

M - 9869068900

Mi Shankar Dalui

442792-00130

E/1904

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Pre-Registration summary(नोंदणी पूर्व गोषवारा)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)															
Valuation ID	202001305841					30 January 2020, 07:21:20 PM									
मूल्यांकनाचे वर्ष	2019														
जिल्हा	मुंबई(उपनगर)														
मूल्य विभाग	S8-पहाडी-गोरगाव पूर्व (बोरीवली)														
उप मूल्य विभाग	S8/272धुभाग: उत्तर व पूर्वेस गव्हायी हद्द, दक्षिणेस वॉर्ड सीमा व पश्चिमेस रेल्वे लाईन.														
सर्व्हे नंबर /न. भू. क्रमांक	सि.टी.एस. नंबर# 19														
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक									
	47100	107300	128300	159600	107300	चौरस मीटर									
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र(Built Up)-	69.03चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव									
	बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.107300/-									
	उद्दवाहन सुविधा-	आहे	मजला -	11th floor To 20th floor											
Sale Type - First Sale															
Sale/Resale of built up Property constructed after circular dt.02/01/2018															
मजला निहाय घट/वाढ	= 110% apply to rate= Rs.118030/-					<table border="1"> <tr> <td colspan="3">वरल - ६ /</td> </tr> <tr> <td>१२३४</td> <td>९</td> <td>००</td> </tr> <tr> <td colspan="3">२०२०</td> </tr> </table>	वरल - ६ /			१२३४	९	००	२०२०		
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२०२०															
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)														
	= (((118030-47100) * (100 / 100)) + 47100)														
	= Rs.118030/-														
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र														
	= 118030 * 69.03														
	= Rs.8147610.9/-														
E) बंदिस्त वाहन तळाचे क्षेत्र	13.94चौरस मीटर														
बंदिस्त वाहन तळाचे मूल्य	= 13.94 * (118030 * 25/100)														
	= Rs.411334.55/-														
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझेंनाईन मजला क्षेत्र मूल्य + लागतव्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी														
	= A + B + C + D + E + F + G + H + I														
	= 8147610.9 + 0 + 0 + 0 + 411334.55 + 0 + 0 + 0 + 0														
	= Rs.8558945.45/-														

Home Print



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Thursday, January 30, 2020

7:31 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 1384 दिनांक: 30/01/2020

गावाचे नाव: पी.एल.पहाडीगोरेगांव
दस्तऐवजाचा अनुक्रमांक: वरल-6-1234-2020
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: जेहल शंकर दळवी -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1800.00

पृष्ठांची संख्या: 90

एकूण:

रु. 31800.00

सह. दु.नि.बोरीवली 6

सह. दुय्यम निबंधक, बोरीवली क्र. 6,
मुंबई उपनगर जिल्हा

बाजार मूल्य: रु. 8559000/-

मोबदला रु. 11054367/-

भरलेले मुद्रांक शुल्क : रु. 663262/-

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-
डीटी/घनादेश/पे ऑर्डर क्रमांक: MH011061644201920R दिनांक: 30/01/2020
बँकेचे नाव व पत्ता: IDBI
- 2) देयकाचा प्रकार: DHC रक्कम: रु. 1800/-
डीटी/घनादेश/पे ऑर्डर क्रमांक: 3001202011620 दिनांक: 30/01/2020
बँकेचे नाव व पत्ता:

REGISTERED ORIGINAL DOCUMENTS
DELIVERED ON 30 JAN 2020

Hot Payment Successful. Your Payment Confirmation Number is 249893669

CHALLAN

MTR Form Number - 6

GRN NUMBER	MH011061644201920R		BARCODE	Form ID	Date: 21-01-2020
Department	IGR		Payee Details	238 2 00	
Receipt Type	RM		Dept. ID (If Any)	2020	
Office Name	IGR195-BRL6_JT SUB REGISTRAR BORIVALI	Location	PAN No. (If Applicable)	PAN-ALOPD1518P	
Year	Period: From : 18/01/2020 To : 31/03/2099		Full Name	SHANKAR JAGANATH DALVI	
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	FLAT NO 1904 E WING TOWER 28		
0030045501-75	663262.00	Road/Street, Area /Locality	HAJI BAPU ROAD MALAD EAST MUMBAI Maharashtra		
0030063301-70	30000.00	Town/ City/ District	HAJI BAPU ROAD MALAD EAST MUMBAI Maharashtra		
	0.00	PIN	4 0 0 0 9 7		
	0.00	Remarks (If Any) :			
	0.00				
	0.00				
	0.00				
	0.00				
	0.00				
Total	693262.00	Amount in words	Rupees		
Payment Details: IDBI NetBanking	Payment ID : 249893669		FOR USE IN RECEIVING BANK		
Cheque- DD Details:			Bank CIN No : 69103332020012151082		
Cheque- DD No.			Date	21-01-2020	
Name of Bank	IDBI BANK		Bank-Branch	571 Borivali [West]	
Name of Branch			Scroll No.		



<https://corp.idbibank.co.in/corp/BANKAWAYTRAN;jsessionid=0000ba4M2nYjEsu2PaR...> 1/21/2020



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AGREEMENT FOR SALE

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30/01/2020

THIS ARTICLES OF AGREEMENT is made at Mumbai this 30th day of Jan, in the Christian Year Two Thousand Twenty BETWEEN SHIV SHAKTI BUILDERS AND DEVELOPERS, a Partnership Firm registered under the Indian Partnership Act 1932, having its Office at 101, 1st Floor, Kailash Ram Kripa., Plot No.6, Kailashpuri, Malad (East), Mumbai - 400 097, hereinafter referred to as "the PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its partner or partners for the time being of the said firm, the survivor or survivors of them, the heirs, executors, administrators of the last surviving partner and assigns) of the ONE PART: AND

1. Mrs. Snehal Shankar Dalvi

2. Mr. Shankar Jagannath Dalvi

of Mumbai, Indian Inhabitant, residing/having address at 124/B-22, Ashirvad CHS, Near Asha Hotel, Charkop, Sector-1, Kandivali (West), Mumbai- 400067 hereinafter referred to as "the PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrator/s and permitted assigns) of the OTHER PART:

WHEREAS - I:

ii. By an Indenture of Conveyance dated 4th July 1946 made between Bai Savitabai widow of Popatlal Mulchand as the Vendor of the First Part, Manibhai Hathibhai Patel as the Confirming Party of the Second Part and Manibhai Hathibhai Patel, Kantilal Manibhai Patel and Jayantilal Manibhai Patel as the Purchasers of the Third Part, and registered at the Office of the Sub-Registrar of Mumbai under

