shall not be complied with before asking for C.C. beyond plinth.
7. That C.C. shall not be granted beyond plinth level unless the concerned owner / builder satisfies the competent authority that he has moved the concerned authorities / utilities for providing connection in this regard & advance connection [not commissioned] is taken as per the specifications.
8. That the testing of building material to be used on the subject work shall not be done and results of the same will not be submitted periodically.
9. That the quality control for building work / for structural work / supervision of the work shall not be done and certificate to that effect shall not be submitted periodically in proforma.

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C. GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C. :-

- 1) That the separate vertical drain pipe, soil pipe with a separate gully trap, water main, O.H. tank etc. for Nursing home, user will not be provided and that the drainage system or the residential part of the building will not be affected.
- 2) That some of drains will not be laid internally with C.I. pipes.
- 3) That the dust bin will not be provided as per C.E.'s circular No. CE/9297/II dated 26.6.1978.
- 4) That the surface drainage arrangement will not be made in consultation with E.E.(S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.
- 5) That the existing well will not be covered with R.C.C. slab.
- 6) That the 10' wide paved pathway upto staircase will not be provided.
- 7) That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon; and will not be levelled and developed before requesting to grant permission to occupy the bldg. or submitting the B.C.C. whichever is earlier.
- 8) That the name plate/board showing plot no., name of the bldg. etc. shall not be displayed at a prominent place before O.C.C./B.C.C.
- 9) That the carriage entrance will not be provided before starting the work.
- 10) That the parking spaces will not be provided as per D.C.R. No.36.

17 FEB 2009

- 11) That B.C.C. will not be obtained and IOD and debris deposit etc. will not be claimed for refund within a period of six years from the date of occupation.
- 12) That every part of the building constructed and more particularly overhead water tank will not be provided with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
- 13) That the owner/developer will not hand over the possession to the prospective buyer before obtaining occupation permission.
- 14) That the letter box of appropriate size shall not be provided for all the tenements at the ground floor.
- 15) That the infrastructural works such as construction of hand-holes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, room/space for telecom installations etc. required for providing telecom services shall not be provided.
- 16) That the regulation No.45 and 46 of D.C. Reg. 1991 shall not be complied with.
- 17) That the provisions of Rain Water Harvesting as per the design prepared by approved consultants in the field shall not be made to the satisfaction of Municipal Commissioner while developing plots having area more than 300 Sq.Mts. as per Govt. notification under Sec.37[2] of M.R.T.P. Act, 1966.
- 18) That the requisition from fire safety point of view as per D.C.R. 91 shall not be complied with.
- 19) That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.
- 20) That the Drainage Completion Certificate shall not be submitted.
- 21) That the Lift Inspector's completion certificate shall not be submitted.
- 22) That the structural stability certificate shall not be submitted.
- 23) That the Site Supervisor's completion certificate shall not be submitted.
- 24) That the smoke test certificate shall not be submitted.
- 25) That the water proofing certificate shall not be submitted.
- 26) That the P.R.Card for amalgamated plots in the name of applicant shall not be submitted.
- 27) That the final completion certificate from C.F.O. shall not be submitted.
- 28) That the N.O.C. from A.A. & C. [K/West] shall not be submitted.
- 29) That the final N.O.C. from MHADA shall not be submitted.
- 30) That the completion certificate for Rain Water Harvesting System from Consultant shall not be submitted.
- 31) That the construction of road including S.W.Drain and footpath, providing central dividers, lane marking and providing street furniture and obtain completion certificate from E.E. [Roads]W.S. shall not be submitted before applying for occupation.
- 32) That the payment towards the difference in pro-rata cost of C.C. road and asphalt road for road width of 18.30 mtrs. and above shall not be made in the office of Dy.Chief Engineer [Roads] before applying for occupation.
- 33) That the Energy Conservation Systems as stipulated vide circular under No.CHE/M&E/1063 dt.16/06/2008 shall not be complied with.

