

367/1040

Thursday, January 18, 2024

11:30 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 1131 दिनांक: 18/01/2024

गाव्याचे नाव: सागाठाणे
दम्नगवजाचा अनुक्रमांक: वरल-2-1040-2024
दम्नगवजाचा प्रकार: करारनामा
मादर करगवजाचे नाव: अनुष्का राधेशाम सावंत

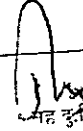
नोंदणी फी
दम्न हाताळणी फी
पृष्ठांची संख्या: 138

₹. 30000.00

₹. 2760.00

परक्या:

₹. 32760.00


सह दुर्गि.का-यांनिवली2

वाजप मूल्य: ₹.9896359.2/-
मोबदला ₹.13300000/-
भरवेले मूद्रांक शुल्क: ₹. 665000/-

सह. दुय्यम निबंधक बोरीवली-२,
मुंबई उपनगर जिल्हा.

- 1) देयकाचा प्रकार: DHC रकम: ₹.760/-
टीडी/धनादेश/पि ऑर्डर क्रमांक: 0124172221479 दिनांक: 18/01/2024
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: ₹.2000/-
टीडी/धनादेश/पि ऑर्डर क्रमांक: 0124178920987 दिनांक: 18/01/2024
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रकम: ₹.30000/-
टीडी/धनादेश/पि ऑर्डर क्रमांक: MH013945674202324M दिनांक: 18/01/2024
बँकेचे नाव व पत्ता:



18/01/24



19/01/2024

सूची क्र.2

दुय्यम
दस्त
नो

Index-II

Paym

गावाचे नाव : मागाटाणे

(1) विलेखाचा प्रकार	करारनामा
(2) मोंबदला	13300000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9896359.2
(4) भू-मापन, पोटहिस्सा व धरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : , इतर माहिती: सदनिका क्र. 301,3 रा मजला, ए विंग, क्षेत्र 619.00 चौ.फुट रेटा कार्पेट एरिया, पारिजात हिल व्ह्यू, म्हाडा ल्हेआउट फोड क्र. 036, बोरिवली पूर्व, सल्ले नं. 34ए हिस्सा नं.9, सल्ले नं 47, सी. टी. एस. नं. 219(पैकी)259(पैकी) आणि 260(पैकी), ऑफ व्हीलेज मागाठाणे तालुका बोरिवली मुंबई 400066, शासन आदेश क्र मुद्रांक-2021/अनौ सं.क्र.12/प्र.क्र.107/म-1(धोरण), दि 31/03/2021 अन्वये महिला खरेदीदारा करिता 1% मुद्रांक शुल्क सवलत देण्यात आली आहे. इतर वर्णन दस्तात नमूद केल्याप्रमाणे ((C.T.S. Number : 219(पैकी)259(पैकी) आणि 260(पैकी) ;)
(5) क्षेत्रफळ	1) 619.00 चौ फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्ताऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेसर्स पारिजात हिल व्ह्यू रिजलटी एलएलपी ह्यांच्या तर्फे भागीदार अजय मानसिंग पवार तर्फे कुलमुखत्यार दीपक जाधव वय:-29; पत्ता:- प्लॉट नं: ऑफिस नं. 72 -76, माळा नं: -, इमारतीचे नाव: मुंडवा इंडस्ट्रियल इस्टेट, ब्लॉक नं: -, रोड नं: पुणे, महाराष्ट्र, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411036 पॅन नं:-AAVFP9976F
(8) दस्ताऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- अनुष्का राधेशाम सावंत वय:-26; पत्ता:- प्लॉट नं: फ्लॅट नंबर 37/677, माळा नं: -, इमारतीचे नाव: निसर्ग सोसायटी, ब्लॉक नं: गुलमोहर रोड, टाटा पॉवर हाऊस, मागाठाणे डेपो, रोड नं: बोरिवली पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400066 पॅन नं:-GCXPS1825N 2): नाव:- राधिका राधेशाम सावंत वय:-58; पत्ता:- प्लॉट नं: फ्लॅट नंबर 37/677, माळा नं: -, इमारतीचे नाव: निसर्ग सोसायटी, ब्लॉक नं: गुलमोहर रोड, टाटा पॉवर हाऊस, मागाठाणे डेपो, रोड नं: बोरिवली पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:-AHZPS2885F 3): नाव:- कर्णिका राधेशाम सावंत वय:-31; पत्ता:- प्लॉट नं: फ्लॅट नंबर 37/677, माळा नं: -, इमारतीचे नाव: निसर्ग सोसायटी, ब्लॉक नं: गुलमोहर रोड, टाटा पॉवर हाऊस, मागाठाणे डेपो, रोड नं: बोरिवली पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:-DGFPS0372K
(9) दस्ताऐवज करून दिल्याचा दिनांक	18/01/2024
(10) दस्त नोंदणी केल्याचा दिनांक	18/01/2024
(11) अनुक्रमांक, खंड व पृष्ठ	1040/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	665000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

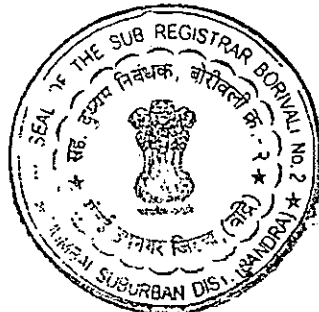
सुलभ व्यवहारासाठी नागरिकांचे सखमीकरण
दस्ताऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहत्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्ताऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

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 19/01/2024) 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, बोरिवली क्र.-२
मुंबई उपनगर जिल्हा.

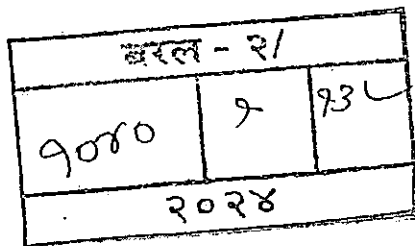
ent Details

	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PARIJAT HILL VIEW REALTY LLP	eChallan	02300042024011733745	MH013945674202324M	665000.00	SD	0007470939202324	18/01/2024
2		DHC		0124172221479	760	RF	0124172221479D	18/01/2024
3		DHC		0124178920987	2000	RF	0124178920987D	18/01/2024
4	PARIJAT HILL VIEW REALTY LLP	eChallan		MH013945674202324M	30000	RF	0007470939202324	18/01/2024

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

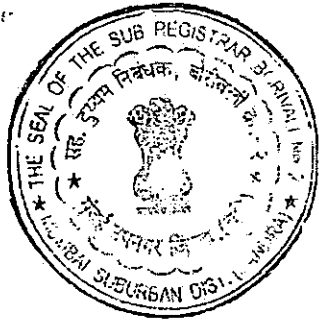
मूल्यांकन पत्रक (गहरी क्षेत्र - बांधीय)					
Valuation ID	20220118681			18 January 2024, 10:35:52 AM	
मूल्यांकन वर्ष	2023				
जिल्हा	मुंबई (उत्तर)				
प्लॉट क्रमांक	86-बागाडल (दगवेला)				
हा मूल्यांकन	भूभाग: उर्वर माथानी सोला, पूर्व मार्टेज टावर, त्रिकोण 36.60 चौ. मी. मला, त्रिकोण भाग सीमा, पश्चिम दृष्टीचे मार्ग				
मकं नंबर/शे. भू. नंबर	मि. डे. एम. नंबर 219				
वैयक्तिक मूल्य हा नक्कावृत्त मूल्यक क.					
मूला क्रमांक	विभागीय मूल्य	वर्गीकृत	दुसरे	अतिशुद्ध	संबंधित मूल्य
69980	156390	179850	213800	156390	मौलिक मूल्य
बांधीय क्षेत्राची परिणत					
संरचनायें (Built Up)-	63.28 चौ. मी. मीटर	मिटर चौ. मी. मीटर	चौ. मी. मीटर	मिटर चौ. मी. मीटर	मौलिक
बांधणीकालीन प्राप्ती-	1-आर सी सी	मिटर चौ. मी. मीटर	0.112 चौ. मी. मीटर	बांधणीकालीन प्राप्ती	Rs. 30250/-
इमारत मूल्यांकन-	आर	मकान	1st floor To 4th floor		
मला संख्या -					
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular sh.02/01/2018					
मकान विक्रय मूल्य = 100% apply to rate- Rs 156390/-					
<p>मूल्य-बांधणीकालीन प्राप्ती वी. बांधीय मूल्य</p> <p>= ((वैयक्तिक मूल्य) + मूला अतिशुद्ध) * (100 / 100) + मूला अतिशुद्ध</p> <p>= ((156390 + 69980) * (100 / 100)) + 69980</p> <p>= Rs 156390/-</p> <p>A) मूल्य मिळवण्याचे मूल्य = मूल्य प्रमाण मूल्य * मिळवण्याचे क्षेत्र</p> <p>= 156390 * 63.28</p> <p>= Rs 9896359.2/-</p>					
Applicable Rules	= 10.4				
एकूणित अंतिम मूल्य	<p>मूला अतिशुद्ध मूल्य + मूला अतिशुद्ध मूल्य + मूला अतिशुद्ध मूल्य + मूला अतिशुद्ध मूल्य + मूला अतिशुद्ध मूल्य + मूला अतिशुद्ध मूल्य + मूला अतिशुद्ध मूल्य + मूला अतिशुद्ध मूल्य + मूला अतिशुद्ध मूल्य + मूला अतिशुद्ध मूल्य</p> <p>= A + B + C + D + E + F + G + H + I + J</p> <p>= 9896359.2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0</p> <p>= Rs. 9896359.2/-</p>				

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CHALLAN
MTR Form Number-6



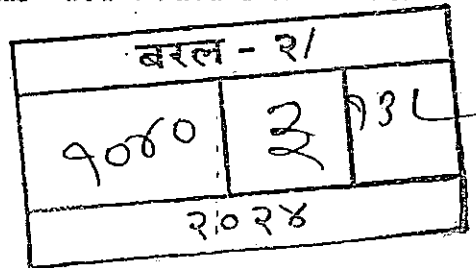
GRN	MH013945674202324M	BARCODE	Date		13/01/2024-19:12:54	Form ID	25.2
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty Registration Fee			
Office Name				BRL2_JT SUB REGISTRAR BORIVALI 2			
Location				MUMBAI			
Year				2023-2024 One Time			
Account Head Details				Amount In Rs.			
0030045501 Stamp Duty				665000.00			
0030063301 Registration Fee				30000.00			
Total				6,95,000.00			
Payment Details				BANK OF MAHARASHTRA			
Cheque/DD Details				FOR USE IN RECEIVING BANK			
Cheque/DD No.				Bank CIN		Ref. No.	
				02300042024011733745		017738141	
Name of Bank				Bank Date		RBI Date	
BANK OF MAHARASHTRA				17/01/2024-18:58:44		Not Verified with RBI	
Name of Branch				Bank-Branch		BANK OF MAHARASHTRA	
				Scroll No. , Date		Not Verified with Scroll	
Remarks (If Any)				SecondPartyName=MS. ANUSHKA RADHESHAM SAWANT AND 2 OTHERS-			
Amount In				Six Lakh Ninety Five Thousand Rupees Only			
Words							

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलान केवल दुय्यम निबंधक कार्यालयांत नोंदणी करण्याच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलान लागू नाही.

Mobile No. : 8380022949



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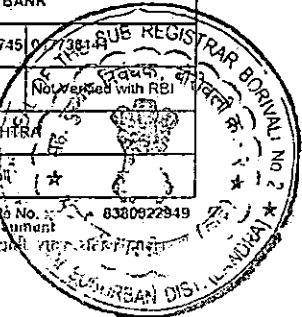
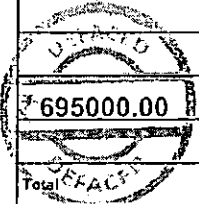
बरल - २/		
१०४०	४	१३८
२०२४		



CHALLAN
MTR Form Number-6



GRN	MH013945674202324M	BARCODE	Date		13/01/2024-19:12:54	Form ID	25.2
Department				Inspector General Of Registration			
Payer Details							
Stamp Duty				TAX ID / TAN (If Any)			
Type of Payment				Registration Fee			
PAN No.(If Applicable)							
Office Name				BRL2_JT SUB REGISTRAR BORIVALI 2			
Full Name				PARIJAT HILL VIEW REALTY LLP			
Location				MUMBAI			
Year				2023-2024 One Time			
Flat/Block No.				Flat No, 301, 3rd Floor, Wing A. admg 619 sqft.			
Premises/Building				Parijat Hill View			
Account Head Details				Amount In Rs.			
0030045501 Stamp Duty				665000.00			
0050063301 Registration Fee				30000.00			
Road/Street				under layout code no. 036 bearing S No. 34A, H. No. 9, S. No. 47. CTS Nos. 259 (pt), 260(pt)			
Area/Locality				Village Magathane, Borivali (East)			
Town/City/District				Mumbai			
PIN				4 0 0 0 6 6			
Remarks (If Any)				SecondPartyName=MS. ANUSHKA RADHESHAM SAWANT AND 2			
OTHERS-							
Amount In				Six Lakh Ninety Five Thousand Rupees Only			
Words							
Total				6,95,000.00			
Payment Details				BANK OF MAHARASHTRA			
FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN			
Cheque/DD No.				Ref. No.			
Name of Bank				02300042024011733745			
Name of Branch				17/01/2024-18.58:44			
Bank Date				RBI Date			
Bank-Branch				BANK OF MAHARASHTRA			
Scroll No. , Date				Not Verified with RBI			



Department ID :
NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-367-1040	0007470939202324	18/01/2024-11:24:28	IGR191	30000.00
2	(iS)-367-1040	0007470939202324	18/01/2024-11:24:28	IGR191	665000.00
Total Defacement Amount					6,95,000.00

बल - २/
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२०२४

कोरे यू०
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बरल - २/		
१०५०	₹	१३८
२०२४		



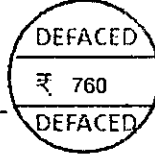


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0124172221479 Receipt Date 18/01/2024

Received from DHC, Mobile number 8380022949, an amount of Rs.760/-, towards Document Handling Charges for the Document to be registered on Document No. 1040 dated 18/01/2024 at the Sub Registrar office Joint S.R. Borivali 2 of the District Mumbai Sub-urban District.



Payment Details

Bank Name MAHB	Payment Date 17/01/2024
Bank CIN 10004152024011720039	REF No. 901262148
Deface No 0124172221479D	Deface Date 18/01/2024

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



बरल - २/		
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Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0124178920987	Receipt Date	18/01/2024
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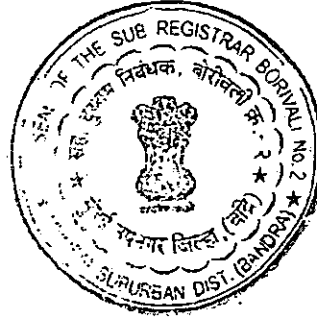
Received from DHC, Mobile number 8380022949, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 1040 dated 18/01/2024 at the Sub Registrar office Joint S.R. Borivali 2 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	MAHB	Payment Date	17/01/2024
Bank CIN	10004152024011719585	REF No.	900321510
Deface No	0124178920987D	Deface Date	18/01/2024

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



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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made on this 18 day of JANUARY, 2024.
BETWEEN:



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PARIJAT HILL VIEW REALTY LLP, a limited liability partnership duly registered under the provisions of the Limited Liability Partnership Act, 2008 with registration No. LLP IN:AAL 8639 and having its registered office at 72-76, Industrial Estate, Mundhwa, Pune 411036, Maharashtra, India and administrative office at 24/A, 6th Floor, 601-604, Maitri Co-operative Housing Society, Bimbisar Nagar, Goregaon (East), Mumbai 400 065, through its designated Partners - B. G. Shirke Construction Technology Private Limited, Mr. V. B. Shirke and Mr. Ajay M. Pawar - hereinafter referred to as **"the Promoter"** of the **ONE PART** which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors in title, administrators;

AND



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1) **MS. ANUSHKA RADHESHAM SAWANT**, aged 26 years, 2) **MRS. RADHIKA RADHESHAM SAWANT**, aged 58 years, 3) **MS. KARUNA RADHESHAM SAWANT**, aged 31 years, Indian Inhabitant, residing 37/677 Nisarg Soc, Gulmohar Road, Tata Power House, Magathane Depo, Borivali (East) Mumbai-400066. hereinafter referred to as **"the Purchaser"** of the **SECOND PART** which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include his / her heirs, successors, executors, administrators etc.

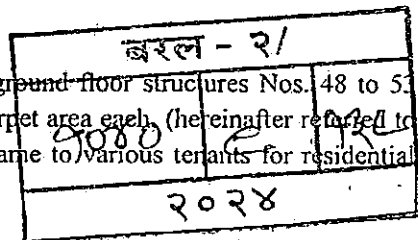
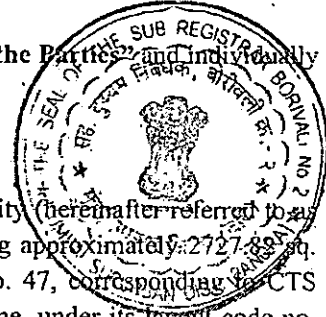
The Promoter and the purchaser are collectively referred to as **"the Parties"** and individually as **"Party"** as the context may require.

WHEREAS:

A. The Maharashtra Housing & Area Development Authority (hereinafter referred to as **"MHADA"**) is the owner of a plot of land admeasuring approximately 2727.89 sq. mts. bearing Survey No. 34A, Hissa No. 9, Survey No. 47, corresponding to CTS Nos. 219(pt), 259 (pt) and 260 (pt) of Village Magathane, under its layout code no. 036, lying and situated at Borivali (East), Mumbai 400 066 as more particularly detailed in **Schedule I** hereto, hereinafter referred to as **"the said Property"**. The said Property forms a part of a larger layout on which MHADA has constructed other societies.

B. Around the year 1987, MHADA constructed ground floor structures Nos. 48 to 51 being 60 units, each admeasuring 197 sq. ft. carpet area each, (hereinafter referred to as **"the existing Building"**) and allotted the same to various tenants for residential use vide various allotment letters.

C. Thereafter, the tenants formed a co-operative housing society named **"the Magathane Parijat Co-operative Housing Society Ltd."** i.e. the Society herein, which has since been registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 with registration No. BOM/WR/HSG/TC/9751 dated 9th July, 1997. The Society is a part of a federation known as **"M/s. Magathane Gulmohar Vasahat Sah. Gruh. Sanstha Federation Limited"** registered under the provisions of the Maharashtra Co-operative Society Act, 1960 as No. MUM/MHADB/GEN/11608 of



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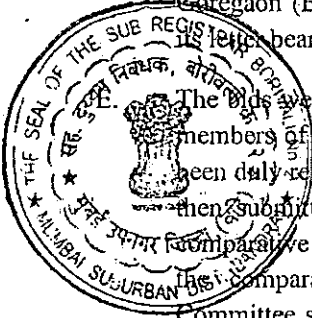
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2002-03 (hereinafter referred to as "the Federation") which comprises of the other 12 (twelve) societies constructed by MHADA on the larger layout.

- D. In the year 2012, the Society was desirous of redeveloping the said Property by causing the existing Building to be demolished and in its place constructing a new building comprising of flats and commercial premises. Accordingly, on 25th September, 2012, the Society through the said Federation appointed one M/s. R. M. Warriar & Associates, a firm of Architects and Project Management Consultants, as the Project Manager to prepare a Report on the redevelopment of the said Property (hereinafter referred to as "the Project Manager"). The Project Manager accordingly submitted its Feasibility Report dated 30th April, 2014 to the said Federation pursuant to which, a common Tender Notice dated 11th October, 2013 was published by the said Federation in the newspapers i.e. Times of India and Maharashtra Times inviting bids for the redevelopment of the said Property. In furtherance thereto, several bids were received by the said Federation including the bid submitted by one **B. G. SHIRKE CONSTRUCTION TECHNOLOGY PRIVATE LIMITED**, a company duly incorporated under the provisions of the Companies Act, 1956, having CIN no. U45201PN1994PTC077340 and its registered office at 72-76, Industrial Estate, Mundhwa Pune 411 036 and administrative office at 24/A, 6th Floor, 601-604, Maitri Co-operative Housing Society, Bimbisar Nagar, Goregaon (East), Mumbai 400 065, hereinafter referred to as "the Company" vide tender bearing No. BGSCPTL/Magathane/328/2013 dated 9th December, 2013.



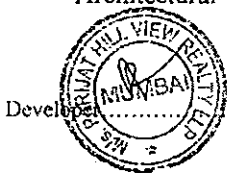
The bids were thereafter opened by the Managing Committee in the presence of the members of the Society and the respective representatives of the bidders which has been duly recorded vide Minutes of meeting dated 10th February 2014. The bids were then submitted to the Project Manager for its scrutiny and for preparation of a comparative statement of the various bids received from the bidders. Upon receipt of the comparative statement prepared by the Project Manager, the Managing Committee selected the bids submitted by (a) Sheth Corporation Pvt. Ltd.; (b) M/s. Rites Developers; (c) M/s. Kshitija Infrastructure; (d) B. G. Shirke Construction Technology Pvt. Ltd. i.e. the Company; and (e) M/s. Pragatee Developers for further scrutiny.

- F. Pursuant thereto, the Society held a Special Annual General Meeting on 20th July, 2014 in the presence of the District Deputy Registrar of Co-operative Societies, MHADA in order to select a Developer for the said Project. During the course of the meeting, more than 70% members of the Society voted in favour of the Company as the Developer of the said Project. Thereafter, the Deputy Director of Societies issued a letter bearing No. जा. क्र- मुं.मं./उपनि./ बी- २ / ३७१७ / २०१४दिनांक :- ०७.०८.२०१४

granting it's No Objection for the appointment of the Company as the Developer to undertake the said Project.

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By a Resolution passed at the Annual General Body meeting of the Society on 24th September, 2017, the Society granted all powers and authority to the Managing Committee of the Society to take all requisite steps for redevelopment of the said Property by following the guidelines as given under Government Resolution No. SGY/2007-P-No.554/14-S dated 3rd January, 2009 issued by the Government of Maharashtra under Section 79A of the Maharashtra Co-operative Society Rules, 1960. By the said Resolution, the Society also appointed M/s. Deeksha City Scape, an Architectural firm to present the redevelopment project to MHADA, the Mumbai



Developer

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Municipal Corporation of Greater Mumbai and other statutory agencies and to obtain necessary statutory approvals.

- H. After obtaining all necessary approvals, the said Society issued a Letter of Intent dated 30th October, 2017 to the Company appointing the Company to undertake the redevelopment of the said Property. By its application dated 23rd November, 2017, the Society submitted its proposal for redevelopment to MHADA and also requested MHADA to allot open vacant parcel of land (tit bit area) bearing Plot No. 12 admeasuring 470.01 sq. mts. in its favour.
- I. Pursuant to its appointment as Developer of the said Project, the Company formed a Special Purpose Vehicle i.e. the Promoter on 29th January, 2018 for the purpose of redevelopment of the Society whereby the Promoter would undertake the construction of the said Project and handle the financing associated therewith in terms of the Real Estate (Regulation and Development) Act, 2016 and the Rules/Regulations framed thereunder. The Company accordingly addressed a letter dated 3rd August, 2017 to the Society requesting the Society to permit the Promoter to perform all the obligations of the Company as mentioned in the Tender dated 11th October, 2013 and Letter of Intent dated 30th October, 2017. Registration Certificate of the SPV i.e. "Parijat Hillview Realty LLP" is annexed hereto at Annexure A
- J. During the General Body meeting held on 24th September 2017, the Society granted its approval to the Promoter to undertake the redevelopment of the said Project.
- K. In the meantime, the Government of Maharashtra by its Notification bearing No. टीपीबी४३१६ / प्रा. क.२०२ /२०१६ / नवि -११दि. dated 3rd July, 2017 had published a revision/amendment to Regulation No. 33 (5) of the Development Control Regulations as applicable to Greater Mumbai. Pursuant thereto, the Society and the Promoter held a meeting to renegotiate the terms and conditions of the said Project in line with the amended Regulation No. 33 (5). The Society thereafter by its Resolution dated 24th September 2017 approved of the renegotiated terms and conditions.
- L. By and under a Lease Deed dated 19th January, 2018 executed between MHADA (as lessor) and the Society (as lessee) registered as BRL/3/543/2018 in Book no.1 at the Office of the Sub-Registrar, Borivali, Mumbai Suburban District, MHADA has granted unto and in favour of the Society, the leasehold rights in respect of the said Property for a period of 60 years commencing from 1st January, 1987 for the rent reserved therein and upon the terms and conditions as more particularly stated therein. The Lease Deed registered dated 19th January, 2018 is with the benefit and right to construct any new building(s) if so permitted by the concerned local authority. A copy of the extract of Index-II recording the entry pertaining to registration of the said Lease Deed dated 19th January, 2018 is annexed hereto as Annexure "B".
- M. Thereafter, by a Sale Deed dated 19th March, 2018 executed between MHADA (as vendor) and the Society (as the purchaser) registered as BRL/3/544/2018 in Book no.1 at the Office of the Sub-Registrar, Borivali, Mumbai Suburban District, MHADA sold and transferred unto and in favour of the Society, the ownership right, title and interest in the existing Building to the Society. A copy of the extract of Index-II recording the entry pertaining to registration of the said Sale Deed dated 19th March, 2018 is annexed hereto as Annexure "C".



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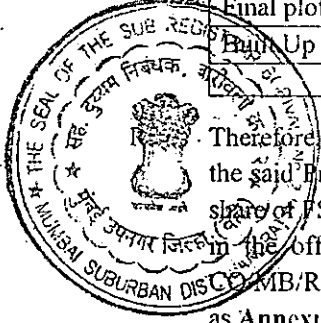
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- N. The execution of the Lease Deed and Sale Deed both dated 19th Januarys, 2018 has been obtained by the Promoter at its own cost. The Promoter has also at its own cost cleared the demarcation and other allied pre-project approvals as required from MHADA and other competent authorities.
- O. The Society has paid the necessary dues including rent, cess, arrears etc. of the said Property till March, 2018 and has obtained a No Dues Certificate from MHADA in respect thereof.
- P. MHADA has by its letter dated 16th February, 2018, Demarcated the project site and verified the consent obtained by the Society to the appointment of the Company and/or the Promoter to undertake the redevelopment of the said Project. Demarcation plan issued by MHADA is annexed hereto as Annexure "D".
- Q. Pursuant to the Application dated 23rd November, 2017 made by the Society to MHADA for the allotment of open vacant parcel of land (tit bit area), MHADA has by its letter bearing No. CO/MB/REE/NOC/F-1025/1875/2018 dated 14th November, 2018 approved of the following

Land Conveyed to the Society	2257.76 sq. mts.
Tit bit Area / open Space	470.06 sq. mts.
Final plot of the Project	2,727.82 sq. mts.
Built Up Area	11,556.66 sq. mts.



Therefore the Society is entitled to the use of 11,556.66 sq. mts. of Built-Up Area for the said Project. The Promoter has also obtained MHADA's sanction of the pro rata share of FSI applicable to the layout open space and the road which has been included in the offer letter. Said approval issued by MHADA vide Offer Letter number CO/MB/REE/NOC/F-1025/1875/2018 dated 14th November, 2018 is annexed hereto as Annexure "E".

- S. Since the said Property falls within a eco sensitive zone as declared by the National Green Tribunal, Ministry of Environment, Forest and Climate Change, New Delhi, by its Notification dated 5th December, 2016 published in the Gazette, the Society and/or the Promoter has made the necessary application to the Forest Department / Monitoring Committee specifically constituted by the National Green Tribunal and obtained its approval vide No. DESK / 1 / 20 / LND / ESZ / 4791 of 2018 - 19 dated 29th December 2018 and also has paid all requisite fees / charges to the authority.

T. On the basis of the FSI expected to be sanctioned by MHADA under various provisions of the Development Control Regulations, (DCPR 2034), the Promoter has prepared preliminary drawings of the layout (Master Plan), the building plans and the unit plan etc offered to the members of the Society and has submitted the same to the Society for their clearance.

- U. The Society has obtained necessary consent to the content of the Development Agreement to be executed with the Promoter, the General Power of Attorney and the drawings pertaining to the said Project from its members and has agreed to provide development rights and the General Power of Attorney to the Promoter in respect of the said Project.



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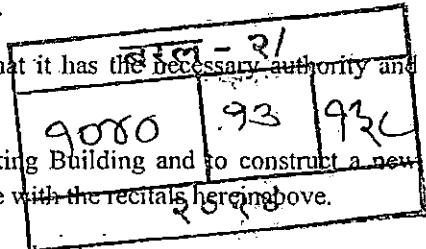
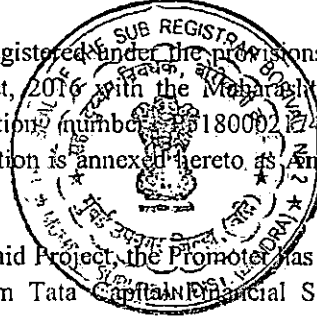
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- V. Pursuant thereto, a Development Agreement dated 29th December, 2018 was executed between the Society, the members of the Society, the Promoter and the Company (as confirming party) whereby the Society granted the rights to redevelop the said Property unto and in favour of the Promoter (hereinafter referred to as "the Development Agreement"). The Development Agreement has been registered as per the provisions of the Registration Act, 1908 with registration no. BRL - 4 - 19086/175 of 2018, Book no. 1 at the Office of the Sub-Registrar, Borivali, No. 6. Bandra. The Promoter has also paid the applicable stamp duty of Rs. 2,39,40,950/- on the Development Agreement and Registration Fees of Rs. 30,000/- to the respective authorities. A copy of the resolution passed by the members of the Society is annexed hereto as Annexure "F" whilst a copy of the extract of Index-II recording the entry pertaining to the registration of the Development Agreement dated 29th December, 2018 is annexed hereto as Annexure "G".
- W. Pursuant to the Development Agreement, the Society has executed and registered a Power of Attorney empowering the Promoter to undertake and perform certain acts, deeds and things in connection with the said Project. The said Power of Attorney dated 2nd January, 2019 has been registered at Sr. No. BRL 4 387 / 168 at the Office of the Sub-Registrar, Borivali.
- X. The Promoter has, pursuant to the approved plan of the said Project, caused demolition of the existing Building and has completed construction of the plinth level of the new building on the said Property.
- Y. On 23rd July, 2019, the said Project has been registered under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Maharashtra Real Estate Regulatory Authority under registration number 180002747. An authenticated copy of the Certificate of Registration is annexed hereto as Annexure "H".
- Z. In order to undertake the redevelopment of the said Project, the Promoter has availed of financial assistance / construction loan from Tata Capital Financial Services, Mumbai which has been duly secured by the mortgage of the Promoter's saleable area by way of registered Indenture of Mortgage deed dated 10th July, 2019. A copy of Index II of the Indenture of Mortgage deed dated 10th July, 2019 is annexed hereto as Annexure "I".
- AA. The Promoter hereby confirms and declares that it has the necessary authority and power to enter into and execute this Deed.
- BB. The Promoter is entitled to demolish the existing Building and to construct a new building on the Developable Area in accordance with the recitals hereinabove.
- CC. The Promoter is in possession of the Promoter's saleable area.
- DD. The Promoter has proposed to construct on the Promoter's saleable area, two buildings, Wing A and Wing B, each comprising of a stilt + 22 upper floors (hereinafter referred to as "the new Buildings").
- EE. The Promoter has offered to sell to the Purchaser Flat No.301, on the 3rd Floor, Wing "A" of the new Building named Parijat Hill View having RERA carpet area admeasuring 619 sq. ft. (hereinafter referred to as "the said Flat") being constructed



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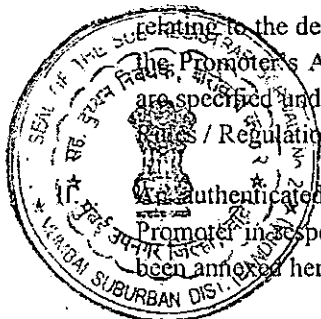
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by the Promoter as more particularly described in **Schedule II** herein. The term "carpet area" for the purposes of this Agreement means the net usable floor area of the said Premises, excluding the area covered by the external walls, areas under service shafts, exclusive balcony appurtenant to the said Premises for exclusive use of the Purchaser or veranda area and exclusive open terrace area appurtenant to the said Premises for exclusive use of the Purchaser, but includes the area covered by the internal partition walls of the said Premises.

FF. The Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.

GG. The Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the new Buildings.

HH. The Promoter has given inspection to the Purchaser of all the documents of title relating to the developable area and the plans, designs and specifications prepared by the Promoter's Architect M/s. Deeksha City Scape and of such other documents as are specified under the Real Estate (Regulation & Redevelopment) Act, 2016 and the Rules / Regulations made thereunder.



An authenticated copy of the Certificate of Title issued by the Advocate of the Promoter in respect of the Land on which the said Premises is being constructed has been annexed hereto as **Annexures "J"**.

JJ. The authenticated copies of the approved plans, Layout as approved by the concerned Local Authority are annexed hereto as **Annexure "K"**.

KK. List of the proposed amenities and specifications is annexed hereto as **Annexure "L"**.

LL. The Promoter has obtained approval from the concerned local authority(ies) to the plans, specifications, elevations, sections and of the said building/s and shall do all that is necessary to obtain approval of the concerned authorities as may be required from time to time in order to obtain Building Completion Certificate or Occupancy Certificate of the said Buildings.

MM. While sanctioning the said plans, the concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the developable area and the said building and upon due observance and performance of which the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

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NN.	The Promoter has accordingly commenced construction of the new Buildings in accordance with the said proposed plans.	

OO. 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



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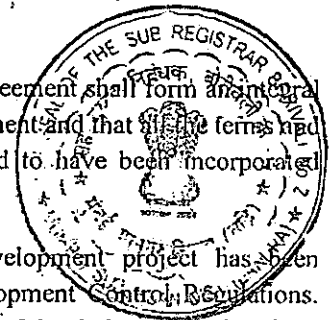
Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

- PP. Under section 13 of the Real Estate (Regulation and Development) Act, 2016, the Promoter is required to execute a written Agreement for sale of the said Premises with the Purchaser, being in fact these presents and also to register the present Agreement in accordance with the provisions of the Registration Act, 1908.
- QQ. The said project is in receipt of Full Occupation Certificate from MHADA vide letter No. MH/EE/(B.P.)/GM/MHADA-83/228/2023 dated 04.08.2023

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Purchaser hereby agrees to purchase the said Premises the garage/covered parking (if applicable).

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

- The Parties hereby agree and confirm that all the recitals of this Agreement form an integral part of this Agreement and shall be read and construed accordingly.
- The Purchaser is aware that the Society along with its Members have entered into a Development Agreement and have executed a Power of Attorney in favour of the Promoter herein.
- The Parties specifically agree that the Development Agreement shall form an integral part of and shall be read in conjunction with this Agreement and that all the terms and conditions of the Development Agreement are deemed to have been incorporated herein.
- The Parties hereby agree and admit that the redevelopment project has been undertaken as per Regulation No. 33(5) of the Development Control Regulations, 2034 of the Mumbai Municipal Corporation of Greater Mumbai as amended from time to time. The Parties agree that the redevelopment project is undertaken using the Conventional Method of Construction technology in the interest of the said Project to deliver good and habitable flats/units.
- The Promoter has re-develop the said Property more particularly described in Schedule I hereunder written and construct the new Buildings consisting of Stilt + 22 upper floors consisting two wings on the Promoter's saleable area as more particularly in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time and as attached herewith.



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5.1.

As per sate Gov. of Maharashtra Order No. Mudrank -2021/110R/12CR/107/M-1 date 31 March 2021. In exercise of the powers, the Government of Maharashtra has decided to reduce the stamp duty by 1% as otherwise chargeable under clause (b) of Article 25 of the Maharashtra Stamp Act, (LX of 1958) and in exercise of the powers conferred by clause (a) of section 9 of the Maharashtra Stamp Act, the Government Of Maharashtra reduces the Stamp Duty w.e.f. 1st April 2021 by 1% as otherwise chargeable under clause (b) of Article 25 of Schedule I to the said Act on the document or instrument of Conveyance or Agreement for Sale of any type of residential property executed or being executed between "the Woman/Women

Sawant

R.R. Sawant

Sawant

Developer:  Applicants: *Sawant* R.R. Sawant *Sawant*

Purchaser/s and any Seller or other executed of the said Document or instrument; subject to the following condition:

.that no refund shall be granted where the stamp duty has been paid by any of the Maharashtra Government Gazette;



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The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser, the said Flat as shown in the typical Floor plan thereof annexed hereto as Annexures M for the consideration of Rs. 1,33,00,000/- (Rs. One Crore Thirty-Three Lakhs Only) including Rs. NIL being the proportionate price of the common areas and facilities appurtenant to the said Flat, the nature, extent and description of the common areas and facilities which is more particularly described in the schedule II mentioned hereunder.

5.3. ~~The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser one sedan car parking space situated at "Parijat Hill View" at Tower Parking being constructed in the layout for the consideration of Rs. 0/-.~~



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5.4. The total aggregate consideration amount for the Premises including one sedan car parking ear parking space is thus Rs. 1,33,00,000/- (Rs. One Crore Thirty-Three Lakhs Only) (hereinafter referred to as "the Purchase Consideration").

5.5. The Purchaser has paid on or before execution of this agreement, a sum of Rs. 99,67,000/- (Rs. Ninety-Nine Lakhs Sixty-Seven Thousand Only) as advance payment or application fee and hereby agrees to pay to the Promoter the balance amount of Rs. 33,33,000/- (Rs. Thirty-Three Lakhs Thirty-Three Thousand Only) simultaneously upon the execution of this present Agreement.