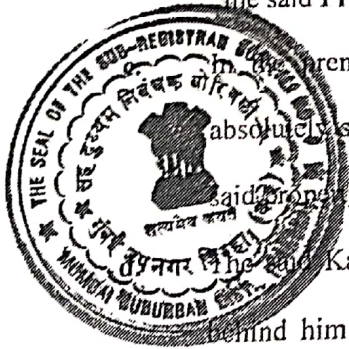
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Book No. 1 dated 28th October 1946, the Vendor therein granted, sold, assigned, released, conveyed and assured and the Confirming Party therein confirmed unto the Purchasers therein all that piece or parcel of land or ground with the message, tenement or dwelling house standing thereon situate lying and being at MaladPahadi, Taluka South Salsette in the Suburban District of Mumbai containing by ad-measurement 33.880 sq. yards or thereabouts and more particularly described in the Schedule there under written to be held and owned by the Purchasers therein as joint tenants:

- b. Two of the Purchasers under the hereinbefore recited Indenture of Conveyance dated 4th July 1946 viz. Manibhai Hathibhai Patel expired at Mumbai on 25th May 1974 and Jayantilal Manibhai Patel expired at Mumbai on 9th March 1995 leaving behind Kantilal Manibhai Patel, the sole surviving as Sole Owner absolutely entitled by survivorship certain piece or parcel of land or ground out of the said larger property covered under the said Indenture of Conveyance dated 4th July 1946 viz. situate at Village Pahadi Goregaon, Malad, in Taluka Borivali, District Mumbai Suburban within Greater Mumbai and in the Registration Sub-District and District Mumbai City and Mumbai Suburban bearing Survey No. 151, Hissa No. 1 (Part) and Survey No. 154, Hissa No. 5 (Part), bearing City Survey Nos. 19, 19/1 to 67, 20, 20/1 to 121, admeasuring 11214.90 sq. mtrs. (hereinafter called "the said Property");



premises the said Kantilal Manibhai Patel the sole surviving Owner became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property;

The said Kantilal Manibhai Patel died intestate at Mumbai on 26th March 2006 leaving behind him (1) Jashodaben Kantilal Alias Kantibhai Patel, (2) Mahendra Kantilal Alias Kantibhai Patel and (3) Vrajesh Kantilal Alias Kantibhai Patel (for short "the Original Owners") as his only heirs and legal representatives as per the Hindu Succession Act by which he was governed at the time of his death and to accordingly the original Owners became absolutely entitled to the said property;

- e. The said property, being fully encroached upon by unauthorized structures which were in illegal occupation of several trespassers/ occupiers, has been declared as "SLUM AREA" under the provisions of Maharashtra Slum Areas (Improvement, Clearance & Redevelopment) Act, 1971 (for brevity's sake hereinafter referred to as "the said Slum

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Act") as evident from the Notification issued in Gazette of Government of Maharashtra dated 4th December, 1986 along with Corrigendum issued in Gazette of Government of Maharashtra dated 18th February, 1988;

WHEREAS - II:

- Pursuant to the authority given by the said Original Owners the Promoters caused Public Notices issued in the News Paper of "Free Press Journal" and "Nav Shakti" in its issue of 11th May, 2006 and in its issue of 12th May, 2006 inviting claims, if any, from public at large and have also caused searches taken in the office of the Sub Registrar of Assurance at Bombay/Bandra/Goregaon and Borivali to verify the title of the Original Owners in respect of the said property. The claims lodged in response to the said Public Notices have been duly replied by the Original Owners;
- By an Agreement dated 26th September 2006, duly stamped and registered with the Sub-Registrar of Assurances at Borivali -I (Malad) under Serial No. 6623 of 2006, the Original Owners agreed to sell to the Promoters herein the said property more particularly described in the Schedule thereunder written (on "as is where is basis") at or for the lumpsum consideration and subject to the terms and conditions recorded therein;
- The Original Owners also authorized, appointed and nominated the partner of the Promoters herein to do and perform various acts, deeds, things and matters as recorded in



- Partner of Attorney executed on 27th September, 2006 duly registered with the Sub-Registrar of Assurances at Borivali - I (Malad) under Serial No. 6624 of 2006;
- By a Deed of Conveyance executed on 9th day of January, 2007 duly registered with the Sub-Registrar of Assurance at Goregaon under Serial No. BDR-2/185/2007 dated 9th January 2007, the Original Owners on having received the full consideration, conveyed the said property unto and in favour of the Promoters herein subject to the claim of hutment dwellers in respect of the structures existing on the said property;
- M/s. Pramodkumar & Co. (Regd.) Advocates, by their Title Certificate dated 29th October 2007 have certified the right of the Promoters herein to the said property, subject to what is contained therein, being clear and marketable. Hereto annexed and marked **ANNEXURE "A"** is the photo copy of the said Title Certificate;
- On necessary application being made/ submitted the Concerned City Survey Authority mutated, recorded and entered the name of the Promoters as "Holders" of said property, as

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sanctions, IOA, Commencement Certificate, etc. from the Concerned Authorities for the purpose of development of the said property;

- g. Subsequently with due NOC/Consent of the said Architect, the Promoters have appointed Shri. Manoj Vishwakarma of M/s. DOT Architects, having address at Ground Floor, Sharda Sangeet Vidyalaya, M.K. Marg, Kala Nagar, Bandra (East), Mumbai - 400 051 appointed as Architect for obtaining requisite permissions, sanctions, LOI, Certificates, etc. and to supervise the development of the said property. The Promoters have also appointed Gireesh M Rajadhyaksha having License No. STR/R28 as R.C.C. Consultant for the preparation of structural designs and drawings and the Promoters have accepted and approved the supervision of the said Architect and Structural Engineer till the completion of the building/s as also the entire scheme of development unless otherwise agreed upon by the said Architect and/or the Structural Engineer;
- h. On necessary application/proposals being submitted and representations being made, the Concerned Authority being Dy. Chief Engineer, SRA issued LOI bearing reference No. SRA/ENG/1546/PN/PL/LOI dated 15th April 2009, which came to be revised under reference No. SRA/ENG/1546/PN/PL/LOI dated 1st February, 2014 and further revised/modified on 27th January, 2017 on the terms and condition with continuation of the earlier LOI issued under even number in respect of the said property;
- i. On plans, schemes and proposals including of Scheme of Lay Out being submitted, the Concerned Authority being Executive Engineer (SRA) has issued I.O.A. under reference No. SRA/ENG /2324/PN//PL/AP dated 3rd November, 2011 for the purpose of development of the said property;
- The Promoters have also applied for and obtained all further and other requisite permissions from all the Concerned Authorities of Government (State and Central), Semi-Government, public or local bodies to enable the Promoters to apply for and obtain sanction of plan, Commencement Certificate and other permissions, being given/submitted to the Concerned Authorities registered undertakings as required from them by the Concerned Authorities;
- k. On compliance of the requisite terms and conditions of the said IOA, the Concerned Authority being Executive Engineer SRA - II for CEO (SRA) issued Commencement Certificate under reference No. SRA/ENG/2324/PN/PI/AP dated 1st December, 2012