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D) CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C. :-

1. That the certificate under Sec.270-A of the B.M.C. Act will not be obtained from H.E.'s department regarding adequacy of water supply.

EX. ENGR. BLDG PROPOSAL,
 (W.3.) K/EAST/WEST WARDS,
 17/2/09

NOTES

14039	बदर - १५	
2022	09	11
shed to house and store for		

- (1) The work should not be started unless objections A are complied with
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained any shed to house and store for constructional purposes. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- (5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards at least 40 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for constructional purposes. If this is not done, it will be presumed that Municipal tap water has been consumed on the construction works and charges preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffolding, bricks, metal, sand, preps, debris, etc. should not be deposited over footpaths or public street by the owner/ architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road and footpath.
- (12) All the terms and conditions of the approved layout/sub-division under No. _____ of _____ should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted non water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in Concrete having broken glass piece at the rate of 125 cubic meters per 10 sq. meters below payment.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.

43

(20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing commissioner under Section 13 (h) (H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347 (1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be withdrawn.

(21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-

- (i) Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the area in occupation of each.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
 - (iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control 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 its from other sides should be done first before 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 hand storage work above the finished level of the terrace shall not be more than 1 metre.
 - (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 must 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 covers made of wrought iron plates or hinges. The manholes of all jisterns 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 screw on highly serving the purpose of a lock and the warning pipes of the ribbet pretressed with screw of dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm. diameter. the cistern shall be made easily, safely and permanently a ceasible 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 and 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 Bye-law No. 5 (b).
(b) Lintels or Arches should be provided over Door and Window 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.

COPY TO ARCHITECT OWNER

CERTIFIED TRUE COPY
For A. R. Mehta & Assc.

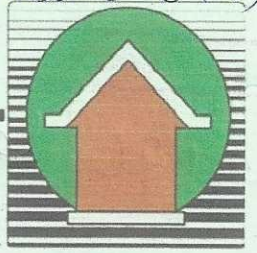
Architect

17/2/09
Executive Engineer, Building Proposals
Zones Wards.

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण

MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

म्हाडा
MHADA



Annexure - E (1) 94

Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB-4315/167/CR-51/2015/UD-11 dated 23 May, 2018)

AMENDED IOA

No.MH/EE/(B.P.)/GM/MHADA-104/332 /2021

DATE- 20 DEC 2021



गृहनिर्माण व क्षेत्रविकास प्राधिकरण

To,
Shri. Chainroop Dugar
C.A. to Owner.

बदर - १५		
२०२१	०३	११
२०२२		

Sub :- Proposed building C, on plot bearing CTS no. 18 (pt); of village Vile Parle -I, (West) at JVPD, scheme Vile Parle (West), Mumbai-

Ref :- L.S. application for Amended IOA on dtd. 02.12.2021.

Dear Applicants,

With reference to your application dated 01.12.2021 for development permission and grant Approval for Amended plan for Proposed building C, on plot bearing CTS no. 18 (pt), of village Vile Parle -I, (West) at JVPD, scheme Vile Parle (West), Mumbai-, is hereby granted.



The amended building permit is granted subject to compliance of following conditions:

1. That all the conditions of IOD issued by MCGM under even No. CE/9457/WS/AK/337 Dtd. 17.02.2009 & subsequent Amended IOD/ conditions shall be complied with.