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5.6. It is hereby clarified that the present Agreement for Sale shall stand concluded and become operational only upon receipt of the entire said Consideration i.e., the total sum of Rs. 1,33,00,000/- (Rs. One Crore Thirty-Three Lakhs Only).

5.7. It is explicitly brought to the notice of the Purchaser that said Building and Said Flat, as more particularly mentioned in Schedule I and Schedule II written hereunder, is completed in all respects and the Purchaser has seen the said flat and hence agrees and admits to accept it "as where as" it is basis. No any alteration, customisation shall be done by the Promoter.

5.8. And further that until the entire said Consideration is received by the Promoter herein, the Purchaser shall have no right whatsoever in the said Flat and/or the said Shares and/or this Agreement and the possession of the said Flat shall be handed over by the Promoter to Purchaser only upon receipt of the entire said Consideration.

5.9. Only on the receipt of the entire said Consideration by the Promoter including the Balance Consideration in the manner stated herein these presents shall be Deemed to be full and final Conveyance in favor of the Purchaser herein.

5.10. The Purchase Consideration above excludes Taxes (consisting of tax paid or payable by the Promoter by way of GST, Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the said Project payable by the Promoter) up-to the date of handing over possession of the said Premises.

5.11. The Purchase Consideration is based on the present prevailing market price of the materials, labour and services. It is expressly agreed between the Parties that in the event



Developer: Applicants: *Sawant* R. R. Sawant *Sawant*

the cost of construction of the Building, common amenities and/or common facilities in the said Entire Property and matters incidental thereto increases by more than [15]% by reason of escalation in the prices or cost of construction of materials, wages of labour, services, increase in development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority/ Local Bodies/Government from time to time etc., the Promoter shall be entitled to an increment in the Purchase Consideration to the extent of such increase/escalation as may be certified by the architects of the Promoter. Such additional consideration shall be apportioned equally between the unpaid balance instalments of the Purchase Consideration and shall be payable by the Purchaser to the /Promoter along with such unpaid balance instalments of the Purchase Consideration. The Promoter undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, cost or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments.

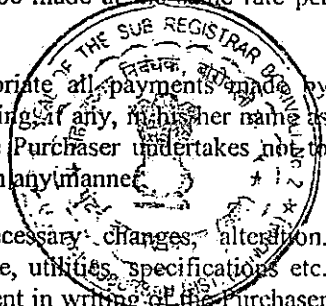
5.12. The Promoter shall confirm the final carpet area that has been allotted to the Purchaser after the construction of the building is completed and the Occupancy Certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then the Promoter shall refund the excess money paid by the Purchaser within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchaser. If there is any increase in the carpet area allotted to the Purchaser, the Promoter shall demand additional amount from the Purchaser as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 5.4 of this Agreement.

5.13. The Purchaser authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Purchaser undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

5.14. The Purchaser authorizes the Promoter to make necessary changes, alteration, modification etc. in the said plan, elevation, infrastructure, utilities, specifications etc. provided that the Promoter shall have to obtain prior consent in writing of the Purchaser in respect of variations or modifications which may adversely affect the said Flat of the Purchaser except any alteration or addition required by any Government authorities or due to change in law.

5.15. The purchaser herewith admits and agree that he/she is liable to pay all maintenance charges, service charges, property taxes and other outgoing charges whatsoever in nature w.r.t. the said flat from the 30th day of booking date or from the date possession of the said flat, whichever is early.

6. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the said Premises to the Purchaser, obtain from the concerned local authority occupancy and/or completion certificates in respect of the said Premises.

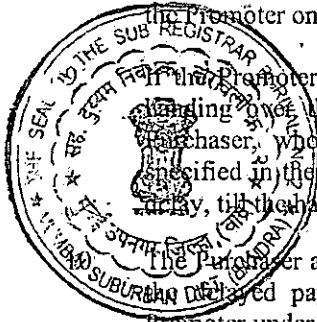


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Developer..... Applicants A. Sawant R. R. Sawant Bhawant

- 7. Time is the essence for the Promoter as well as the Purchaser. The Promoter shall abide by the time schedule for completing the project and handing over the said Premises to the Purchaser and the common areas to the Society after receiving the Occupancy Certificate or the Completion Certificate or both, as the case may be. Similarly, the Purchaser shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 5.4 herein above ("Payment Plan").
- 8. The Promoter hereby declares that the Built-up area and available Floor Space Index as on date is 3 FSI. The Promoter has planned to utilize the available Floor Space Index of 3 FSI by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various schemes as mentioned in the Development Control Regulations or based on expectation of increased FSI which may be available in future upon a modification being made to the Development Control Regulations as applicable to the said Project. The Promoter has disclosed the Floor Space Index of 3 as proposed to be utilized by it on the developable area in the said Project and the Purchaser agreed to take the said Premises based on the proposed construction and sale of the flats to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to the Promoter only.



If the Promoter fails to abide by the time schedule for completing the project and handing over the said Flat to the Purchaser, the Promoter agrees to pay to the Purchaser, who does not intend to withdraw from the said Project, interest as specified in the Rule, on all the amounts paid by the Purchaser, for every month of delay, till the handing over of the possession.

The Purchaser agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which becomes due and payable by the Purchaser to the Promoter under the terms of this Agreement from the date the said amount is payable by the Purchaser to the Promoter.

- 11. Without prejudice to the right of the Promoter to charge interest in terms of clause 10 above, in the event the Purchaser commits a default in payment on the due date of any amount due and payable by the Purchaser to the Promoter under this Agreement (including his/her proportionate share of taxes levied by the concerned local authority and other outgoings) and on the Purchaser committing three defaults of payment of instalments, the Promoter may at his own option, terminate this Agreement.

Provided that the Promoter shall give notice of 15 (fifteen) days in writing to the Purchaser, by Registered Post AD at the address provided by the Purchaser and email the notice to the Purchaser at the e-mail address provided by the Purchaser, of his intention to terminate this Agreement and of the specific breach or breaches of the terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchaser fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, the Promoter shall be entitled to terminate this Agreement.

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Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Purchaser (subject to adjustment and recovery of any agreed liquidated damages, brokerage or any other amount which may be payable to the Promoter) within a period of thirty days of the termination, the instalments of sale



Developer: Applicants: Rawand R. R. Sawant Rawant

consideration of the said Premises which may till then have been paid by the Purchaser to the Promoter.

12. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the said Premises as are set out in Annexure "L", annexed hereto.
13. The Promoter shall give possession of the said Premises to the Purchaser within 15 days from the date of clearance of the 100% dues / balance payment against the said flat. If the Promoter fails or neglects to give possession of the said Premises to the Purchaser on account of reasons beyond his control and of his agents by the aforesaid date, then the Promoter shall be liable on demand to refund to the Purchaser the amounts already received by him in respect of the said Premises with interest at the same rate as may mentioned in clause 9 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter shall be entitled to reasonable extension of time to handover possession of the said Premises, if the completion of the building in which the said Premises is to be situated is delayed on account of (i) war, civil commotion or act of God; (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court. (iii) General force majeure clauses

14. PROCEDURE FOR TAKING POSSESSION:

- 14.1. Upon obtaining the Occupancy Certificate from the competent authority, the Promoter shall offer in writing the possession of the said Premises to the Purchaser in terms of this Agreement to be taken within 15 (fifteen) days from the date of issue of such notice and the Promoter shall give possession of the said Premises to the Purchaser. The Promoter agrees and undertakes to indemnify the Purchaser in case of failure of fulfilment of any of the provisions, formalities, documentation on the part of the Promoter. The Purchaser agrees to pay the maintenance charges as determined by the Promoter or the Society, as the case may be.

- 14.2. The Purchaser shall make full and final payment along with all dues and taxes and take possession of the said Premises within 15 (fifteen) days from the date of the written notice sent by the Promoter intimating the Purchaser that the said Premises are ready for use and occupancy.

15. FAILURE PURCHASER TO TAKE POSSESSION OF THE SAID PREMISES:

- 15.1. Upon receiving a written intimation from the Promoter as per clause 14.1., the Purchaser shall take possession of the said Premises from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the said Premises to the Purchaser. In case the Purchaser fails to take possession within the time provided in clause 14, such Purchaser shall continue to be liable to pay maintenance charges as applicable.

- 15.2. If within a period of five years from the date of handing over the said Premises to the Purchaser, the Purchaser brings to the notice of the Promoter any structural defect in the said Premises or the building in which the said Premises is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible



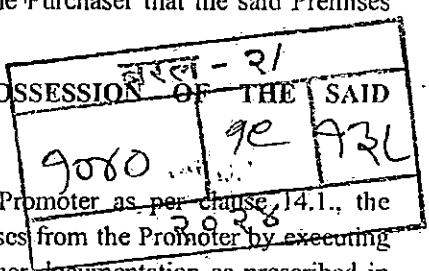
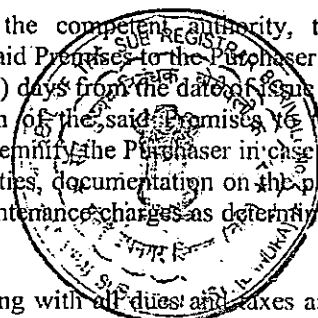
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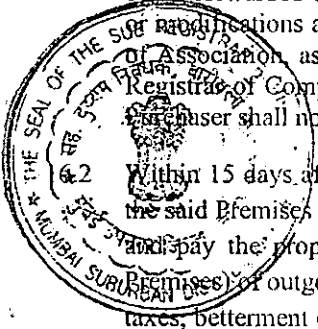
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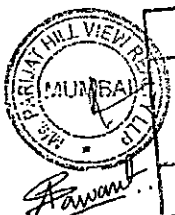


such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.

- 15.3. Provided any defects in the structure or utilities and services as stated in clause no 15.2 are not created or taken placed by the purchaser or any other member of the society due to his/ her negligence.
- 15.4. Provided that society shall maintain all utilities including Lifts, parking tower, generator, Organic waste convertor, security and fire-fighting system, pumps, electrical panel etc. at its own cost beyond the warrantee period by employing proper comprehensive annual maintenance contracts.
16. The Purchaser shall use the said Premises or any part thereof or permit the same to be used only for purpose of residence and he / she shall use the parking space only for the purpose of keeping or parking vehicle, if any purchased under this agreement.
- 16.1 The Purchaser is aware that a Society has been formed of the old members of the existing Building. The Purchaser shall accordingly join the Society formed and sign and execute the Application for registration and/or membership and other papers and documents necessary for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Purchaser. If at any time thereafter, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority, the Purchaser shall not raise any objection to the same.



6.2 Within 15 days after notice in writing is given by the Promoter to the Purchaser that the said Premises is ready for use and occupancy, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the said Premises) of outgoings in respect of the developable area and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, swccpers and all other expenses necessary and incidental to the management and maintenance of the developable area and building/s. Until such time as the Purchaser becomes a member of the Society, the Purchaser shall pay to the Promoter such proportionate share of outgoings as may be determined. The Purchaser further agrees that till the Purchaser's share is so determined, the Purchaser shall pay to the Promoter provisional monthly contribution of Rs. 3.00 per sq. ft. of BUA per month towards the outgoings. The amounts so paid by the Purchaser to the Promoter shall not carry any interest and shall remain with the Promoter until such time as the Purchaser becomes a member of the Society.



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16.3 The Purchaser shall on or before delivery of possession of the said Premises keep deposited with the Promoter, the actual expenses / cost for following:

- i. Rs. 600/- Towards share money, application entrance fee of the Society;
- ii. Rs. 500/- Towards proportionate share of taxes and other charges/levies in respect of the Society;
- iii. Rs. 3.00 per sq. ft. of BUA -Deposit towards provisional monthly contribution towards outgoings of Society;
- iv. Rs. NIL /-Deposit towards Water, Electric, and other utility and services connection charges;

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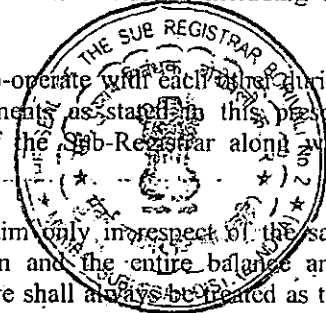
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- v. Rs. NIL /- Towards deposits of electrical receiving and Sub Station provided in Layout; and
vi. Rs 6500/- Towards deposits of Pipe gas supply, if provided.

17. The Purchaser of the Society agrees and admits that all arrears whether in the nature of rent, taxes, cess, transfer charges, electricity bill, water bill or NA charges etc. in respect of the said Premises as may be due from the Purchaser shall be paid by such Purchaser failing which, the Promoter shall be entitled to recover such arrears by such means as the Promoter may deem fit.
18. The Purchaser shall pay to the Promoter a sum of Rs. NIL/- for meeting all legal costs, charges and expenses, including professional costs of the Advocates of the Promoter in connection with formation of the Society and the cost of preparing and engrossing the conveyance or assignment of lease.
19. The Promoter shall be entitled to amend the plans as may be required by the Municipal Corporation of Greater Mumbai / MHADA provided that such amendment does not prejudicially affect the new Premises hereby handed over to the Purchaser.
20. The Parties agree that since the redevelopment project is undertaken in a composite manner (i.e., having Rehabilitated share, Promoter's share in a single building / Final plot), the necessary share of FSI towards the common amenity as stated above shall be released and constructed proportionately. The common amenity / amenities shall be handed over to the Society only after completion of the entire Project including the Saleable Promoter's share.
21. The Parties expressly agree and admit that they shall co-operate with each other during the registration of the various agreements and documents as stated in this present Agreement by presenting themselves at the office of the Sub-Registrar along with requisite identity.
22. It is further agreed that the Purchaser will have a claim only in respect of the said Premises described in the Schedule hereunder written and the entire balance area comprising of MHADA's share and the Promoter's share shall always be treated as the sales component for disposal by the Promoter and the Promoter shall be entitled to sell and dispose of the same in any manner, it deems fit and retain and appropriate the entire sale proceeds thereof.
23. It is expressly agreed that so long as it does not in any way affect or prejudice the rights created in favour of the Purchaser in respect of the said Premises, the Promoter shall be at liberty to sell, assign, mortgage or otherwise deal with or dispose of the Promoter's saleable component in the new Buildings or any part thereof as the Promoter may deem fit including by way of assignment, lease, sub-lease or otherwise, any portion of the sale component of the Promoter.
24. The Purchaser hereby further agrees, confirms, undertakes and assures the Promoter that it / he / she has understood the meaning of the term 'carpet area' and further agrees that tolerance of + / - 3% (three percent) in the actual carpet area due to workmanship or any such hardship of the Promoter during the construction activities is acceptable and up-to this tolerance limit, no compensation shall be called for by either Party. The Promoter shall confirm the final carpet area that has been allotted to the Purchaser after the construction of the said Building is complete and the Occupancy Certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent.
25. The Purchaser and the Society hereby further agree, confirm, undertake and assure the Promoter that it / he / she shall not cause any kind of hitch, hindrance, obstruction, obstacle, and impediment to the process of re-development under any guise or pretext



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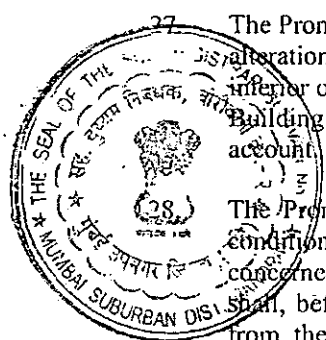
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whatsoever. In case the Purchaser causes any kind of hitch, hindrance, obstruction, obstacle, impediment to the process of re-development or to the effect and implementation of the terms hereof by the Promoter after the execution of these presents then in such case, the Society and /or Promoter shall take adequate and necessary steps in respect of such erring member(s) as per the provisions of law including but not limited to withdrawal of the membership of such erring member(s) from the Society and withholding handing over possession of the said Premises thus made available by virtue of the Development Agreement.

26. The Promoter may complete any wing, part, portion or floor of the new Buildings and obtain Full Occupation Certificate and give possession of the flat(s) therein to the Purchaser and/or Purchasers of such flats and the Purchaser herein shall not be entitled to raise any objection thereto. If the Purchaser takes possession of the said Premises in such partly completed wing, part, portion or floor, the Promoter or its agents or contractors shall be permitted to carry on the remaining work whilst the Purchaser is occupying his/her new Premises and the Purchaser shall not object to, protest or obstruct the execution of such work, even though the same may cause any nuisance or disturbance to him / her.



27. The Promoter shall have the right, without any approval of the Purchaser to make any alterations, additions, improvements or repairs, whether structural or non-structural, interior or exterior, ordinary or extra ordinary in relation to any unsold flat within the Building and the Purchaser agrees not to raise objections or make any claims on this account.

The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the said Premises to the Purchaser, obtain from the concerned local authority Occupancy and/or Completion Certificates in respect of the said Premises.

29. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

The Promoter hereby represents and warrants that:

29.1. The Promoter has clear and marketable title with respect to the developable area as declared in the title report annexed to this Agreement and has the requisite rights to carry out development upon the developable area and also has actual, physical and legal possession of the developable area for the implementation of the said Project;

29.2. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out redevelopment of the said Project and shall obtain requisite approvals from time to time to complete the redevelopment of the said Project;

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29.3. There are no encumbrances upon the developable area or the said Project except those disclosed in the title report;

29.4. There are no litigations pending before any Court of law with respect to the developable area or the said Project except those disclosed in the title report;

29.5. All approvals, licenses and permits issued by the competent authorities with respect to the said Project, developable area and the said Building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect



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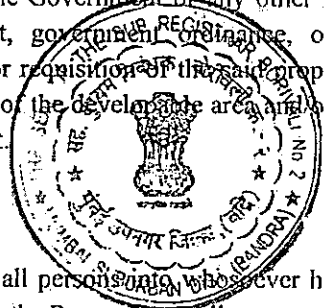
to the said Project, developable area and the said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the said Project. developable area, said Building/wing and common areas;

- 29.6. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser created herein, may be prejudicially affected;
- 29.7. The Promoter has not entered into any agreement for sale or any other agreement / arrangement with any person or party with respect to the developable area, including the said Project and the said Premises which will, in any manner, affect the rights of the Purchaser under this Agreement;
- 29.8. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Premises to the Purchaser in the manner contemplated in this Agreement;
- 29.9. At the time of execution of the conveyance deed of the structure to the Society, the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Society;
- 29.10. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Project to the competent Authorities;
- 29.11. The Promoter has not received any notice from the Government or any other local body or authority or any legislative enactment, government order, notification (including any notice for acquisition or requisition of the said property) and has not been served with any notice in respect of the developable area and/or the said Project except those disclosed in the title report.

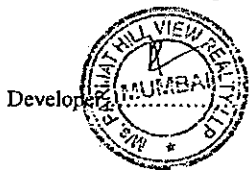
30. **DECLARATION BY THE PURCHASER:**

The Purchaser himself with the intention to bring all persons who ever hands the said Premises may come, hereby covenants with the Promoter as follows:

- 30.1. That the Purchaser shall not change the user of the residential flat and shall not create any nuisance around the premises allotted to him / her and shall not cause any inconvenience to the neighbouring occupants;
- 30.2. The Purchaser shall not alter and/or modify the structure etc of the said Premises. The Purchaser shall be entitled to undertake interior work to the said Premises handed over to him / her only after obtaining written consent from the Society or from the Promoter during the project period, as the case may be. No modification shall be permitted to the toilets, bathrooms or the kitchen and any such modification shall attract legal complications from the statutory authorities. The warrantee of Water proofing under such circumstances shall automatically cease upon execution of any alteration / modification to the toilet, Bathroom or Kitchen area and any such area which damages the water proofing of the building;

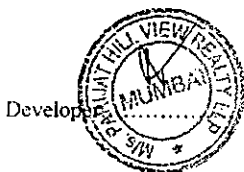
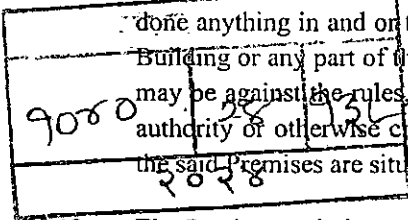
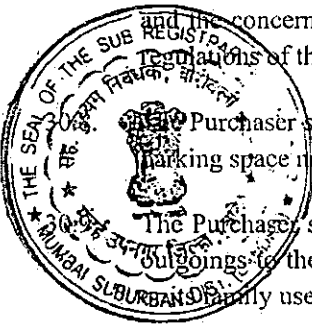


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Developers: Applicants: Sawant R. R. Sawant Sawant

- 30.3. The Purchaser shall not modify, change, alter the interior of his / her flat in any manner, including putting up grills at the exterior face and shall not change the external colour of the building;
- 30.4. The Purchaser shall not keep/ hang any Flower pot / earthen pot (Kundi) on the exterior portion of the said Building which would result in damage to the exterior finishing of the building. The Purchaser under such circumstances shall have to bear the full cost of the external painting;
- 30.5. The Purchaser shall not fix dish Antenna / external antenna or any such projection on the outer face / wall / window of the said Building;
- 30.6. The Purchaser shall not use electricity from the common light sources of the said Building for his personal use in the Flat handed over to him / her. In the event the Purchaser breaches this clause, the Purchaser shall be liable to pay a heavy penalty as per the discretion of the Society;
- 30.7. The Purchaser hereby agrees and undertakes that upon handing over of possession of the said Premises he/ she shall bear, pay and discharge all outgoings, municipal taxes etc. as may be levied by the Society, the Municipal Corporation of Greater Mumbai and the concerned authorities and the Purchaser shall comply with all the rules and Regulations of the concerned authority as well as the bye laws of the Society;
- 30.8. The Purchaser shall not park their vehicle in the common areas, garden and any other parking space not specifically allotted to him / her;
- 30.9. The Purchaser shall avail the membership of the Club house and shall pay monthly outgoings to the society / administrator / Promoter irrespective whether the member avails or not; only uses any facility thereof or not;
- 30.10. The Purchaser shall not, until the proper handing over of the said Premises takes place, sell / transfer / mortgage or otherwise deal with the said Premises to any third party or financial institution without first obtaining a written No Objection Certificate from the Promoter;
- 30.11. The Purchaser shall maintain the said Premises at the Purchaser's cost in good and reasonable repair and condition from the date of possession of the said Premises being taken by the Purchaser and the Purchaser shall not do or allow or suffer to be done anything in and on to the staircase or any passage or compound wall of the said Building or any part of the said Building in which the said Premises is situated which may be against the rules, regulations, or by-laws of the concerned local or any other authority or otherwise change, alter or make any addition to the buildings in which the said Premises are situated;
- 30.12. The Purchaser admits and agrees that the dry and wet garbage shall be segregated and the wet garbage generated in the said Building shall be treated separately on the same plot by the residents/ occupants of the said Building in the jurisdiction of the Municipal Corporation of Greater Mumbai as per Circular No. CHE/DP/00024/GEN dated 2nd April, 2016;



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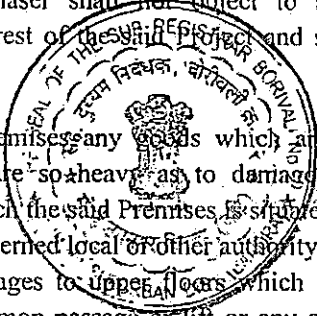
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- 30.13. The Purchaser admits and agrees that he/she will execute all undertakings to the effect that the Purchaser will not misuse the common areas, Club house, Open space, Society Office, parking space, Terrace, passage, lift, lobby etc. and shall at all times abide by the rules and regulations of the Municipal Corporation of Greater Mumbai;
- 30.14. The Purchaser admits and agrees that the reservation as indicated in the plans (School and DP PG) shall have to be handed over to the Municipal Corporation of Greater Mumbai and / or any such competent authorities as and when called upon. Hence, the Society and the Purchaser shall not occupy such reserved part of the building plan and shall hand it over to the Municipal Corporation of Greater Mumbai or such other Authority and shall not hinder or resist the handover of such reservation to the Municipal Corporation of Greater Mumbai or the other competent authorities as the case may be;
- 30.15. The Purchaser is well aware about the allotment letter issued by the Society and have gone through the plans of the building and have no issues about the location, size and orientation of the said Premises being purchased by him / her;
- 30.16. The Purchaser admits and agrees that he / she shall not have any claim or say in the decision of the Promoter retaining any part of the Promoter's saleable area including the proportionate parking and the amenity space for its own use until the actual sale of such retained portion takes place. The Purchaser further admits and agrees that the Promoter may retain some flats, parking and amenity space, out of the Promoter's share of FSI for its own disposal and the Purchaser shall not have any say or objection in respect of the same;
- 30.17. The Purchaser further admits and agrees that if on account of any change in the policy or any such matter as decided by MHADA / MCGM, the said Premises once sold cannot be offered to the Purchaser, then the Promoter may at its discretion offer any alternate available vacant flat of the same size as that of the said Premises allotted to the Purchaser, in the said Building. The Purchaser shall not object to such arrangement proposed by the Promoter in the interest of the said Project and shall accept peaceful possession of the new alternate Flat.
- 30.18. The Purchaser shall not store in the common premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the said Building in which the said Premises is situated or the 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 passage or lift or any other structure of the said Building in which the said Premises is situated including entrances of the said Building and in case of any damage caused to the said Building on account of negligence or default on the part of the Purchaser in this behalf, the Purchaser shall be liable to pay or make good the damage incurred or caused due to the default of the Purchaser whatsoever. In this connection, the Purchaser undertakes to:



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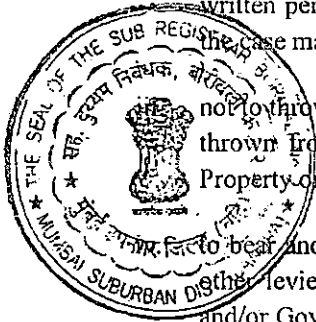
- i. carry out at his/her own cost, all internal repairs to the said Premises and maintain the said Premises in the same condition, state and order in which it was delivered by the Promoter to the Purchaser and in reasonable repair and the

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Purchaser shall not do or allow or suffer to be done anything in the said Premises or to the said Building in which the said Premises is situated, or carry out repairs and changes in the said Premises which may be forbidden by the rules, regulations and bye-laws of the concerned local authority or other public authority or which may endanger the premises above or below the said Premises. In the event the Purchaser commits any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or public authority:

- ii. not to demolish or cause to be demolished the said Premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Premises or any part thereof nor any alteration in the elevation and outside colour scheme of the said Building in which the said Premises is situated and the Purchaser shall keep the said Premises, and the drains and pipes in the said Premises and appurtenances thereto in good and reasonable repair and condition so as to support, shelter and protect other parts of the said Building in which the said Premises is situated and the Purchaser shall not chisel or in any other manner damage columns, beams, walls, slabs or RCC parts or other structural portions in the said Premises without the prior written permission of the Promoter and/or the Society or the local authority as the case may be;



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 Property or the said Building in which the said Premises is situated.

to bear and pay any increase in local taxes, water charges, insurance and such other levies if any, which may be imposed by the concerned local authority, and/or Government and/or other public authorities on account of change of user of the said Premises by the Purchaser or otherwise;

- v. till the defect liability period of the said Project, the Purchaser shall permit the Promoter and its Surveyors / Agents with or without workmen and others at all reasonable times, to enter into and upon the said Property and the said Building or any part thereof with a view to examine the state and condition thereof or to repair and remove any disrepair. Any refusal on the part of the Purchaser to give such right of entry will be deemed to be a violation of this Agreement and the Promoter shall be entitled to take such action as it may deem fit;

vi.	observe and abide by all the rules and regulations which the Society may adopt at its inception and the additions, alterations or amendments thereto that may be made from time to time for the protection and maintenance of the said Building and the said Premises therein and for the observance and performance of the said Building rules, regulations and bye-laws for the time being of the concerned local authorities and Government and other public bodies. The Purchaser shall also observe all the stipulations and conditions laid down by the Society regarding the occupation and use of the said Premises in the said Building and shall pay and contribute regularly and punctually towards taxes, expenses and other outgoings payable by the Purchaser in accordance with the terms of the Agreement;
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observe and abide by all the rules and regulations which the Society may adopt at its inception and the additions, alterations or amendments thereto that may be made from time to time for the protection and maintenance of the said Building and the said Premises therein and for the observance and performance of the said Building rules, regulations and bye-laws for the time being of the concerned local authorities and Government and other public bodies. The Purchaser shall also observe all the stipulations and conditions laid down by the Society regarding the occupation and use of the said Premises in the said Building and shall pay and contribute regularly and punctually towards taxes, expenses and other outgoings payable by the Purchaser in accordance with the terms of the Agreement;



Developer

Applicants

[Signature]

R. R. Sawant

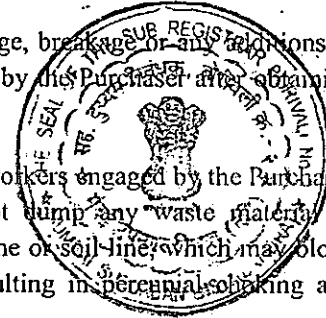
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- vii. not use the service platform provided at the duct for storing his / her personal belongings and shall not use the said space for his / her personal purpose. The Purchaser shall take adequate care of the service duct. The service window provided shall be exclusively for maintenance purpose and shall always remain closed and protected. The Purchaser may provide additional safety to this window at his / her own cost.

31. ADDITIONAL OBLIGATIONS OF / DECLARATIONS BY THE PURCHASER:

In addition to clause 30 above, the Purchaser also agrees to the following conditions:

- 31.1. Before carrying out the interior works in the said Premises, the Purchaser shall give the Promoter notice in writing, the details of the nature of interior works to be carried out and obtain the Promoter's written permission for the same;
- 31.2. The Promoter shall have a right to inspect and satisfy itself about the nature of interior works during the course of execution of the said works and thereafter. If after such inspection, the Promoter finds that the nature of such works will be harmful to the building or to the owners of other flats, then the Promoter shall have the right to stop such interior works;
- 31.3. The Purchaser shall ensure that pursuant to the said interior works, the debris will be dumped in an area earmarked by the Promoter or its contractor for the same and that the debris will be cleared by the Purchaser on a daily basis and this should at no cost cause any nuisance or annoyance to the other owners of flats. All cost and consequences in this regard will be to the account of the Purchaser;
- 31.4. The Promoter shall not be responsible for any leakage, breakage or any alterations or alterations or any repairs to the building carried out by the Purchaser after obtaining possession of the said Premises by the Purchaser;
- 31.5. The Purchaser shall ensure that the contractors and workers engaged by the Purchaser during execution of the said internal work do not dump any waste material of whatsoever nature either in the toilet, waste water line or soil-line, which may block the free flow of down take waste water, thus resulting in perennial soaking and leakage;
- 31.6. The Purchaser must ensure that contractors of the Purchaser or workmen do not use or spoil the toilets inside the said Premises or in the building and that they must use only the toilet earmarked by the Promoter;
- 31.7. All materials brought to the said Premises /site for carrying out such interior works will be at the sole cost, safety, security and consequence of the Purchaser and that the Promoter will not be held responsible for the same;
- 31.8. If during carrying out of such interior works any workmen sustain injury of whatsoever nature, the same will be properly taken care of, attended to and treated by the Purchaser by providing at his own cost, including proper medical care and attention and that the Promoter will not be held responsible for the same. All



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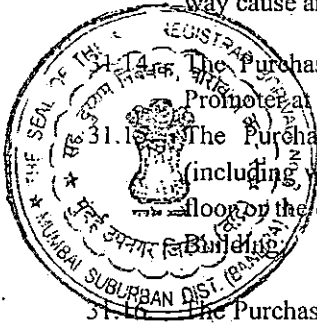
R. R. Sawant

R. R. Sawant

R. R. Sawant

liabilities and damages arising out of such injury will be borne and paid by the Purchaser alone;

- 31.9. If during carrying out of such interior works, any of the Purchaser's workmen misbehave or are found to be in a drunken state, then the said workmen will be removed from the site forthwith and will not be allowed to re-enter the site again;
- 31.10. The Purchaser must extend full cooperation to the Promoter and contractors of the Promoter and ensure good governance of such works;
- 31.11. The Purchaser must ensure that common passages/walkways are not obstructed or damaged during the course of carrying out such works or thereafter forever;
- 31.12. No external or elevation changes/modifications of whatsoever nature will be permitted to be carried on by Purchaser;
- 31.13. The Purchaser will abide by all regulations and requirements of the Promoter and contractors of the Promoter in this regard, which are for the common good and in no way cause any nuisance value to the owners of other flats;




- 31.14. The Purchaser will not change or alter the design of the grills provided by the Promoter at any point of time;
- 31.15. The Purchaser shall not make any structural alterations in the said Premises (including without limitation to chisel of pillars, columns or beams or change in the floor or the ceiling of the Flat) which would affect the safety and stability of the said Building;

31.16. The Purchaser shall not extend its windows or increase any floor space by enclosing any balconies or overhanging ledges above the windows, chajjas or make any installations or additions to the said Premises or extend beyond the said Premises or make any change to the said Premises including the exterior of the said Premises or the windows of the said Premises, which extension, increase, installations, additions or change alters or is likely to alter the exterior features, façade or elevation or the exterior appearance of any side or rear of the said Building in any manner whatsoever so as to alter the façade/elevation built by the Promoter or detract from the uniformity and aesthetics of the said Building, which exists at the time at which the Promoter hands over possession of the Flat to the Purchaser;

31.17. To point out in writing any defects in the construction within one month of the possession if the Purchaser points out in writing any defect in construction, then the said defect shall be rectified by the Promoter. In case of leakage from wall due to monsoon, the same shall be rectified by the Promoter within one month of the completion of first monsoon after the date of possession. The Promoter shall not be responsible for leakage due to monsoon after completion of the first monsoon from the date of possession.

32. In the event the Purchaser after receiving possession of the said Premises commits a breach under the foregoing provisions or makes any unauthorized change or alteration or causes any unauthorized repairs in or to the said Premises or the Building, the Promoter shall be entitled to call upon the Purchaser to rectify the same at his cost and restore the said Premises or the Building to its original condition. Without

Developers  Applicants R. R. Sawant R. R. Sawant R. R. Sawant

prejudice to the foregoing obligation of the Purchaser, the Promoter may carry out the necessary rectification or restoration and the Purchaser shall be liable to reimburse the Promoter for all costs, charges and expenses incurred by the Promoter in this behalf.

- 33. Without prejudice to the aforesaid, if the Purchaser does not rectify the breach within a period of 30 (thirty) days from the date of notice to the Purchaser or fails to reimburse the Promoter forthwith on demand for all costs, charges and expenses incurred by the Promoter, then in such event the Promoter shall be entitled to terminate this Agreement. Upon termination of the Agreement, the Promoter shall be at liberty to sell and dispose of the said Premises to such third party and at such price as the Promoter may in its absolute discretion think fit and the Purchaser shall have no claim on the said Premises or the Promoter or the price so obtained or otherwise howsoever.
- 34. Notwithstanding anything herein contained, the Promoter shall not be liable for any defect or damage caused to the said Premises or the Building or to rectify any such defect caused as a result of negligence, improper maintenance, improper operation, any change, repair or alteration carried out by the Purchaser. The liability of the Promoter hereunder shall forthwith cease in the event that the Purchaser makes any such change or carries out any repairs or alterations to the said Premises or the Building without the written consent of the Promoter.
- 35. The Purchaser shall indemnify and keep indemnified the Promoter from and against all actions, proceedings, claims, demands, costs, charges and expenses whatsoever which may be made against the Promoter or which the Promoter may suffer or incur as a result of any unauthorized change or alteration or causing any unauthorized repairs in or to the said Premises or the Building.

36. **METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT.**

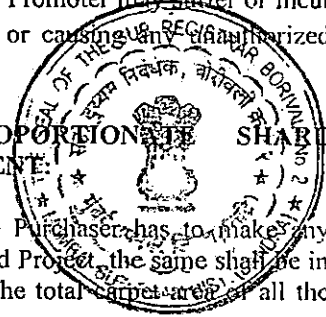
Wherever in this Agreement it is stipulated that the Purchaser has to make any payment, in common with other Purchaser(s) in the said Project, the same shall be in proportion to the carpet area of the said Premises to the total carpet area of all the flats in the said Project.

37. **FURTHER ASSURANCES:**


Both Parties agree that they shall execute, acknowledge and deliver to the other, such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein, as may be reasonably required in order to give effect to the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

38. **BINDING EFFECT:**

Forwarding this Agreement to the Purchaser by the Promoter ~~do not~~ create a binding obligation on the part of the Promoter or the Purchaser until, firstly, the Purchaser signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Purchaser and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Purchaser



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Developers:  Applicants: Sawant P. R. Sawant Sawant

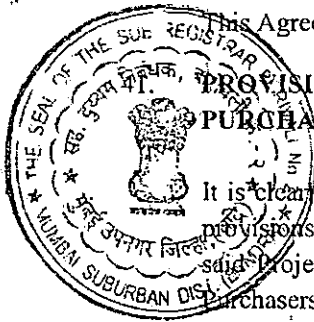
fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Purchaser and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Purchaser for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Purchaser, application of the Purchaser shall be treated as cancelled and all sums deposited by the Purchaser in connection therewith including the booking amount shall be returned to the Purchaser without any interest or compensation whatsoever

39. ENTIRE AGREEMENT:

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Premises, as the case may be.

40. RIGHT TO AMEND:

This Agreement may only be amended through written consent of the Parties.