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9230	Component/Building	99	00
	of Ground (Commercial)	20	20

revised from time to time till 7th February, 2017 for the purpose of construction of Rehab Component/Building which consists of 4 (four) Wings, namely, (i)Wing "A" comprising of Ground (Commercial) + 23rd (Part) Upper Floors, (ii)Wing "B" comprising of Ground (Commercial) + 18th (Prt) + 23rd Upper Floors (iii) Wing "C" comprising of Ground (Commercial) + 12 (Prt) + 15 (Prt) Upper Floors and (iv)Wing "D" comprising of Ground (Commercial) +22nd Upper Floors and construction of Wing "A" and Wing "B" are nearly completed and construction of Wing "C" and "D" is under process;

- I. As evident from revised LOI dated 27th January 2017, after having considered the area of the said property and deduction of road set back, the FSI sanctioned for the Project is 4.18 while presently maximum FSI permitted on the property is 4.00 and thereby the Promoters have proposed the sale built up area of 24,566.63 sq.mtrs. While claiming the benefit of TDR FSI generated in the Scheme for 4206.42 sq.mtrs. which will be issued from time to time as per the norms of the Concerned Competent Authority of the SRA and on such DRC being issued the Promoters shall be entitled to deal with, dispose of and transfer the same in open market on such terms and conditions as the Promoters may deem fit and



As evident from the revised LOI dated 27th January 2017, the Concerned Authority of SRA presently required the Promoters to accommodate 393 nos. of slum dwellers in the Component/buildings and further required to provide 304 nos. of units as PAP till realization of eligibility of the remaining Slum Dwellers who have already filed necessary application, appeal, etc. before the Concerned Authority and are awaiting their eligibility to avail the benefit of allotment of premises in the Rehab Component;

- n. After having complied with the requisite terms as stipulated in the said LOI, the Promoters have been issued Commencement Certificate bearing Ref. No. SRA/ENG/3249/PN/PL/AP dated 9th May, 2017 for construction of the Sale Building;
- o. The Sale Component/Building known as "TOWER-28" presently comprising of 7 (seven), namely, Wing "A" to Wing "G" in terms of the said IOA and Commence Certificate as referred hereinabove, and such Wings comprise of Stilt + Podium on the 1st Floor + 22nd Upper Floor with the provisions of refugee areas on the required floors as also proposed to provide pit and mechanical pit parkings on the open space of the property;

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p. To avail the benefit of full development potentiality presently available and as may hereafter be and future permissible in pursuance of the development policy of the Concerned Authorities including SRA in terms of the D.C.R. as may be amended and circular, clarification, modification, etc. being issued thereunder, the Promoters are entitled to amend/modify the presently sanctioned plan and other permissions for construction of additional Floors/Wings/additional Buildings as maybe permitted by the Concerned Authority;

q. As evident from the Commencement Certificate dated 9th May 2017, the Promoters have been presently permitted to commence the construction upto Podium top and on completion of such construction work the extension of Commencement Certificate for further construction work shall be issued by the Concerned Development Authority;

r. In view of the magnitude of the development work and as permitted by the said last revised LOI dated 27th January 2017, the Promoters proposed to carry out such development work under Layout Scheme in phase wise for construction of one or more Wings of the Sale Component under a Lay Out Scheme/Project.

s. The Promoters have presently proposed the construction of Wing "A", "B", "D" and Wing "E" presently consist of Stilt + Podium on 1st Floor with pit and mechanical pit parking on the Ground Floor + 22nd Upper Floor for use of 21994.37 sq.mtrs. and more particularly described in the **Second Schedule** hereunder written (for brevity's sake hereinafter



as "the Phase - I") being part of the development potentiality so permitted/to be permitted hereafter while reserving their right to commence the construction of one or more Wings in phase manner from time to time as they desire;

The Promoters have now registered the development of Phase -I for construction of Wing "A" Wing, "B" Wing, "D" Wing and "E" Wing forming part of the said entire Lay Out Scheme/Project, under the provisions of Real Estate (Regulations & Development) Act 2016 (for short "the Act") and the Rules framed thereunder (for short "the Rules") with Real Estate Regulatory Authority, Mumbai under Serial No. P51800009511, a photocopy of which is annexed and marked **ANNEXURE "C"** hereto;

u. On the application if the Purchaser/s herein, the Promoters have allotted to the Purchaser/s and the Purchaser/s has/have agreed to purchase from the Promoters a residential premises being Flat No. 1904 admeasuring 619 sq.ft. i.e 57.51 sq.mtrs. (Rera carpet area as

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Wing/project		
Annexure "D"		

defined hereafter as per RERA) on 19th floor of the Wing "E" Wing in the known as "TOWER -28" (for short "the said Flat") Annexed and marked hereto being constructed by the Promoters on the portion of the said property, at or for the lump sum consideration of Rs.1,10,54,367/- (Rupees One Crore Ten Lakhs Fifty Four Thousand Three Hundred and Sixty Seven Only) and further agreed to acquire and purchase from the Promoters and the Promoters have agreed to provide to the Purchaser/s car parking space i.e. stilt parking the exact number and specification/location shall be given after completion of the construction work of the said Wings; at or for the consideration of aggregating Rs.1,10,54,367/- (Rupees One Crore Ten Lakhs Fifty Four Thousand Three Hundred and Sixty Seven Only) exclusive of payment of various other amounts including development charges, Service Tax, VAT, GST, other charges of all present and future levies on being made applicable, deposits, share money, etc. and subject to the terms and conditions hereinafter appearing as mutually agreed upon. The said Flat and the parking space unless otherwise separately referred, and more particularly described in the **Third Schedule** hereunder written (for brevity's sake hereinafter collectively described/called as "the premises");



Authenticated copy of the plan in respect of the said Flat agreed to be allotted to the Purchaser/s herein and as presently sanctioned/approved by the Concerned Authority is Annexed and marked as **ANNEXURE "D"**;

Carpet area of the said premises/unit is **619 sq. feet** "The Rera Carpet area means the net usable floor area of a premises/unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said premises/unit for exclusive use of the Purchaser, but includes the area covered by the internal partition walls and columns of the premises/unit as defined under the said Act and the Rules".