2. That the revised RCC drawings and calculations shall be submitted through Licensed Structural Engineer.

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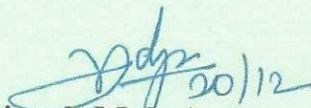
गृहनिर्माण भवन, कलानगर, वान्द्रे (पूर्व), मुंबई ४०० ०५१
दुरध्वनी ६६४० ५०००
फॅक्स नं : ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai 400051.
Phone : 66405000.
Fax No. 022-26592058 Website. : www.mhada.maharashtra.gov.in

बदर - २५		
२०२८	६४	८८
२०२२		

3. That the condition of revised bye-law 4(c) shall be complied with.
4. That the NOC from A.A.& C. K/West Ward shall be complied with.
5. That the all the payments shall be paid before C.C.
6. That the C.C. shall be re-endorsed for carrying out the wok as per amended plan.
7. The work shall be carried out between 6.00 am to 10.00 pm.
8. That all due clearance certificate from A.E.W.W. K/West shall be submitted.
9. That the Development Charges as per MRTP Act (1992) shall be paid.
10. That the requisite premium as initiated shall be paid before applying for C.C.
11. That the revised CFO NOC with height of bldg. upto 50.10 Mt. as per amended shall be submitted.




 (Dinesh Mahajan)
 Executive Engineer/BP Cell (W.S.)
 Greater Mumbai/MHADA



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CE/ 9457 /BSII/WS/AH/AK of

COMMENCEMENT CERTIFICATE

To, Shri Chainroop Dagar

9 APR 2009

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C.A. to Owner

Sir,

With reference to your application No. 10325 dated 14/10/2008 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 of the Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work of Proposed Building CTS No. 18(P) at premises at Street... village Vile-Parle No. situated at J.V.P.D. Scheme in K-West ward Ward.

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

- The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
- That no new building or part there of shall be occupied or allowed to be occupied or used permitted to be used by any person until occupancy permission has been granted.
- The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you.
- 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 permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - 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.
 - 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.
 - 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 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.
- 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. N. S. LALAJI

Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 8 APR 2010.

Commencement certificate is for carrying out work upto/For Stilt only per approved plan dated 17-02-2009

For and on behalf of Local Authority The Municipal Corporation of Greater Mumbai

Executive Eng. Building Proposals (Western Subs.) H/East, H/West & K/East, K/West/Wards

FOR MUNICIPAL CORPORATION OF GREATER MUMBAI



46 Annexure P

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बदर - १५		
४०२८	१०६	८८
२०२२		

Valid up to 8/04/2010

CE/ 9457 /BSII/WS/AK

SEP 2005

Further C. C. is now extended upto top of 2nd floor + L.M.R. + 0.15 mts height

ie. 32.60 mts. A/L as per approved plans dt. 17/02/09

4/9/09

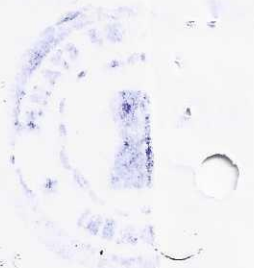
E.B.D.E. (WS) K Ward



CERTIFIED TRUE COPY

For A. R. Mehta & Assc.

Ammu
Architect





Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation

No. TPB-4315/167/CR-51/2015/UD-11 dt.23 May,2018.)

FURTHER COMMENCEMENT CERTIFICATE

No.MH/EE/(B.P.)/GM/MHADA-104/2019

DATE- 29 NOV 2019

332

2019 बंदर - १५		
२०२८	७७	८८
२०२२		

To
✓ Shri. Chainroop Dugar
C.A. to Owner

Subject: Proposed building C, on plot bearing CTS no. 18 (pt), of village Vile Parle -I, (West) at JVPD, scheme Vile Parle (West), Mumbai-

- Ref.: 1. MCGM CE/9457/WS/AH, IOD Dt. 17/02/2009.
2. Amended IOA plan issued on dtd. 10.06.2019,
3. Application by Architect for FCC dt. 18.07.2019,

Dear Applicant,

With reference to your application dated 18.07.2019, for development permission and grant of 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 **building C, on plot bearing CTS no. 18 (pt), of village Vile Parle -I, (West) at JVPD, scheme Vile Parle (West), Mumbai-**

The Commencement Certificate / Building Permit is granted subject to compliance of conditions mentioned in IOD dated 17.02.2009 under No. CE/9457/WS/A Hand following conditions.