PROVISIONS OF THIS AGREEMENT APPLICABLE TO THE PURCHASER / SUBSEQUENT PURCHASERS / PURCHASERS:

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the said project shall equally be applicable to and enforceable against any subsequent Purchasers / Purchasers of the said Premises, in case of a transfer, as the said obligations go along with the said Premises for all intents and purposes.

42. NOTICES:

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




Name of Purchaser : **MS. ANUSHKA RADHESHAM SAWANT
MRS. RADHIKA RADHESHAM SAWANT
MS. KARUNA RADHESHAM SAWANT**

Sawant R. R. Sawant Sawant	Address of Purchaser		
	9080	30	93L
Notified Email ID			anushkasawant97@gmail.com
Name of Promoter			Partner, Parijat Hill View Realty LLP
Address of the Promoter			601 / 24 A, Maitry, Bimbisar nagar, Goregaon, Mumbai 400056.
Notified Email ID			: parijat.hillview@shirke.co.in

37/677 Nisarg Soc, Gulmohar Road,
Tata Power House, Magathane Depo,
Borivali (East), Mumbai-400066.
anushkasawant97@gmail.com
Partner, Parijat Hill View Realty LLP
601 / 24 A, Maitry, Bimbisar nagar,
Goregaon, Mumbai 400056.
: parijat.hillview@shirke.co.in

42.2. It shall be the duty of the Purchaser and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which, all communications and letters posted at the above

Developed by  Applicants Sawant R. R. Sawant Sawant

address shall be deemed to have been received by the Purchaser or the Promoter, as the case may be.

43. **JOINT PURCHASER:**

In the event there are Joint Purchasers, all communications shall be sent by the Promoter to the Purchaser 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 Purchaser.

44. **SEVERABILITY:**

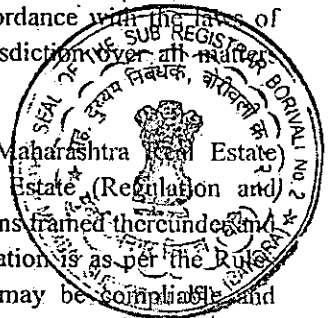
If for any reason whatsoever, any provision of this Agreement becomes void or is declared by a Court of competent jurisdiction to be invalid, illegal or unenforceable, then the Parties shall negotiate in good faith to agree on one or more provisions to be substituted thereof, which provisions shall, as nearly as practicable, leave the Parties in the same or nearly similar position to that which prevailed prior to such invalidity, illegality or unenforceability and the remainder of the Agreement or any Agreement or document appended hereto or made a part hereof, shall not be affected thereby and shall be construed as it would have been prior to such invalidation, as the case may be.

45. The Purchaser has gone through the concerned document, all plans and understood the contents of this Agreement and willingly accepts the terms and conditions of this Agreement. It is expressly noted by the Purchaser that the validity of this Agreement is subject to the issuance of the Commencement Certificate by MHADA / MCGM for the said Premises purchased by him / her.

46. **JURISDICTION:**

46.1. This Agreement shall be governed and interpreted in accordance with the laws of India and the courts at Mumbai shall have exclusive jurisdiction over all matters arising out of or related to this Agreement.

46.2. The Promoter has registered the said Project with the Maharashtra (Real Estate) Regulatory Authority under the provisions of the Real Estate (Regulation and Development) Act, 2016 along with the Rules and Regulations framed thereunder and has obtained Registration No. P51800021747. This registration is as per the Rules and Regulations prevailing at the relevant time and as may be compliant and required under RERA and the Promoter shall thereafter follow all the procedures/rules/regulations as may be provided for thereunder. It is further clarified that the provisions of RERA shall be applicable in conjunction and/or isolation (as the case may be) with the provisions of Maharashtra Ownership Flats (Regulation of the Promotion, Construction, Sale, Management and Transfer) Act, 1963 or any other laws applicable to the said Project. In the event of any dispute arising in respect of the said Project and in respect of this Agreement, the Parties agree that the provisions of RERA shall apply.



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47. **STAMP DUTY AND REGISTRATION:**

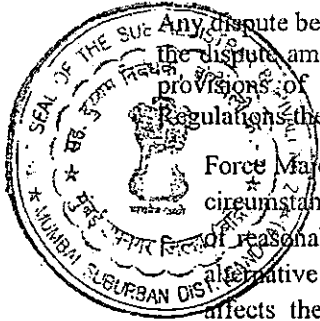
47.1 The charges towards stamp duty and registration w.r.t this Agreement is paid by the Promoter.



Developer: Applicants: Sawant R. R. Sawant Sawant

- 47.2 The Purchaser agrees and undertakes to issue a certificate in favour of the Promoter stating that stamp duty in respect of the said Flat has been paid by the Promoter.
- 47.3 The Purchaser herewith agrees that in the event of cancellation of his booking or termination of this Agreement due to default on the part of the Purchaser, the amount of stamp duty, registration charges, legal charges, hardship and all other incidental charges, including applicable interest shall be deducted and recovered by the Promoter from any amount payable or to be refunded to the Purchaser under this Agreement.
- 47.4 All other incidental charges, scanning charges and other such expenses etc. incurred in connection with the execution of this Agreement shall be paid by the Purchaser.
- 47.5 The purchaser/s is / are advised to check and confirm that his's / her name, address, Pan number/s, Adhar Card Number/s, KYC details, carpet area of the Said flat, Flat number, agreement amount as well as other details are correctly mentioned in this Agreement as well as in Index II, Registration Receipt before signing it. Thereafter any rectification made/ proposed in this Agreement will be at the cost and risk of the Purchaser/s.

48. DISPUTE RESOLUTION:



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

Force Majeure: "Force Majeure" shall mean any event or combination of events or circumstances beyond the control of the Promoter which cannot (a) by the exercise of reasonable diligence or (b) despite the adoption of reasonable diligence and/or alternative measures, be prevented or caused to be prevented and which adversely affects the Promoter's ability to perform its obligations under this Agreement, which shall include but not be limited to:

- (a) act of God e.g., fire, drought, flood, earthquake, epidemics, natural disasters;
- (b) explosions or accidents, air crashes, act of terrorism;
- (c) strikes or lock outs, industrial disputes;
- (d) Non-availability of cement, steel or other construction material due to strikes of manufacturers, suppliers, transporters, or other intermediaries or due to any reason whatsoever;
- (e) War and hostilities of war, riots, bandh or civil commotion;
- (f) the promulgator of or amendment in any law, rule or regulation or the issue of any injunction, court order or direction from any government authority that prevents or restricted a party from complying with any or all the terms and conditions as agreed under this Agreement; or
- (g) any legislation order or rule or regulation made or issued by the Govt. or any other authority or, if any competent authority (ies) refuses, delays withhold, denies the grant of necessary approvals for the said building /said project or; if any matters, issues relating to such approvals, permissions, notices, notifications, by the competent authority (ies) become subject matter any suit/writ before a competent court or; for any reason whatsoever;
- (h) Any event or circumstances analogues to the foregoing.

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48.1 If the building or any part thereof gets demolished and/or gets damaged on account of any act of God including earthquake, floods, riots or any other natural calamity, act of enemy, war or other causes beyond the control of the Promoter, such losses and damages incurred to the structure will be fully sustained by the Purchaser (s) along with the other Purchaser (s) and the Promoter shall not be responsible for such loss/damage.

48.2 The Promoter shall not be held responsible or liable for not performing or delay in performing any of its obligations or undertakings provided for in this Agreement if such performance is prevented, delayed or hindered by an act of God, fire, flood, explosion, war, riot, terrorist acts, sabotage, pandemic situation, lockdown imposed by Government, inability to procure or general shortage of energy, labour, equipment, facilities, materials or supplies, failure of transportation, strikes, lock outs, action of labour unions or any other cause whether similar or dissimilar to the foregoing) or any litigation concerning the said Entire property or any portion thereof not within the reasonable control of the Promoter as more specifically stated in the definition of force majeure.

49. **BROKERAGE:**

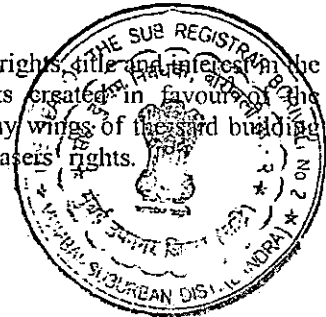
In case the Purchaser(s) has to pay any commission or brokerage to any person for services rendered by such person to the Purchaser(s) whether in or outside India for acquiring the said Flat for the Purchaser(s), the Promoter shall in no way whatsoever be responsible or liable thereof and no such commission or brokerage shall be deductible from the amount of sale price agreed to be payable to the Promoter for the said Premises. Further, the Purchaser(s) undertakes to indemnify and hold the Promoter free and harmless from and against any or all liabilities and expenses in this connection.

50. **GOVERNING LAW:**

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 Mumbai will have jurisdiction to adjudicate over the same.

51. **SELL, TRANSFER OR ASSIGN:-**

The Developer/Promoter may sell, transfer or assign all its rights, title and interest in the said Entire property (subject to the rights and interests created in favour of the Purchaser(s)) including in respect of the unsold flats in any wings of the said building but without in any manner affecting the Purchaser's / Purchasers' rights.



SCHEDULE I:

Description of the land

All that piece and parcel of land admeasuring approximately 2727.82 sq. mts. bearing Survey No. 34A, Hissa No. 9, Survey No. 47, corresponding to CTS Nos. 219 (pt), 259(pt) and 260(pt) of Village Magathane, under MHADA layout code no. 036, lying and situated at Borivali (East), Mumbai 400 066.

SCHEDULE II:

Description of the Said Flat handed over to the Purchasers

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Sawant

R. D. Sawant

Sawant

Flat No.301, on the 3rd floor, Wing "A" of the new Building named Parijat Hill View, admeasuring RERA carpet Area of 619 sq. ft.



Developer

Applicants

Sawant

R. D. Sawant

Sawant

IN WITNESS WHEREOF the Parties hereinabove have set their respective hands and signed this Agreement for Sale at Mumbai, in the presence of the attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED Promoter:

M/s PARIJAT HILL VIEW REALTY LLP
through its (Designated partner)
Mr. Ajay Mansing Pawar
72 - 76 - Industrial Estate,
Mundhwa, Pune 411036
Pan No: - AA VFP9976F
in the presence of



)
For M/s PARIJAT HILL VIEW REALTY LLP
Ajay Pawar
Designated Partner

WITNESSES:

Name Signature *Sonali*

Name Signature *Parijat*

SIGNED AND DELIVERED BY THE WITHIN NAMED Purchaser/Purchasers:

(1) MS. ANUSHKA RADHESHAM SAWANT
(PAN NO. GCXPS1825N)



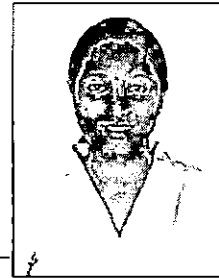
A Sawant

(2) MRS. RADHIKA RADHESHAM SAWANT
(PAN NO. AHZPS2885F)



R. R. Sawant

(3) MS. KARUNA RADHESHAM SAWANT
(PAN NO. DGFPS0372K)

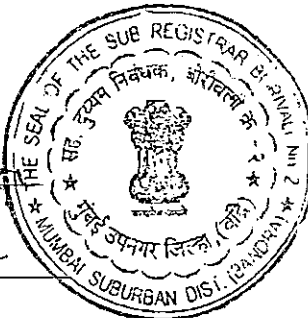


K Sawant

PAN NO. DGFPS0372K		
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1. Name Signature *Sonali*

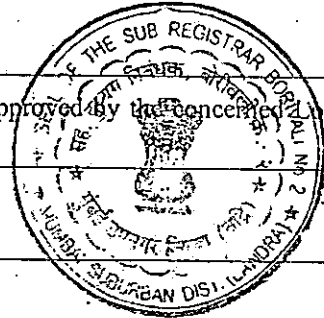
2. Name Signature *Sonali*



Developer: Applicants: *A Sawant* *R. R. Sawant* *K Sawant*

List of Annexures

Annexure	Description
A	Registration Certificate of the SPV i.e., "Parijat Hill View Realty LLP"
B	Copy of Index II of Lease Deed
C	Copy of Index II of Sales Deed
D	Demarcation plan issued by MHADA
E	Offer Letter number COMB/R&E/NOC/F-1025/1875/2018 dated 14 th November, 2018
F	A copy of the resolution passed by the members of the Society
G	Copy of Index II of the Development Agreement.
H	RERA Registration Certificate.
I	A copy of the Index II of the Indenture of Mortgage deed dated 10 th July, 2019
J	Certificate of Title Search.
K	Copy of approvals, Approved plans, Layout as approved by the concerned Local Authority
L	Amenities and General Specification.
M	Typical floor plan



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Developer..... Applicants Ammu P. R. Sawant Sawant



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Registrar, Pune

Pune PMT Building; 3rd Floor Deccan Gymkhana, Pune, Maharashtra, 411004, India

FORM 16

[Refer Section 12(1)(b) of the LLP Act, 2008]

CERTIFICATE OF INCORPORATION

LLP Identification Number: AAL-8639

It is hereby certified that PARIJAT HILL VIEW REALTY LLP is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008.

Given at Maharashtra this Twenty ninth day of January Two thousand eighteen.



Note: The corresponding form has been approved by POPAT SHANKAR KHADE, and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 36(3)(a) of the Limited Liability Partnership Rules, 2009.

The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in).

Mailing Address as per record available in Registrar office:
 PARIJAT HILL VIEW REALTY LLP
 72-76, INDUSTRIAL ESTATE, MUNDHWA,
 PUNE, Pune,
 Maharashtra, 411036, India.

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ANNEXURE - B

Index-2(सूची - २)



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सूची क्र. 2

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दस्त क्रमांक : 543/2018

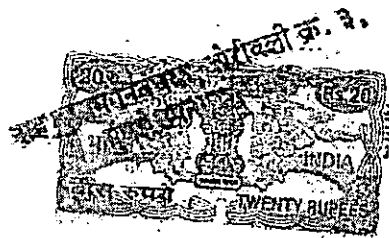
नोंदणी :

Regn:63m

मावाचे नाव : 1) सागाठाणे

- (1) दिलेखाचा प्रकार लीजडीड
- (2) मोबदला 547560
- (3) बाजारभाव(भाडेपट्ट्याचा बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसुद करावे) 6421000
- (4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास) 1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : , इतर माहिती: जमीन व बांधकाम चाळ न 48 ते 53 सर्वे न 47 सीटीएस न 219 259 260 सागाठाणे बोरीवली पूर्व ए डी जे न 1100902/2281/2017 भरलेले मुद्रांक शुल्क 321200/- ((C.T.S. Number ; 219 259 260 ;))
- (5) क्षेत्रफळ 1) 2257.76 चौ.मीटर
- (6) आकारणी किंवा जुडी देण्यात असलेले तसे.
- (7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता
- 1): नाव:-सागाठाणे पारिजात कॉ ऑ हो सोसा लि.चे चेअरमन तुकाराम पालव ---- (लेसी) - - वय:-59; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सागाठाणे पारिजात कॉ ऑ हो सोसा लि, ब्लॉक नं: -, रोड नं: बोरीवली पूर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400066 फोन नं:-AAEAM2252K
- 2): नाव:-सागाठाणे पारिजात कॉ ऑ हो सोसा लि चे सेक्रेटरी श्रीमती रतन आर नर्स ---- (लेसी) - - वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सागाठाणे पारिजात कॉ ऑ हो सोसा लि, ब्लॉक नं: -, रोड नं: बोरीवली पूर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400066 फोन नं:-AAEAM2252K
- 3): नाव:-सागाठाणे पारिजात कॉ ऑ हो सोसा लि चे मॅबर प्रशांत एस पावसकर ---- (लेसी) - - वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सागाठाणे पारिजात कॉ ऑ हो सोसा लि, ब्लॉक नं: -, रोड नं: बोरीवली पूर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400066 फोन नं:-AAEAM2252K
- (8) दस्तऐवज करून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता
- 1): नाव:-मुंबई हाऊसिंग अँड एरिया डेव्हलपमेंट बोर्ड मुंबई श्रीमती विराज भडवी यांना नो. अधि. 1908 चे कायम 88 खाली कबुली जबाबास हजर राहण्यास माफी ---- (लेसर) - - वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गृह निर्माण भवन, ब्लॉक नं: काला नगर बांद्रा ईस्ट, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400051 फोन नं:-AAAJM0344H
- (9) दस्तऐवज करून दिल्याचा दिनांक 18/01/2018
- (10) दस्त नोंदणी केल्याचा दिनांक 20/01/2018
- (11) अनुक्रमांक, खंड व पृष्ठ 543/2018
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 321200

(13) बाजारभावप्रमाणे नोंदणी शुल्क	30000
(14) शरा	30 93L
मुद्रांक नासाठी विधायक प्रोव्हेन्स	मुद्रांक नाची आवश्यकता नाही कारण अभिलिखित दस्त कारणाचा तपशील AD/1100902/2281/2017 DT 11/01/2018
तपशील:-	२०२४



सह दुय्यम निबंधक, बोरीवली-३,
मुंबई-उपनगर जिल्हा.

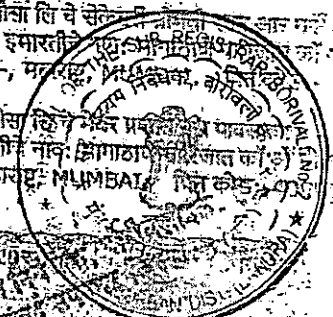
20/01/2018

सूची क्र. 2

दुसरेम निवेदनक : सं. द. नि. २०१८/२४
 वस्त क्रमांक : 544/2018
 नोंदणी :
 Regn:63m

गावाचे नाव : 1) मागाठाणे

(1) विलेखाचा प्रकार	सेल डॉड
(2) मोजकता	1120260
(3) बाजारभावा भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देणे की पट्टेदार ते नमूद करावे	2750000
(4) भू-मापन, पोटोहिस्सा व घरकरमांक (असल्यास)	1) पालिकेचे नाव: (वई मनपा इतर वर्गन : , इतर माहिती: जमीन व कोयल्याम चाच न 60 व 53 सर्वे न 47 सीट:दखे न 219 259 260 मागाठाणे बोरिवली पूर्व ए डी जे न 1100902/2281/2017 भरतीले मुद्रांक शुल्क 165860 रु व दंड 112640 रु ((C.T.S. Number : 219 259 260 ;))
(5) क्षेत्रफळ	1) 2257.76 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असता तेव्हा.	
(7) दस्तावेज करून घेणे-या/लिहून ठेवणे-या यक्षाकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मुंबई हाऊसिंग अँड एरिया डेव्हलपमेंट बोर्ड मुंबई व सीडीओ प्रेमजी लिमिटेड मडवी गाना नो. अ. 1908 चे कलम 88 खाली कबुली जबाबदार हुजर राहण्यात आला. - वय:-45; पत्ता:- , गृह निर्माण भवन, ऊर्ला नगर, बॉम्बे इस्ट, म. पु. महाराष्ट्र, MUMBAI, Non-Government. पिन कोड:-400033 न:-AAAJM03424
(8) दस्तावेज करून घेणे-या/पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मागाठणे पारिजात कॉ ऑ ही सोसा लि चे वेअरमन तुकाराम पावव - - वय:- 59; पत्ता:- प्लॉट नं - , माळा नं: - , इमारतीचे नाव:- मागाठाणे पारिजात कॉ ऑ ही सोसा लि, ब्लॉक नं: बोरिवली पूर्व, रोड नं: - , महराष्ट्र, MUMBAI. पिन कोड:- 400066 पॅन नं:-AAEAM1252K 2): नाव:- मागाठणे पारिजात कॉ ऑ ही सोसा लि चे वेअरमन तुकाराम पावव - - वय:- 52; पत्ता:- प्लॉट नं: - , माळा नं: - , इमारतीचे नाव:- मागाठाणे पारिजात कॉ ऑ ही सोसा लि, ब्लॉक नं: बोरिवली पूर्व, रोड नं: - , महराष्ट्र, MUMBAI. पिन कोड:- 400066 पॅन नं:-AAEAM2252K 3): नाव:- मागाठणे पारिजात कॉ ऑ ही सोसा लि चे वेअरमन तुकाराम पावव - - वय:- 51; पत्ता:- प्लॉट नं: - , माळा नं: - , इमारतीचे नाव:- मागाठाणे पारिजात कॉ ऑ ही सोसा लि, ब्लॉक नं: बोरिवली पूर्व, रोड नं: - , महराष्ट्र, MUMBAI. पिन कोड:- 400066 पॅन नं:-AAEAM2252K
(9) दस्तावेज करून दिल्याचा दिनांक	18/01/2018
(10) वस्त नोंदणी केल्याचा दिनांक	20/01/2018
(11) अनुक्रमांक खंड व पृष्ठ	544/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	165860
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेष	



बरतल - २/		
१०६०	३८	१३८
२४ २४		

मुद्रांक नोंदणीसाठी दिवासात घेतलेला संपत्तील:-

मुद्रांक नाची आवश्यकता नाही कारण अभिनिर्णीत दस्तऐवजात नोंदणी क्र. ADJ/1100902/2281/201

मुद्रांक शुल्क आकारवताना निवडलेला अनुक्रमांक :-

(the limits of any Municipal Corporation or any Cantonment

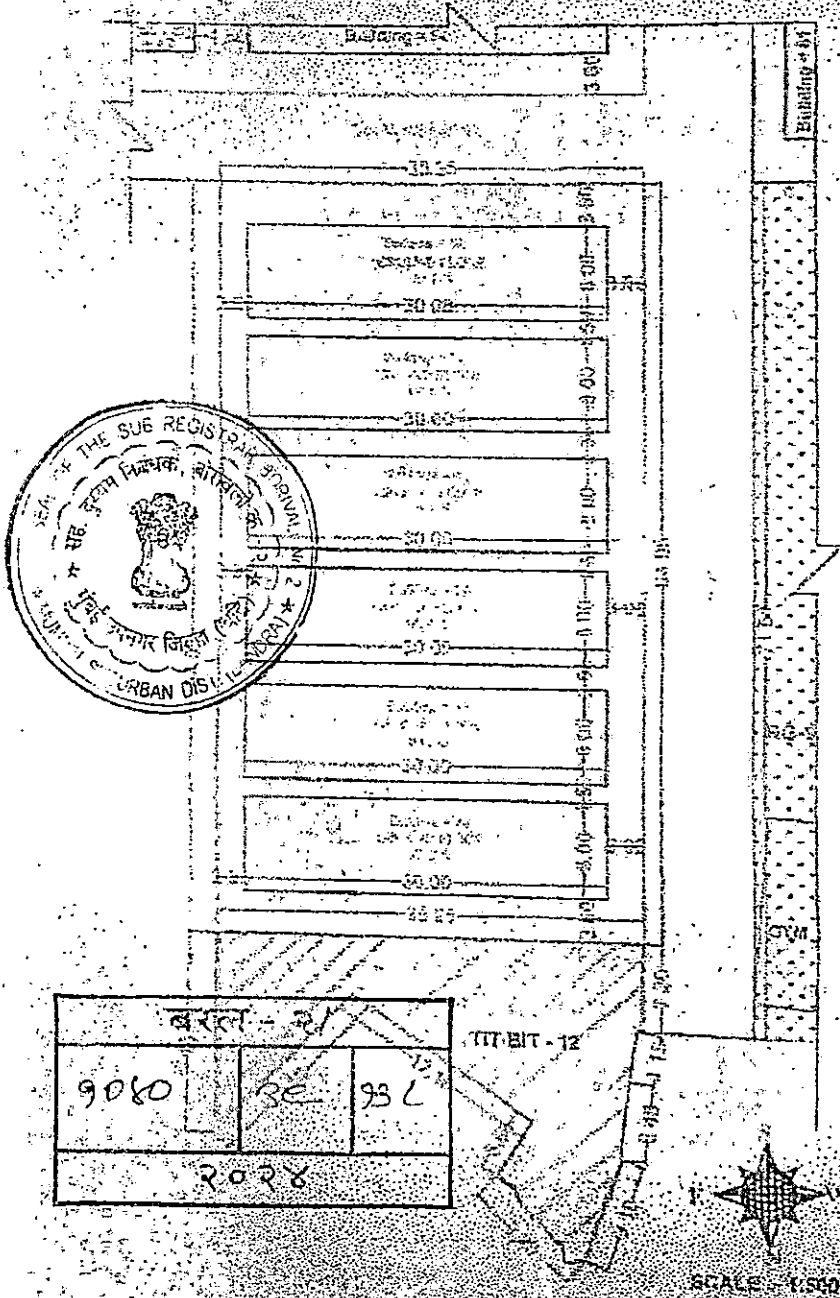


सह दुसरेम निवेदनक, बोरिवली पूर्व, मु. पु. महाराष्ट्र

ANNEXURE ①

LAYOUT PLAN SHOWING BUILDING NO. PARIJAT CHSL
BUILDING NO. 48 TO 53) MUGLIMANE, BORIVALI (EAST), MUMBAI

TOTAL LEASE AREA SHOWING 1727 SQ.M
 AREA FOR LEASED (CONVEYANCE AREA) - 2257.75 SQ.M
 NET AREA IS 1727 SQ.M
 THIS PLAN IS TO BE READ WITH THIS OFFICE LETTER NO. DT.



ANNEXURE

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ

(म्हाडाचा घटक)

MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)

म्हाडा
MHADA



No.CO/MB/REE/NOC/F-1025 / 11875 / 2018

Date: 14 NOV 2018

OFFER LETTER

To,

The Secretary,

Magathane, Parijat Co-op Hsg.Soc. Ltd.

Chwl No. 48 to 53, Magathane,

Borivali (E), Mumbai 400 066

Sub: Proposed redevelopment of existing Chwl No. 48 to 53, Known as Magathane, Parijat Co-op Hsg.Soc. Ltd. Mumbai 400 066

Ref: 1. Society's proposal dt. 23.11.2017
2. Society's letter received on 25.07.2018
3. Hon'ble V.P./A's approval dt.16.10.2018

Sir,

With reference of above cited letter, you have submitted redevelopment proposal for utilization of additional BUA under modified Government notification dated 03.07.2017 under DCR 33(5) vide letter under ref. No. 2/2018 proposal is approved by Competent authority.

The proposal is approved under certain terms and conditions with the permissible 3.0 FSI on the society's plot area of 2727.82 m² (2257.76 m² as per Demarcation & supplementary Lease Deed + 470.06 m² for Tit Bit area). Thus total permissible built up area is 11556.66 m² (8183.46 m² Permissible BUA + 2976.60 m² Pro-rata BUA + 396.60 m² 10 % VP/A Quota for Residential use)

MHADA's resolution no.6260 dt.04.06.2007, AR 6615 dt.06.08.2013, AR 6349 dt.25.11.2008, AR No.6383 dt.24.02.2009, AR No.6397 dt.05.05.2009, AR No.6422 dt.07.08.2009, A.R.No.6749 dt.11.07.2017 & modified Government notification dated 03.07.2017 under DCR 33(5) are applicable in the instant case. The details of approved additional BUA are mentioned below.

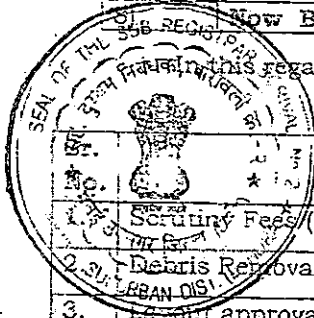
बरेल - २।		
१०६०	६०	१३८
२०२४		

गृहनिर्माण भवन, कलानगर, बान्द्रे (पु), मुंबई-४०० ०५१.
दूरध्वनी ६६४० ५०००; २६५९२८७७, २६५९२८८९
फॅक्स नं. ०२२-२६५९२०५८ / पत्रपेटी क्र. ८१३५

Griha Niman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.
Phone.: 66405000, 26592877, 26592881.
Fax No.: 022-26592058 / Post Box No. 8135
Website : mhada.maharashtra.gov.in

Table-1

Sr. No.	Particulars	Area in Sq.mtr.
1)	Area as per demarcation plan of Executive Engineer / Borivali Div. / MB As per Supplementary Lease 2257.76 m ² Tit Bit 470.06 m ²	2727.82
2)	Permissible FSI	3.00
3)	Permissible BUA	8183.46
4)	Pro-rata FSI allotted from balance BUA of layout	2976.60
5)	Now allotted from Hon'ble VP/A 10 % Quota.	396.60
6)	Total Permissible BUA (3+4+5)	11556.66
7)	Existing BUA	1440.00
	Now BUA allotted (6-7)	10116.66



In this regard you are requested to make payment as mentioned below:

Table-2

Particular	Amount in Rs.
1. Scrutiny Fees/ (Residential) (6000 x 6)	36,000.00
2. Debris Removal Rs. 6600/- Per Bldg. (6600 x 6)	39,600.00
3. Layout approval fees (Rs. 1,000/- X 60 T/s)	60,000.00
4. Deposit Amount for Water Charges as per CE-II / A's Circular dated 02.06.2009	6,00,000.00
5. Ready Reckoner Rate of 2018-19 (CTS No. 219, 259,260 (pt), Magathane)	69,000/-
6. Rate of Construction	27,500.00
7. LR /RC Ratio (69000 / 27,500.00)	2.50
8. Premium towards additional buildable area for Residential use of 10116.66 sq. mt. by charging Rs. 31050 /- @ 45% current Ready Reckoner Rate of 2018-19 (i.e. 45% of Rs. 69,000/-) as per Table C-1, in modified Govt. notification dated 03.07.2017 under DCR 33(5) (Rs. 31050 x 10116.66 m ²)	31,41,22,293.00
9. Offsite infrastructure charges (RR Rate 2018-19 Rs.69000/- x 7%) x (Permissible BUA as per 3.0 FSI 8183.46 m ² + 2976.60 m ² prorata 396.60 + VP/A quota - Existing BUA 1440.00m ²) (i.e. Rs. 69000 X 7% X 10116.66)	4,88,63,467.80

9060	89	93L
2028		

10.	Amount to be paid to Planning Authority/MHADA for MCGM (5/7 of Sr. No. 9)	3,49,02,477.00
11.	Amount to be paid to MHADA (2/7 of Sr.No.9)	1,39,60,990.80
12.	Total amount to paid to MHADA (1+2+3+4+8+11)	32,83,18,824.80
	Say	32,83,18,824.80
(Rs. Thirty Two Crore Eighty Eight Lakh Eighteen Thousand Eight Hundred Eighty Four Only)		
16.	Total Amount to be paid to Planning Authority/MHADA for MCGM (Sr.No.10)	3,49,02,477.00

As per Authority Resolution No. 6749 dt. 11/07/2017 payment of premium to be allowed in four installments is as under.

Table-3

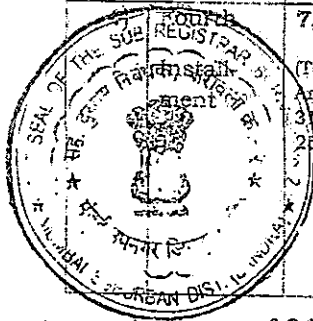
Payment of Premium & Other Charges payable to-MHADA.

Sr. No.	Installments	Minimum Amount of Installments	Time Limit from the issue of Offer Letter for payment of Installment	Penalty Interest in case delay in payment	Remarks
A	B	C	D	E	F
1)	First Installment	9,32,27,165/- (Total Premium Amount of Rs, 31,41,22,293/- x 25% + Debris Removal 39600/- + Scrutiny Fees Rs. 36000/- + Revised balanced Layout Approval Fees Rs. 60000/- + Water deposit 6,00,000/- + Offsite infrastructure charges (2/7 of 4,88,63,467.80) 1,39,60,990.80	6 Months	a) Compound Interest @ 12% or prime lending rate (PLR) as decided by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment (Calculated every three Months quarterly) as the amercible interest. b) The Premium will be calculated as per prevailing R.R. rate at the time of actual payment to be made.	If the premium is more than the net amount assigned as per Ready to build rate & accordingly applicable for further instalment.

बल - २/

9080	930
२०२४	

2)	Second Installment	7,85,30,574/- (Total Premium Amount of Rs, 31,41,22,293- x 25%)	Within one year from the date of offer letter issued	Compound Interest @ 12% or prime lending rate (PLR) as decide by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment (Calculated every three Months i.e. quarterly) as the amercible interest.	The amercible interest will be applicable on aggregate amount as per column No. C.
3)	Third Installment	7,85,30,574/- (Total Premium Amount of Rs, 31,41,22,293 - x 25%)	Within Two year from the date of offer letter issued	Compound Interest @ 12% or prime lending rate (PLR) as decide by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment (Calculated every three Months i.e. quarterly) as the amercible interest.	The amercible interest will be applicable on aggregate amount as per column No. C.
	Fourth Installment	7,85,30,574/- (Total Premium Amount of Rs, 31,41,22,293- x 25%)	Within Three year from the date of offer letter issued	Compound Interest @ 12% or prime lending rate (PLR) as decide by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment (Calculated every three Months i.e. quarterly) as the amercible interest.	The amercible interest will be applicable on aggregate amount as per column No. C.



Payment of Offsite Infrastructure Charges payable to Planning Authority /MHADA for MCGM.

Table-4

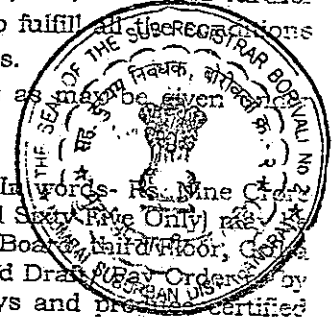
Payment of Offsite Infrastructure Charges payable to Planning Authority /MHADA for MCGM. (Rs. 4,88,63,467.80 x 5/7)	Rs. 3,49,02,477.00
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- As per the above Table no. 3, society will have to make payment of first installment to MHADA and as per above table no 4 society will have to make full payment to Planning Authority/MHADA for MCGM **within SIX months** and remaining three installments within stipulated time limit as per Table no. 3. If society fails to make payment as per above schedule then penalty/interest shall be charged as per A.R. no. 6749 dt. 11/07/2017.
- It is binding to the society to follow the terms and conditions of the Authority Resolution no. 6749 dt. 11/07/2017.
- For allotment of additional BUA, premium worked out on the basis of A.R. 6260 at 40 % of land rate for residential use & 60 % for commercial use of RR of year 2018-19. The society have to submit an undertaking stated that society shall pay the premium amount, if in future Government/ Authority will revise the said rate of premium amount.

9080	43	932
२०२४		

- 4) Your society will have to submit an undertaking on stamp paper of Rs.250/- for agreeing all the terms and conditions mentioned in the Annexure - I, then only NOC will be issued to the subjective proposal.
- 5) The Society's Architect will have to verify the plot area and dimension as per site report given by Executive Engineer/Housing Borivali Division and submit report about confirmation.
- 6) This allotment is subject to payment of Stamp duty if / as and when may be imposed by the Govt. of Maharashtra (Under the relevance provisions of Maharashtra Stamp Duty Act. The allottee will have to submit an Undertaking to this effect on Stamp paper worth Rs.100/-)
- 7) Your society will have to submit No dues certificate from concerned Estate Manager before issue of NOC.
- 8) Your society will have to submit Property cards and CTS Plans as per approved sub-division Plot area.
- 9) All conditions in lease deed & sale deed are applicable to the society.
- 10) Your society will have to submit duly signed & registered development agreement before NOC.
- 11) It is binding on society to pay any arrears if any for more particularly onsite and offsite infrastructure charges as and when communicated by Mumbai Board.
- 12) MHADA reserve it's right to withdraw, change, alter, amend their offer letter and conditions mentioned therein in future at any point of time without giving any reason to do so.
- 13) The society should have to submit the rectification / Correction in CTS No. in the sale deed / lease deed as per CTS plan and PR card before issuance of NOC for said building if applicable.
- 14) Society has to ensure that Contractors / Sub-Contractors appointed by the Society or Developer of the Society, who are in charge of construction work ; shall be registered with MBOCWW Board & are required to fulfill the obligations as contemplated in Building and other construction workers (Regulation of Employment and condition of service) Act,1996. And further these Contractors / Sub-Contractors are required to fulfill all the stipulations stipulated in the above Act, for the benefits of workers.
- 15) Your society will abide by all terms and conditions as may be given in NOC letter.

An amount of first installment Rs. 9,32,27,165/- (In words- Rs. Nine Crores Thirty Two Lakhs Twenty Seven Thousand One Hundred Sixty Seven) is to be paid in the office of the Chief Accounts Officer/ Mumbai Board of Housing, Nirman Bhavan, Bandra (E), Mumbai 400051 by Demand Draft / Pay Order by cash from 10.00 A.M. to 2.30 P.M. on all working days and present certified Xerox copy of the receipt in this office.



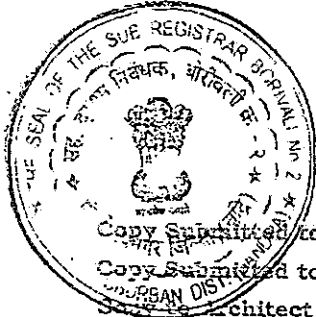
बरल - २/		Page 5 of 8
9080	८८	93८
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Your society should pay offsite infrastructure charges as shown in above table as per modified DCR 33(5) clause (5) total amounting to Rs. 3,49,02,477/- (In words Rs. Three Crore Forty Nine Lakhs Two Thousand Four Hundred Seventy Seven Only) in the office of the Executive Engineer, Building Permission Cell, Greater Mumbai, MHADA, Mumbai-400 051 and produce certified Xerox copy of the receipt in this office.