- x. The fixture, fittings and amenities to be provided by the Promoters in the said Flat and the Wing in which the Flat is situated are those tentatively set out in **ANNEXURE "E"** hereto;
- y. The parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter:

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account of workmanship, quality or provision of service then, wherever possible during the aforesaid period, such defects shall be rectified by the Promoters at their cost, subject however, that the Purchaser/s herein and Occupiers/Purchasers of other premises in the Wing is/are not guilty of any act of omission or commission and has/have fully performed and complied with his/her/ their/it's part of the obligations and covenants contained under these presents in respect of the premises and the Wing, and in case it is not possible to rectify such defects then the Purchasers shall be entitled to receive from the Promoters compensation for such defects in the manner as provided under the Act.

40. The Purchaser/s shall check up all the fixtures and fittings in the said premises before taking possession thereof. Thereafter, the Purchaser/s shall have no claim against the Promoters in respect of any item or work in the said premises or in the said Wing which may be alleged not to have been carried out and/or completed and/or being not in accordance with the specifications and/or this Agreement and/or otherwise howsoever in relation to the said premises.

41. Upon possession of the said premises being delivered to the Purchaser/s he/she/they shall be entitled to the use and occupation of the said premises only for the purpose permitted by law/sanctioned.

42. The Purchasers agree and bind himself/herself/themselves to pay regularly every month, by the 5th of each month, to the Promoters until the vesting document/s as contemplated and envisaged is executed in favour of the Co-operative Society/Societies/Apex body on being formed and registered and thereafter to the said Society/Organization the proportionate share that may be decided by Promoters or the Society/Organization as the case may be, for (a), Insurance Premium, (b) all Municipal and other taxes that may be from time to time be levied in respect of the premises and/or Wings and/or the land/portion thereof including water taxes and water charges, (c) outgoings for the maintenance and management of the estate and the amenities, lifts, common lights and other outgoings such as collection charges, charges for watchmen, sweeper and maintenance of accounts incurred in connection with the said Wing/Phase I and all common amenities and facilities under the layout/project. The Purchasers shall keep deposited with the Promoters, before taking possession of the said premises a sum of Rs.10,190/- per month on account towards the above mentioned expenses and outgoings.

The Promoters have presently taken insurance as may be notified by the appropriate authorities.

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78. Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Competent Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

79. That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Courts of Bombay will have the jurisdiction for this Agreement.

80. At present the Insurance for the Title of the property is neither applicable nor available but if in future any form of Title Insurance becoming available then the Promoters shall obtain such Title Insurance policy and the Purchaser/s and other Purchasers of premises in the building shall bear & pay the respective proportionate share of insurance premium and other incidental expenses and charges. The Promoters shall collect the premium amounts from the Purchasers /Society on being formed and renew the insurance policy till the conveyance/Lease of the said building and handover valid title insurance policy to the Society along with other vesting documents. Thereafter the Society and its members shall be responsible to directly pay insurance premium and keep renewing the said Title Insurance with same company or other Insurance company as they may deem fit. In case of lapse of Title insurance policy due to non payment of premium or any other acts of omission and commission on part of the Society or its members then the Promoters shall not be responsible to pay for same and the Society and its members shall keep indemnified the Promoters and Owners from any title dispute in the future.

81. That in case there are Joint Purchasers all communications shall be sent by the Promoters to the Purchasers whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Purchasers.

82. The Permanent Account Number of the parties hereto are as follows:-

Promoters

Shiv Shakti Builders and Developers

PAN NO.

ABEFS6687A

Purchaser/s

1. Mrs. Snehal Shankar Dalvi

PAN NO

AJKPR7109L

2. Mr. Shankar Jagannath Dalvi

ALOPD1518P



IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed our respective hands into this writing the day and year hereinabove written.

Snehal Dalvi

Shankar Dalvi

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THE FIRST SCHEDULE ABOVE REFERRED TO:

All that pieces or parcels of land or ground situate at Village Pahadi- Goregaon, Malad, in Taluka Borivali, District Mumbai Suburban within Greater Mumbai and in the Registration Sub-District and District Mumbai City and Mumbai Suburban bearing Survey No.151, Hissa No.1 (Part) and Survey No.154, Hissa No.5 (Part), bearing City Survey Nos. 19, 19/1 to 67,20,20/1 to 121, admeasuring 11214.90 sq. mtrs.

THE SECOND SCHEDULE ABOVE REFERRED TO:

The construction of Wing "A", Wing "B", Wing "D" and Wing "E" by use of 21994.37 sq. mtrs. As presently approved consist of Stilt + Podium on 1st Floor with pit and mechanical Pit parking on the Ground Floor + 22nd Upper Floor on the portion of the property under the scheme of lay out and as shown on the building plans of the project Known as "Tower-28".

THE THIRD SCHEDULE ABOVE REFERRED TO:

The premises being Flat/Unit No.1904 admeasuring 57.51 sq. mtrs. (Rera Carpet area) on 19th floor of Wing E in "Tower-28" Phase I along with car parking space in pit/mechanical/stilt/podium (to be indentified and earmarked at the time of handing over possession of the flat)

[Signature]
[Signature]
 30/07/2020



Annexure's to be Attached herewith:-

ANNEXURE - "A"- Title Certificate

ANNEXURE - "B"- Property Card

ANNEXURE - "C"- RERA Registration Certificate

ANNEXURE - "D"- Carpet Area Plan as per RERA

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ANNEXURE 'L'

Details of Purchase Price and Instalments of Purchase Price

The total consideration (Purchase Price) payable by the Purchaser/s to the Developer/Promoters in respect of the said Flat bearing no. 1904, Wing E on 19th Floor shall be Rs. 1,10,54,367/- (Rupees One Crore Ten lakh Fifty Four Thousand Three Hundred and Sixty Seven Only). The said Purchase Price of Rs. 1,10,54,367/- (Rupees One Crore Ten lakh Fifty Four Thousand Three Hundred and Sixty Seven Only). Shall be paid by the Purchaser/s to the Developer/Promoters in the following manner:

Sr. No.	Particulars	Amount
1	Booking	51000
2	Within 30 days	1054436.7
3	Immediate due post registration	4863921.48
4	4th SLAB	221087.34
5	5th SLAB	221087.34
6	6th SLAB	221087.34
7	7th SLAB	221087.34
8	8th SLAB	221087.34
9	9th SLAB	221087.34
10	10th SLAB	221087.34
11	11th SLAB	221087.34
12	12th SLAB	221087.34
13	13th SLAB	221087.34
14	14th SLAB	221087.34
15	15th SLAB	221087.34
16	16th SLAB	221087.34
17	17th SLAB	221087.34
18	18th SLAB	221087.34
19	19th SLAB	221087.34
20	20th SLAB	221087.34
21	21st SLAB	221087.34
22	Terrace Slab	221087.34
23	LMR & OHT	221087.34
24	On or before Completion of the walls, internal plaster, floorings doors and windows of the said apartment	221087.34
25	On or before completion of the Sanitary fittings, staircases, lift wells, lobbies up to the floor level of the said Apartment.	110543.67
26	On or before completion of the external plumbing and external plaster, elevation, terraces with waterproofing of the building or wing in which the said Apartment is locate.	110543.67
27	On or before Completion of the lifts, water pumps, electrical fittings, electro mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be	110543.67



Handwritten notes and signatures at the top right.

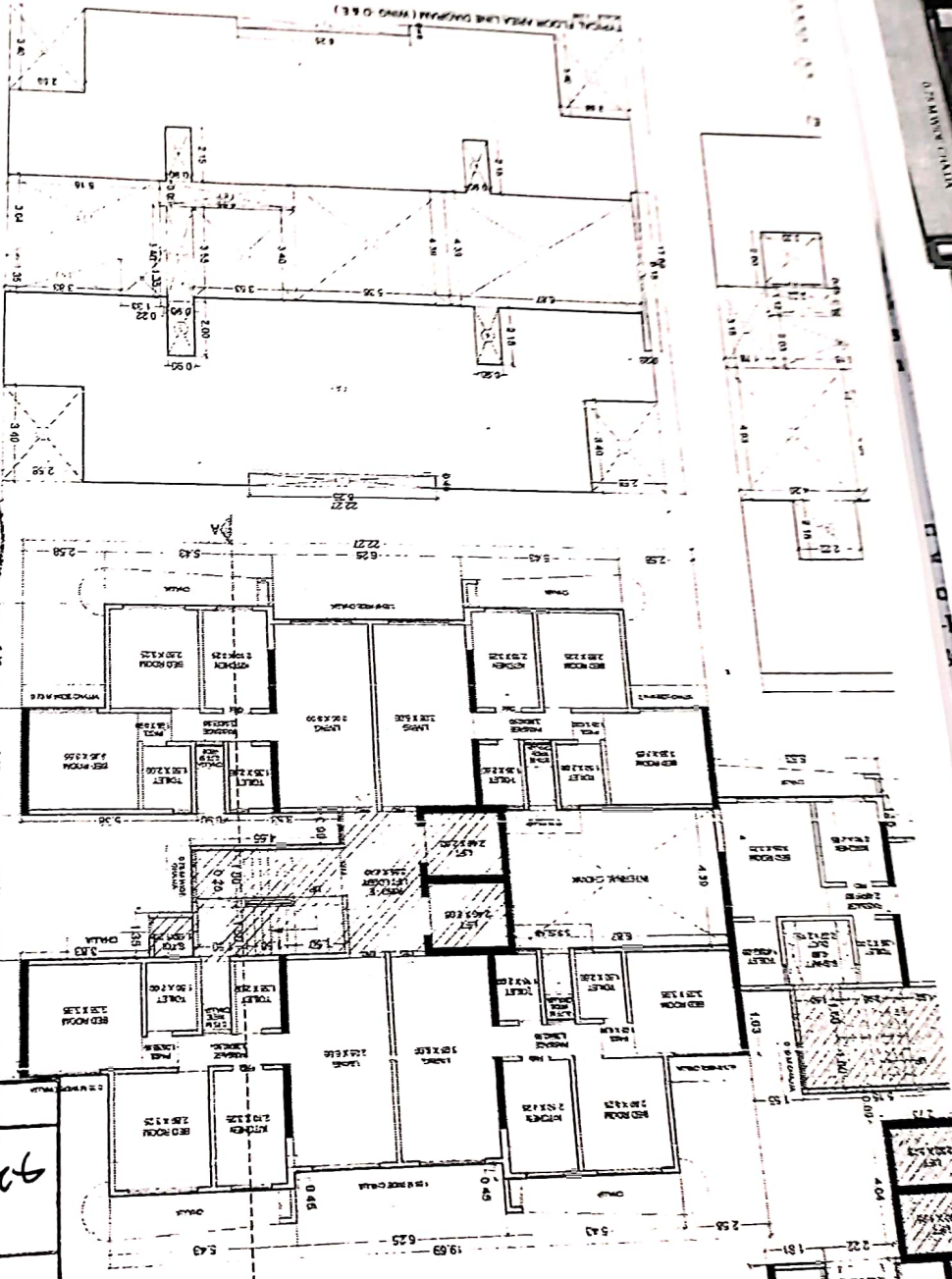
PROFORMA - B

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED S.A. SCHEME PLOT BEARING
 CTS NO 19 (11-87) A 23 (11-13) ON VILLAGE PAVANI
 KANAKA NAVEENIA CO OP HSG SOC (PHO)

NAME AND ADDRESS OF THE DEVELOPER

NAME AND ADDRESS OF THE ARCHITECT



CARPET AREA STATEMENT

AREA	18.30
ROOM	3.05 X 6.00
LIVING	3.05 X 6.00
BED ROOM	3.36 X 3.05
TOILET	1.50 X 2.00
PASSAGE	3.38 X 0.90
TOILET	1.35 X 2.00
BED ROOM	2.80 X 3.25
KITCHEN	2.43 X 2.25
TOILET	1.40 X 0.15
DOOR JAMB	1.75 X 0.15 X 2
DOOR JAMB	0.55 X 0.15 X 2
TOTAL	56.81

CARPET AREA STATEMENT

AREA	13.73
ROOM	4.50 X 3.05
LIVING	4.50 X 3.05
BED ROOM	3.70 X 3.10
TOILET	1.20 X 2.00
PASSAGE	6.90 X 2.48
TOILET	2.00 X 1.35
KITCHEN	5.55 X 2.75
TOILET	1.70 X 0.15
DOOR JAMB	1.70 X 0.15
DOOR JAMB	0.75 X 0.15 X 2
DOOR JAMB	0.50 X 0.15
TOTAL	34.75