1. The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
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.

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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 is liable to be revoked by the VP & CEO / MHADA if:

- 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.
 - 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.
 - The VP & CEO / MHADA is satisfied that the same is obtained by the applicant through fraud or 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. 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.
8. That the work shall be carried out as per the approved plan, Survey remark & all other relevant permissions applicable to this proposal.

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

This CC is valid upto:

Remarks:

This CC is re-endorsed from Stilt to top of 13th (pt) upper floor and further extended for balance part of 13th floor & upto top of 14th upper floor (i.e. Ht. 46.50 Mt.) as per approved amended plans dtd. 10.06.2019 by restricting 15th (pt) floor for availing installment facility.

Copy to:

- 1) Deputy Chief Engineer/BP Cell/MHADA.
- 2) A. A & C "K/W"
- 3) A.E.W.W. "K/W" Ward
- 4) Assistant Commissioner "K/W" Ward.
- 5) Architect Shri. Ashwin Mehata of M/s A. R. Mehata & Associates.

(Dinesh Mahajan)
Executive Engineer//B.P. Cell
Greater Mumbai/MHADA



—sd—

(Dinesh Mahajan)
Executive Engineer//B.P. Cell
Greater Mumbai/MHADA

24-12-2020	RTGS-ALLAR52020122414521063-SHREE MAHAVIR ESTATES		0.00	7,80,000.00			
24-12-2020	NEFT:000100007659/PUNB0055200/PUNJAB NATIONAL BANK	013686	7,80,000.00	0.00			3,885.56 Cr
28-12-2020	TRFR FROM: SNEHAL MAHAVIRBHAI PATEL (JT)		0.00	10,00,000.00			10,03,885.56 Cr
28-12-2020	RTGS:ICICR52020122800651212/SRCB0000044/SHREE MAHA	013687	10,00,000.00	0.00			3,885.56 Cr
Page Total:			34,66,048.32	34,70,411.00	0.00	0.00	3,885.56 Cr

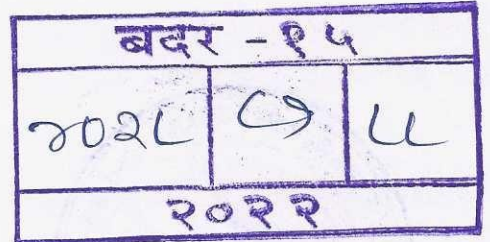
Legends for transactions in your account statement

VAT/MAT/NFS - Cash withdrawal at other Bank ATM's EBA - Transaction on ICICI direct VPS/IPS - Debit card transaction TOP - Mobile recharge	INF - Internet fund transfer in linked accounts BIL - Internet Bill payment or funds transfer to Third party
---	---

- For ICICI Bank Limited

Amisha

Authorised Signatory



Category of service: Banking & Financial Services. Registration No.MIV/ST/Bank & Finc/4.

REGD ADDRESS: ICICI BANK TOWER, NEAR CHAKLI CIRCLE, OLD PADRA ROAD, VADODARA - 390 007, INDIA
This is an authenticated intimation/statement. Customers are requested to immediately notify the Bank of any discrepancy in the statement

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEDPP5081R



नाम /NAME

KETAL SNEHAL PATEL

पिता का नाम /FATHER'S NAME

NARENDRA SHANKARLAL PATEL

जन्म तिथि /DATE OF BIRTH

29-07-1973

हस्ताक्षर /SIGNATURE



[Handwritten Signature]

आयकर निदेशक (प्रणति)

DIRECTOR OF INCOME TAX (SYSTEMS)

बदर - १५		
४०२८	CB	U
२०२२		

भारत सरकार
Government of India

केटल स्नेहल पटेल
Ketal Snehal Patel

जन्म तिथि / DOB: 29/07/1973
महिला / Female

8040 3256 3200



मेरा आधार, मेरी पहचान



[Handwritten Signature]