On receipt of the same the NOC will be processed under certain terms and condition, which may please, be noted.

Encl.: Annexure-I

(Draft approved by CO/MB)



Bhushan R. Desai
(Bhushan R. Desai)
Resi. Exe. Eng.
Mumbai Board

Copy Submitted to : Hon'ble President /MHADA for information please.

Copy Submitted to : Hon'ble Chairman /Mumbai Board for information please.

Architect : M/s Deeksha City Scape, D-4/68, Sardar Vallabhbhai Patel Narar, Near Lokhandwala Complex, Versova, Andheri (w), Mumbai-400 153. for information & necessary action.

Copy to The Executive Engineer, Building Permission Cell, Greater Mumbai, MHADA, Bandra (E), Mumbai-400 051. You are requested to accept the payment of Rs. 3,49,02,477/- towards offsite infrastructure charges.

Copy forwarded for information and necessary action in the matter to :-

1) Architect, Layout Cell, Mumbai Board

2) Executive Engineer, Borivali Division

i. He is directed to take necessary action as per demarcation & as per prevailing policy of MHADA.

ii. He is directed to recover all the dues from the society concerned to Estate Department & intimate the same to this office.

iii. He is directed to recover any dues, land revenue, audit remarks concerned to Land Department if any pending with the society & intimate the same to this office.

3) Chief Accounts Office/M.B.

He is directed to recover the amount of offer letter on time & furnish certified copy to this office. As well as check above calculation of offer letter thoroughly. If any changes/irregularities found in the said offer letter intimate to this office accordingly.

4) DY. Engr./Borivali Division/REE/MB for information.

5) Shri. Jadhav/ Sr. Clerk /REE/MB for MIS record.

करल - २/		
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Bhushan R. Desai
Sd/-,
(Bhushan R. Desai)
Resi. Exe. Eng.
Mumbai Board

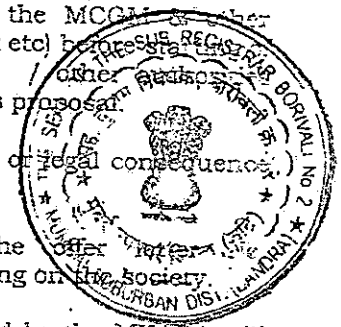
Annexure-I

31 NOV 2018

The proposed work of redevelopment of the existing Magathane, Parijat Co-op Hsg.Soc. Ltd.Chwl No. 48 to 53, Magathane, Borivali (E), Mumbai 400 066. under modified Govt. notification dated 03.07.2017 under DCR 33(5) will be undertaken by the society as per following terms and conditions :

TERMS AND CONDITIONS

1. All the terms and conditions mentioned in the lease agreement & conveyance is binding on the society.
2. The society will rectify lease agreement from concern MHADA department for additional area allotted by the MHADA before asking for consent letter for Occupation Certificate of Planning Authority/MHADA.
3. The society will have to obtain separate P. R. card as per the approved additional area leased out by the board duly signed by S. L. R. before asking for consent letter for Occupation Certificate of Planning Authority/MHADA.
4. This offer letter will not be misused for taking out any kind of permission from any departments.
5. The work of the proposed demolition & reconstruction of the new building will be undertaken by the society entirely at the risk and cost of the society and MHADA / MHADB will not be held responsible for any kind of damages or losses.
6. The society will undertake & entrust responsibility of the planning, designing approval from Planning Authority/MHADA & day to day supervision of the proposed demolition and reconstruction / development of the new building by the Licensed Architect registered with the council of Architecture and licensed Structural Engineer.
7. The society is responsible for obtaining all necessary permissions & approvals for utilization of additional BUA from the MCGM & other concerned authorities (such as MOEF, MCZM, forest etc) before the work & MHADA is not responsible for MCGM / other authorities refuse to give permission for development of society's proposal.
8. Society will be responsible for any kind of litigation or legal consequences arising an account of the proposed of the building.
9. All the terms & conditions mentioned in the offer letter CO/MB/REE/NOC/F- 1025 / 1875 / 2018 is binding on the society.
10. Any kind of payment or constructed tenement asked by the MHADA will be fulfilled by the society.
11. No additional FSI will be utilized by the society other than permitted by the MHADA.

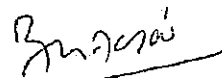


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12. The work will be carried out within the land underneath and appurtenant as per approved sub-divisions, demarcation and plot area allotted by the concerned department of MHADA.
 13. Responsibility of any damage or loss of adjoining properties if any will vest entirely with the applicant and MHADB will not be responsible in any manner.
 14. The user of the proposed development / redevelopment will be as permitted by the MHADA.
 15. The society will have to construct and maintain separate underground water tank, pump house and over-head tank to meet requirement of the proposed buildings and obtain separate water meter & water connection as per approvals of Planning Authority/MHADA.
 16. The Society will construct compound wall along boundary line of the plot allotted by the Board and as per the demarcation given by the concerned Executive Engineer / M.B.
- The society will hand over the set back free of to the MCGM at their own cost.
- The society at its cost will undertake up-gradation of all existing infrastructure and also carry-out laying of new infrastructural services at its cost as suggested by MCGM, MHADA and any other concerned Authority.
- All the terms and conditions of the layout approval of the MCGM will be binding on the society.
20. MHADA reserve it's right to withdraw, change, alter, amend their offer letter and conditions mentioned therein in future at any point of time without giving any reason to do so.

(Draft approved by CO/ME)


 (Bhashani R. Desai)
 Resi. Exe. Eng.
 Mumbai Board

बरेल - २/		
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ANNEXURE - 1

महाराष्ट्र पारिजात सहकारी गृहनिर्माण संस्था (महाराष्ट्र)

रजि. क्र.बी.ओ.एम.(डब्ल्यू-आर) / एच.एस.जी. (टी.सी.)/१७५१/१७-१८

गुलमोहर वसाहत, मागाठणे, बोरीवली (पूर्व), मुंबई - ४०० ०६६.

संदर्भ क्र.:

दिनांक :

संदर्भ : पुनर्विकास/पत्र/२०१७

दिनांक - ३० ऑक्टोबर, २०१७

प्रति,

श्री अजय पवार,
उपाध्यक्ष,
मे. बी.जी.शिर्के कन्स्ट्रक्शन टेक्नॉलॉजी प्रा.लि.
२४/अ, ६ वा माळ, ६०१, ६०४,
मैत्री को.ऑप. हीसिंग सोसायटी लि.,
बिबीसार नगर, मुंबई - ४०० ०६५.

विषय :- इमारतीचा पुनर्विकास

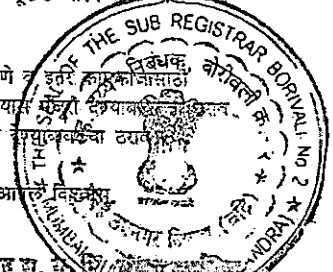
संदर्भ :- आपले संस्थेस पत्र दिनांक २० सप्टेंबर, २०१७

महोदय,

वरील विषय व संदर्भास अनुसरून आपणांस कळविण्यात येते की, आमच्या संस्थेला आपले दिनांक २० सप्टेंबर, २०१७ रोजीचे पत्र प्राप्त झाले. त्या पत्रातील सविस्तर माहिती संस्थेच्या दिनांक २४/०९/२०१७ रोजी झालेल्या वार्षिक सर्वसाधारण सभेमध्ये संस्थेच्या सभासदांना देण्यात आली.

दिनांक २४/०९/२०१७ रोजीच्या संस्थेच्या वार्षिक सर्वसाधारण सभेच्या इतिवृत्तांताची सत्यप्रत आपल्या माहितीकरिता सोबत जोडली आहे. तसेच, संस्थेच्या इमारतीच्या पुनर्विकासाबाबत आवश्यक असे ठराव सदर सर्वसाधारण सभेने खालीलप्रमाणे ठराव क्र. ८ अन्वये मंजूर करण्यात आलेले असून त्या ठराव क्र. ८ च्या सत्यप्रती आपल्या माहितीकरिता सोबत जोडल्या आहेत.

- संस्थेच्या पुनर्विकासाबाबत ठराव क्र. ४३१६/प्रा.क्र. २०१/२०१६/पवि-११/दिनांक ०३ जुलै, २०१७ रोजी संस्थेच्या वार्षिक सर्वसाधारण सभेने ठराव क्र. १९१२ च्या सुधारित नियमन ३२(५) अन्वये विकासक मे. बी.जी.शिर्के कन्स्ट्रक्शन टेक्नॉलॉजी प्रा.लि. यांना आपल्या संस्थेला दिलेला स्वतंत्र इमारतीचा प्रस्ताव संस्थेने यापूर्वीच स्विकारला असून महाराष्ट्र कोव्हटयामातून मंजुरीसुद्धा सदर पुनर्विकासा प्रकल्प पूर्ण करण्यास आवश्यक वाटल्यास विकासकांना त्याची उपक्रमे स्थापन करण्यास मंजुरी देण्याबाबत व त्या उपक्रमे स्थापनेत संयुक्तपणे संस्थेच्या इमारतीचा पुनर्विकास करण्यास मंजूर देण्याबाबतचा ठराव.
- संस्थेच्या पुनर्विकासाचा प्रस्ताव म्हाडाला सादर करण्यास व आवश्यक वाटल्यास त्याबाबत कार्यवाही करण्यास मंजुरी देण्यात येत आहे. तसेच सदर प्रस्ताव म्हाडाला सादर करण्यापूर्वी आवश्यकतेनुसार सदर प्रकल्पाचे सिमांकन/डिमांकन म्हाडामार्फत करण्यास, सभासदांनी संपत्तीपत्रे तपासणी, तसेच संस्थेसमोरचा फुटकळ भूखंड संस्थेच्या मालकीत असल्यास कार्यवाही करण्यास मंजुरी देण्याबाबतचा ठराव.
- संस्थेच्या इमारतीच्या पुनर्विकासाच्या प्रकल्पाचे आराखडे तयार करणे, ते मंजूर करून घेणे व इतर कार्याबाबतीत "बोस्तुविशारद" म्हणून मे. दिशा सिटीस्पेस" अधेरी (परिचय), मुंबई यांची नियुक्ती करण्यास मंजुरी देण्याबाबतचा ठराव. सदर बास्तुविशारदाच्या फी बाबतची तरतुद विकासकामार्फताने करण्यास देखील मंजुरी देण्याबाबतचा ठराव.



सहकारी पारिजात स. सं. म. मुंबई
अ. व. स. म. मुंबई
१०-१८

बोरल - २/		
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२०२४		



महाराष्ट्र पारिजात सहकारी गृहनिर्माण संस्था (मर्यादीत)

रजि. क्र.बी.ओ.एम्.(डब्ल्यू-आर) / एच.एस.जी. (टी.सी.) / १७५१/१७-१८
गुलमोहर वसाहत, मागाठणे, बोरीवली (पूर्व), मुंबई - ४०० ०६६.

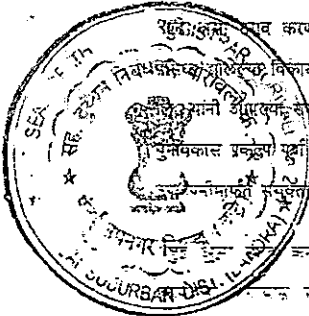
संदर्भ क्र. :

दिनांक :

दिनांक २४/०९/२०१७ रोजी झालेल्या संस्थेच्या वार्षिक सर्वसाधारण सभेतील ठराव क्र. ८ ची सत्यप्रत

"असा ठराव करण्यात येतो की, विकासक मे. बी.जी.शिकॅ कन्स्ट्रक्शन टेक्नॉलॉजी प्रा.लि. यांनी आपल्या संस्थेला दिलेला स्वतंत्र इमारतीचा प्रस्ताव संस्थेने यापूर्वीच स्विकारला असून प्रकल्प पूर्णत्वास नेण्याच्या दृष्टीने आवश्यकतेनुसार संबंधित दस्तऐवजांवर सहया करण्याचे अधिकार संस्थेचे अध्यक्ष, सचिव व खजिनदार यांना देण्यात येत आहेत. तसेच, नमुद तिन्ही पदाधिका-यांपैकी कोणत्याही दोन पदाधिका-यांना इमारतीच्या पुनर्विकासाच्या प्रकल्पाच्या आवश्यक त्या कागदपत्रांवर स्वाक्ष-या करण्याचे सर्वाधिकार देण्यात येत आहेत."

"मुद असा ठराव करण्यात येतो की, दिनांक ०७/०४/२०१२ रोजी झालेल्या संस्थेच्या विशेष सर्वसाधारण सभेमध्ये प्रारित करण्यात आलेला ठराव क्र. १ रद्द करण्यात येत आहे. व त्या ठरावानुसार "मागाठणे गुलमोहर वसाहत सहकारी गृहनिर्माण संस्थांची संघटना मर्यादित" यांना दिलेले आपल्या संस्थेच्या इमारतीच्या पुनर्विकासाचे अधिकार रद्द करण्यात येत आहे."



"मुद असा ठराव करण्यात येतो की, शासन निर्णय टॉपीबी/४३१६/प्रा.क्र. २०२/२०१६/नवि-१२/दिनांक ०३ जुलै, २०१७ रोजी शासनाच्या विकास नियमावली, १९९१ च्या सुधारित नियम ३३(५) अन्वये विकासक मे. बी.जी.शिकॅ कन्स्ट्रक्शन टेक्नॉलॉजी प्रा. लि. यांनी आपल्या संस्थेला दिलेला स्वतंत्र इमारतीचा प्रस्ताव संस्थेने यापूर्वीच स्विकारला असून महाराष्ट्र कायदांतील तरतुदीनुसार सदर पुनर्विकास प्रकल्प पूर्ण करण्यास आवश्यक वाटल्यास विकासकाना त्यांची उपकपर्ना स्थापन करण्यास मंजूरी देण्यात येत आहे तसेच त्या पुनर्विकासासाठी संस्थेच्या इमारतीचा पुनर्विकास करण्यास मंजूरी देण्यात येत आहे."

"मुद असा ठराव करण्यात येतो की, संस्थेच्या पुनर्विकासाचा प्रस्ताव म्हाडाला सादर करण्यास व आवश्यक वाटल्यास त्याबाबत महाराष्ट्र शासनाच्या विकासाच्या विभागात सादर करण्यास मंजूरी देण्यात येत आहे. तसेच सदर प्रस्ताव म्हाडाला सादर करण्यापूर्वी आवश्यकतेनुसार सदर प्रकल्पाचे विकासकानाच्या विकासाच्या विभागात सादर करण्यास मंजूरी देण्यात येत आहे. तसेच सदर प्रस्ताव म्हाडाला सादर करण्यापूर्वी आवश्यकतेनुसार सदर प्रकल्पाचे विकासकानाच्या विकासाच्या विभागात सादर करण्यास मंजूरी देण्यात येत आहे."

"मुद असा ठराव करण्यात येतो की, संस्थेच्या इमारतीच्या पुनर्विकासाच्या प्रकरणाचे आखणे तयार करणे, ते मंजूर करणे व त्याबाबत शासनाच्या विकासाच्या विभागात सादर करण्यास मंजूरी देण्यात येत आहे. तसेच सदर प्रस्ताव म्हाडाला सादर करण्यापूर्वी आवश्यकतेनुसार सदर प्रकल्पाचे विकासकानाच्या विकासाच्या विभागात सादर करण्यास मंजूरी देण्यात येत आहे. तसेच सदर प्रस्ताव म्हाडाला सादर करण्यापूर्वी आवश्यकतेनुसार सदर प्रकल्पाचे विकासकानाच्या विकासाच्या विभागात सादर करण्यास मंजूरी देण्यात येत आहे."

सचिव - श्री संतोष पादसकर

अनुमोदक - श्री अनंत गुजत

ठराव नं. उपस्थितांनुसारे मंजूर.

// सत्यप्रत //

महाराष्ट्र पारिजात संस्था (मर्यादीत)

Peter Basse
संकेतरी
P.S. Purohit
खजिनदार

२१		
१०४०	४२	०३८
२०२४		



समाप्त्य अधिसूचना

संके. क्र.बी.सं.सू.वि.सू.अ.सं. (बी.सं.)/२०२४/१७७७
मुम्बई नगरपालिका, मुम्बई, महाराष्ट्र (सुब), मुम्बई - ४०० ०१६

संके. क्र.:

दिनांक २४/०२/२०२४ रोजी प्रकाशित। संपादन क्रमांक: २०२४/१७७७/१

असा मुम्बई नगरपालिका वेबो फो, सरोवरी इमारतीच्या मुम्बई नगरपालिका सारणीत नोंदवून घेतले आहे. ही वेबो फो नोंदवून घेतलेल्या संपत्तीच्या "संपत्ती" म्हणून ही वेबो फो नोंदवून घेतली आहे. या वेबो फो नोंदवून घेतल्या संपत्तीच्या "संपत्ती" म्हणून ही वेबो फो नोंदवून घेतली आहे. या वेबो फो नोंदवून घेतल्या संपत्तीच्या "संपत्ती" म्हणून ही वेबो फो नोंदवून घेतली आहे.

संपादन - श्री लक्ष्मी संपत्ती

संपत्ती - श्री लक्ष्मी संपत्ती

संपत्ती सर्व संपत्तीच्या संपत्ती

२०२४



मुम्बई नगरपालिका, मुम्बई, महाराष्ट्र (सुब), मुम्बई - ४०० ०१६



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Meeting No./सभा नं.

Date/तारीख

RESOLUTION NO.
उद्देश नं.

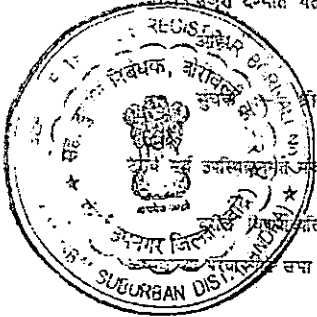
PRESENT MEMBERS AND RESOLUTIONS

REMARKS

हजर सभासद व ठराव

शे

"दुई अज्ञा वषय रुदण्णत पेठे ली, सस्येच्या इमारतीच्या पुनर्विषयज्ञाच्या प्रकल्पच आयखडे तपार करणे, ते मंजूर करून येने व इतर कामकाजासाठी "बास्तुविशातद" मणून, ये. दिहा सिटोस्रेस" ज्येरी (पश्चिम), नुवई कांची नियुक्ती करण्यात येतरी देण्यात येत आहे. सद्य बाबुदिसास्येच्या ली बाबतची वरतुद विकसफामाफतीने काण्णयन देखोल मंजुरी देण्यात येत



संतीप पावतकर

अनुमोदक :- श्री अनंत बलव

संस्थेच्या सधिवानी उपस्थित सभासदांचे आधार मानून या सभेच्या ठराव इतर-कोणतेही विषय नसल्याने संस्थेच्या सधिवानी उपस्थित सभासदांचे आधार मानून या सभेच्या ठरावचे २१.३० वाचता घोंवत केले.



सभासद पारिभात स. न. नि. संस्था प्र. नि. नि.
P. S. Bawasha
सेक्रेटरी



सभासद पारिभात स. न. नि. संस्था प्र. नि. नि.
P. S. Bawasha
सेक्रेटरी

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२०२४		

ANNUAL / SPECIAL GENERAL

वार्षिक / विशेष सर्वसाधारण

Meeting No. / संख्या

Date / तिथि

RESOLUTION NO.

संख्या नं

PRESENT MEMBERS AND RESOLUTIONS

उपस्थित सदस्य व संकल्प

REMARKS

REMARKS



मागास शहरी परिवर्तन सहकारी गृहनिर्माण संस्था (मयादीत)

जि. झ. जे. ओ. एम्. (इन्क्यू. आर) / व. व. र. जे. (टी. सी.) / १०५१/१७-९८

मुलमोहर बसाहत, मंगळपे, कोरीवली (पूर्व), मुंबई - ४०० ०६६.

संदर्भकः: सामाज्यम्/२०१७-१८/७०

दिनांक: २६/०८/२०१८

- वार्षिक सभेचे सुचोना पत्र :-
(सर्वसाधारण सभेचे)

उपरोक्त संस्थेची सर्व सभासदांना कळविण्यात येते की, आपल्या संस्थेची वार्षिक सभा रविवार दि. २४ सप्टें. २०१८ रोजी कोरीवली निकासी येथे राहणार आहे. वरील सर्व सभासदांनी वेळेवर उपस्थित राहून कार्यसूचीवरील विषयांवर चर्चा व निर्णय घेण्यास सहकार्य करावे ही नम्र विनंती.

सभेचे दिनांक :- सप्टेंबर २०१८
सभेची वेळ :- सकाळी १०:०० वा.

सदस्यवर्ग विषय :-

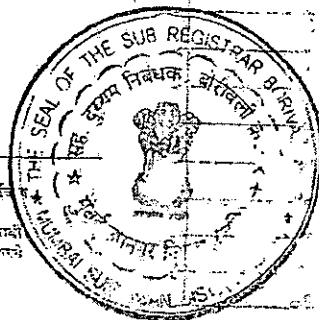
- १) मागील वार्षिक सभेचे अहवाल वाचून घ्यावे.
- २) वार्षिक सभेची कार्यसूची व कार्यसूचीवरील विषयांचा अहवाल वाचून घ्यावे.
- ३) मागील सभेच्या निर्णयांची प्रत्येकीत तसेच २०१७-१८ या आर्थिक वर्षाचा अहवाल वाचून घ्यावे व निर्णय घ्यावे.
- ४) मागील सभेच्या निर्णयांचा अहवाल वाचून घ्यावे व निर्णय घ्यावे.
- ५) सन २०१७-१८ या आर्थिक वर्षाचा अहवाल वाचून घ्यावे व निर्णय घ्यावे.
- ६) मागील सभेच्या निर्णयांचा अहवाल वाचून घ्यावे व निर्णय घ्यावे.
- ७) नवीन सभासदांना सूचना देणे.
- ८) मा. अध्यक्षाने सूचना देण्यात येणारे इतर विषय.

वरील सर्व सभासदांनी वेळेवर उपस्थित राहून सहकार्य करावे ही विनंती.



कार्यवाही समितीचा कोषाध्यक्ष

जी. व. व. व. व. व.
(सचिव)



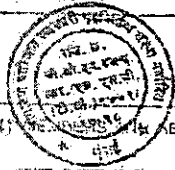
बसल - २/		
१०८०	५२	१३८
२०२४		

MEETING MINUTE BOOK

पृष्ठ सं.

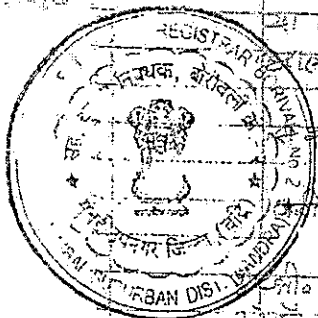
उद्योग विभाग कुच

Meeting No. सं. व. सं.



Date (दिनांक)

RESOLUTION NO. क्रमांक सं.	PRESENT MEMBERS हजार भागसदस्य व ठराव	RESOLUTIONS	REMARKS टिप्पणी
		वार्षिक सर्वसाधारण सभा जिल्हा विकासाच्या २०१७ रोजी संपादन किं ०८:०० वाजता संपन्न झाल्या. उपरांत मागणी पारितोषिक सहाय्यी वृद्ध निर्माण सहाय्य (नवीन) या सहाय्यी वार्षिक सर्वसाधारण सभा घेण्यात आली. या सहाय्यी खालील सही करणारे सदस्य हजर होते. सभेमुळे विषय निरोधित झाले. पत्रका प्रमाणे.	
	श्री. तुकाराम विठ्ठल पालव	48/882	
	श्री. रतन रा. चव्हाण	50/803	
	श्री. प्रभात स. पावसकर	50/806	
	श्री. प्रताप कु. कदम	52/824	
	श्री. दिनेश पा. गजनी	49/793	
	श्री. रमेश कु. वेणुकर	51/811	
	श्री. ज्योत्सना वसुंधरा सोनवला	51/810	
	सुनंदा अश्विनी भगत	52/824	
	राजेश श. जर्जे	49/793	
	श्री. रमेश स. चव्हाण	51/813	
	श्री. यमकेश श. ठाणे	48/784	
	श्री. जयंत कु. ठाणे	53/833	
	श्री. जयंत कु. ठाणे	53/836	
	श्री. राजेंद्र पांडुरंग बापगवळकर	49/797	
	श्री. जयंत प्रकाश श्रीवास्तव ठाणे	51/817	
	श्री. बाळासाहेब स. नायक	51/815	
	श्री. मंगेश ग. गुडवळकर	48/787	
	श्री. निरंजन कु. कुंभार	49/790	
	श्री. राजेंद्र वसंत भा. ठाणे	48/785	



वरल - २१		
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२०२४		



ANNUAL/SPECIAL GENERAL

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Meeting No./सं

Date/दिनांक

RESOLUTION NO. क्रमांक नं.	PRESENT MEMBERS AND RESOLUTIONS हजरत सदस्य व ठराव	REMARKS टीप	RESC.
29)	विनंती दाखिल करावी 82/1089	हजेरत	
30)	श्री. विनायक जी. विनायक 48/1251	हजेरत	
31)	श्री. विनायक जी. विनायक 53/1234	हजेरत	
32)	श्री. विनायक जी. विनायक 50/801	हजेरत	
33)	श्री. विनायक जी. विनायक 45/790	हजेरत	
34)	श्री. विनायक जी. विनायक 52/826	हजेरत	
35)	श्री. विनायक जी. विनायक 50/800	हजेरत	
36)	श्री. विनायक जी. विनायक 50/804	हजेरत	
37)	श्री. विनायक जी. विनायक 51/814	हजेरत	
38)	श्री. विनायक जी. विनायक 48/788	हजेरत	
39)	श्री. विनायक जी. विनायक 50/808	हजेरत	
40)	श्री. विनायक जी. विनायक 49/796	हजेरत	
41)	श्री. विनायक जी. विनायक 48/785	हजेरत	
42)	श्री. विनायक जी. विनायक 42/825	हजेरत	
43)	श्री. विनायक जी. विनायक 50/802	हजेरत	
44)	श्री. विनायक जी. विनायक 52/822	हजेरत	
45)	श्री. विनायक जी. विनायक 53/837	हजेरत	
46)	श्री. विनायक जी. विनायक 51/813	हजेरत	
47)	श्री. विनायक जी. विनायक 50/803	हजेरत	
48)		हजेरत	
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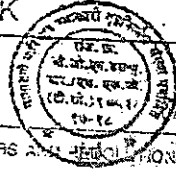
MEETING MINUTE BOOK

बरेल

समाज

समाजचे मिनिट बुक

Meeting No./ क्रमा नं.



REMARKS टीप	RESOLUTION NO. उपाय नं.	PRESENT MEMBERS AND ATTENDANCE हजर समाजक व उपाय	REMARKS टीप
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दिनांक २४/०२/२०२४ रोजी झालेल्या सभेचा कार्यवाही सारांश खालीलप्रमाणे आहे.

सभेच्या सुरुवातीस सभेच्या कार्यवाही सारांश खालीलप्रमाणे आहे. सभेच्या सुरुवातीस सभेच्या कार्यवाही सारांश खालीलप्रमाणे आहे. सभेच्या सुरुवातीस सभेच्या कार्यवाही सारांश खालीलप्रमाणे आहे.



सभेच्या सुरुवातीस सभेच्या कार्यवाही सारांश खालीलप्रमाणे आहे. सभेच्या सुरुवातीस सभेच्या कार्यवाही सारांश खालीलप्रमाणे आहे. सभेच्या सुरुवातीस सभेच्या कार्यवाही सारांश खालीलप्रमाणे आहे.

सभेच्या सुरुवातीस सभेच्या कार्यवाही सारांश खालीलप्रमाणे आहे. सभेच्या सुरुवातीस सभेच्या कार्यवाही सारांश खालीलप्रमाणे आहे. सभेच्या सुरुवातीस सभेच्या कार्यवाही सारांश खालीलप्रमाणे आहे.



सभेच्या सुरुवातीस सभेच्या कार्यवाही सारांश खालीलप्रमाणे आहे. सभेच्या सुरुवातीस सभेच्या कार्यवाही सारांश खालीलप्रमाणे आहे. सभेच्या सुरुवातीस सभेच्या कार्यवाही सारांश खालीलप्रमाणे आहे.

सभेच्या सुरुवातीस सभेच्या कार्यवाही सारांश खालीलप्रमाणे आहे. सभेच्या सुरुवातीस सभेच्या कार्यवाही सारांश खालीलप्रमाणे आहे. सभेच्या सुरुवातीस सभेच्या कार्यवाही सारांश खालीलप्रमाणे आहे.

बरेल - २/		
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MEETING MINUTE BOOK



सभेचे मिनिट बुक

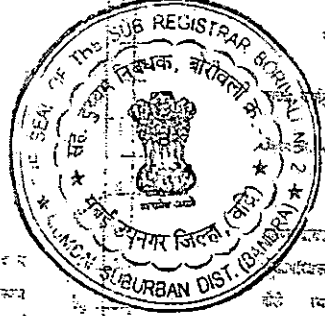
Meeting No / सभेचे नं.

REMARKS	RESOLUTION NO. सभेचे नं.	PRESENT MEMBERS AND RESOLUTIONS	REMARKS.
		रुक्मिणी लक्ष्मी व उषा	श्री

ज्या ज्या काळात 'श्री' ही, उच्चैःचलित संस्थानिक सेवा संस्थानिकां यांचेकरीत १९५६-१९५७ च्या आर्थिक वर्षात संपादनित आर्थिक वर्षात 'श्री' ही दुसरी संपादनित झाली असून त्या आर्थिक वर्षात प्रत्येक वेळी 'श्री' ही

सुचक : श्री. विवेक लाल

अनुमोदक : श्री. सुरेश शर्मा



श्री. विवेक लाल
श्री. सुरेश शर्मा
श्री. सुरेश शर्मा

उच्चैःचलित संस्थानिक सेवा संस्थानिकां यांचेकरीत १९५६-१९५७ च्या आर्थिक वर्षात संपादनित झाली असून त्या आर्थिक वर्षात प्रत्येक वेळी 'श्री' ही दुसरी संपादनित झाली असून त्या आर्थिक वर्षात प्रत्येक वेळी 'श्री' ही

श्री. विवेक लाल
श्री. सुरेश शर्मा
श्री. सुरेश शर्मा

सुचक - श्री. विवेक लाल

अनुमोदक - श्री. सुरेश शर्मा

श्री. सुरेश शर्मा

श्री. सुरेश शर्मा

श्री. सुरेश शर्मा

श्री. सुरेश शर्मा

सुचक - श्री. विवेक लाल

अनुमोदक - श्री. सुरेश शर्मा

श्री. सुरेश शर्मा



बारल - २/		
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२०२४		



03/01/2019

सूची क्र.2

दुयम निबंधक : सह दु.नि.
बोरीवली 4

दस्त क्रमांक : 19086/2018

नेदंणी :

Regn:63m

गावाचे नाव : सागाठाणे

(1) विलोखाचा प्रकार डेव्हलपमेंट अॅग्रीमेंट

(2) मोबदला 470919000

(3) बाजारभाव (भाडेपट्ट्याच्या वाढितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) 428837000

(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: सागाठाणे पारिजात को ऑप ही सोसा लि चाळ नं 48 ते 53 सागाठाणे बोरीवली पूर्व मुंबई 400066 जमिनीचे एकूण क्षेत्रफळ 2727.82 चौ मी एडीजे /1100902/2141/2018. सदर दस्तात भरलेले मुद्रांक शुल्क 23940950/- (Survey Number : 34 अ 47 ; C.T.S. Number : 2-3 पार्ट , 259 व 260 पार्ट ;)

(5) क्षेत्रफळ 1) 2727.82 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- मेसर्स पारिजात हिल व्हिव रियलिटी एल एल पी लॉक नियुक्त भागीदार अजय पवार - - वय:-49; पत्ता:- ऑफिस नं 24 अ विंग , 6 वा मजला , मॅट्री को ऑप ही सोसा लि , बिबिसार नगर , गोरगाव पूर्व मुंबई , आआर्डीईव्क कॉलनी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400065 पिन नं:-AAVFP9976F

2): नाव:- वी जी शिर्के कॉन्स्ट्रक्शन्स टेकनॉलॉजि प्रा लि लॉक मुख्य कार्यकारी अधिकारी नंदकिशोर विश्वनाथ कुदळे - - वय:-49; पत्ता:- ऑफिस नं 24 अ विंग 601 602, 6 वा मजला , मॅट्री को ऑप ही सोसा लि , बिबिसार नगर , गोरगाव पूर्व मुंबई , आआर्डीईव्क कॉलनी , MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400065 पिन नं:-AAACB7293D

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- मेसर्स सागाठाणे पारिजात को ऑप ही सोसा लि लॉक अध्यक्ष तुकाराम पालव - - वय:-61; पत्ता:- प्लॉट नं: रूम न 782 चाळ न 48, माळा नं: -, इमारतीचे नाव: सागाठाणे पारिजात को ऑप ही सोसा लि, ब्लॉक नं: गुलमोहर वसाहत , रोड नं: सागाठाणे बोरीवली पूर्व , महाराष्ट्र, मुंबई. पिन कोड:-400066 पिन नं:-AAEAM2252K

2): नाव:- मेसर्स सागाठाणे पारिजात को ऑप ही सोसा लि लॉक अध्यक्ष श्रीमती रश्मि राजेंद्र नर्स - - वय:-49; पत्ता:- प्लॉट नं: रूम न 782 चाळ न 48, माळा नं: -, इमारतीचे नाव: सागाठाणे पारिजात को ऑप ही सोसा लि, ब्लॉक नं: गुलमोहर वसाहत , रोड नं: सागाठाणे बोरीवली पूर्व , महाराष्ट्र, मुंबई. पिन कोड:-400066 पिन नं:-AAEAM2252K

3): नाव:- मेसर्स सागाठाणे पारिजात को ऑप ही सोसा लि लॉक अध्यक्ष प्रभाकर सत्यवान पावसकर - - वय:-53; पत्ता:- प्लॉट नं: रूम न 846 चाळ न 50, माळा नं: -, इमारतीचे नाव: सागाठाणे पारिजात को ऑप ही सोसा लि, ब्लॉक नं: गुलमोहर वसाहत , रोड नं: सागाठाणे बोरीवली पूर्व , महाराष्ट्र, मुंबई. पिन कोड:-400066 पिन नं:-AAEAM2252K

4): नाव:- श्रीमती योगिता नामदेव लाड - - वय:-59; पत्ता:- प्लॉट नं: रूम न 782 चाळ न 48, माळा नं: -, सागाठाणे पारिजात को ऑप ही सोसा लि, गुलमोहर वसाहत, सागाठाणे बोरीवली पूर्व, दौलत नगर (उंबई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400066 पिन नं:-AIPPL9294E

5): नाव:- श्री नामदेव भीमराव लाड - - वय:-49; पत्ता:- प्लॉट नं: रूम न 782 चाळ न 48, माळा नं: -, इमारतीचे नाव: सागाठाणे पारिजात को ऑप ही सोसा लि