CARPET AREA STATEMENT

AREA	16.47
ROOM	1.05 X 4.50
LIVING	1.05 X 4.50
BED ROOM	3.05 X 3.70
TOILET	1.45 X 2.00
PASSAGE	2.49 X 0.50
TOILET	1.35 X 2.00
KITCHEN	1.79 X 2.65
TOILET	1.0 X 0.15
DOOR JAMB	1.0 X 0.15
DOOR JAMB	0.75 X 0.15 X 2
DOOR JAMB	0.50 X 0.15
TOTAL	38.97

CONTENT OF THE SHEET

WING - D & E

TYPICAL FLOOR PLAN - WING - (A, B & C)

1ST TO 5TH, 7TH TO 12TH & 14TH TO 21ST

& AREA LINE DIAGRAM

STAMP OF APPROVAL OF PLAN

Approved Subject to the conditions mentioned in this stamp permission granted by the undersigned authority.

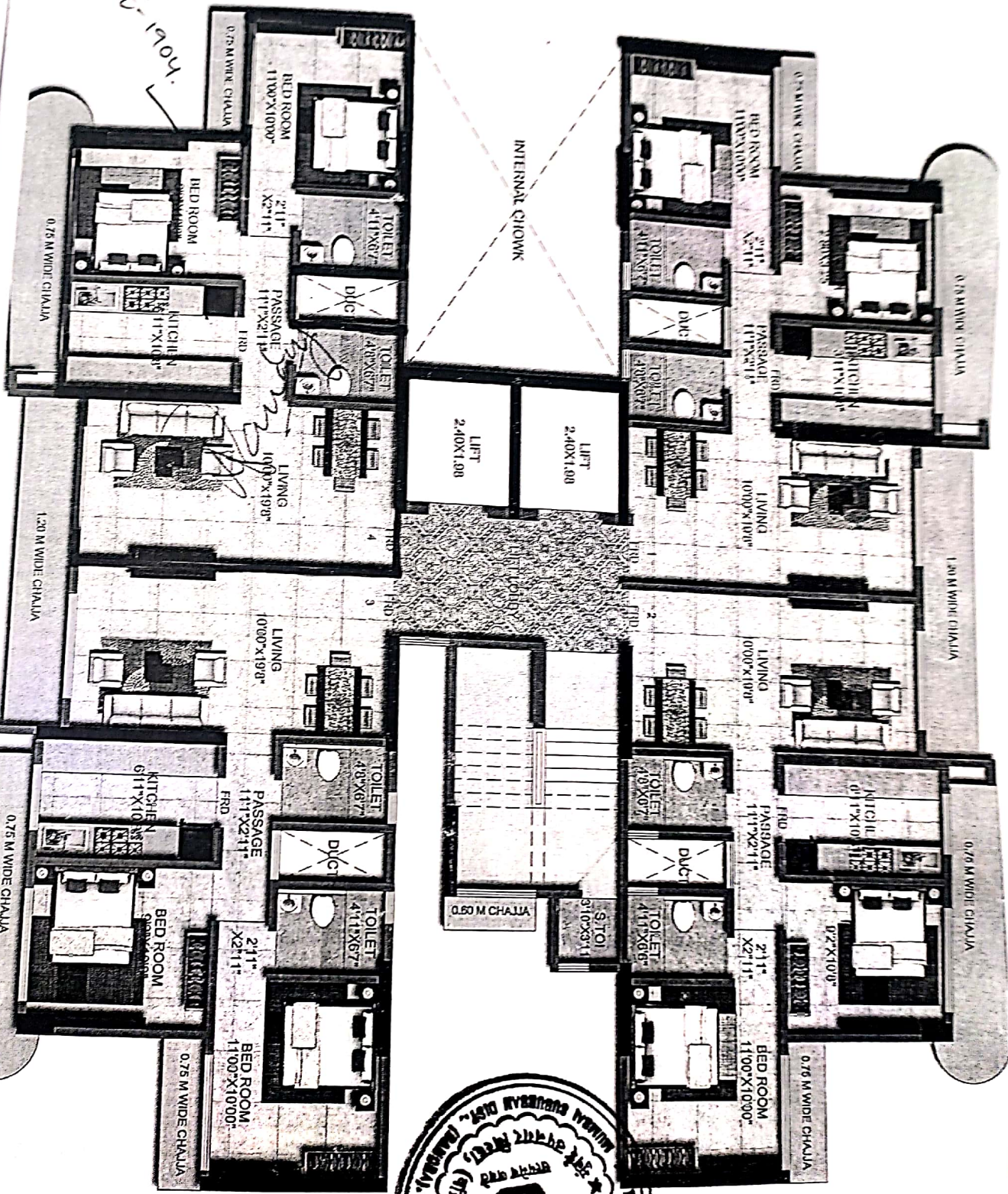
Sub-Registrar Bangalore

14-5-88

↑ N

Handwritten signatures and notes

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SLUM REHABILITATION AUTHORITY

No: SRA/ENG/3249/PN/PL/AP

Date: 14 MAY 2018

To,
Shri. Manoj Vishwakarma,
of M/s. DOT Architects,
Gr. Floor, Sharda Sangeet Vidyalaya,
M.K. Marg, Kala Nagar,
Bandra (E), Mumbai 400051.

Sub: Proposed Amended IOA for sale building under Regulations 33(10) on plot bearing C.T.S. No.19, 19/1 to 67, 20, 20/1 to 121 of village Pahadi Goregaon, P/N Ward, Malad (E), Mumbai- 97 for "Navjeevan SRA CHS Ltd"

Ref: Your letter date 22/03/2018.

Gentleman,

With reference to above, the amended plans submitted by you for the Sale building are hereby approved by this office subject to following conditions.

1. That the conditions of LOI & revised LOI issued U/no. SRA/ENG/1546/PN/PL/LOI dtd. 15/04/2009, 01/02/2014 & 27/01/2017 shall be complied with.
2. That the conditions of IOA issued U/no. SRA/ENG/3249/PN/PL/AP dtd. 10/07/2015 & 04/02/2017 shall be complied with.
3. That the C.C shall be got re-endorsed as per the amended plans.