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHREE MAHAVIR DEVELOPERS

05/02/2003
Permanent Account Number
ABBFS7328F

Signature

[Handwritten Signature]

आयकर विभाग
INCOME TAX DEPARTMENT
ANIL RAGHUNATH SALVI
RAGHUNATH VITTHAL SALVI
08/04/1970
Permanent Account Number
AVXPS7550H
Signature

आयकर विभाग
INCOME TAX DEPARTMENT
SANTOSH SAKHARAM DANGE
SAKHARAM NAMDEO DANGE
24/12/1974
Permanent Account Number
BCRPD9423Q
Signature

आयकर विभाग
INCOME TAX DEPARTMENT
AJAY SANJAY PAWAR
SANJAY PAWAR
09/01/1989
Permanent Account Number
CCCPP0997D
Signature

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
DL No. MH02 20140040415
Valid Till: 22-09-2034 (NT)
DOI: 23-09-2014
DLD: 24-11-2017
FORM 1
RULE 18 (2)
AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA
COV DOI
LMV 23-08-2014
MCWG 23-08-2014
DOB: 18-01-1995 BG:
Name: DILIP SINGH
S/DW of SURESH SINGH
Add: ROOM NO. 01, PADAM SINGH CHAWL, ADARSH
NAGAR, KURAR VILLAGE, MALAD (E) MUMBAI
MUMBAI
PIN: 400057
Signature & Thumb
Impression of Holder
Issuing Authority: MH02

आयकर विभाग
INCOME TAX DEPARTMENT
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
EHUPM3356L
Name
YASH NITIN MAYEKAR
पिता का नाम / Father's Name
NITIN MAYEKAR
जन्म की तारीख / Date of Birth
29/03/1999
हस्ताक्षर / Signature

बंदर - १५		
२०२८	५	५
२०२२		



ANNEXURE – “A”

The Plan of the said Property

बदर - १५		
४०२८	८६	८
२०२२		

ANNEXURE – “B”

TITLE CERTIFICATE

ANNEXURE – “C”

Property Card

ANNEXURE – “D”

Plan of the Premises

ANNEXURE – “E”

IOD

ANNEXURE – “F”

Commencement Certificate

ANNEXURE – “G”

Amenities and Specifications



DATED THIS the 29th DAY OF December 2020

MESSERS. SHREE MAHAVIR DEVELOPERS
..... DEVELOPERS

TO

MRS KETAL M PATEL

... PURCHASER/S

AGREEMENT FOR SALE

of

Flat No.C14 on the 14th floor admeasuring 194.29 sq
meters RERA in Building "C",

Aditya Co-op Hsg Soc Ltd,

S.No 287, C.T.S 18 pt,

M.H.B. Colony on Samarth Ramdas Marg,

JVPD Scheme, Juhu Village Vile Parle ,

Mumbai – 400 049

MESSERS.K.N. GANDHI & CO.,LEGAL

CHARTERED ACCOUNTANTS,

11-A, GULMOHUR, FIRST FLOOR,

OPP. SACRED HEART BOYS SCHOOL,

JN. OFF S.V. ROAD, AND 9TH ROAD,

KHAR (WEST), MUMBAI – 400 052

401/4028

बुधवार, 23 मार्च 2022 6:44 म.नं.

दस्त गोपवारा भाग-1

बदर15

दस्त क्रमांक: 4028/2022

दस्त क्रमांक: बदर15 /4028/2022

बाजार मूल्य: रु. 6,96,39,500/-

मोबदला: रु. 7,00,00,000/-

भरलेले मुद्रांक शुल्क: रु.35,00,000/-

नोंदणी फी माफी अमल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. सह. दु. नि. बदर15 यांचे कार्यालयात