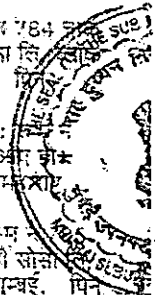


बरल - २/		
9080	EO	93C
२०२४		



बरत - २/		
१०८०	६९	९९८
२०२४		

- नाम:- गुलामोहर वसाहत, रोड नं: मागाठाणे बोरीवली पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:- ४०००६६ फॉन नं:- AAFP 74838
- 6): नाम:- श्री ठाकोरभाई प्रशांतच मिस्त्री - - वय:- 83; पत्ता:- प्लॉट नं: रूम न 781 चाळ न 48, भाळा नं: - इमारतीचे नाव: मागाठाणे पारिजात को ऑप ही सोसा लि, ब्लॉक नं: गुलामोहर वसाहत, रोड नं: मागाठाणे बोरीवली पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:- 400066 फॉन नं:- BTDPMS172Q
- 7): नाम:- श्री सुकरान विठ्ठल पालव - - वय:- 61; पत्ता:- प्लॉट नं: रूम न 782 चाळ न 48, भाळा नं: - इमारतीचे नाव: मागाठाणे पारिजात को ऑप ही सोसा लि, ब्लॉक नं: गुलामोहर वसाहत, रोड नं: मागाठाणे बोरीवली पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:- 400066 फॉन नं:- ALFF1B16G
- 8): नाम:- श्री संजय रामचंद्र गिरे - - वय:- 46; पत्ता:- प्लॉट नं: रूम न 793 चाळ न 48, भाळा नं: - इमारतीचे नाव: मागाठाणे पारिजात को ऑप ही सोसा लि, ब्लॉक नं: गुलामोहर वसाहत, रोड नं: मागाठाणे बोरीवली पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:- 400066 फॉन नं:- AKNP68443B
- 9): नाम:- श्री यशवंत रावजी ब्राह्म - - वय:- 68; पत्ता:- प्लॉट नं: रूम न 784 चाळ न 48, भाळा नं: - इमारतीचे नाव: मागाठाणे पारिजात को ऑप ही सोसा लि, ब्लॉक नं: गुलामोहर वसाहत, रोड नं: मागाठाणे बोरीवली पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:- 400066 फॉन नं:- AKNP64131C
- 10): नाम:- श्री व्यंकटराव दत्तात्रय पाटील - - वय:- 73; पत्ता:- प्लॉट नं: रूम न 785 चाळ न 48, भाळा नं: - इमारतीचे नाव: मागाठाणे पारिजात को ऑप ही सोसा लि, ब्लॉक नं: गुलामोहर वसाहत, रोड नं: मागाठाणे बोरीवली पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:- 400066 फॉन नं:- ACYPP8005G
- 11): नाम:- श्री विठ्ठल कृष्ण जाधव - - वय:- 76; पत्ता:- प्लॉट नं: रूम न 786 चाळ न 48, भाळा नं: - इमारतीचे नाव: मागाठाणे पारिजात को ऑप ही सोसा लि, ब्लॉक नं: गुलामोहर वसाहत, रोड नं: मागाठाणे बोरीवली पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:- 400066 फॉन नं:- AMIP9434B
- 12): नाम:- श्री महेंद्र गजानन एडवणकर - - वय:- 53; पत्ता:- प्लॉट नं: रूम न 787 चाळ न 48, भाळा नं: - इमारतीचे नाव: मागाठाणे पारिजात को ऑप ही सोसा लि, ब्लॉक नं: गुलामोहर वसाहत, रोड नं: मागाठाणे बोरीवली पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:- 400066 फॉन नं:- AAGP22819G
- 13): नाम:- श्रीमती सुशोभा विठ्ठलजी चौहान - - वय:- 48; पत्ता:- प्लॉट नं: रूम न 788 चाळ न 48, भाळा नं: - इमारतीचे नाव: मागाठाणे पारिजात को ऑप ही सोसा लि, ब्लॉक नं: गुलामोहर वसाहत, रोड नं: मागाठाणे बोरीवली पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:- 400066 फॉन नं:- AIGPC2461F
- 14): नाम:- श्रीमती सुमन मनोहर पाटील - - वय:- 71; पत्ता:- प्लॉट नं: रूम न 789 चाळ न 48, भाळा नं: - इमारतीचे नाव: मागाठाणे पारिजात को ऑप ही सोसा लि, ब्लॉक नं: गुलामोहर वसाहत, रोड नं: मागाठाणे बोरीवली पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:- 400066 फॉन नं:- CUNPP4705J
- 15): नाम:- श्रीमती नितावरी कृष्ण कुंभार - - वय:- 54; पत्ता:- प्लॉट नं: रूम न 790 चाळ न 49, भाळा नं: - इमारतीचे नाव: मागाठाणे पारिजात को ऑप ही सोसा लि, ब्लॉक नं: गुलामोहर वसाहत, रोड नं: मागाठाणे बोरीवली पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:- 400066 फॉन नं:- BGAPK6421Q
- 16): नाम:- श्री जितेंद्र धर्मेश राणे - - वय:- 42; पत्ता:- प्लॉट नं: रूम न 791 चाळ न 49, भाळा नं: - इमारतीचे नाव: मागाठाणे पारिजात को ऑप ही सोसा लि, ब्लॉक नं: गुलामोहर वसाहत, रोड नं: मागाठाणे बोरीवली पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:- 400066 फॉन नं:- AGZPR6534K
- 17): नाम:- श्री संतोष सत्यवान पावसाकर - - वय:- 51; पत्ता:- प्लॉट नं: रूम न 792 चाळ न 49, भाळा नं: - इमारतीचे नाव: मागाठाणे पारिजात को ऑप ही सोसा लि, ब्लॉक नं: गुलामोहर वसाहत, रोड नं: मागाठाणे बोरीवली पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:- 400066 फॉन नं:- AKXPP8987A
- 18): नाम:- श्री दिनकर बाबुराव गवंडी - - वय:- 46; पत्ता:- प्लॉट नं: रूम न 793 चाळ न 49, भाळा नं: - इमारतीचे नाव: मागाठाणे पारिजात को ऑप ही सोसा लि, ब्लॉक नं: गुलामोहर वसाहत, रोड नं: मागाठाणे बोरीवली पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:- 400066 फॉन नं:- AAKPC441113
- 19): नाम:- श्री आदाम धुताजी भाटोया - - वय:- 58; पत्ता:- प्लॉट नं: रूम न 794 चाळ न 49, भाळा नं: - इमारतीचे नाव: मागाठाणे पारिजात को ऑप ही सोसा लि, ब्लॉक नं: गुलामोहर वसाहत, रोड नं: मागाठाणे बोरीवली पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:- 400066 फॉन नं:- ACRPB4311J
- 20): नाम:- श्री राजेंद्र वसंत भानुशाली - - वय:- 55; पत्ता:- रूम न 795 चाळ न 49, भाळा नं: - इमारतीचे नाव: मागाठाणे पारिजात को ऑप ही सोसा लि, गुलामोहर वसाहत, मागाठाणे

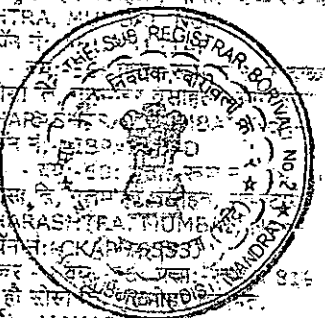


- बोरीवली पूर्व, दौलत नगर (ऊँचाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400066 पैन नं:-AWNPB0523A
- 21): नाव:-श्री राजेंद्र पांडुरंग वायंगणकर - - वय:-61; पत्ता:-प्लॉट नं: रूम न 797 चाळ न 49, माळा नं: -, इमारतीचे नाव: मागाठाणे पारिजात को ऑप ही सोसा लि, ब्लॉक नं: गुलमोहर वसाहत, रोड नं: मागाठाणे बोरीवली पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400066 पैन नं:-AAGPW43840
- 22): नाव:-श्री विलास पशवंत सुर्वे - - वय:-41; पत्ता:-प्लॉट नं: रूम न 790 चाळ न 49, माळा नं: -, इमारतीचे नाव: मागाठाणे पारिजात को ऑप ही सोसा लि, ब्लॉक नं: गुलमोहर वसाहत, रोड नं: मागाठाणे बोरीवली पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400066 पैन नं:-BURPS8964B
- 23): नाव:-श्री राजेंद्र शंकर नर्स - - वय:-61; पत्ता:-प्लॉट नं: रूम न 799 चाळ न 49, माळा नं: -, इमारतीचे नाव: मागाठाणे पारिजात को ऑप ही सोसा लि, ब्लॉक नं: गुलमोहर वसाहत, रोड नं: मागाठाणे बोरीवली पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400066 पैन नं:-ADGPN1106M
- 24): नाव:-श्री शरद गायकवाड - - वय:-61; पत्ता:-प्लॉट नं: रूम न 800 चाळ न 50, माळा नं: -, इमारतीचे नाव: मागाठाणे पारिजात को ऑप ही सोसा लि, ब्लॉक नं: गुलमोहर वसाहत, रोड नं: मागाठाणे बोरीवली पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400066 पैन नं:-AAQPG7060A
- 25): नाव:-श्री अरुणकुमार जीवनलाल सिद्धपुरा - - वय:-60; पत्ता:-प्लॉट नं: रूम न 801 चाळ न 50, माळा नं: -, इमारतीचे नाव: मागाठाणे पारिजात को ऑप ही सोसा लि, ब्लॉक नं: गुलमोहर वसाहत, रोड नं: मागाठाणे बोरीवली पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400066 पैन नं:-CEUPS7711G
- 26): नाव:-श्रीमती वाती दुंगाराम चौधरी - - वय:-40; पत्ता:-प्लॉट नं: रूम न 802 चाळ न 50, माळा नं: -, इमारतीचे नाव: मागाठाणे पारिजात को ऑप ही सोसा लि, ब्लॉक नं: गुलमोहर वसाहत, रोड नं: मागाठाणे बोरीवली पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400066 पैन नं:-AMIPC3193K
- 27): नाव:-श्री दुंगाराम खुंगाराजी चौधरी - - वय:-46; पत्ता:-रूम न 802 चाळ न 50, - मागाठाणे पारिजात को ऑप ही सोसा लि, गुलमोहर वसाहत, मागाठाणे बोरीवली पूर्व, दौलत नगर (ऊँचाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400066 पैन नं:-AACPC0030E
- 28): नाव:-श्रीमती रतन राजेंद्र नर्स - - वय:-49; पत्ता:-रूम न 803 चाळ न 50, - मागाठाणे पारिजात को ऑप ही सोसा लि, गुलमोहर वसाहत, मागाठाणे बोरीवली पूर्व, दौलत नगर (ऊँचाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400066 पैन नं:-AIQPN1208F
- 29): नाव:-श्री प्रकाश भिकू शिंगण - - वय:-63; पत्ता:-रूम न 804 चाळ न 50, - मागाठाणे पारिजात को ऑप ही सोसा लि, गुलमोहर वसाहत, मागाठाणे बोरीवली पूर्व, दौलत नगर (ऊँचाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400066 पैन नं:-BSEPS7896G
- 30): नाव:-श्री प्रकाश काशिनाथ भाईर - - वय:-55; पत्ता:-रूम न 805 चाळ न 50, - मागाठाणे पारिजात को ऑप ही सोसा लि, गुलमोहर वसाहत, मागाठाणे बोरीवली पूर्व, दौलत नगर (ऊँचाई), MAHARASHTRA, MUMBAI Non-Government. पिन कोड:-400066 पैन नं:-AGNFB5534D
- 31): नाव:-श्री प्रशांत सत्यवान पावसकर - - वय:-53; पत्ता:-रूम न 806 चाळ न 50, - मागाठाणे पारिजात को ऑप ही सोसा लि, गुलमोहर वसाहत, मागाठाणे बोरीवली पूर्व, दौलत नगर (ऊँचाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400066 पैन नं:-AIFC3353N
- 32): नाव:-श्री सुरेश चंद्रकांत जोशी - - वय:-39; पत्ता:-रूम न 807 चाळ न 50, - मागाठाणे पारिजात को ऑप ही सोसा लि, गुलमोहर वसाहत, मागाठाणे बोरीवली पूर्व, दौलत नगर (ऊँचाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400066 पैन नं:-AFGP3353N
- 33): नाव:-श्री अनिल रतन शिरसेकर - - वय:-35; पत्ता:-रूम न 808 चाळ न 50, - मागाठाणे पारिजात को ऑप ही सोसा लि, गुलमोहर वसाहत, मागाठाणे बोरीवली पूर्व, दौलत नगर (ऊँचाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400066 पैन नं:-CEPPS1349M
- 34): नाव:-श्री सुहदेव लक्ष्मण जोडे - - वय:-65; पत्ता:-रूम न 809 चाळ न 50, - मागाठाणे पारिजात को ऑप ही सोसा लि, गुलमोहर वसाहत, मागाठाणे बोरीवली पूर्व, दौलत नगर (ऊँचाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400066 पैन नं:-AAJP22373G



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- 35): नाव:- श्रीमती संजय प्रातीबाई शिनावार - वय:- 54; पता:- कर्म न २, चक न 51, - मागाठाणे परिसर को ऑफ ही सोसा लि, मुलमोहर वसाहत, मागाठाणे वरीवली पूर्व, दौलत नगर (जंवाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400066 पिन नं:-AMTUPV3976M
- 36): नाव:- श्रीमती सुधा शिर्डीकर - वय:- 57; पता:- कर्म न 81, चक न 51, - मागाठाणे परिसर को ऑफ ही सोसा लि, मुलमोहर वसाहत, मागाठाणे वरीवली पूर्व, दौलत नगर (जंवाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400066 पिन नं:-ABPPV33466
- 37): नाव:- श्री सुधीर रामचंद्र गंडे - वय:- 37; पता:- कर्म न 81, चक न 51, - मागाठाणे परिसर को ऑफ ही सोसा लि, मुलमोहर वसाहत, मागाठाणे वरीवली पूर्व, दौलत नगर (जंवाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400066 पिन नं:-AMLPV3665R
- 38): नाव:- श्रीमती जनाबी महेश कांदवलकर - वय:- 53; पता:- कर्म न 81, चक न 51, - मागाठाणे परिसर को ऑफ ही सोसा लि, मुलमोहर वसाहत, मागाठाणे वरीवली पूर्व, दौलत नगर (जंवाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400066 पिन नं:-ALPVP3746M
- 39): नाव:- श्री महेश रामचंद्र कांदवलकर - वय:- 56; पता:- कर्म न 81, चक न 51, - मागाठाणे परिसर को ऑफ ही सोसा लि, मुलमोहर वसाहत, मागाठाणे वरीवली पूर्व, दौलत नगर (जंवाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400066 पिन नं:-ASGVS3552G
- 40): नाव:- श्रीमती अशिता भिक्षु शेठे - वय:- 52; पता:- कर्म न 81, चक न 51, - मागाठाणे परिसर को ऑफ ही सोसा लि, मुलमोहर वसाहत, मागाठाणे वरीवली पूर्व, दौलत नगर (जंवाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400066 पिन नं:-5AQPS7126M
- 41): नाव:- श्री माधवी देवदास सावंत - वय:- 64; पता:- कर्म न 81, चक न 51, - मागाठाणे परिसर को ऑफ ही सोसा लि, मुलमोहर वसाहत, मागाठाणे वरीवली पूर्व, दौलत नगर (जंवाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400066 पिन नं:-AM7PS3533P
- 42): नाव:- श्री रमण कांदे सावंत - वय:- 51; पता:- कर्म न 81, चक न 51, - मागाठाणे परिसर को ऑफ ही सोसा लि, मुलमोहर वसाहत, मागाठाणे वरीवली पूर्व, दौलत नगर (जंवाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400066 पिन नं:-
- 43): नाव:- श्री आंगणवाणी श्रीहरी अंकुशे - वय:- 51; पता:- कर्म न 81, चक न 51, - मागाठाणे परिसर को ऑफ ही सोसा लि, मुलमोहर वसाहत, मागाठाणे वरीवली पूर्व, दौलत नगर (जंवाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400066 पिन नं:-
- 44): नाव:- श्रीमती सुनीता विठ्ठल शिंदे - वय:- 58; पता:- कर्म न 81, चक न 51, - मागाठाणे परिसर को ऑफ ही सोसा लि, मुलमोहर वसाहत, मागाठाणे वरीवली पूर्व, दौलत नगर (जंवाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400066 पिन नं:-
- 45): नाव:- श्रीमती सुषिमा शांताराम पावसकर - वय:- 55; पता:- कर्म न 81, चक न 51, - मागाठाणे परिसर को ऑफ ही सोसा लि, मुलमोहर वसाहत, मागाठाणे वरीवली पूर्व, दौलत नगर (जंवाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400066 पिन नं:-
- 46): नाव:- श्रीमती सुनिता जयवंत शिंदे - वय:- 46; पता:- कर्म न 81, चक न 52, - मागाठाणे परिसर को ऑफ ही सोसा लि, मुलमोहर वसाहत, मागाठाणे वरीवली पूर्व, दौलत नगर (जंवाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400066 पिन नं:-
- 47): नाव:- श्री जयवंत रामचंद्र नागरे - वय:- 42; पता:- कर्म न 82, चक न 52, माका नं. - इमारतीचे नाव:- मागाठाणे वरीवली पूर्व (महाराष्ट्र) पिन कोड:-400066 पिन नं:-
- 48): नाव:- श्रीमती विजया हरिहर शिंदे - वय:- 55; पता:- कर्म न 82, चक न 52, माका नं. - इमारतीचे नाव:- मागाठाणे वरीवली पूर्व (महाराष्ट्र) पिन कोड:-400066 पिन नं:-
- 49): नाव:- श्रीमती सुनीता रामचंद्र भात - वय:- 63; पता:- कर्म न 82, चक न 52, माका नं. - इमारतीचे नाव:- मागाठाणे वरीवली पूर्व (महाराष्ट्र) पिन कोड:-400066 पिन नं:-



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- 50): नाव:-श्री भगवान श्रीहरी गाढडे - - वय:-60; पत्ता:-रूम न 825 चाळ न 52, - , मागाठाणे पारिजात को ऑफ हो सोसा लि, गुलमोहर वसाहत, मागाठाणे बोरीवली पूर्व, दौलत नगर (ःऊबाई), MAHARASHTRA, MUMBAI, Non Government. पिन कोड:-400066 फॅन नं:-AAFPG0280M
- 51): नाव:-श्री रामचंद्र विठ्ठल वस्त - - वय:-60; पत्ता:-प्लॉट नं: रूम न 826चाळ न 52, माळा नं: -, इमारतीचे नाव: मागाठाणे पारिजात को ऑफ हो सोसा लि, ब्लॉक नं: गुलमोहर वसाहत, रोड नं: मागाठाणे बोरीवली पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:-400066 फॅन नं:-ACAPV5163F
- 52): नाव:-श्रीमती कविता हरिश्चंद्र तनपुरे - - वय:-53; पत्ता:-प्लॉट नं: रूम न 827 चाळ न 52, माळा नं: -, इमारतीचे नाव: मागाठाणे पारिजात को ऑफ हो सोसा लि, ब्लॉक नं: गुलमोहर वसाहत, रोड नं: मागाठाणे बोरीवली पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:-400066 फॅन नं:-AIDPT7019H
- 53): नाव:-श्री हरिश्चंद्र नामदेव तनपुरे - - वय:-63; पत्ता:-प्लॉट नं: रूम न 828 चाळ न 52, माळा नं: -, इमारतीचे नाव: मागाठाणे पारिजात को ऑफ हो सोसा लि, ब्लॉक नं: गुलमोहर वसाहत, रोड नं: मागाठाणे बोरीवली पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:-400066 फॅन नं:-ABXPT4308E
- 54): नाव:-श्री दिपक गोविंद खळे - - वय:-49; पत्ता:-प्लॉट नं: रूम न 829 चाळ न 52, माळा नं: -, इमारतीचे नाव: मागाठाणे पारिजात को ऑफ हो सोसा लि, ब्लॉक नं: गुलमोहर वसाहत, रोड नं: मागाठाणे बोरीवली पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:-400066 फॅन नं:-AGMPK6173E
- 55): नाव:-श्री प्रताप कृष्णराव कदम - - वय:-60; पत्ता:-प्लॉट नं: रूम न 830 चाळ न 52, माळा नं: -, इमारतीचे नाव: मागाठाणे पारिजात को ऑफ हो सोसा लि, ब्लॉक नं: गुलमोहर वसाहत, रोड नं: मागाठाणे बोरीवली पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:-400066 फॅन नं:-ADTPK3105A
- 56): नाव:-श्री प्रमोददेव रामचंद्र पांडेय - - वय:-66; पत्ता:-प्लॉट नं: रूम न 831 चाळ न 53, माळा नं: -, इमारतीचे नाव: मागाठाणे पारिजात को ऑफ हो सोसा लि, ब्लॉक नं: गुलमोहर वसाहत, रोड नं: मागाठाणे बोरीवली पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:-400066 फॅन नं:-CFMPP4269R
- 57): नाव:-श्री अक्षय सुधाकर विचारे - - वय:-32; पत्ता:-प्लॉट नं: रूम न 832 चाळ न 53, माळा नं: -, इमारतीचे नाव: मागाठाणे पारिजात को ऑफ हो सोसा लि, ब्लॉक नं: गुलमोहर वसाहत, रोड नं: मागाठाणे बोरीवली पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:-400066 फॅन नं:-AHIPV5067H
- 58): नाव:-श्री मदन अंकुश दहीबावकर - - वय:-62; पत्ता:-रूम न 833चाळ न 53, - , मागाठाणे पारिजात को ऑफ हो सोसा लि, गुलमोहर वसाहत, मागाठाणे बोरीवली पूर्व, दौलत नगर (ःऊबाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400066 फॅन नं:-ALNPD7614B
- 59): नाव:-श्री अनंत कृष्ण राऊत - - वय:-61; पत्ता:-प्लॉट नं: रूम न 834 चाळ न 53, माळा नं: -, इमारतीचे नाव: मागाठाणे पारिजात को ऑफ हो सोसा लि, ब्लॉक नं: गुलमोहर वसाहत, रोड नं: मागाठाणे बोरीवली पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:-400066 फॅन नं:-AADPR6301A
- 60): नाव:-श्री सहदेव रामजी सकपाळ - - वय:-65; पत्ता:-प्लॉट नं: रूम न 834 चाळ न 53, माळा नं: -, इमारतीचे नाव: मागाठाणे पारिजात को ऑफ हो सोसा लि, ब्लॉक नं: गुलमोहर वसाहत, रोड नं: मागाठाणे बोरीवली पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:-400066 फॅन नं:-ANVPS8858A
- 61): नाव:-श्रीमती ज्योती प्रकाश सुरे - - वय:-55; पत्ता:-प्लॉट नं: रूम न 835 चाळ न 53, माळा नं: -, इमारतीचे नाव: मागाठाणे पारिजात को ऑफ हो सोसा लि, ब्लॉक नं: गुलमोहर वसाहत, रोड नं: मागाठाणे बोरीवली पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:-400066 फॅन नं:-CEUPS8858A
- 62): नाव:-श्री प्रकाश रतनराव सुरे - - वय:-65; पत्ता:-प्लॉट नं: रूम न 836 चाळ न 53, माळा नं: -, इमारतीचे नाव: मागाठाणे पारिजात को ऑफ हो सोसा लि, ब्लॉक नं: गुलमोहर वसाहत, रोड नं: मागाठाणे बोरीवली पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:-400066 फॅन नं:-CEUPS7447K
- 63): नाव:-श्री सुर्यकांत कानू येरम - - वय:-50; पत्ता:-प्लॉट नं: रूम न 837 चाळ न 53, माळा नं: -, इमारतीचे नाव: मागाठाणे पारिजात को ऑफ हो सोसा लि, ब्लॉक नं: गुलमोहर वसाहत, रोड नं: मागाठाणे बोरीवली पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:-400066 फॅन नं:-AAGPY1646L
- 64): नाव:-श्रीमती हिना मनोज सोडगर - - वय:-43; पत्ता:-प्लॉट नं: रूम न 837 चाळ न 53, माळा नं: -, इमारतीचे नाव: मागाठाणे पारिजात को ऑफ हो सोसा लि, ब्लॉक नं: गुलमोहर वसाहत, रोड नं: मागाठाणे बोरीवली पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:-400066 फॅन नं:-BHBPS0151E



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Index-2: मुर्चा - २



65): नाव:- श्री मनाज आंधरी सांडायर - - वय:-53; पत्ता:-प्लॉट नं: रूम नं 837 चाळ नं 53, भाळा नं: - इमारतीचे नाव: मागाठाणे पारिजात को ऑप ही सोसा लि, पिन कोड नं: गुलमोहर वसाहत, रोड नं: मागाठाणे बोरीवली पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400066 पॅन नं:-ANLPS5677B
 66): नाव:-श्री सुदेश शिंदेकर तरे - - वय:-64; पत्ता:-प्लॉट नं: रूम नं 838 चाळ नं 53, भाळा नं: - इमारतीचे नाव: मागाठाणे पारिजात को ऑप ही सोसा लि, प्लॉक नं: गुलमोहर वसाहत, रोड नं: मागाठाणे बोरीवली पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400066 पॅन नं:-ADEPT4995N
 67): नाव:-श्री शंतीकाल सरदेवी कर्नाजिया - - वय:-59; पत्ता:-रूम नं 839 चाळ नं 53, - मागाठाणे पारिजात को ऑप ही सोसा लि, गुलमोहर वसाहत, मागाठाणे बोरीवली पूर्व, दादर नगर (उंबाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400066 पॅन नं:-BSSPK6650B

(9) वस्तुसंबंधी करण दिव्याचा दिनांक 29/12/2018
 (10)दस्त नावणी केव्हाचा दिनांक 31/12/2018
 (11) 13 मुकामात, खंड व मुद्रा 19086/2018
 (12) वस्तुसंबंधी करण मुद्रांक 23940950
 (13) वस्तुसंबंधी करण मुद्रांक 30000
 (14) राश



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण वस्तुप्रकारानुसार आवश्यक नाही कारण तपशील वस्तुप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारलेला निवडलेला अनुक्रम :-

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

स्वीकृत

(Signature)

सह: मुख्य मित्यक, बोरीवली-६, मुंबई उपनगर जिल्हा.

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9080	६५	३८
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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

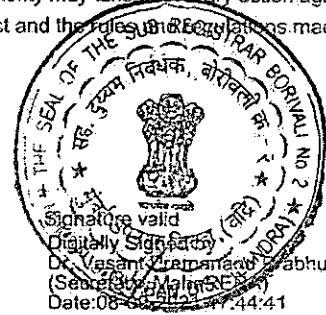
This registration is granted under section 5 of the Act to the following project under project registration number :
P51800021747

Project: **Parijat Hill View Realty LLP** , Plot Bearing / CTS / Survey / Final Plot No.: 259, 260 at Borivali, Borivali,
Mumbai Suburban, 400066;

1. M/S Parijat Hill View Realty Llp having its registered office / principal place of business, at Tehsil: Pune City
District: Pune, Pin: 411036.
 2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 23/07/2019 and ending with 30/06/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated: 08/09/2021

Place: Mumbai

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

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सूची क्र. 2

पत्राचार क्र. 2
 दि. 20/09/2019
 पत्राचार क्र. 2
 दि. 20/09/2019

गावाचे नाव: मागावाणे.

सहाय्यक

11/09/2019



1) पात्रिगुणें नाच, मुंबई प्रजासत्ताक, वर्णन: 2, इतर माहिती: 27 फ्लॅट्स घन की एक के स्मॉल क्षमता 185 चौ.फूट प्रतीती 1 से 22 मजले, 28 फ्लॅट्स घन की एक के विंग चौ.फूट 43 चौ.फूट प्रतीती 1 से 22 मजले, 20 फ्लॅट्स घन की एक के विंग क्षेत्रफळ 43 चौ.फूट प्रतीती 1 से 22 मजले, 20 फ्लॅट्स घन की एक के स्मॉल क्षेत्रफळ 50 चौ.फूट प्रतीती 1 से 22 मजले, 21 फ्लॅट्स घन की एक के विंग क्षेत्रफळ 109 चौ.फूट प्रतीती 1 से 22 मजले चौ.फूट नं-1 क्षेत्रफळ 190 चौ.फूट लळमजला चौ.फूट नं-2 क्षेत्रफळ चौ.फूट लळमजला चौ.फूट नं-3 क्षेत्रफळ 155 चौ.फूट लळमजला चौ.फूट नं-4 क्षेत्रफळ चौ.फूट लळमजला चौ.फूट नं-5 क्षेत्रफळ 282 चौ.फूट लळमजला चौ.फूट नं-6 क्षेत्रफळ 10524 चौ.फूट अरसेट गरिया मागावाणे गरियाजव के आंच हीसिंग सायटी लिमिटेड मागावाणे लेआउट फोड नं-016 वारिवाली फ्लॅट मंडळ-100766, सेक्टर नं- 47 सी.टी.एस नं- 219, 259 आणि 260 ऑफ व्हिलेज मागावाणे लळमजला वारिवाली इतर वर्णन दर्शवत नमुद केच्याप्रमाण (C.I.S. Number 219, 259 and 260, Survey Number: 47.)

100766

पत्राचार क्र. 2
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 पत्राचार क्र. 2
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 दि. 20/09/2019
 पत्राचार क्र. 2
 दि. 20/09/2019

1) नाम: मुंबई प्रजासत्ताक, वर्णन: 2, इतर माहिती: 27 फ्लॅट्स घन की एक के स्मॉल क्षमता 185 चौ.फूट प्रतीती 1 से 22 मजले, 28 फ्लॅट्स घन की एक के विंग चौ.फूट 43 चौ.फूट प्रतीती 1 से 22 मजले, 20 फ्लॅट्स घन की एक के विंग क्षेत्रफळ 43 चौ.फूट प्रतीती 1 से 22 मजले, 20 फ्लॅट्स घन की एक के स्मॉल क्षेत्रफळ 50 चौ.फूट प्रतीती 1 से 22 मजले, 21 फ्लॅट्स घन की एक के विंग क्षेत्रफळ 109 चौ.फूट प्रतीती 1 से 22 मजले चौ.फूट नं-1 क्षेत्रफळ 190 चौ.फूट लळमजला चौ.फूट नं-2 क्षेत्रफळ चौ.फूट लळमजला चौ.फूट नं-3 क्षेत्रफळ 155 चौ.फूट लळमजला चौ.फूट नं-4 क्षेत्रफळ चौ.फूट लळमजला चौ.फूट नं-5 क्षेत्रफळ 282 चौ.फूट लळमजला चौ.फूट नं-6 क्षेत्रफळ 10524 चौ.फूट अरसेट गरिया मागावाणे गरियाजव के आंच हीसिंग सायटी लिमिटेड मागावाणे लेआउट फोड नं-016 वारिवाली फ्लॅट मंडळ-100766, सेक्टर नं- 47 सी.टी.एस नं- 219, 259 आणि 260 ऑफ व्हिलेज मागावाणे लळमजला वारिवाली इतर वर्णन दर्शवत नमुद केच्याप्रमाण (C.I.S. Number 219, 259 and 260, Survey Number: 47.)
 09/08/2019
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मुंबई नगरपालिका आचरणाची नाही कारण इतर कारणांसार आचरणाची नाही वारिवाली इतर वर्णन दर्शवत नमुद केच्याप्रमाण (C.I.S. Number 219, 259 and 260, Survey Number: 47.)

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Chandrashekhar Athalye
ADVOCATE

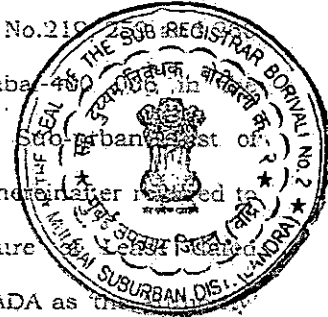
Office at:- 20 on 1st floor 30C-30F, Vasudeo Mansion
 Cawasji Patel Street Fort Mumbai-400001.
 Off- 40020419, Fax:- 22845427, Mob- 9820199287
 shekhar.athalye@gmail.com or Shekhar_athalye@rediffmail.com

Ref No- CHSH/RHF/ /2019

TO WHOMSOEVER IT MAY CONCERN

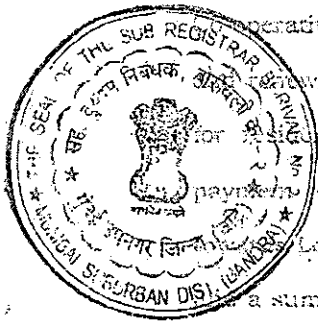
Re: All that piece and parcel of a plot of land admeasuring 2727.86 Sq. Mts. and belongs to Magathane Parijat Co-operative Housing Society Limited, Chawl Nos: 48 to 53, Survey No. 34a Hissa No.9, Survey No.47, corresponding CTS No.259(p) and 260 (p) of Village- Magathane under its layout code No.036 (New Magathane) at Borivali (E), Mumbai-400 066.

1. The Maharashtra Housing and Area Development Authority ("MHADA") is the owner of all that piece or parcel of land or ground of plot situate, lying underneath and appurtenant to chawl Nos. 48 to 53 at Survey No.47 and City Survey No.210 at Village- Magathane, Borivali (East), Mumbai-400 registration Sub-district of Borivali, Mumbai Sub-urban district of Mumbai City, Admeasuring 2257.76 Sq. Mts. (hereinafter referred to as "the said Land"). By virtue of indenture 19/01/2018 executed by and between the MHADA as the therein of the One Part AND Magathane Parijat Co-operative Housing



बरल -		
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Society Ltd. as 'the Society' therein of the Other Part, the Authority agreed to lease all the piece and parcel of land lying underneath and appurtenant to Chawl Nos. 48 to 53 at Survey No.47, CTS No.219, 259 & 260, admeasuring 2257.76 Sq. Mts., Village- Magathane, Borivali (East), Mumbai-400 066 in the registration dist. of Mumbai City (hereinafter referred to as "the said Land") to Magathane Parijat



Co-operative Housing Society Ltd. on lease for a period of 60 years renewable by every 30 years once with effect from 01/01/1987 for residential use subject to the terms and conditions and on payment of Rs.1,99,200/- towards Premium and Rs.5,47,560/- Lease Rent for the period from 01/01/1987 to 31/03/2016 a sum of Rs.18,720/- for the further period as Lease Rent. The said Indenture of Lease is registered with the sub-registrar of Assurances at Borivali on 19/01/2018 under registration No.BRL/2/543/2018.

2. By virtue of Deed of Sale dated 19/01/2018 executed by and between the MHADA as 'the Authority' therein of the One Part AND Magathane Parijat Co-operative Housing Society Ltd. as 'the Society' therein of the Other Part, the Authority, on the request of the Society, on payment of Rs.11,20,260/- as being full consideration amount, sold, conveyed and transferred as its right, title and interest in respect of all the Chawls bearing Nos.48 to 53 constructed on the land bearing Survey No.47, CTS No.219, 259 & 260, admeasuring 2257.76 Sq. Mts., Village- Magathane, Borivali (East), Mumbai-400

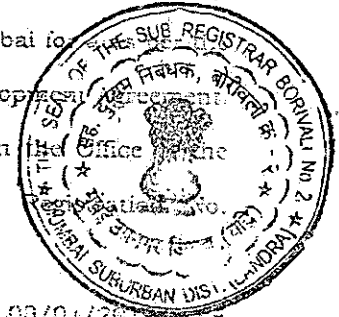
in the registration Dist. of Mumbai City. The said Deed of Sale is

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registered with the Sub-registrar of Assurance at Mumbai on 19/01/2018 under registration No.BRL/3/544/2018.

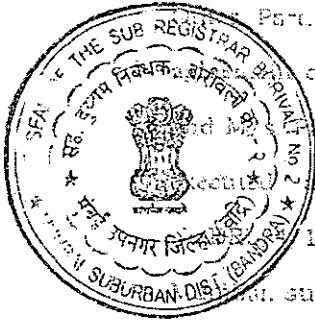
3. The Development Agreement dated 29/12/2018 was executed by and between Magathane Parijat CHSL as the Society' therein of the One Part, Smt. Yogita Namdev Lad & 59 Ors. as the Members' therein of the second Part, M/s. Parijat Hill View Realty LLP as 'the Developer' therein of the Third Part and M/s. B. G. Shirke Constructions Pvt. Ltd. as 'the Company/Confirming Party' therein of the Fourth Part. Under the said Agreement, the Society has authorized M/s. Magathane Parijat Co-Operative Housing Society, the Developer, which is SPV (Special Purpose Vehicle) of M/s B.G. Shirke Constructions Technology Pvt. Ltd. formed for the purpose of Redevelopment of the of the Society and also for the effectively handling finance particularly in view of Real Estate (Maharashtra Regulation and Development) Act, 2016 and Rules framed thereunder, to develop the land being CTS Nos. 219 (p), 259, 260 (p), Survey No. 33A, Hissa No.9, S.No. 47, Tit-bit Plot No.12, total admeasuring 2257.76 (Plot area as per MHADA) +470.06(Tit-bit Plot area)=2727.82 Sq. Mts., Village- Magathane, Borivali (East), Mumbai-400 066 in the registration Dist. of Mumbai for terms and conditions mentioned in the said Development Agreement. The said Development Agreement is registered in the Office of the sub-registrar of Assurance at Borivali under registration No. BRL/4/19086/2018 dated 29/12/2018.

4. By virtue of Power of Attorney dated 03/01/2018, which is not mentioned in the Power of Attorney so dated of registration is



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taken) executed by and between Magathane Parijat Co-operative Housing Society Ltd. as "the Society" therein of the One Part AND Mr. Ajay M Pawar and Mr. B.S. Kolditkar as "the Attorneys" therein of the



Part. The said Society, in pursuance of the Development dated 29/12/2018 executed by and between the Society and Mr. Parijat Hill View Realty LLP as the Developer therein duly registered on 29/12/2018 under registration No. 19086/2018 in the sub-registrar of Assurance at Borivali, authorized the said Attorneys to do all the things and acts as mentioned in the said Power of Attorney for development of the property being all the piece and parcel of land admeasuring 2727.86 Sq. Mts. and Chawl Nos. 48 to 53, Survey No.34A, Hissa No.9, Survey No.47, corresponding OTS No.259 (pt) and 260 (pt) of Village-Magathane. The said power of Attorney is registered in the Office of the Sub-registrar of Assurance at Borivali under registration No. BRL/4/168/2019 dated 03/01/2019.

5. The Society has paid all the dues pending at MHADA till 31/03/2018 and Revised "NO Dues Certificate" as of 31/03/2018 has been issued vide Letter dated 21/12/2017.

6. Under the said Development the Developer has agreed to give Rs.22,50,000/- to each member of the society as inconvenience and Hardship Compensation and to provide a permanent alternate accommodation to each member of the society (total 50 members) with carpet area which is not less than 592 Sq.

बुरल - २१		
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7. We have also taken search in the office of the Sub-Registrar of Assurance at Mumbai, Bandra, Borivali, Goregaon & Magathane for last 21 years i.e. 1999 to 2019 and we found that there are no charges registered in respect of the said land. We enclose herewith a Search Report dated 01.04.2019.

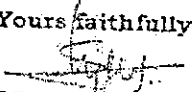
8. On the basis of the above documents, we hereby certify that Magathane Parijat Co-operative Housing Society Ltd. is the 'Owner' of the structure being Chawls Nos.48 to 53 constructed on the land bearing Survey No.47, CTS No.219, 259 & 260, admeasuring 2257.76 Sq. Mts., Village- Magathane, Borivali (East), Mumbai-400 066 and 'Lessee' in respect of the land under the said structure bearing Survey No.47, CTS No.219, 259 & 260, admeasuring 2257.76 Sq. Mts. (society has applied and is under the process to acquire a separate tit-bit area admeasuring 470.06 sq. Mts.), Village- Magathane, Borivali (East), Mumbai-400 066 and has full power and absolute authority to deal with the said structures/Chawls and the said Land [with prior written permission of MHADA] and is marketable and free from encumbrances.