Yours faithfully



-sd-

Executive Engineer - II.
Slum Rehabilitation Authority

Administrative Building, Prof. Anant Kanekar Marg, Bandra (East), Mumbai - 400 051.
Tel.: 2656 5800, 2659 0405 / 1879, Fax : 022-2659 0457, Email: info@sra.gov.in

वरल - ६/		
१२३४	५७	६०
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SLURM REHABILITATION AUTHORITY
 Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM 'A')

No. SRA/ENG/3249/PN/PL/AP - 9 MAY 2017
 COMMENCEMENT CERTIFICATE

Sale Building

TO,
 M/s Shivshakti Builders & Developers,
 007, Ground Floors, Shankar Dham II,
 F/6, Sundervan Complex, off Four Bunglow,
 Andheri West, Mumbai 400 053.

With reference to your application No. 1716 dated 01/07/2014 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. C.T.S. No. 19, 19/1 to 67, 20, 20/1 to 121

of village Sahadi Goregaon T.P.S. No. -
 ward P/N Situated at Malad (E) Mumbai

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI U/R No. SRA/ENG/1546/PN/LOI (Revise LOI) dt. 15/4/2009 & 27/1/
 IDA U/R No. SRA/ENG/3249/PN/AP (Amended IOA) dt. 10/7/15 & 4/2/17
 and on following conditions.

1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if :-
 (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed Shri. A. P. Dhiwar
 Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to Podium top.

For and on behalf of Local Authority
 The Slum Rehabilitation Authority

Shri. A. P. Dhiwar II
 Executive Engineer (SRA)
 FOR
 CHIEF EXECUTIVE OFFICER
 (SLURM REHABILITATION AUTHORITY)



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SRA/ENG/3249/PN/PL/AP - 4 APR 2018

This C.C. is further extended for wing 'A' comprising of ground + 1st to 21st upper floors + LMR + OHWT & wing 'B' comprising of ground + 1st to 17th upper floors full C.C. + 18th to 21st upper floors + LMR + OHWT for R.C.C. frame work only. as per amended approved plans dtd. 04/02/2017.

Praveen 4.4.18

Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/3249/PN/PL/AP - 5 MAY 2018

This C.C. is re-endorsed as per approved amended plans dtd. 14.05.2018

Praveen 15.5.18

Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/3249/PN/PL/AP - 3 SEP 2019

This C.C. is further extended for sale wing 'E' for the portion marked as A-B-C-D-E-F-G-H-I on accompanying plan at page 185 from ground + 1st to 16th upper floors and RCC framework for 17th to 21st upper floors including OHWT & LMR as per approved amended plans dated 14/05/2018.

Sahu 31.08.19

Executive Engineer
Slum Rehabilitation Authority



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मालमत्ता पत्रक

विभाग मो. -- पहाडी गोंरेगांव (पु)

तालुका/न भू मा. का. -- न. भू. अ. गोंरेगांव

जिल्हा -- मुंबई उपनगर जिल्हा

ना. पहाडी गोंरेगांव
 डा. नं. १९

शासनात्मक दिवेच्या अकारांभाने केवळ पादुकांचे
 तयारीत अर्थात त्यांच्या फेर वाढवण्याचे विधान केले

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क (१)

[४१०.१० १-८/७१]
 १८१.८० १/८/७१ पासून

सुविधाधिकार

व्यक्तिगत मूळ धारक
 वर्ष १९६६

- (१) मणीभाई हाथीभाई पटेल
- (२) कातीलाल मणोलाल
- (३) जयंतलाल मणोलाल

पडेंदार

इतर धार

इतर श्रे

विचारांक

व्यवहार

खंड क्रमांक

नविन धारक (धा)

पडेंदार (प) किंवा धार (धा)

साक्षात्कन

१४/०६/१९७४

उ. जि. मु. उप अंधेरी यांचेकडील क्र. ADC/DC IV P २२९
 दि. ७/११/७३ प्रमाणे वीनशेती सारा नोंद घेतली
 सारा र. क्र. ४९०.९० पासून १/८/७१ पासून सामील न. भू. क्र. १९
 १ ते ६७

व्हॉ -
 २८/०६/२०२०
 न. भू. अ. क्र. ५

२३/०४/२०२२

अ. उप जि. अधि. उप. अंधेरी कडील क्र. A.D.C./L.N.D/
 २३९ दि. १५/१२/८१ अन्वये मुदत वाड दु. दराची नोंद घेतली. निवासी

व्हॉ -

२८/०२/२००८

वारसाने - अर्ज, मृत्यूचे दाखले, अॅफीडेव्हीट इंडेमनिटी
 बॉण्ड, जबाबा, या अन्वये.

धा)

- १) जसोदाबेन कातीलाल पटेल.
- २) महेंद्र कातीलाल पटेल.
- ३) ब्रजेश कातीलाल पटेल.

जि. नि. मु. अ. तपा न. भू. क्र.
 १०.

फेरफार क्र. १५३ प्रमाणे
 व्हॉ -
 २८/१२/२००८
 न. भू. अ. गोंरेगांव

०३/०५/२००८

मा. सह. दु. निव. बारी यांचेकडील खरेदीखत वदर
 २/१८५ दि. १.१.२००७ व मूळ सूची क्र. २ अन्वये

धा.

- १) मे. शिवशक्ती विल्डर्स आणि डेव्हलपर्स

फेरफार क्र. १६७ प्रमाणे
 व्हॉ -
 ०३/०५/२००८
 न. भू. अ. गोंरेगांव

०३/१२/२०१५

मा. जमाबंदी आयुक्त आणि संचालक भूमी अभिलेख (म. राज्य) पुणे यांचेकडील परिपत्रक क्र. ना. भू. १/मि. प./अक्षरी नोंद
 /२०१५. पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र. न. भू. प. गो. (पु) फे. फा. क्र. ५९६/२०१५ दिनांक ३/१२/२०१५ अन्वये
 मिळकत पत्रिकेवर नमूद असलेले अंकी क्षेत्र अक्षरी चार हजार सातशे अड्डावीस - पुण्याक शून्य दशांश मात्र चौ. मी. नमूद केले.