पावती:4357

पावती दिनांक: 23/03/2022

अ. क्र. 4028 वर दि.23-03-2022

सादरकरणाराचे नाव: केतल एस पटेल.....लिहून घेणार

गेजी 6:42 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1760.00

पृष्ठांची संख्या: 88

एकूण: 1860.00

दस्त हजर करणाऱ्याची सही:

सह.दु.नि.अंधेरी-4

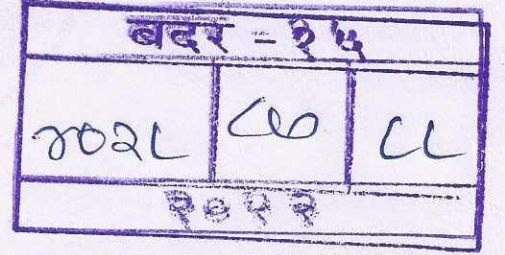
सह.दु.नि.अंधेरी-4

दस्ताचा प्रकार: मान्यतापत्र

मुद्रांक शुल्क: प्रतिजालेख

शिक्रा क्र. 1 23 / 03 / 2022 06 : 42 : 38 PM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 23 / 03 / 2022 06 : 43 : 37 PM ची वेळ: (फी)



प्रतिज्ञापत्र

* सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. *दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. * दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.





लिहून देणारे :

लिहून घेणारे :

23/03/2022 6 48:05 PM

दस्त क्रमांक :बदर 15/4028/2022

दस्ताचा प्रकार :-मान्यतापत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री महावीर डेव्हलपर्स चे भागीदार चैनरूप एस डूगर.....लिहून देणार पत्ता:प्लॉट नं: ऑफिस नं. 14/ए, माळा नं: -, इमारतीचे नाव: पेपर वॉक्स इस्टेट, ब्लॉक नं: अंधेरी पूर्व, रोड नं: महाकाली केवस रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:ABBFS7328F	लिहून देणार वय :-57 स्वाक्षरी:-		
2	नाव:केतल एस पटेल.....लिहून घेणार पत्ता:प्लॉट नं: सी-10, माळा नं: 13 वा मजला, इमारतीचे नाव: अद्रिन्या सी, ब्लॉक नं: जे.व्ही.पी.डी स्कीम, रोड नं: गुलमोहर क्रॉस रोड नं. 06, महाराष्ट्र, MUMBAI. पॅन नंबर:AEDPP5081R	लिहून घेणार वय :-48 स्वाक्षरी:-		

वरील दस्ताऐवज करून देणार तथाकथित मान्यतापत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:23 / 03 / 2022 06 : 46 : 57 PM

ओळख:-

खालील इमम असे निवेदीत करताना की ते दस्ताऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

- नाव:अनिल साळवी
वय:50
पत्ता:बी 15 बलरामा बी के सी बांद्रा पूर्व मुंबई
पिन कोड:400051
- नाव:यश मयेकर
वय:25
पत्ता:बी 15 बलरामा बी के सी बांद्रा पूर्व मुंबई
पिन कोड:400051

बदर - १५		
४०२८	८८	८८
छायाचित्र २०२२		अंगठ्याचा ठसा

शिक्का क्र.4 ची वेळ:23 / 03 / 2022 06 : 47 : 43 PM

सह.दु.नि.अंधेरी-4

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण.....८८.....पाने आहेत.
बदर-१५/४०२८ २०२२
पुस्तक क्र. १, क्रमांक.....४०२८....बर
नोंदला : 23/3/2022
दिनांक:

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/1100900/150/2022	309	3500000	सं. सो. मानभाव सह. दु.नि.अंधेरी क्र. ४, मुंबई उपनगर जिल्हा	202218514D	
2		DHC	2303202218514	MH06134795202122E	1760	RF	0007303641202122	23/03/2022
3		eChallan			100	RF	0007303641202122	23/03/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

4028 /2022

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com





24/03/2022

सूची क्र.2

दुय्यम निबंधक : सह.दु.नि. अंधेरी 4

दस्त क्रमांक : 4028/2022

नोंदणी :