Note:

1. Latest property cards of the land has not been provided.

Dated this 9th day of April, 2019.

Yours faithfully,


CHANDRASHEKHAR ATHALYE
ADVOCATE

CHANDRASHEKHAR S. ATHALYE
ADVOCATE, HIGH COURT
Office No. 79 on 1st floor, Varadon Mansion,
21/22nd Jawahar Road, Borivali
C.S. Yashwanth Estate, Borivali, Mumbai - 400002.



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ANNEXURE - K

MUNICIPAL CORPORATION OF GREATER MUMBAI
 MUMBAI FIRE BRIGADE
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**MUNICIPAL CORPORATION OF GREATER MUMBAI
MUMBAI FIRE BRIGADE**

No: FB/HR/RV/4/128
Date: 11/8/2019

Sub: N.O.C. stipulating fire protection and fire-fighting requirements for a proposed construction of high rise residential building (under redevelopment of bldgs. No. 48 to 53, Parijat CHSL) on property bearing S.No. 47 C.T.S. No.219, 259 &260 at Gulmohar Colony, Behind Tata Power House, Magathane, Borivali (East), Mumbai - 400066.

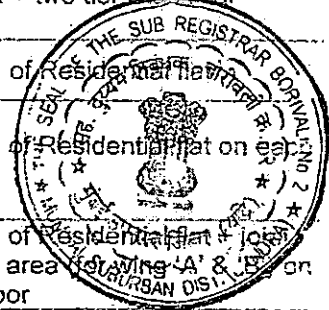
- Ref:** 1. Letter from M/s. Hemant Kankaraiya, Architect.
2. M.F.B. No.: HR/ RIV/128 dtd. 28/12/2018.
3. Architect submitted corrected plan on 08/03/2019.

E.E.(B.P. Cell), MHADA

This is a proposal for the construction of High Rise Residential building comprising of two wings designated as Wing 'A' & Wing 'B' (both wings attached to each other); Wing 'A' having common ground floor part on stilt + 1st to 22nd upper residential floors with total height of 68.45 mtrs. measured from general ground level up to terrace level & Wing 'B' having common ground floor part on stilt + 1st to 22nd upper residential floors (part 22nd floor) with total height of 68.45 mtrs measured from general ground level up to terrace level, as shown on the enclosed plans. Architect has proposed 03 nos. of mechanized car parking tower (i.e. Tower-1 & 2 attached to each other & Tower no.3) each having total height of 55.20 mtrs, out of which Tower no. 1 & 2 proposed at north side & Tower no.3 proposed at northeast side of the plot as shown on the plan.

The details of floor wise users of Wing 'A' & Wing 'B' will be as follows:

Floor	Detail of usage/ tenements per floor	
	WING 'A'	WING 'B'
Ground floor part on stilt	Entrance lobby (For each wing) + 05 nos. of shop + Electric Meter room (For each wing) + 01 No. of D.G. Set Room + Society office + Pump room + Watchmen Cabin + Amenity Space+ Toilet block + part vacant stilt + two tier Stack car parking in stilt area	
1 st floor	06 nos. of Residential flat + Amenity room	07 nos. of Residential flat
2 nd to 7 th , 9 th to 14 th , 16 th to 21 st floors	07 nos. of Residential flat on each floor	07 nos. of Residential flat on each floor
8 th & 15 th floor	05 nos. of Residential flat + joint Refuge area (for wing 'A' & 'B') on each floor	05 nos. of Residential flat + joint Refuge area for wing 'A' & 'B' on each floor
22 nd floor	07 nos. of Residential flat	06 nos. of Residential flat + part terrace
Terrace (above 22 nd floor)	Open to Sky (Treated as refuge area).	Open to Sky (Treated as refuge area).



Hemant Kankaraiya
11/3/2019

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Each wing is provided with one enclosed type staircase of 1.50 mtrs. flight width leading from ground floor to terrace level, which is externally located and adequately ventilated to outside air as shown on the plan.

Each wing is provided with 04 nos. of lifts, each leading from ground to top floor as shown on the plan out of which two lifts in each wing will be converted into fire lift as per the Rules. The lift lobby/common corridor at each floor level in each wing is directly ventilated to outside air as shown in the enclosed plan.

The plot abuts at the junction of 9.00 mtrs wide Road on West side & 7.50 mtrs wide Road on South side as shown on the plan.

The side open spaces all around the Building are as under:

Side	Building line to Plot boundary
North	5.61 mtrs to 13.77 mtrs upto mechanized car parking tower no.1 & 2, & 6.64 mtrs to 7.29 mtrs upto mechanized car parking tower no.3
South	5.60 mtrs to 8 Mtrs. + 7.50 mtrs wide Road
East	5.70 Mtrs to 4.07 Mtrs + 9.00 mtrs wide Road

Joint Refuge areas provided for Wing 'A' & 'B' of the building are as under:

Floor	Joint Refuge area (for wing 'A' & 'B') in Sq.Mtrs (required)	Joint Refuge area (for wing 'A' & 'B') in Sq. Mtrs (proposed)		Height of the refuge area from general ground level
		Wing 'A'	Wing 'B'	
8 th	195.12 mtrs	201.00 mtrs		24.95 mtrs.
15 th	195.12 mtrs	201.00 mtrs.		45.25 mtrs.

In addition to above, part terrace on 22nd floor of Wing 'B', terrace of Wing 'A' & terrace (above 22nd floor) of Wing 'B' will be treated as refuge area. E.E.(B.P. Cell) MHADA shall verify the Refuge area calculation and Excess refuge area if any, shall be counted in F.S.I.

The proposal has been considered favorably in view of the facts that :

- i) The plot abuts at the junction of 9.00 mtrs wide Road on West side & 7.50 mtrs wide Road on South side as shown on the plan.
- ii) The refuge area of each is proposed facing road side at west side with no compound wall from where specialized fire appliances from this department can be operated in case of emergency. However, the same is considered with deficiency in open space subject to necessary approval of Hon' Vice President M.H.A.D.A.
- iii) The total height of Wing 'A' & 'B' each is 68.45 mtrs. Due to planning constraints, Architect has not proposed refuge area on 22nd floor each in Wing 'A' & Wing 'B' & requested this department to consider part terrace on 22nd floor in Wing 'B', terrace of Wing 'A' & terrace (above 22nd floor) in Wing 'B' to be treated as refuge area in addition to refuge area proposed on 8th & 15th floor in Wing 'A' & 'B'. However, the

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same is considered subject to necessary approval of Hon' Vice President M.H.A.D.A.

- iv) Automatic sprinkler system will be provided in car parking areas on ground floor, in each mechanized car parking tower covering each level of car parking, in each shop on ground floor, in each residential flat on each floor in each wing & in the lobby/common corridor of each floor in each wing of the building as per relevant I.S. standards.
- v) Architect has agreed to provide recommended active & passive fire protection requirements and also assured to comply with additional requirements in future from Mumbai Fire Brigade Officer, if any.

In the view of the above, as far as this department is concerned, there would be no objection for the proposed construction of High Rise Residential building comprising of two wings designated as Wing 'A' & Wing 'B' (both wings attached to each other); Wing 'A' having common ground floor part on still + 1st to 22nd upper residential floors with total height of 68.45 mtrs measured from general ground level up to terrace level & Wing 'B' having common ground floor part on still + 1st to 22nd upper residential floors (part 22nd floor) with total height of 68.45 mtrs measured from general ground level up to terrace level and 03 nos. of mechanized car parking tower ((Tower 1 & 2) each having total height of 55.20 mtrs & Tower 3) having total height of 47.10 mtrs) as per the details shown on the enclosed plans, signed in token of approval & subject to satisfactory compliance with the following modified & additional requirements:

1. ACCESS :

There shall be no compound wall on the road side (west & south side). However, removable bollards with chain link may be permitted. Courtyards shall be flushed with the road level.

2. COURTYARDS :

- i) The entire available courtyards on all the sides of the building shall be paved suitably to bear the load of fire engines weighing up to 48 m. tones each with point load of 10 kg/cm²
- ii) All the courtyards shall be in one plane.
- iii) The courtyards shall be kept free from obstruction at all times.
- iv) No structure of any kind shall be permitted in courtyards of the building.

3. STAIRCASE (FOR EACH WING):

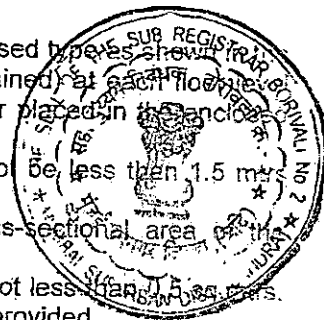
- i) The layout of each staircase of each wing shall be enclosed type as shown in plan throughout its height and shall be approached (gained) at each floor level through at least one hour fire resistant self closing door placed in the enclosing wall of the staircase at landing.
- ii) The flight width of each staircase in each wing shall not be less than 1.5 mtrs throughout its height.
- iii) Permanent vent at the top equal to 5% of the cross-sectional area of the staircase shall be provided.
- iv) Openable sashes or R.C.C. grills with clear opening of not less than 500 mtrs. per landing on the external wall of the staircase shall be provided.
- v) Nothing shall be kept or stored in staircase / corridor/passage.

Staircase door at terrace of each wing shall be provided in the following manner

- a) The top half portion of the doors shall be provided with louvers.
- b) The latch-lock shall be installed from the terrace side at the height if not more than 1 mtrs.

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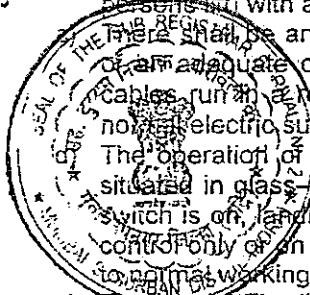
- c) The glass front of 6 inch diameter with the breakable glass shall be provided just above the latch lock, so as to open the latch in case of an emergency by breaking glass.

4. LIFT (FOR EACH WING):

- i) Walls enclosing lift shafts shall have fire resistance of not less than two hours.
- ii) Shafts shall have permanent vents of not less than 0.2 sq. mtrs. in clear area immediately under the machine room.
- iii) Landing doors and lift car doors of the lifts shall be of steel shuttered with fire resistance of one hour. Collapsible door/shutter shall not be permitted.
- iv) Two of the lifts in each wing shall be converted into fire lift and shall conform to the specifications laid down under the D.C. Regulations.

5. FIRE LIFT (FOR EACH WING):-

- a) To enable fire services to reach the upper floor with the minimum delay, two fire lifts in each wing shall be provided and shall be available for the exclusive use of the firemen in an emergency and directly accessible to each floor.
- b) The lift shall have a floor area of not less than 1.4 sq. mtrs. with a minimum dimension of 1.12 mtrs. & shall have loading capacity of not less than 545 kgs. (8 persons lift) with automatic closing doors.



There shall be an alternate electric supply from a generator/separate substation of an adequate capacity apart from the electric supply of the building and the cables run in a route safe from fire i.e within the lift shaft. In case of failure of normal electric supply, it shall automatically trip over to alternate supply.

The operation of the fire lift should be by a simple toggle or two button switch situated in glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call points will become inoperative and the lift will be on car control only or on priority control device. When the switch is off, the lifts will return to normal working. The lift can be used by the occupants in normal times.

- e) The words 'Fire lift' shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.
- f) Landing doors and lift car doors of the lift shall be of steel shuttered with fire resistance of one hour. Collapsible door/shutter shall not be permitted.
- g) The speed of the lift shall be such that it can reach the top floor from ground level within one minute.

6. ESCAPE ROUTE FROM FLAT TO STAIRCASE (FOR EACH WING):

- i) Corridor / lift lobby at each floor level shall be ventilated to the outside air as shown on the plan & shall be kept free from obstructions at all times.
- ii) Permanent ventilation in form of grill provided to the corridor / lift lobby / staircase area shall not be bricked up or closed at any time in the future.

7. ENTRANCE DOORS (FOR EACH WING):-

Flat entrance doors, Kitchen doors (if provided) shall be of solid core having fire resistance of not less than one hour. Rolling shutters for shop shall have fire resistance of not less than one hour.

8. ELECTRIC CABLE DUCT AND ELECTRIC METER ROOM (FOR EACH WING):-

- i) Electric cable duct shall be exclusively used for electric cables and should not open in staircase enclosure.
- ii) Inspection doors for duct if provided, shall have one hour fire resistance.
- iii) Electric cables shall be taken in concealed manner.

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- iv) Electric duct shall be sealed at each floor level with non-combustible materials such as vermiculite concrete. No storage of any kind shall be done in electric duct.
- v) Electric wiring/ cable shall be non-toxic, non-flammable, low smoke hazard, having copper core for the entire building with provision of ELCB/MCB.
- vi) Electric meter room shall be provided at location marked on the plan. It shall be adequately ventilated.

9. ESCAPE ROUTE LIGHTING:

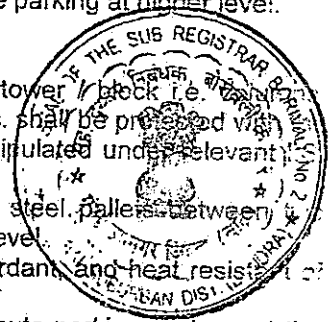
Escape route lighting (staircase and corridor lighting) shall be on independent circuits as per rules.

10. STACK CAR PARKING:-

- a. The drainage of the car parking areas shall be separate from that of the building and shall be provided with catch with fire trap before connecting to Municipal Sewer.
- b. Repairing / servicing of cars, use of naked light shall not be permitted in the car parking areas.
- c. The parking area shall not be used for dwelling purpose and repairing maintenance of vehicles, storage, trade activity etc, at any time and use of naked light / flame shall be strictly prohibited.
- d. All the structural steel members of the stack car parking i.e. columns, beams, external cladding with coated steel sheets etc. shall be protected with the fire resisting / retardant materials and methods as stipulated under relevant I.S. specification.
- e. The cars shall be separated by perfect partition of steel pallets between two cars to prevent spread of fire from one level to next level.
- f. Vertical deck separation shall be provided between the upper & lower decks of stack parking by using the non-perforated and non-combustible material (structural steel plate) This is to minimize direct impingement of flame to the car in the upper deck and also to prevent dripping of any possible leaking fuel to the lower deck.
- g. Each car parking deck shall have 1 hr. fire resistance.
- h. Automatic sprinkler system conforming to the standards laid down by T.A.C. and relevant I.S. specification shall be provided with sprinkler head at each level below each pallet on engine side.
- i. The car engine shall be shut off at ground level before parking at higher level.

11. MECHANIZED CAR PARKING TOWER:

- i) All the structural steel members of the car parking tower / block i.e. columns, beams, external cladding with coated steel sheets etc. shall be protected with fire resisting / retardant materials and methods as stipulated under relevant I.S. specification.
- ii) The cars shall be separated by perfect partition of steel pallets between cars, to prevent spread of fire from one level to next level.
- iii) The electrical cables used internally shall be fire retardant and heat resistant of 105 degree centigrade.
- iv) Emergency Stop switch shall be installed inside the auto parking system, at the top of the tower, near the driving unit, outside the tower on operation panel & on the main control panel for activation in case of any emergency, for the power cut off to the main motor and all operations to stop.
- v) Stopper shall be installed on each pallet for the maximum position to which the car can be driven onto the pallet.

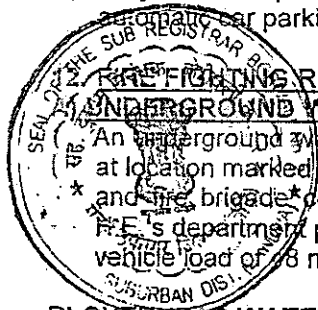


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- vi) Lamps indicating whether system is ready to accept the car shall be installed at the entry point of the car.
- vii) A 1.00 mtr. width platform having railing, shall be provided from separate staircase of 1.00 mtr. flight width at alternate level for access to each car parking tower as shown on the plan.
- viii) Automatic sprinkler system conforming to the standards laid down by T.A.C. and relevant I.S. specification shall be provided with sprinkler head at each level below each pallet on engine side.
- ix) Wet riser of internal diameter of 15 cms. G.I. 'C' class pipe shall be provided on external platform on alternate level of each car parking tower with hydrant outlet and connected to the fire service outlet on the external face of the tower directly fronting the courtyards shall be provided to connect the mobile pump of the fire service to the wet riser.
- x) The car engine shall be shut off at ground level before parking at higher level.
- xi) Only trained operator certified by company installing car tower shall operate automatic car parking.



FIRE FIGHTING REQUIREMENTS :

A) UNDERGROUND WATER STORAGE TANK (COMMON FOR BOTH WINGS)::

An underground water storage tank of 2,50,000 liters capacity shall be provided at location marked on the plan as per design specified in the rules with baffle wall and fire brigade collecting breaching. The design shall be got approved from H.E.'s department prior to erection. The slab of the tank shall be designed to bear vehicle load of 78 metric tonnes & point load of 10 kg/cm².

B) OVERHEAD WATER STORAGE TANK (SEPARATE FOR EACH WING)::

A tank of 30,000 liters capacity shall be provided at the terrace level of each wing. The design shall be got approved from H.E.'s department prior to erection. The tank shall be connected to the wet riser through a booster pump through a non-return valve and gate valve.

C) WET RISER (EACH STAIRCASE OF EACH WING):

Wet riser of internal diameter of 15 cms. of G.I. 'C' class pipe shall be provided with a hydrant outlet and hose reel on each floor in each wing & shall be extended from ground to terrace level of each wing as shown on the plan. Pressure reducing discs or orifices shall be provided at lower level so as not to exceed the pressure of 5.5 kgs/sq.cm. A fire service inlet on the static tank directly fronting courtyards shall be provided to connect the mobile pump of the fire service to each wet riser & automatic sprinkler system.

D) AUTOMATIC SPRINKLERS SYSTEM (FOR EACH WING)::

Automatic sprinkler system shall be provided in car parking areas on ground floor, in each mechanized car parking tower covering each level of car parking, in each shop on ground floor, in each residential flat on each floor in each wing & in lift lobby/common corridor of each floor in each wing of the building as per relevant I.S. standards.

E) FIRE PUMP, SPRINKLER PUMP & JOCKEY PUMP - (COMMON FOR BOTH WINGS) BOOSTER PUMP - (SEPERATE FOR EACH WING):

Each Wet riser shall be connected to a fire pump at ground level of capacity of not less than 2400 liters/min. capable of giving pressure of not less than 3.2 kgs/sq.cms. at the top most hydrant. The same shall be coupled with jockey pump of suitable capacity

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- b. Booster pump of capacity 900 liters/min. giving a pressure of not less than 3.2 kgs./sq.cms. at the topmost hydrant outlet of the wet riser shall be provided at the terrace level of each wing.
- c. Two way switches for the booster pump shall be provided at top three floors of each wing as well as at ground level at easily accessible/noticeable place of the building.
- d. Sprinkler pump of suitable capacity along with jockey pump shall be provided for automatic sprinkler system.
- e. Only surface mounted pumps or vertical turbine pumps shall be installed for firefighting installation with adequate size pump room.
- f. Electric supply (normal) to these pumps shall be on independent circuit.

F) EXTERNAL HYDRANTS:

Courtyard hydrants shall be provided at distance of every 30.00 mtrs. around the building each within the confines of the site of the wet riser-cum-down comer.

G) HOSES & HOSE BOXES:

One Hose Box with two hoses of 15mts length of 63mm dia. along with branch shall be provided at each courtyard hydrant at ground floor at easily accessible place.

H) AUTOMATIC SMOKE DETECTION SYSTEM (FOR EACH WING):

Automatic smoke detection system shall be installed in each shop on ground floor, in each Lift machine room and electric meter room of each wing as per IS specifications.

I) ALTERNATE SOURCE OF POWER SUPPLY:

An alternate source of LV/HV supply from a separate substation or from a D.G. set with appropriate changeover over switch shall be provided for fire lift, fire pump, booster pump, sprinkler pump, jockey pump, staircase and corridor lighting circuits and fire alarm system. It shall be housed in separate cabin.

J) PORTABLE FIRE EXTINGUISHERS (FOR EACH WING):

- a) One dry chemical powder (ABC type) fire extinguisher of 09 kgs. Capacity having BIS certification mark and one bucket filled with dry clean sand shall be kept in Electric Meter room & Lift Machine Room of each wing.
- b) Two dry chemical powder (ABC type) fire extinguishers of 09 kgs Capacity each having BIS certification mark and two buckets filled with dry clean sand shall be kept for car parking area on ground floor & near each mechanical car parking tower.

13. SIGNAGES:

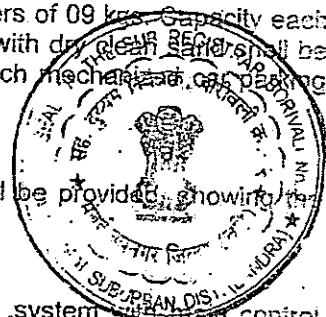
Self glowing/florescent exit signs in green color shall be provided showing the means of escape for the entire building.

14. FIRE ALARM SYSTEM (FOR EACH WING):

Each wing shall be provided with manual fire alarm system with manual control panel on ground floor level and pillbox and hooters at each of the upper floors. The layout of the fire alarm system shall be in accordance with IS specification.

15. PUBLIC ADDRESS SYSTEM (FOR EACH WING):

Each wing shall be provided with public address system as per the rules with main control operator at console panel at ground floor.



Amind Auto
11/3/2019

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16. TRAINED STAFF / SECURITY GUARDS:

The trained staff / Security guards having basic knowledge of fire fighting & fixed fire fighting installation shall be provided / posted in the building.

17. FIRE DRILLS / EVACUATION DRILLS:

Fire Drills & Evacuation drills shall be conducted regularly in consultation with Mumbai Fire Brigade & log of the same shall be maintained.

18. REFUGE AREA:

A. The refuge area provided each on 8th & 15th floor of wing 'A' & 'B' shall conform to the following requirements:-

- i) The layout of refuge area shall not be changed / modified at any time in future.
- ii) The refuge area shall be provided with railing parapet of 1.10 mtrs. height on open side and shall be of sound construction.
- iii) There shall not be any opening/s into the refuge area from any portion of the premises.

The refuge area shall be segregated by brick masonry partition wall of 9" thickness or concrete block wall of 6" thickness and access to the refuge area shall be gained through an hour fire resistance self closing door.

The refuge area shall be earmarked exclusively for the use of occupants as temporary shelter and for the use of fire brigade or any other organization dealing with fire or other emergency when it occurs in the building and also for exercises drills, if conducted by the Fire Brigade Department.

The refuge area shall not be allowed to be used for any other purpose and it shall be the responsibility of the owner / occupier to maintain the same clean and free of encumbrance and encroachments at all times.

- vi) The entrance door to the refuge area shall be painted or fixed with a sign painted in luminous paint mentioning "REFUGE AREA IN CASE OF EMERGENCY".
- vii) Adequate drinking water facility shall be provided in the refuge area.
- ix) Adequate emergency lighting facility connected to the electric circuit to the staircase, corridor / passage etc. lighting shall be provided in the refuge area.

B. The part terrace on 22nd floor, & terrace (above 22nd floor) in Wing 'B' and terrace above 22nd floor of Wing 'A' shall be treated as refuge area and shall be provided as under:

- i) The entrance door to the refuge area shall be painted or fixed with a sign painted in luminous paint mentioning "REFUGE AREA IN CASE OF EMERGENCY".
- ii) Adequate drinking water facility shall be provided in the refuge area.
- iii) Adequate emergency lighting facility connected to the electric circuit to the staircase, corridor / passage etc. lighting shall be provided.

19. OTHER NOC / PERMISSIONS:- Necessary permissions for licensable trade activity, Addition/ alteration, interior work, etc, if any shall be obtained from competent Municipal Authorities & CFO's Department, if any.

This NOC is subject to necessary approval from Hon' Vice President MHADA for following:

- a) Open space deficiency, if any.
- b) Non provision of Refuge area on 22nd floor in Wing 'A' & 'B', instead part terrace on 22nd floor in Wing 'B', terrace of Wing 'A' & terrace (above 22nd floor) in Wing 'B' treated as refuge area in addition to the joint refuge area provided on 8th & 15th floor in Wing 'A' & 'B'

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The Architect vide his letter dated 28/12/2018 has certified the total gross built-up area as 19500.00 sq. mtrs. and has paid scrutiny fees of Rs 9,36,000/- vide receipt No.2198368 & 2198369 (SAP Doc. No. 1003538771) dated 08/03/2019.

However, E.E. (B.P.Cell) MHADA is requested to verify the gross built up area and inform, if found to be more for the purpose of levying additional scrutiny fee.

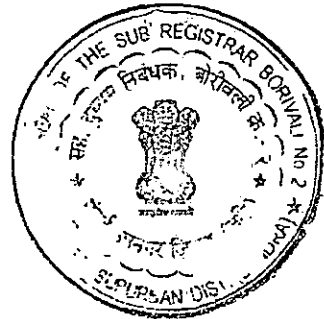
This N.O.C is issued for the proposed building from Fire Risk / Fire Safety point of view only. The plans approved along with this N.O.C. are approved from Fire Risk / Fire Safety point of view only. Approval of this plan does not mean in any way of allowing construction of the building. It is Architect / Developer's responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building.

NOTE :

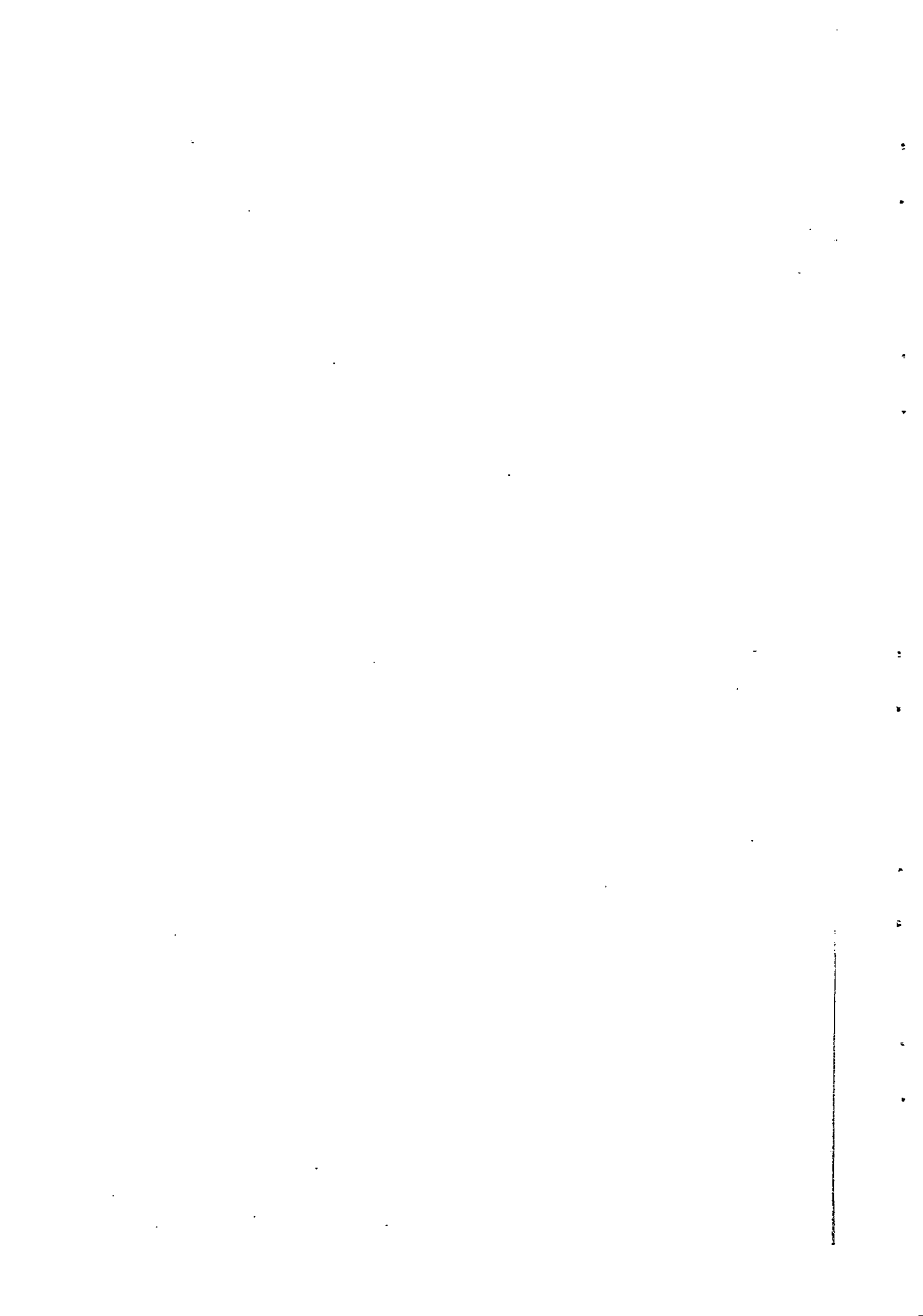
- i) The fire fighting installation shall be carried out by licensed approved agency.
- ii) The area calculation shown in the enclosed plan shall be checked by the E.E.(B.P.Cell), MHADA
- iii) E.E. (B.P.Cell), MHADA requested to scrutinized the plans as per DCPR2034 & verify civil work and all other requirements pertaining to civil Engineering side about Road, open spaces, corridors, staircases, ventilation, height, refuge area & floor occupancy of the building. If any changes in the plans other than mentioned above then E.E. (B.P.Cell), MHADA shall refer back the proposal to this department for revised NOC till then further process shall not be permitted.
- iv) This N.O.C. is issued from fire risk point of view only without prejudice to legal matters pending in court of law if any.
- v) If any matter of NOC violate DCPR 2034 then this NOC shall be refer back to this department with remark.

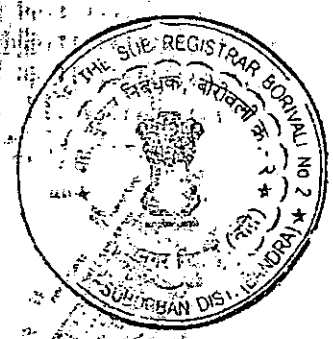
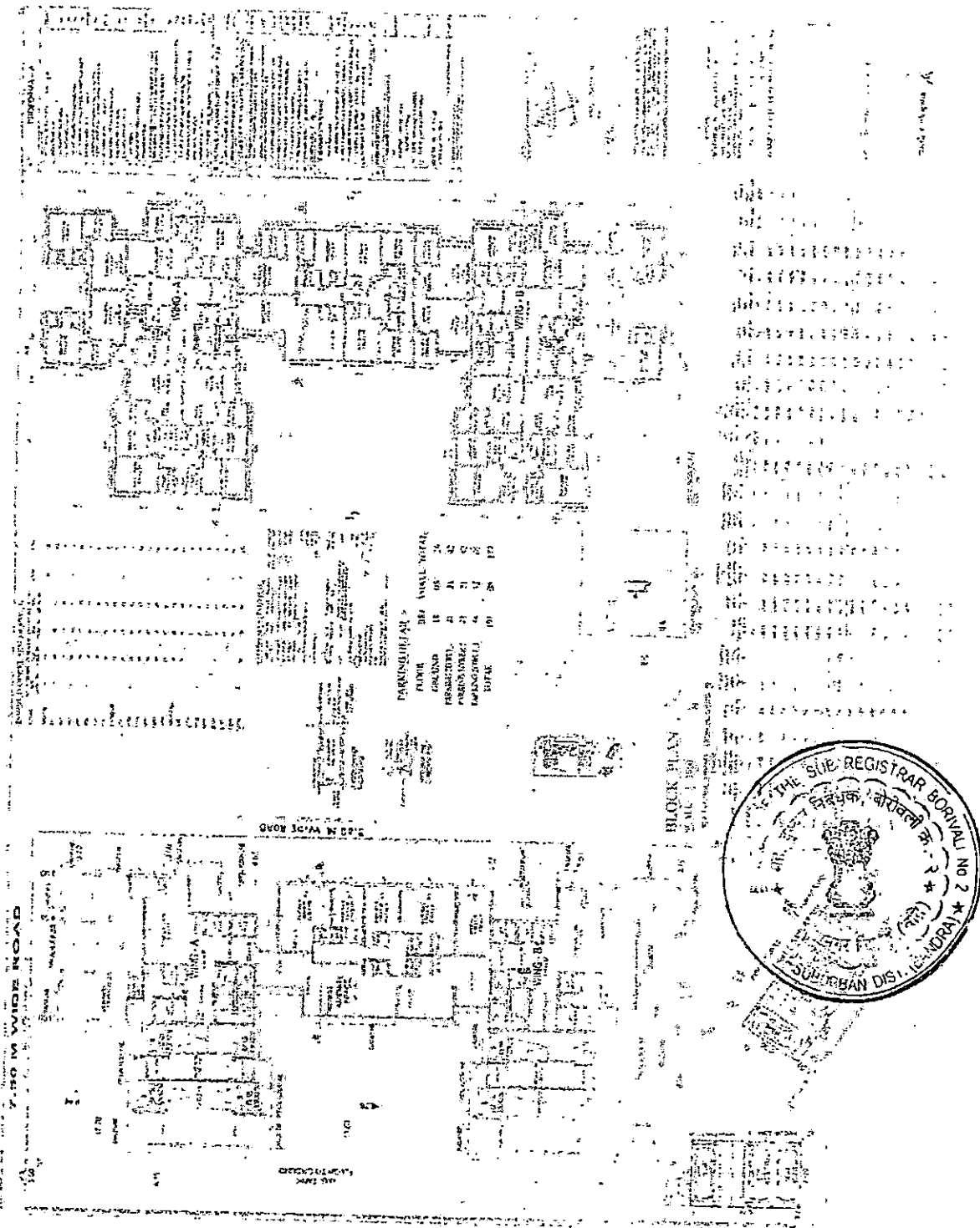
[Signature]
Dy. Chief Fire Officer
Mumbai Fire Brigade.

[Signature]
11/3/2019



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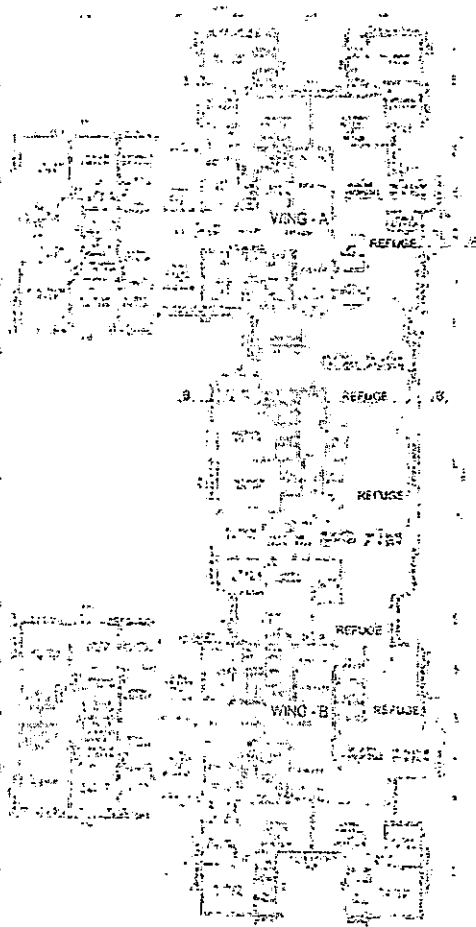
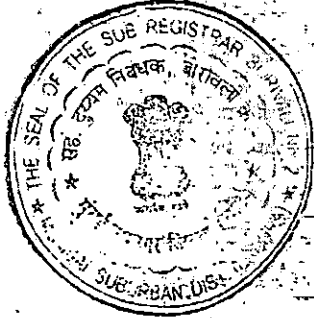


Table with multiple columns and rows of text, likely a schedule or list of items. The text is small and difficult to read, but appears to be organized in a tabular format.

INDIAN DISTRICT
Bikaner
SUB REGISTRAR URBAN DISTRICTS

Official stamp and signature area. Includes a circular stamp with a signature and some handwritten text.

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ANNEXURE

PROPOSED LIST OF AMENITIES

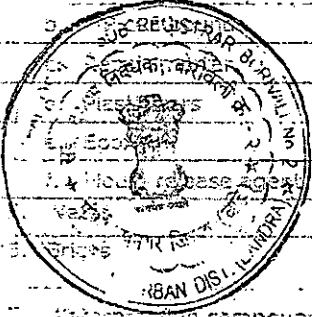
1. Fitness Center with modern Gym equipment.
2. Society Office with necessary furnishing including PC.
3. Rain Water Harvesting system (As per the provision of DCPR2034)
4. Video Doorbell to each flat.
5. Ultra-modern security system with CCTV Camera.
6. Fencing / compound wall to entire plot.
7. Grand Entrance to complex with ultra-modern security cabin.
8. State of Art firefighting system with public address system.
9. DG set / Power Back Up to common facilities. (Alternate Power Supply)
10. High speed elevators.
11. Elegant entrance to building.
12. Arrangement for piped GAS to each Flat
13. Intercom facility to each Flat.
14. Car Parking Tower. (Optional).
15. Servant / Maid toilets in common area.
16. Solar system As per DCPR2034.
17. Car Charging Station.
18. Organic Waste Converter.
19. Branded Sanitary Fittings.
20. Fire Retardant Flush Door.
21. FRD doors to all toilets of each Flats.