फेरफार क्र. ५९६ प्रमाणे
 व्हॉ -
 ०३/१२/२०१५
 न. भू. अ. गोंरेगांव

०६/०१/१९

व्यवसायी करणारा -

११/०१/१२

खरी नक्कल -

१२०

२१/०१/१२

२-६

०१/०१/१२

न. भू. अ. गोंरेगांव

मुंबई उपनगर जिल्हा

सारख प्रतिलिपी

(Signature)

नगर शासन कार्यालय, गोंरेगांव

नगर शासन कार्यालय

गोंरेगांव

संख्या क्र. १२२

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०७/२
०३/०५
०५/०९



Maharashtra Real Estate Regulatory Authority बंदर - १६/१८

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
(See rule 6(a))

१६/१८	५	२०
२४१७		

This registration is granted under section 5 of the Act to the following project under project registration number P51800009511
Project: Tower 28, Plot Bearing / CTS / Survey / Final Plot No.: 19,19/1 to 67,20,20/1 to 121 at Borivall, Borivall, Mumbai Suburban, 400097

- Shiv Shakti Builders And Developers having its registered office / principal place of business at Terasi, Andheri District: Mumbai Suburban Pin: 400053.
 - This registration is granted subject to the following conditions, namely:
 - The promoter shall enter into an agreement for sale with the allottees.
 - The promoter shall execute and register a conveyance deed in favour of the allottees or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (i) of sub-section (2) of section 4 read with Rule 5.

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 22/08/2017 and ending with 30/06/2021 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder.
 - That the promoter shall take all the pending approvals from the competent authorities.
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 22-08-2017 13:22:24

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

Dated: 22/08/2017
Place: Mumbai





SLUM REHABILITATION AUTHORITY

No: SRA/ENG/3249/PN/PL/AP

Date: 18 OCT 2023

To,

Developer:

M/s. Shivshakti Builders & Developers.
007, Gr.flr, Sundervan Complex,
off. four bungalows, Andheri(W),
Mumbai- 400 053

Subject: - Amended IOA cum Full Occupation Certificate to Sale Wing 'E' of Sale building in the S.R. Scheme on plot bearing C.T.S. No.19, 19/1 to 67, 20 & 20/1 to 121 of village-Pahadi Goregaon (East), at Haji Bapu Road, Malad (East), Mumbai, known as 'Navjeevan SRA CHS Ltd'.

Ref: - Your letter dtd. 13/07/2023.

Gentlemen,

The Development work of Sale wing 'E' of Sale building comprising of 2 level basement (part) for parking + ground(pt)/stilt(pt) + 1st to 2nd level podium for parking + 1st to 21st upper floors including LMR & OHWT on plot bearing C.T.S.No.19, 19/1 to 67, 20 & 20/1 to 121 of village-Pahadi Goregaon(East), P/N Ward, Malad(E), Mumbai, has been completed & ready for occupation under the Supervision of Architect Mr.Manoj Vishwakarma, Lic.No.CA/2004/33829, Structural Engineer Mr.Rupesh Chowdhary Reg.No STR/C/40 and Site Supervisor Mr.Kamlesh Gurav, G/203/SS-1 may be occupied under the following conditions:-

1. That this full Occupation Permission Certificate is granted for part ground floor + 1st to 21st residential upper floors including LMR & OHWT (excluding 02 level basements and 1st & 2nd common podium floors) for Sale wing 'E' of Sale building.
2. That the certificate under Section 270A of BMC Act shall be submitted.
3. That you shall pay all dues of MCGM and other authorities.
4. That you shall comply the balance LOI/IOA conditions before requesting Building Completion Certificate or Full OCC of Sale building in the S.R. Scheme under reference.

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5. That the SWD completion certificate & S.P.(P&D) completion certificate from MCGM for the entire layout shall be submitted before requesting full OCC of last Sale wing till then adequate precautions shall be taken for draining surface water.
6. That the changes proposed shall be shown on canvas mounted plans.

A set of completion plans is returned herewith.

Note: This permission is issued without prejudice to action, if any, under M.R. & T.P. Act.

Yours faithfully,

Pawar 18/10/2023.
Executive Engineer-PN
Slum Rehabilitation Authority



SHIV SHAKTI

BUILDERS & DEVELOPERS
REDEFINING LIFESTYLES

101, 1st Floor, Kailash Ram Knpa, Plot No. 6, Kailashpuri Road, Upper Govind Nagar, Malad (East), Mumbai - 400 097
Tel. : 022-2872 8676, 022-2872 8767 • Website : www.rccpviltd.com • Email : rcc1311@gmail.com, rcc1311@rediffmail.com

Date: - 28.12.2023

POSSESSION LETTER

To,

Mrs. Snehal Shankar Dalvi
Mr. Shankar Jagannath Dalvi

Dear Sir,

Re: Handing over Possession of a Flat bearing No. 1904 admeasuring 619 sq ft. Rera carpet area on 19th floor in "E" Wing in the building known as "Tower 28" situate, lying and being at Haji bapu Road, Govind Nagar, Malad (East), Mumbai-400097.

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1. This is to record and confirm that by a registered Agreement for Sale dated 30-01-2020 made between Ourselves (as M/s. Shiv Shakti Builders and Developers), and Yourselves (Mrs. Snehal S Dalvi & Mr. Shankar J Dalvi) with respect to Flat bearing No. 1904 admeasuring 619 sq ft. Rera carpet area on 19th floor in "E" Wing in the building known as "Tower 28" situate, lying and being at Haji bapu Road, Govind Nagar, Malad (East), Mumbai-400097 .

2. We are pleased to inform you that as per the terms of the Agreement for Sale we have obtained OC with respect to the said Building. A copy of the OC is enclosed herewith for your immediate reference and record.
3. We further record and confirm that you have taken inspection on the site and confirmed that we have completed the construction of the said New Building as per the oral and written terms agreed amongst us from time to time.
4. We further record and confirm that you are satisfied about the construction of the said New Building and confirm that we have completed the project as agreed amongst us and does not have any objection against us in respect thereof.
5. We further record and confirm that we have handed over possession of the said Flat after procuring Part Occupation Certificate (OC) from Slum Rehabilitation Authority (SRA) in respect of the said New Building to you on 28.12.2023(Date)
6. We record and confirm that we have received the following amounts from you which were due and payable by you as per the terms of the said Agreement for Sale:-
 - (1) Rs. 600/- for Share Money,
 - (2) Rs. 25000/- for legal and other Professional charges.,
 - (3) Rs. 25000/- for for formation and registration of an organization/Society/Apex body.,
 - (4) Rs. 1,15,000/- for as an advanced deposit for proportionate share of maintenance and other outgoings,
 - (5) Rs. 50,000/- towards Electric and Water Meter Charges.
 - (6) Rs. 1,51,000/- Towards Corpus Fund.
 - (7) Rs. 3,96,000/- Towards development charges/infrastructure development charges.

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