Regn:63m

गावाचे नाव : विलेपार्ले

(1) विलेखाचा प्रकार	मान्यतापत्र
(2) मोबदला	70000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	69639500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: सदनिका क्र. सी-14, 14 वा सजला, अदित्य को-ऑप हौ सो ली, विल्डिंग सी, समर्थ रामदास मार्ग, जे व्ही पी डी स्कीम, जुहू, विलेपार्ले पश्चिम, मुंबई 400049..... सदनिकेचे एकूण क्षेत्र 213.72 चौ.मी बांधीव..... सोबत 2 कार पार्किंग..... एडीजे/1100900/150/2022, एकुण भरलेले मुद्रांक शुल्क 35,00,000/- दिनांक- 22-03-2022. भरलेली नोंदणी फी रु 30000/- (C.T.S. Number : 18pt ;)
(5) क्षेत्रफळ	1) 213.72 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- श्री महावीर डेव्हलपर्स चे भागीदार चैनरूप एस डूगर..... लिहून देणार बय:-57; पत्ता:- प्लॉट नं. ऑफिस नं. 14/ए, माळा नं. -, इमारतीचे नाव: पेपर बॉक्स इस्टेट, ब्लॉक नं. अंधेरी पूर्व, रोड नं: महाकाली केव्स रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400093 पॅन नं:-ABBFS7328F 2): नाव:- केतल एस पटेल..... लिहून घेणार बय:-48; पत्ता:- प्लॉट नं: सी-10, माळा नं: 13 वा सजला, इमारतीचे नाव: अदित्य सी, ब्लॉक नं: जे.व्ही.पी.डी स्कीम, रोड नं: गुलमोहर क्रॉस रोड नं. 06, महाराष्ट्र, MUMBAI. पिन कोड:-400049 पॅन नं:-AEDPP5081R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	15/02/2022
(10) दस्त नोंदणी केल्याचा दिनांक	23/03/2022
(11) अनुक्रमांक, खंड व पृष्ठ	4028/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	3500000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील :- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकाशित नोंदणीकरणाने तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- Affidavit

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

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 24/03/2022) to Municipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.

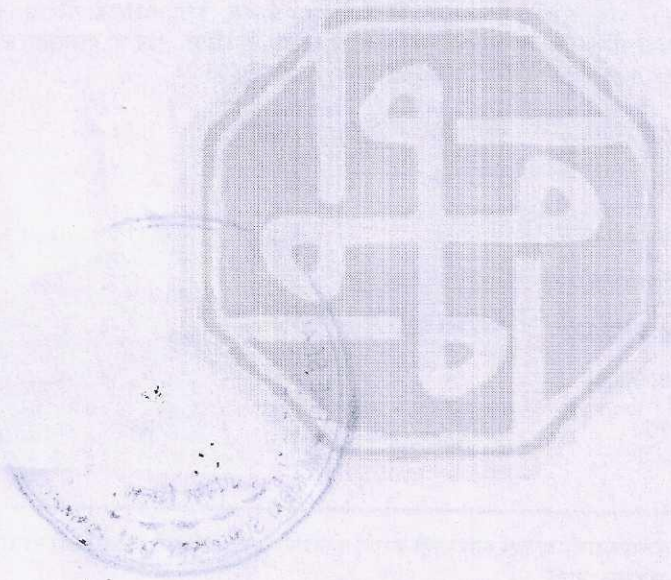
खरी प्रत

सह. दुय्यम निबंधक, अंधेरी क ४,
मुंबई उपनगर जिल्हा

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/1100900/150/2022	309	3500000	SD		
2		DHC		2303202218514	1760	RF	2303202218514D	23/03/2022
3		eChallan		MH015134795202122E	100	RF	0007303641202122	23/03/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



कार्ड प्रिण्ट
* क प्रिण्टिंग कार्डिंगी गारडु. डए
डिजली गोरगड डेगु