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Sl. No. approved materials/ Brands/ Vendors

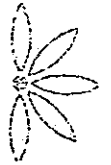
Sl. No.	Material	Approved Brands
1.	Cement	OPC grade 43/ 53 ACC, Gujarat Ambuja, L & T, Birla or equivalent.
2.	Concrete	Only ready-mixed concrete for RCC work from their plants, which are subject to periodic third party quality inspection/ audit.
3.	Reinforcement steel	Reinforcement from first supplier (primary steel) with yield stress not less than 415 N/sq. mm and engineering properties conforming to requirements of earthquake resistance. Approved brands Tata, SAIL, Jindal, RINL or equivalent.
4.	Construction Chemicals	Following brand or make or its equivalent..
5.	a. Polymers	Fosroc, Perma, MC Bauchemie
6.	b. Adhesives	Fosroc, Perma, MC Bauchemie
7.	c. Surface treatments	Fosroc, Perma, MC Bauchemie
8.	d. Water proofing compounds	Ciba, Choksy
9.	e. Mold release agents	Fosroc, MC Bauchemie
10.	f. Pigments	Bioc water
11.	Bricks	Ordinary clay or fly ash bricks or Siphorex blocks or equivalent.
12.	Water proofing compound	Fosroc, Perma, MC Bauchemie, Impermo, Roff or equivalent.
13.	7. Fly cement	ACC, JK white, Birla or equivalent.
14.	8. GI pipes	Naco or equivalent.
15.	9. PVC pipes	Supreme, Prince, Finolux or equivalent.
16.	10. GI pipes	C class of Teta or Zenith make or equivalent.
17.	11. Plumbing fixtures	Jaguar, Kohler or equivalent.
18.	12. Sanitary fixtures	Cera, Porryware, Hindustan, Jaguar, Esso or equivalent.
19.	13. Flooring & wall tiles	RAK Ceramics, Euro, Asian, Kajaria tiles or equivalent.
20.	14. Paver blocks	Shitke , Supreme or equivalent.
21.	15. Chacquered tiles	Nitko, Supreme, or equivalent.
22.	16. Glass for windows	Saint Gobain, Mediguard, Asahi or equivalent.
23.	17. Electrical wires	Polycab, Finolux or equivalent.
24.	18. Electrical switches	Anchor , Legrand, Crabtree or equivalent.
25.	19. DG sets. If provided	Powerica, Cummins, or equivalent.
26.	20. CCTV Systems	Panasonic, Sony, Honeywell or equivalent.
27.	21. Fans (common area)	Crompton, Orient, Havel or equivalent.
28.	22. Kitchen Sink	Nitrail, Franke or equivalent.
29.	23. Lifts	OTIS/ Kone/ Scindler/ Mitsubishi
30.	24. Home Security	Zicom, Eureka Forbes, ADT, Secom, Crystal
31.	25. Exterior Paints - 2/	Asian paints, Apex Ultima, Weathershield or equivalent.
32.	26. Interior Paint	Asian paint , OBD
33.	27. Door Bell	Godrej or equivalent.



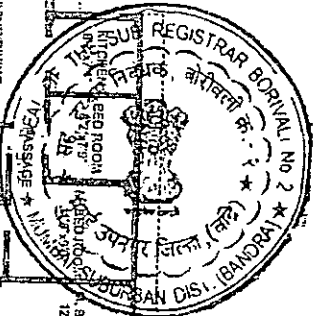
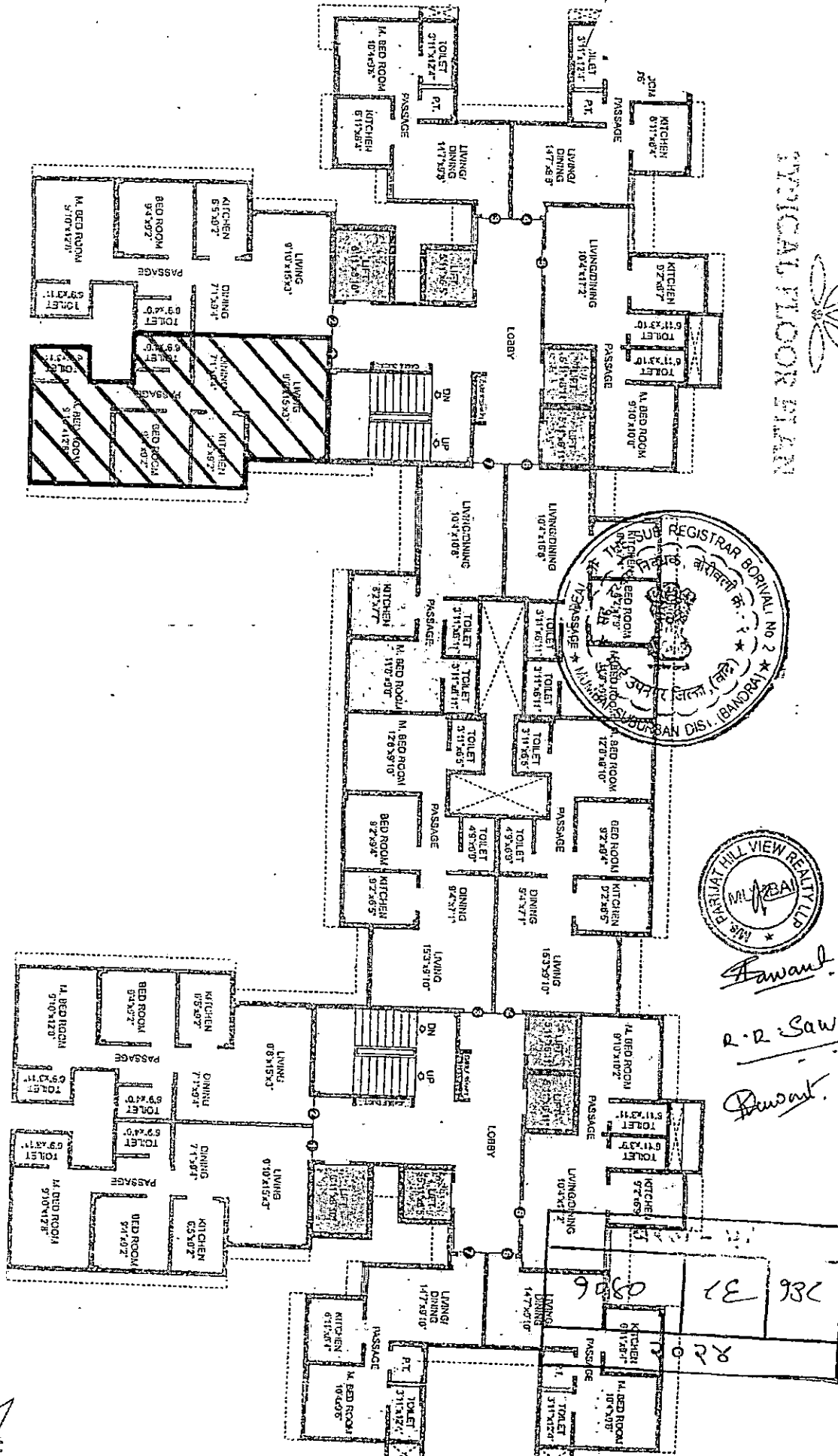
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ANNEXURE

TYPICAL FLOOR PLAN



WIND - A



Sawant
R. R. Sawant
Sawant

WIND - B

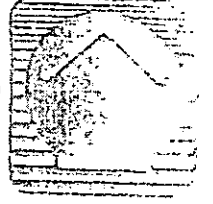


मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ

(म्हाडाचा घटक)

MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)

म्हाडा
MHADA



NO.CO/MB/REE/NOC/F-972/ 78 /2018
Dated: 18 JAN 2019

**Consent letter for Commencement Certificate for the Work Up to
Plinth only (i.e. For Zero FSI)**

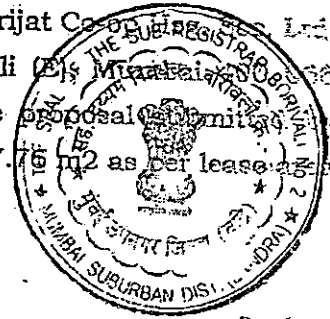
To,
The Executive Engineer,
Building Permission cell,
Greater Mumbai,
Planning Authority, MHADA,
Bandra (E), Mumbai 400 051

Sub: Consent Letter for Commencement Certificate for the work
up to plinth only i.e. for zero FSI for redevelopment of
existing Chawl No. 48 to 53, Known as Magathane, Parijat
Co-op Hsg.Soc. Ltd.CTS No.259 (pt), 260(pt), Magathane,
Borivali (E), Mumbai 400 066.

Ref: 1. This office Offer letter No: CO/MB/REE/NOC/F-
1025/1875/2018, dated 14.11.2018.
2. Society's letter dated 10.12.2018.

Sir,

There is no objection to issue Commencement Certificate for the
work up to plinth only i.e. for zero FSI for the proposed work on existing
Chwl No. 48 to 53, Known as Magathane, Parijat Co-op Hsg.Soc. Ltd.
CTS No. 259 (pt), 260(pt), Magathane, Borivali (E), Mumbai 400 066
from M.H. & A.D. Board's side regarding the proposal submitted
them on plot admeasuring 2727.82 m² (i.e.2257.76 m² as per lease
+ 470.06 m² Tit Bit land) as per demarcation.



Page 1 of 2

गृहनिर्माण भवन, कलानगर, चंद्र (पू), मुंबई ४०० ०५१.
दूरध्वनी ६६४० ५०००, २६५९२८७७, २६५९२८८१
फॅक्स नं. ०२२-२६५९२०५८ / पत्रपेटी क्र. ८१३५

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.
Phone : 66405000, 26592877, 26592881.
Fax No. : 022-26592058 / Post Box No. 8135
Website : mhada.maharashtra.gov.in

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Now by this letter Commencement Certificate for the work up to plinth only i.e. for Zero FSI may be permitted subject to condition that, the society should comply all the Terms & Conditions mentioned in the Offer Letter under reference no. 1 prior to further consent for Commencement Certificate for work above plinth.

Hence further Commencement Certificate for work above the plinth should not be granted unless consent letter duly signed by Chief Officer / Mumbai Board is submitted to your department.

One set of approved plan should be submitted by you to this office.



Sd/-
(Bhushan R. Desai)
Resident Executive Engineer.
M. H. & A. D. Board

Copy to the Applicant: The Secretary, Chawl No. 48 to 53, Known as Magathane, Parijat Co-op Hsg. Soc. Ltd. CTS No.259 (pt), 260(pt), Magathane, Borivali (E), Mumbai 400 066.

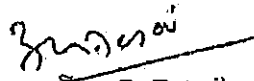
Copy to Architect : M/s Deeksha City Scape, D-4/68, Sardar Vallabhbhai Patel Narar, Near Lokhandwala Complex, Versova, Andheri (w), Mumbai-400 153. for information & necessary action.

Copy to the Developer: M/s B.G. Shirke Construction, 72-76, Industrial Estate, Mundhava, Pune-411036 for information.

Copy forwarded for information and necessary action in the matter to :-

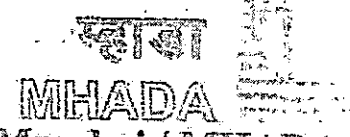
- 1) Architect, Layout Cell, Mumbai Board
- 2) Executive Engineer Borivali Division.

- i. He is directed to take necessary action as per demarcation & as per prevailing policy of MHADA.
 - ii. He is directed to recover all the dues from the society concerned to Estate Department & intimate the same to this office.
 - iii. He is directed to recover any dues, land revenue, audit remarks concerned to Land Department if any pending with the society & intimate the same to this office.
- 3) Shri. Jadhav / Sr. Clerk/REE/Mumbai Board for MIS record.


(Bhushan R. Desai)
Resident Executive Engineer.
M. H. & A. D. Board

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महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
 MAHARASHTRA HOUSING AND
 AREA DEVELOPMENT AUTHORITY



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

No. MHVEE/(B.P./GM/MHADA-83/228/2019)
 Date: 17 MAY 2019

To,
 Magathane Parijat CHSL,
 Chawl No.49 to 53, Gulmohar Colony,
 At New Magathane, Borivali (E), Mumbai.

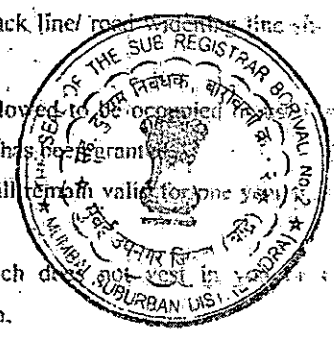
Sub: Proposed redevelopment of the existing "Magathane Parijat CHSL" (Chawl No. to 53) under EWS on S. No. 47 on plot bearing CTS No. 219, 259 & 260, Magathane Parijat CHSL, Gulmohar Colony, Behind TATA Power House, New Magathane, Borivali (E), Mumbai.
Ref: 1. I.O.A. Plans were approved by MHADA under no. MH/E.E/BP Cell/GM/MHADA -83/228/2019 on 08.03.2019 by MHADA
 2. Architect Application dt. 06.05.2019

Dear Applicant,

With reference to your application dated 06.05.2019 for development permission and grant of Plinth Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional Town Planning Act, 1966 to redevelopment of the existing "Magathane Parijat CHSL" (Chawl No.49 to 53) under EWS on S. No. 47 on plot bearing CTS No. 219, 259 & 260 at Magathane Parijat CHSL, Gulmohar Colony, Behind TATA Power House, at New Magathane, Borivali (E), Mumbai.

The Commencement Certificate/Building permission is granted subject to compliance conditions mentioned in I.O.A. approval Dt. 08.03.2019 granted by MHADA and following conditions.

1. The land vacated on 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 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 is in contravention of the provision of coastal zone management plan.



गृहनिर्माण विभाग, महाराष्ट्र राज्य प्राधिकरण, मुंबई.
 कृपया कोटा नं. १०००
 पोस्टा नं. ४०००००

Greater Mumbai, Koliwadi, Borivali (E), Mumbai.
 Phone: 2650 1000
 Fax No: 2650 1000

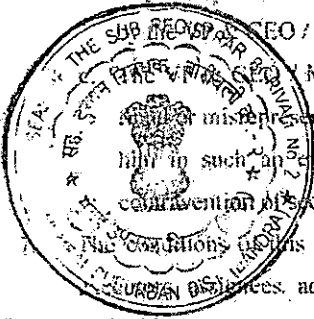
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5. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission 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:

a. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.

b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO / MHADA is contravened or not complied with.



7. If the VP & CEO / MHADA is satisfied that the same is obtained by the applicant through 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.

8. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, administrators and successors and every person deriving title through or under him.

9. That the work shall be carried out as per the Approved plans, Survey Remark and all other relevant Permissions applicable to this proposal.

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

Plinth C.C. as per approved L.O.A. plan dtd. 08.03.2019.

This CC is valid upto dt. 1.0 MAY 2020

(Rajeev Sheth)

Executive Eng./B.P. Cell
Greater Mumbai/MHADA

Copy to:

- 1) E.E.(Borivali Division).
- 2) Dy. A & C. W.S.
- 3) A.E.W.W. "R/C" Ward
- 4) Assistant Commissioner "R.C" Ward.
- 5) Architect Shri. Hemant Kanakariya of M/s. Deeksha City Scape.

(Rajeev Sheth)

Executive Eng./B.P. Cell
Greater Mumbai/MHADA

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NO. 194/EB/CRD/GRIHADA 83/228/2020

Date: 25 SEP 2020

This further CC is extended upto top of 7th floors for wing 'A' & 7th floors for wing 'B' G.R. Building comprising of wing 'A' - Ground c/d Multipurpose Room, D.G. Set room, meter room, Drived toilet, Amenity space / fitness centre and underground water tank for drinking, flushing and fire fighting purpose + stairs having height 4.50m for 2 level stack parking + amenity spaces / fitness centre at 1st floor level of 2nd of flat & 2nd to 6th c/d upper floors top of slab upto 27.50m total height from G.L. for residential use & wing 'B' Ground Multipurpose Room + pump room, meter room, amenity space, fitness centre + society office and underground water tank for drinking, flushing & fire fighting purpose + stairs having total height 4.50m for 2 level stack parking + 2nd to 7th upper floors top of slab upto 24.95m. total height from G.L. for residential use and 3.00 Nos of Mechanical tower parking system at ground floor. The Mechanical tower parking system having no. 1 & 2 are proposed upto height of 26.70m and Mechanical tower parking system having no. 3 is proposed upto height 26.70m by proposing open space from plot boundary as per plan dated 31.08.2020.

This CC is valid upto 24 SEP 2020



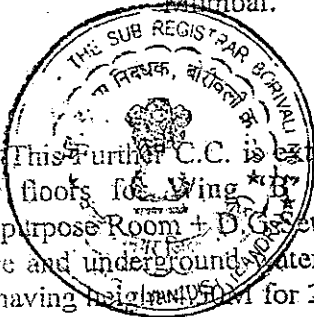
EXECUTIVE ENGINEER IN CHARGE
M.H. & A.D. AUTHORITY
GRIHA NIRMAM BHAVAN,
BANDRA (E), MUMBAI-51

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No. MH/EE/ (B.P.)/GM/MHADA-83/228/2021

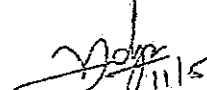
Date: 01 MAY 2021

Sub: Proposed redevelopment of the existing "Magathane Parijat CHSL" (Chawl No.48 to 53) under EWS on S. No. 47 on plot bearing CTS No. 219, 259 & 260 at Magathane Parijat CHSL., Gulmohar Colony, Behind TATA Power House, at New Magathane, Borivali (E), Mumbai.



This further C.C. is extended upto top of 22nd upper floors for Wing 'A' & 22nd upper floors for Wing 'B' (i.e. building comprising of Wing 'A'- Ground (pt.) Multipurpose Room + D.G. set room, Meter room, Driver Toilet, Amenity Space/Fitness Centre and underground water tanks for drinking, flushing and fire fighting purpose + Stilt having height 4.50M for 2 level stack parking, + Amenity spaces / Fitness Centre at 1st floor level of 1 no. of flat & 1st to 22nd (pt.) upper floors top of slab upto 68.45M. total height from G.L. for residential users & Wing 'B'- Ground (pt.) Multipurpose Room + Pump room, Meter room, Amenity Space/ Fitness Centre + Society office and underground water tanks for drinking, flushing and fire fighting purpose + Stilt having height 4.50M. for 2 level stack parking, + 1st to 22nd upper floors top of slab upto 68.45M. total height from G.L. for residential users and 3.00 Nos. of mechanical tower parking system at ground floor level by proposing minimum 1.50mt. Open space from plot boundary maximum upto height of 54.70mt. as per approved plans dated 24.03.2021.

This C.C. is valid upto 10 MAY 2022


EXECUTIVE ENGINEER
M.H. & A.D. AUTHORITY
GRIHA NIRMAN BH
BANDRA(E), MUMBAI-51

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Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA Layouts, constituted by regulation no. TB34.15/167/CR-51, 2015/UDCL, dt. 23.10.2015)

NO.EE/EP Cell/GM/MHADA

Date: 12 MAY 2022

To
M/s "Magathane Parijat CHSL"
New Magathane MHADA Layout,
Gulmohar Colony, Magathane,
Borivali (E), Mumbai.

Sub:- Proposed redevelopment of the existing Magathane Parijat CHSL (Nos. 48 to 53) under EWS, on S. No. 47 on plot bearing CTS No. 250 & 260 at New Magathane MHADA Layout, Gulmohar Colony, TATA Power House, Magathane, Borivali (E), Mumbai.

Re: 1) Architect Shri Hemant Kankariya M/s. Deeksha City Scope request for C.C. Revalidation dt. 05.05.2022.

Dear Sir,

With reference to aforesaid subject, Architect Shri Hemant Kankariya request for revalidation of C.C. of proposal is considered vide reference letter.

Therefore it is required to make necessary payment as follows:

Revalidation period from 17.05.2022 to 16.05.2023.

Sr.	Account Name	Code	Amount
1	Revalidation charges for the period from 17.05.2022 to 16.05.2023.	019-02-228-006	20,720/-
Total Rs.			20,720/-

After this payment C.C. will be valid up to 16/05/2023.

Please make payment to the "BUILDING PERMISSION CELL GREATER MUMBAI MHADA ACCOUNT NUMBER 9113138563" and submit the payment to this office for further necessary action.

Yours

Executive Engineer
Greater Mumbai



Copies:

- 1) Divisional Accountant / E.P. / (GM) / MHADA.
- 2) Architect Shri. Hemant Kankariya M/s. Deeksha City Scope.

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FORM NO. 1

RECEIPT

ET-805

17-05-22

No. 8103

Maharashtra Housing And Area Development Authority

HOUSING AND AREA DEVELOPMENT BOARD

Subject to realization of cheques

Received Cash / Cheque / Draft Rs. 20,720/-

Rupees Twenty thousand seven hundred & twenty only

From: [unclear] State Bank of India

Cheque / Draft No. 30579 Dated 19/05/22

ORGANISATION CODE

Voucher No. 61

Date 21/3/05

Name of Bank Punjab

Branch [unclear]

For (Purpose) Redevelopment of existing [unclear]

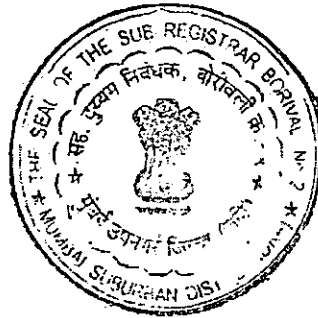
CMS (Plan) no. 48 to 53 under [unclear]

area [unclear] [unclear] [unclear]

Major Code	Minor Code	Sub-Ledger Code	Sub. Ledger Code	Sr. No. of BUD	Account Description	DR/CR
00	02	223	006		Revaluation charges	CR
					01/05/22 to	CR
					16/07/2022	CR
						CP
						CR
						CP
						CR
						CP

813 To Bank [Signature]

DIVISIONAL ACCOUNTANT BUILDING PERMISSION CELL (GM) M.A.A.



बरोल - २/		
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२०२४		



Building Permission Cell, Greater Mumbai / 15.

(A designated Planning Authority for MHADA layouts constituted as per govern-
regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May,2018.)

Full Occupation Certificate & Building Completion Certificate

No.MH/EE/(B.P.)/GM/MHADA-83/228/2023

Date- 04 AUG 2023

To,
M/s. "Magathane Parijat CHSL."
New Magathane MHADA Layout,
Gulmohar Colony, Magathane,
Borivali (E), Mumbai.

Sub:- Full Occupation Certificate & Building completion Certificate for proposed redevelopment of Magathane Parijat CHSL"(Chawl no,48 to 53) under EWS. on S.No-47 on Plot bearing CTS No.219,259 & 260 at New Magathane MHADA Layout, Gulmohar Colony, Behind TATA Power House, Magathane, Borivali (East),Mumbai.

- Ref.:** 1. Zero FSI IOA was issued u/no. EE/BP/Cell/G.M./MHADA-83/228/2019 dt 08-03-2019.
2. C.C. upto plinth level issued u/no. EE/BP/Cell/G.M./MHADA-83/228/2019 dt. 17-05-2019.
3. Concession approved on 04-10-2019.
4. Amended Plan issued u/no. EE/BP/Cell/G.M./MHADA-83/228/2020 on 31-08-2020.
5. Further C.C. issued u/no. EE/BP/Cell/G.M./MHADA-83/228/2020 dt 25/09/2020.
6. Amended Plan issued u/no. EE/BP/Cell/G.M./MHADA-83/228/2021 dt. 24-03-2021.
7. Full C.C. issued u/no. EE/BP/Cell/G.M./MHADA-83/228/2020 dt 11/05/2021.
8. Part OCC issued u/no. EE/BP/Cell/G.M./MHADA-83/228/2021 dt 11/05/2021.
9. Application Letter for OCC of Architect dated 10/07/2021

Dear Applicants,

The full development work of building consisting of wing A & B comprising
- Wing 'A' Ground (pt.) Shops + D.G Set room, Meter room, Dryer Toilet, Amenity
Space / Fitness Centre and underground water tanks for drinking, fireline and
firefighting purpose + Stilt having height 4.50mt. for 2 level stack parking, Amenity

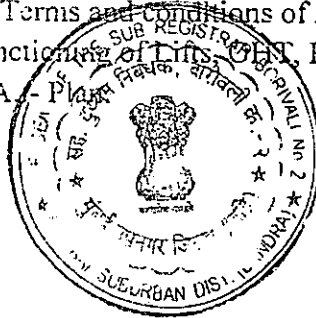


बंरल		
१०४०	२५	१३८
०२४		

spaces / Fitness Centre at 1st floor level & 1st to 22nd upper floors for residential users having height 68.45 mt. and OHT + LMR. & Wing 'B' Ground (pt.) shops + Pump room, Meter room, Amenity Space / Fitness Centre + Society office and underground water tanks for drinking, flushing and firefighting purpose + Stilt having height 4.50mt. for 2 level stack parking, + 1st to 21st + 22nd (pt.) upper floors for residential use having height 68.45 mt. and OHT + LMR with 3.00 Nos. of mechanical tower parking system is completed under the supervision of Shri. Hemant Kankariya, Architect, Lic.No. CA/99/25011, Mr. Satish Dhupelia, RCC Consultant, Lic. No. STR/D/4 and Mr. Jayprakash Halse., Site supervisor, Lic.No. Regn.no. H/60/SS/-I, and as per development completion certificate submitted by Architect and as per the completion certificate issued by Chief fire officer u/no. FB/HR/R-4/04 dt. 29/04/2022.

1. That all firefighting systems shall be maintained in good working conditions.
2. Addition/alteration in the approved building plan shall not be allowed without prior permission of this office.
3. Terms and conditions of Final Fire NOC shall be strictly followed.
4. Functioning of Lifts, OHT, Parking Towers etc. shall be maintained.

D.A. - Plans



(Rupesh M. Totewar)
Executive Engineer/B.P./(GM)/(W/S)
MHADA

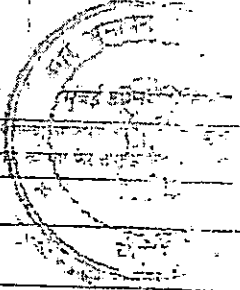
बरेल - २/		
१०८०	९९	१३८
२०२४		

मालमत्ता पत्रक

भाग/मौजे - मागाठणे

तालुका/न.मु.भा.का. - न.मु.अ.वोरीवली

दिनांक



कमरा क्र. ६६ नं.	प्लॉट नंबर	प्लॉट नंबर	खंड	धारणाधर	सामग्री	मालमत्ता
२६०	२६०		चं.नी			

१०८२.२

सूचिकांक

सूचिकांक

मोलांकडे

सूचिकांक

सूचिकांक

सूचिकांक

सूचिकांक

दिनांक	विवरण	खंड क्रमांक	नविन धारक (भा) पड्डार (प) किंवा धार (मा)	संस्थापक
१५/१०/२००५	मा. विपिन म. अ. ५ मूखर्द बांधकडील निवाडा व ताचे बाबतीत इतरचे ८०९४.०० को.मी. महाराष्ट्र ग्रहनिर्माण मंडळ या प्रयोगकार्य संपादन झालेले धारक सदरी मांड वाढवत केले	निवाडा क्र. LAQ २०दि. ११/५/१९ च LAQ ६९ दि. २४/३/८५	धारक महाराष्ट्र ग्रहनिर्माण मंडळ	
०६/०८/२०१५	मा. संपादनी जाहकत आणि संघालेक भूमि अधिलेख (न.मु.अ. ५) पुणे बांधकडील परिपत्रक क्र. न. मु. १/ मिळकत पत्रिका अहोरी नॉट २०१५, पुणे दिनांक १६/०२/२०१५ च न. मु. अ. बोरीवली वॉर्ड कार्यालयचे सदर मिळकत पत्रिकेवर अहोरी नॉट हस्तांतर करीत वारंती पुस्तक घालून इतरांना मांड वाढवत केले.			

न.मु.अ. ५ मूखर्द बांधकडील निवाडा व ताचे बाबतीत इतरचे ८०९४.०० को.मी. महाराष्ट्र ग्रहनिर्माण मंडळ या प्रयोगकार्य संपादन झालेले धारक सदरी मांड वाढवत केले.

न.मु.अ. ५ मूखर्द बांधकडील निवाडा व ताचे बाबतीत इतरचे ८०९४.०० को.मी. महाराष्ट्र ग्रहनिर्माण मंडळ या प्रयोगकार्य संपादन झालेले धारक सदरी मांड वाढवत केले.

न.मु.अ. ५ मूखर्द बांधकडील निवाडा व ताचे बाबतीत इतरचे ८०९४.०० को.मी. महाराष्ट्र ग्रहनिर्माण मंडळ या प्रयोगकार्य संपादन झालेले धारक सदरी मांड वाढवत केले.

न.मु.अ. ५ मूखर्द बांधकडील निवाडा व ताचे बाबतीत इतरचे ८०९४.०० को.मी. महाराष्ट्र ग्रहनिर्माण मंडळ या प्रयोगकार्य संपादन झालेले धारक सदरी मांड वाढवत केले.

न.मु.अ. ५ मूखर्द बांधकडील निवाडा व ताचे बाबतीत इतरचे ८०९४.०० को.मी. महाराष्ट्र ग्रहनिर्माण मंडळ या प्रयोगकार्य संपादन झालेले धारक सदरी मांड वाढवत केले.

न.मु.अ. बोरीवली

मुंबई उपनगर जिल्हा

सहाय्य प्रतिनिधी

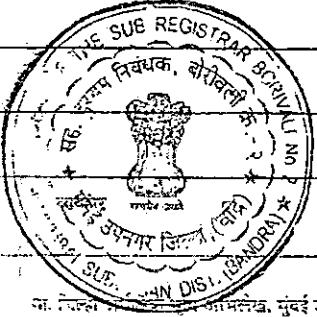
नगर दफतरी



बरल - २१		
१०४०	६०	१३८
२२४		

मालमत्ता पत्रक

नापाठणे	तालुका/न.भू.ना.क्र. - न.भू.अ.बोरोवली		जिल्हा - मुंबई उपनगर जिल्हा
जिल्हा नंबर	प्लॉट नंबर	क्षेत्र	भारतीय अधिकार
		चौ.नं.	
	२०६८२		प्लॉट



खंड क्रमांक	नवीन धारक (धा) पहिले (प) किंवा भाग (भा)	साक्षात्करण
२०६८२२	ना. वि.प्लॉट नं. २०६८२२, मुंबई उपनगर जिल्हा बांचेकडोल आदेश क्र. न.भू.अ/२०१६ व अशरी नक्कल अर्ज/सत्ता प्रकाश/२०१६/२०२४ दिनांक २६/०६/२०१६ चे मूलावधे नगर भूनापन मागाठणे ना. बोरीवली येथील न.भू.क्र. २५९ या मिळकतीस सत्ता प्रकाश नमुद नवनामने चौकशी नोंदवलीप्रमाणे सत्ता प्रकाश नोंद केलेली.	न.भू.अ. क्र. २०६८२२ २०१६/२०२३ न.भू.अ. बोरोवली
२०६८२३	ना. नगरांचे आयुक्त अर्जित मंचालक भूमि अभिलेख (म.रा.अ.भ.) पुणे बांचेकडोल पत्रवत्रक क्र.ना.भू.१/मि.प./असले दिनांक २०१५, पुणे दिनांक १६/०९/२०१५, व इकडोल आदेश क्र.न.भू.नागाठणे /फ.क्र.२०५/१५ दिनांक ६/८/२०१५ अन्वये केवळ चौभंगी नोंदवलीयेथील क्षेत्र व मिळकत मंत्रकेयरील क्षेत्र मंडात असलेने मिळकत पत्रकेवर नमुद अंकी.क्षेत्र अक्षरी वारा हस्ता अक्षरी अक्षरीस मुगांक एक परमेश मात्र चौ.गो. दाखल केले.	न.भू.अ. क्र. २०६८२३ २०१५/२०२३ न.भू.अ. बोरोवली

न.भू.अ.बोरोवली
 मुंबई उपनगर जिल्हा
 सत्ता प्रतिनिधी
 न.भू.अ.बोरोवली
 सत्ता प्रकाश नोंदवली
 सत्ता प्रकाश नोंदवली

०९ MAR 2018
 कालव शुल्क
 एकूण शुल्क

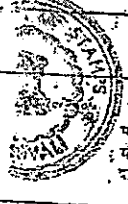
न.भू.अ.बोरोवली
 मुंबई उपनगर जिल्हा
 सत्ता प्रकाश नोंदवली
 सत्ता प्रकाश नोंदवली

बरोल - २/		
१०६०	९८	१३८
२०२४		



सहायता पत्रक

विशेषीकरण - प्रायतन
 तहसील प्र. अ. का. - न. प्र. अ. कोरिया
 दिनांक - २२/१२/२०२०


पुनर्प्राप्ति
 इन्-चार्ज मुक्त करण
 वर्ष १९९८

विवरण	कैद क्रमांक	पंजीन बाबत (प्रति पृष्ठ (ग) किंवा पत्र (ग))	संख्या
 का. वि. प्र. अ. न. प्र. अ. कोरिया व गा. पा. अ. न. प्र. अ. कोरिया १०१२.०० चौ. मी. मर्यादा पूर्णतया पंजीन व प्रमाणित करण्यात आलेले वगळीत बाबत	निवाड क LAQ ३० R/२२/१५ २० LAQ ७१ २५/२१/२०	१५ मर्यादा पूर्णतया पंजीन	२०२० २५/२१/२०

दिनांक - २३/१२/२०
 २५/१२/२०
 २५/१२/२०
 २५/१२/२०

बरल - १/ २०२०
 २५/१२/२०


 २५/१२/२०



बरल - १/		
१०८०	२२	१३८
२०२४		

घोषणापत्र

मी दीपक जाधव, याद्वारे घोषित करतो कि, दुय्यम निबंधक बोरिवली-2 यांचे कार्यालयात करारनामा या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. पारिजात हिल व्हियू रियल्टी एल.एल.पी. तर्फे भागीदार संचा.अजय पवार व इ. यांनी दि. 11/04/2022 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तींपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणाने कुलमुखत्यार पत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यार पत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतःसक्षम आहे सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक: 18/01/2024

कुलमुखत्यारपत्रधारकाचे नाव

व सही

D.R. Jadhav

दीपक जाधव



बरल - २/		
१०६०	१००	१३८
२०२४		

368-4652

पावती

Original/Duplicate

Monday, April 11, 2022

नोंदणी क्र.: 39M

6:23 PM

Regn.: 39M

पावती क्र.: 4957 दिनांक: 11/04/2022

गावाचे नाव: मागाठाणे

दस्तऐवजाचा अनुक्रमांक: वरल-3-4652-2022

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मेर्सस पारिजात हिल व्ह्यू रियल्टी एलएनपी ह्यांच्या तर्फे भागीदार अजय मानसिंग पवार

नोंदणी फी ₹. 100.00

दस्त हाताळणी फी ₹. 560.00

पृष्ठांची संख्या: 28

एकूण: ₹. 660.00

आपघात मूळ दस्त, थ्रॉनेल प्रिंट, सूची-२ अंदाजे
6:42 PM ह्या वेळेस मिळेल.

सह दु.नि. वॉरीवली 3

वाजार मूल्य: ₹. 1/-

मोबंदला ₹. 0/-

भरनेले मुद्रांक शुल्क: ₹. 500/-

सह दु.नि. वॉरीवली 3
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रकम: ₹. 560/-

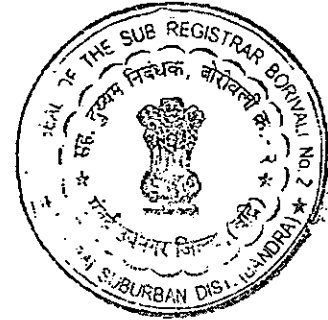
डीडी/घनादेशा/पे ऑर्डर क्रमांक: 1104202214607 दिनांक: 11/04/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChellan रकम: ₹. 100/-

डीडी/घनादेशा/पे ऑर्डर क्रमांक: MH000418423202223E दिनांक: 11/04/2022

बँकेचे नाव व पत्ता:

मूळ दस्त परत
केल्याचा दिनांक

9 2 APR 2022

IYzWJvcqK

4.11.2022

वरल - २/		
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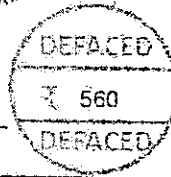


D H C
Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1104202214607 Receipt Date 11/04/2022

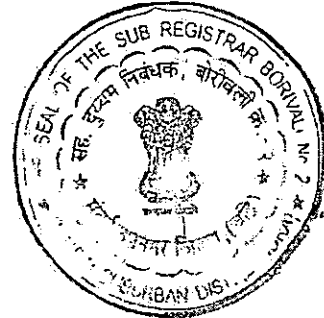
Received from M/s Parijat Hill View Realty LLP, Mobile number 9870985901, an amount of Rs.560/-, towards Document Handling Charges for the Document to be registered on Document No. 4652 dated 11/04/2022 at the Sub Registrar office Joint S.R. Borivali 3 of the District Mumbai Sub-urban District



Payment Details

Bank Name MAHB	Payment Date 11/04/2022
Bank CIN 10004152022041113515	REF No. 011814946
Deface No 1104202214607D	Deface Date 11/04/2022

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

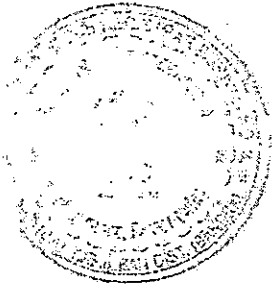


बरल - १		
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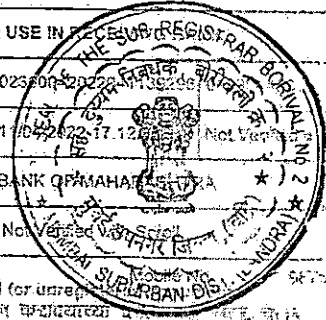
बदल - ३/		
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CHALLAN
MTR Form Number-6

GRN	MH000418423202223E	BARCODE	Date	11/04/2022-17:09:28	Form ID	42
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)				
		FAN No.(If Applicable)				
Office Name	BRL3_JT SUB REGISTRAR BORIVALI 3	Full Name	s Parijat Hill View Realty LLP			
Location	MUMBAI	Flat/Block No.	Building Magathane Parijat CHSL			
Year	2022-2023 One Time	Premises/Building	Vasahat			

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030045501 Stamp Duty	600.00	Gulmohar City, Magathane, Borivali, East	Magathane Village		400031
0030063301 Registration Fee	100.00				
Remarks (If Any)					
SecondPartyName=Mr Baburao Kokitkar and others-					
Total		Amount In Words	Six Hundred Rupees Only		
		Words			

Payment Details	BANK OF MAHARASHTRA		FOR USE IN RECEIVING OFFICE			
Cheque-DD Details			Bank CIN	Ref. No.	02300418423202223E	
Cheque/DD No.		Bank Date	RSI Date	11/04/2022-17:12:00		
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA			
Name of Branch		Scroll No. , Date	Not Verified			

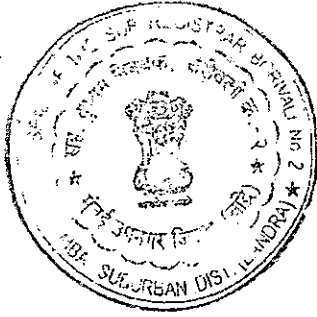


Department ID:
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unreg.
सदर चडलन केवल दुयाने निबन्धक कार्यालयत नोंदणी करायतादना दस्तावजाती तसतु उपरि. नोंदणी न करायतादना
सही.



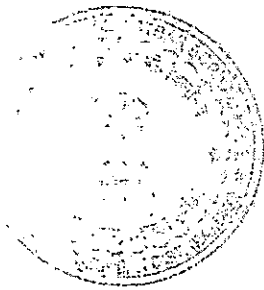
बरल - ३/		
४२५२	3	१४
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बरल - २/		
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बदल - २/		
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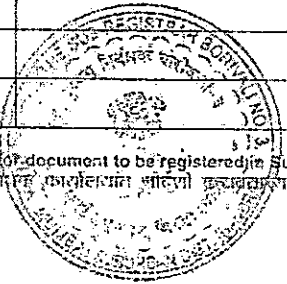
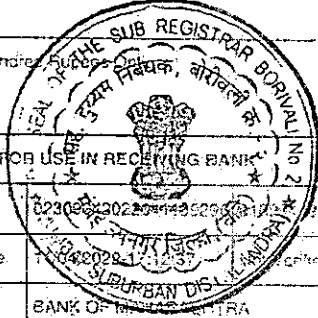
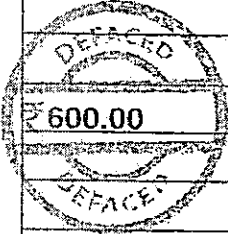


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CHALLAN
MTR Form Number-6

GRN MH000418423202223E	BARCODE	Date 11/04/2022-17:09:39	Form ID
Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty Registration Fee		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name BRL3_JT.SUB REGISTRAR BORIVALI 3		Full Name	s Parjat Hill View Realty LLP
Location MUMBAI		Flat/Block No.	Bulding Magathane Parjat
Year 2022-2023 One Time		Premises/Building	Vaahat

Account Head Details	Amount in Rs.	Remarks (If Any)
0030045501 Stamp Duty	500.00	Road/Street Gulmohar Crty. Magathane, Borivali East
0030063301 Registration Fee	100.00	Area/Locality Magathane Village
		Town/City/District
		PIN
SecondPartyName=Mr Baburao Kerkar and others		
Total		Amount In Words
600.00		Six Hundred Rupees Only
Payment Details BANK OF MAHARASHTRA		
Cheque-DD Details		
Cheque/DD No.	Bank CIN	Ref. No.
Name of Bank	Bank Data	RBI Date
Name of Branch	Bank-Branch	Scroll No. , Date



बल - २/

२०२४

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Department ID :
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement
1	(S)-368-4652	0000242417202223	11/04/2022-18:23:06	IGR199	

४८५९ ५

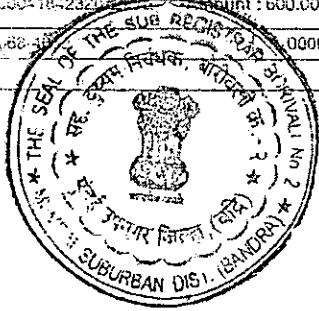
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Print Date 11-04-2022

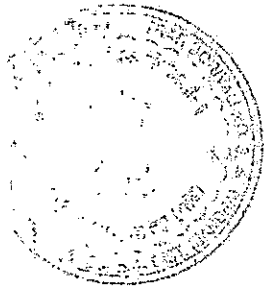
Amount : 600.00

Bank : BANK OF MAHARASHTRA Date : 11/04/2022-17:09:38

0000242417202223	11/04/2022-18:23:06	IGR192	500.00
Total Defacement Amount			600.00



बराबरी - २/		
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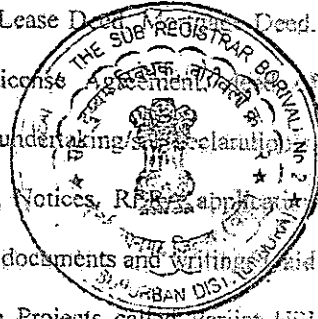


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SPECIAL POWER OF ATTORNEY

TO ALL THE WHOM these presents shall come we M/s Parijat Hill View Realty LLP bearing Registration LLP Identification Number: - AAJ - 8669, a private Limited firm registered under the Limited Partnerships Act 2008 and having its registered office at 72-76, Mundliwa, Pune - 411 036 and administrative office at Parijat Hill View, Magathane Parijat CHSL, Gulmohar Vasahat, Magathane, Borivali East, through its Designated Partner, Mr. Ajay M. Pawar.

WHEREAS I, Mr. Ajay M Pawar, Designated Partner of M/s Parijat Hill View Realty LLP. have executed and / or will be executing and/or required to execute from time to time allotment letters, Agreement for sale, Sale Deed, Lease Deed, Deed of Conveyance, Transfer deed, Leave and License Agreement, Rectification, deed of Cancellation, Affidavit/s, undertaking/s, Indemnity, Receipt, Possession letters, demand letters, Notices, R.F.R.s, applications forms for registration of projects and all types of deeds, documents and writings (said documents), undertakings, with regards to Real Estate Projects called Parijat Hill View, Redevelopment Project of Building Magathane Parijat CHSL, Gulmohar



बदल - ३/		
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२०२२		

बदल - २/		
१०६०	१०८	१३२

Mr. Ajay M. Pawar
Mr. D. R. Joshi
Mr. D. R. Joshi

A. Pawar
D. R. Joshi

Vasshat, Magathane, Borivali East, situated on plot bearing C.T.S. No. 259 (pt), 260

of Magathane Village, Gulmohar City, Magathane, Borivali East, Mumbai -

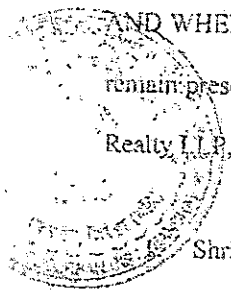


(project) duly registered with MAHARERA bearing RERA number -

all or any of the residential premises and/or commercial premises, parking spaces
to be constructed by us in the said projects, on what is known as
basis and /or on leave and license and /or lease basis etc., as the case may
be and to lodge them for registration and /or admit execution thereof before the
concerned registration and / or admit execution thereof before the concerned
registering authorities.

AND WHEREAS board during its meeting dated 7 th March 2022, agreed and pass the		
9080	90E	93L
resolution authorizing following nominee to present the various documents, more specifically stated below for registration and admit execution on behalf of the		
2028		
company.		

AND WHEREAS due to busy schedule of our partners, they are not able to personally remain present to registration of the said Documents, hence we M/s Parijat Hill View Realty LLP, exercise our power to appoint and authorize.



- 1. Shri. Baburao Kokitkar
- 2. Shri. Sagar Nagwekar
- 3. Shri. Akshay Phatak
- 4. Shri. Amol Bangade

बरेल - ३/	
२०२२	२०२२

(Signature)
A. Anand

(Signature)
D.P. Jadhav

(Signature)
Anand

2



5. Shri. Deepak Jadhav
6. Ms. Sneha Magar
7. Ms. Amruta Sawant
8. Ms. Ayushi Pawaskar

As our constituted attorneys, jointly and each of them severally to attend the office of the Sub-registrar at Borivali or at any Sub Registrar office at Mumbai where to present the said documents for registration and admit execution thereof and to do all the following acts, deed, matters and things as follows: -

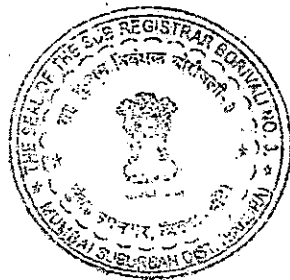
NOW KNOW YE ALL AND THESE PRESENTS WITNESS THAT.

Ajay M Pawar, Designated Partner, M/s Parijat Hill View Realty LLP, do hereby substitute and appoint

1. Shri. Baburao Kokitkar – Age - Address
2. Shri. Sagar Nagwekar
3. Shri. Akshay Phatak
4. Shri. Amol Bangade
5. Shri. Deepak Jadhav
6. Ms. Sneha Magar
7. Smt. Amruta Sawant
8. Smt. Ayushi Pawaskar



- 1) To appear before and present, all the documents including Affidavits, Agreement for sale, Sale Deed, Agreement for Partition, Alternate Accommodation, deed of Rectification, deed of Cancellation, Affidavit/s, undertaking/s, declaration/s, Indemnity, Receipt, Possession letters, demand letters, Notices with regards to the said project and all types of deeds.



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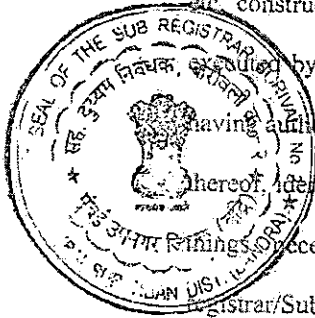
बोरिवली - २/		
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Handwritten signature

Handwritten signature

Handwritten signature: D.P. Jadhav

documents and writings for and on behalf of said firm with regards to all or any of the residential premises and/or commercial premises, parking spaces etc. constructed/ to be constructed by the said firm in the said project duly executed by us for and on behalf of said firm, to the registering authorities, having authorities to receive and register documents and /or to admit execution thereof, identify our signatures thereon and to do all acts, deeds, matters and necessary for registration of the said Documents before the Registrar/Sub-registrar of Assurances at Borivali and receive it back when it is duly registered from the concerned authorities.



2) For any of the purpose mentioned hereinabove to sign all, undertakings, terms and conditions etc. as may from time to time be required by various Government or local authorities or any other person or as may be necessary or

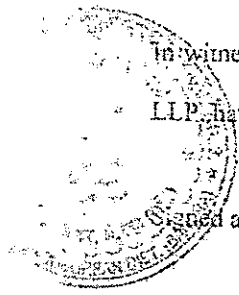
बदल - ३/		
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required from time to time with respect or relating to or concerning registration of the said documents presented for registration and /on admit execution thereof on our behalf as mentioned hereinabove.

In witness whereof Ajay M Pawar, Designated Partner, M/s Parijat Hill View Realty

L.P. have hereunto set our hands at Mumbai this 11th day of APRIL

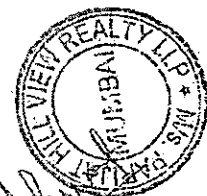
[Handwritten signature]



Signed and delivered)

By the above named)

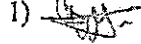
बदल - ३/		
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[Handwritten signatures and names: Ajay M Pawar, D.R. Jadhav, and others]

1) Mr. Ajay M Pawar

In the presence of

1) 

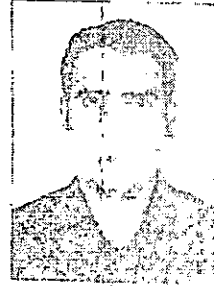
2) 

We accept the above powers:

1. Shri. Baburao Kokitkar

Age - ~~58~~ 59-59
Address - Flat No -403,
Gorai Mitratav CHS,
Plot No -14, RSC - 1B,
Gorai - 1, Dr. Ambedkar Road,
Near Bharat Building, Borivali - West.,
Borivali , Mumbai - 400092
Pan Card - AGJPK1927D



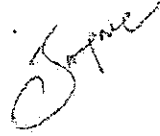


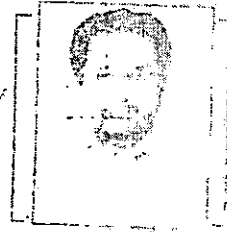
For M/s PARIJAT HILL VIEW RE ALT. Etc

Director, Mumbai

2. Shri. Sagar Nagwekar

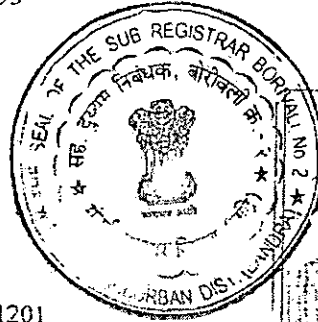
Age - 37
Address - 25-B, Flat No -22,
Takshila CHS, Mahakali Caves Road,
Near Holy Spirit Hospital, Andheri- East.
Chakala MIDC, Mumbai - 400093
Pan Card - AEMPN7077C



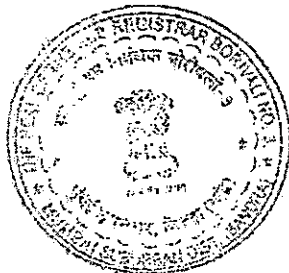


3. Shri. Akshay Phatak

Age - 37,
Address - 2, Anandshila CHSL,
Tilak Chawk, Tilak Nagar,
Kalyan Road, Dombivli (E) - 421201
Pan Card - ARJPP7548J







बल - ३/		
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बल - २/		
१०६०	११२	१३८

4. Shri. Deepak Jadhav

Age - 28

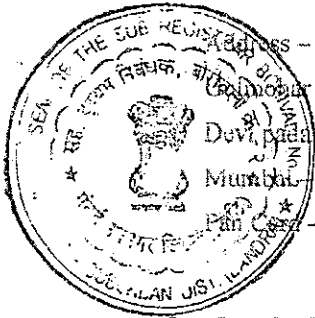
Address - 24/569,

ChS,

Devi, pada Borivali (East)

Mumbai - 400066

Pan Card - AULPJ6610Q



D.R Jadhav



5. Smt. Sneha Magar

Age - 27

Address - Gajanan Niwas Thakre

Chawl, Meghwadi, Shani Mahatma Road,

Jogeshwari (East), Mumbai - 60

वर्क - CYSMP422C

9080	992	931
Smt. Anurata Sawani		
2028		
Age - 35		

Sneha



Address : - A -03, Damodar Nagar,

Tulinj Road, Near Damodar Hall,

Nalasopara - East, Palghar - 401209

Pan Card - ARKPD7460Q



Anurata



6. Smt. Ayushi Pawaskar

Age - 31

Address : - R -502, Sai Siddhivinaky Building,

M.G. Road, Sukarwadi Depot,

Borivali -East

Mumbai - 400066.

Ayushi



वर्क - ४१		
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Pan Card - CAHPP3000P

8. Shri. Amol Bangade

Age - 36.

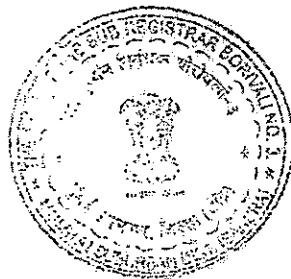
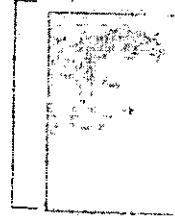
Address - Building No.3, Room No.208

Near Suvidhya School, Magathane bus depo.

Borivali - East, Mumbai - 400066.

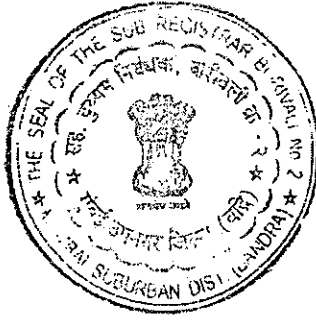
Pan Card - BPPPB8367C

Amol



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बोरल - २/	
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बरेल - ३/		
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२०२२		

adani | Electricity

Adani Electricity Mumbai Limited
Jn. of Shankar Lane & S. V. Road
Kandivali (West)
MUMBAI -400067

Account No:152980414
Ser.Ord.No:1028307299

Contract No :706476846
GSTIN:

Ref No:001001049505
PAN:AAVFP9976F

CPIEST 18.5
Date:17.12.2021
New Conn - Building B
Service UNIT14
RES13

PARIJAT HILL VIEW REALTY LLP
A WING,CTS NO.219,259 &260,AT PARIJAT GULMOHAR COLONY
MAGATHANE Borivali(E) BEHIND TATA POWER HOUSE
MUMBAI 400066
State Code :- 27 Maharashtra

Dear Customer,

In order to proceed further in your requisition, you are required to make the payment of below mentioned charges.

Description	SAC Code	Rs
Application Reg & Processing Chgs.	998631	10,560.00
+CGST9%		977.40
+SGST9%		977.40
Sub - Total		12,514.80
Service Connection Chgs.	098631	323,000.00
+CGST9%		29,520.00
+SGST9%		29,520.00
Sub - Total		382,040.00
Security Deposit		154,500.00
Sub - Total		194,300.00
Total Rs.		504,154.80
Diff		0.00
Total Payable		504,155.00

(Rs. Five Lakh Four Thousand One Hundred Fifty Five only)

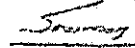
Applied Load: 1303.00 KW

Supply at : A WING,CTS NO.219,259 &260,AT PARIJAT GULMOHAR COLONY, BEHIND TATA POWER HOUSE
MAGATHANE Borivali(E)

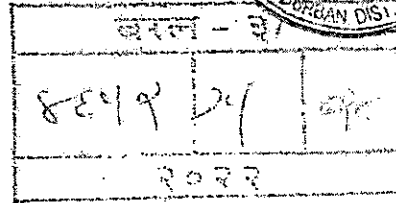
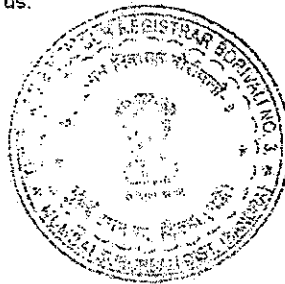
*E.O.D amount will be adjusted in next electricity bill

For any clarifications/queries, please contact us.

Yours faithfully,



SAJIMON NANOO
Commercial Management Head
(North Division)



CONSOLIDATED STAMP DUTY PAID BY ORDER NO. KR/DR/DCED/67028/1491 DATED 17.07.2020

Registered Office: Adani Corporate House, Shantivan, Near Velasco Devi Circle, S. G. Highway, Khandiv, Andhera West, Mumbai
CIN: U74999GJ2005PTC028560 PAN No.: AAUC0099F GSTIN: 27AAVFD00012W

Payment Slip

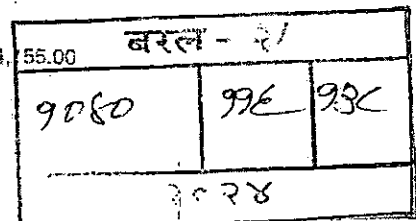
Cheque/DD to be drawn in favour of "Adani Electricity Mumbai Limited"



01529804140050416517122021005041553705476846

A/C NO:152980414

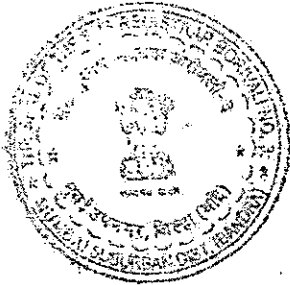
Roundsum payable : Rs. Five Lakh Four Thousand One Hundred Fifty Five only Rs.504,155.00





खरल - २/		
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खरल - ३/		
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२०२२		

PARIJAT HILL VIEW REALTY LLP

Registered with limited liability (Regn. No. AAL-8639)
Regd. Office: 72-76, Industrial Estate, Mundhwa, Pune - 411 036
Phone (020)26708100 Fax: (020) 26871612

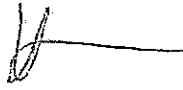
CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE DESIGNATED PARTNERS OF PARIJAT HILL VIEW REALTY LLP HELD ON 26th JULY, 2018 AT THE REGISTERED OFFICE OF THE LLP AT 72-76, INDUSTRIAL ESTATE, MUNDHWA, PUNE 411 036.

"RESOLVED THAT the Development Agreement, draft of which was placed before the meeting, to be executed amongst the LLP, Magathane Parijat Co-Operative Housing Society Ltd. (the Society), members of the said Society and B. G. Shirke Construction Technology Pvt. Ltd. (BGSCTPL), for the purpose of redevelopment of the property namely plot of land admeasuring 2727.86 sq. mtr. belonging to the society, Chawl No. 48 to 53 situated at Survey No. 34A, Hissa No.9, Survey No. 47 corresponding to CTS.No. 259(pt) and 260 (pt) of Village Magathane under its layout code No. 036 (New Magathane) at Borivali (East), Mumbai - 400 066, be and is hereby approved.

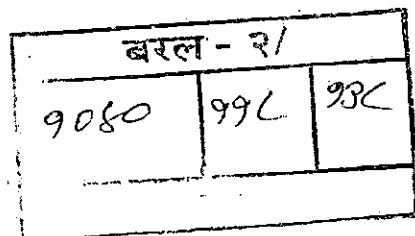
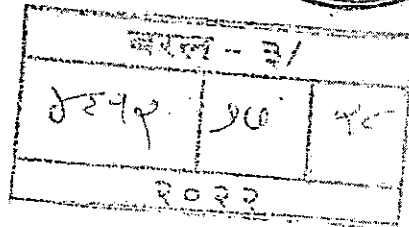
RESOLVED FURTHER THAT Mr. Ajay Pawar, Designated Partner of the LLP be and is hereby authorized on behalf of the LLP to execute the said Development Agreement and to present the same for registration before the Sub Registrar of Assurances and to do all the acts, deeds and things as may be required to give effect to this resolution.

RESOLVED FURTHER THAT a copy of this resolution certified to be true by Mr. Vijay B. Shirke, Designated Partner of the LLP be furnished to the Sub-Registrar of Assurances, for its records."

CERTIFIED TRUE COPY
FOR PARIJAT HILL VIEW REALTY LLP

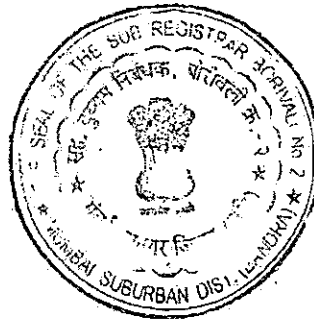


VIJAY B. SHIRKE
DESIGNATED PARTNER



करल - २/		
१०६०	११२	१३८
२०२४		

Bank Page



करल - ३/		
६६५९	१८	१८
२०२२		

PARIJAT HILL VIEW REALTY LLP

Registered with limited liability (Regn. No. AAL-8639)

Regd. Office: 72-76, Industrial Estate, Mundhwa, Pune - 411 036

Phone (020)26708100 Fax: (020) 26871612

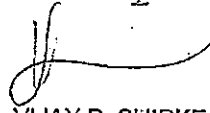
CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE DESIGNATED PARTNERS OF PARIJAT HILL VIEW REALTY LLP HELD ON 7th MARCH 2022 AT THE REGISTERED OFFICE OF THE LLP AT 72-76, INDUSTRIAL ESTATE, MUNDHWA, PUNE 411 036.

"RESOLVED THAT in suppression of the earlier resolution, in respect of execution of Agreement for Sale, Sale Deed or any such agreement or Deed in connection with saleable flats of "Parijat Hill View" Project of the LLP situated at Gulmohar Vasahat, Village Magathane, Borivali, Mumbai being sold to or dealt with the prospective clients, following Officials of the LLP be and are hereby severally authorised to attend the Office of Sub Registrar of Assurances, Maharashtra to present the aforesaid agreements, deeds and any other documents as may be required for registration and admit the execution thereof in respect of the aforesaid project of the LLP.

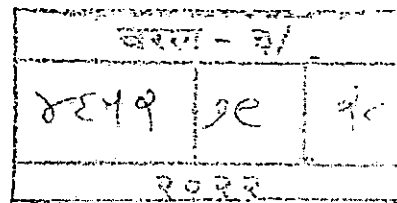
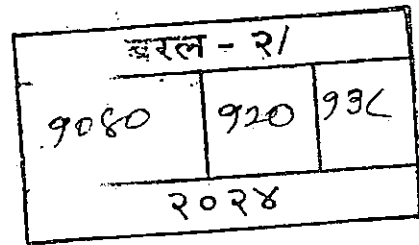
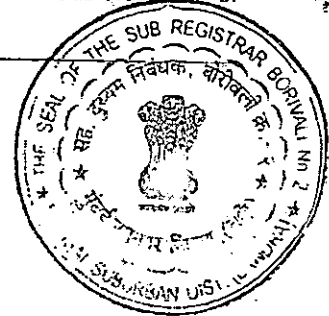
1. Mr. Baburao Kokitkar
2. Mr. Sagar Nagwekar
3. Mr. Akshay Phatak
4. Mr. Amol Bangde
5. Mr. Deepak Jadhav
6. Ms. Sneha Magar
7. Ms. Amruta Sawant
8. Ms. Ayushi Pawaskar

RESOLVED FURTHER THAT a copy of this resolution certified to be true by Mr. Vijay B. Shirke, Designated Partner of the LLP be furnished to the office of Sub-Registrar of Assurances for its effective implementation."

CERTIFIED TRUE COPY
FOR PARIJAT HILL VIEW REALTY LLP

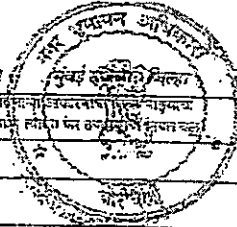
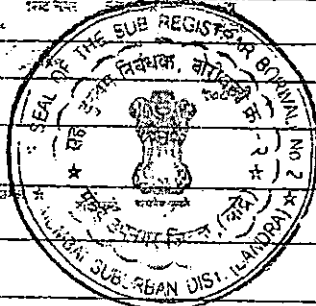


VIJAY B. SHIRKE
DESIGNATED PARTNER



आलभता पत्रक

नाम/पते - अनादनी	ता.पु.सं. नं. -- म.पु.सं. -- अनादनी	जिल्हा
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क्र.सं.	व्यवसाय	पंजीकरण क्र.	वर्तमान मूल्य (₹) / फंडम (₹) किंवा पार (₹)	साक्षरता
१०/२०२२	व्यापार	LAQ	₹ १०,०००/-	२०/०२/२०२२
११/०२/२०२२	वा.प.सं. नं. १०२/२०२२	LAQ	₹ २०,०००/-	२०/०२/२०२२

१०२०	१०२०	१०२०	१०२०
२०२२	२०२२	२०२२	२०२२

म.पु.सं. अनादनी
बुरहानपूर जिल्हा

(Signature)



३०२		
३०२	३०२	३०२
३०२	३०२	३०२

आयकर विभाग
INCOME TAX DEPARTMENT
GOVT. OF INDIA
RASHMI C BHATNAGAR
RASHMI C BHATNAGAR
23/11/1984
SRSP7548J

आयकर विभाग
INCOME TAX DEPARTMENT
GOVT. OF INDIA
REVADEAS BHAMKAR KONDHAR
REVADEAS BHAMKAR KONDHAR
21/11/1985
AULP6610Q

आयकर विभाग
INCOME TAX DEPARTMENT
GOVT. OF INDIA
SHEHA SHIVAJI WAGAR
SHEHA SHIVAJI WAGAR
15/10/1984
CYSPM2422C

आयकर विभाग
INCOME TAX DEPARTMENT
GOVT. OF INDIA
DEEPAK RAJESH JADHAV
DEEPAK RAJESH JADHAV
09/01/1993
AULPJ6610Q

आयकर विभाग
INCOME TAX DEPARTMENT
GOVT. OF INDIA
SHEHA SHIVAJI WAGAR
SHEHA SHIVAJI WAGAR
15/10/1984
CYSPM2422C

आयकर विभाग
INCOME TAX DEPARTMENT
GOVT. OF INDIA
DEEPAK RAJESH JADHAV
DEEPAK RAJESH JADHAV
09/01/1993
AULPJ6610Q

आयकर विभाग
INCOME TAX DEPARTMENT
GOVT. OF INDIA
HEMANT SHIBDE
HEMANT SHIBDE
09/09/1991
CAMRE3003P

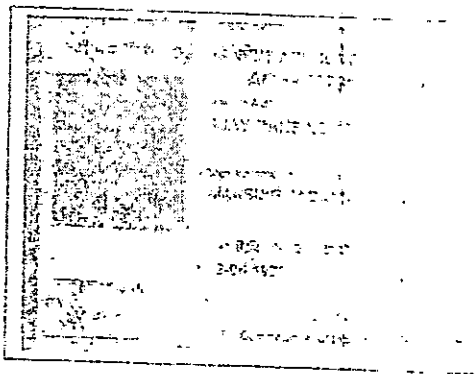
आयकर विभाग
INCOME TAX DEPARTMENT
GOVT. OF INDIA
DEEPAK RAJESH JADHAV
DEEPAK RAJESH JADHAV
09/01/1993
AULPJ6610Q
D.R. Jadhav



D.R. Jadhav

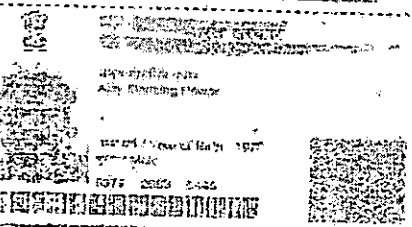
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बरल = 21		
9080	923	932
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भारत सरकार
 Government of India
 Ministry of Revenue



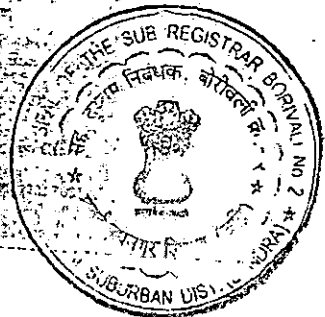
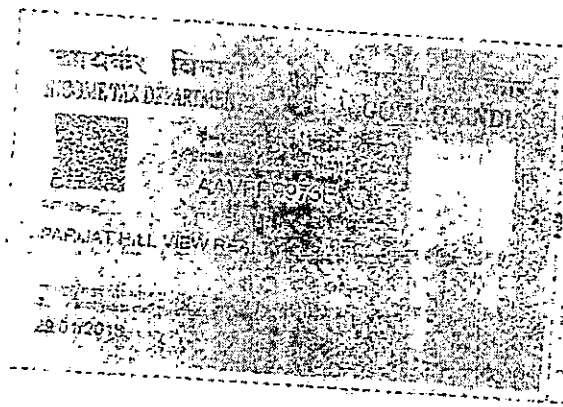
आपका आगमन क्रमांक / Your Account No. :
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आपका आगमन क्रमांक / Your Account No. :
5379 2963 5445

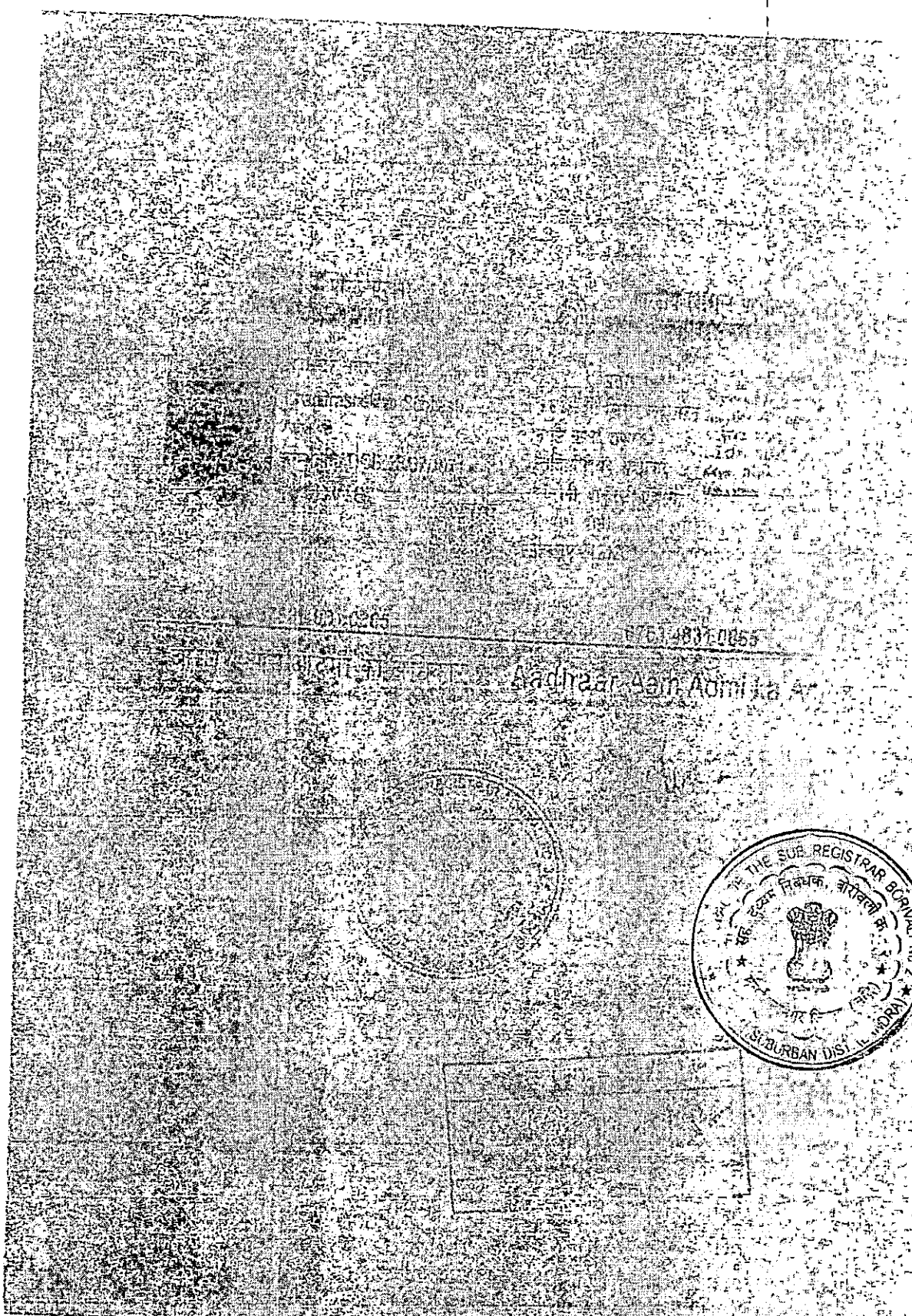


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5379 2963 5445

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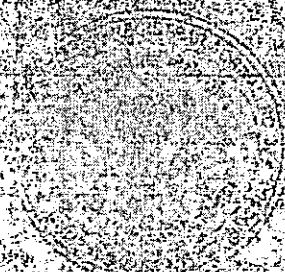


बरल - ३१		
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बरल - २१		
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२०२४		



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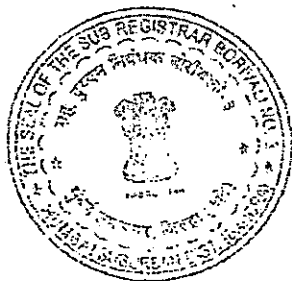
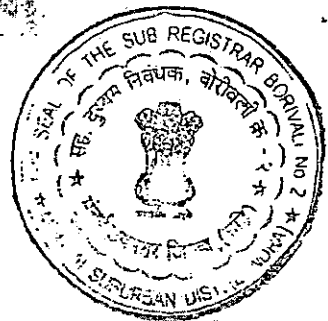
Adhikar Aam Adhika A



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Bandra

जन्मद्वारा विभागात् मान्यतः सरकार
INCOME TAX DEPARTMENT GOVT OF INDIA
BANDRE RAJU PANDURANG
PANDURANG DEVI BANDRE
26/05/1970
Form No. 1 (Part A) (New)
AMJPB4025F



बरल - 31
8812 39/70

बरल		
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Summary 1 (Dastgoshwara bhag 1)

368 4652

गोमयात 11 एप्रिल 2022 6:23 म.ने.

दस्तावेजाचा भाग-1

दस्तावेज क्रमांक: 4652/2022

दस्तावेज क्रमांक: दस्तावेज-3 /4652/2022

भाजण शुल्क: रु. 0/-

मोबदला: रु. 00/-

भरण्याचे मुद्रांक शुल्क: रु. 500/-

द. नि. नद. द. नि. दस्तावेज-3 यांचे कार्यालयाने

भावने: 4957

भाजणी दिनांक: 11/04/2022

अ. क्र. 4652 वर दि 11-04-2022

यादणकरागाचे नाव: मेनेस प्राणिकान दिने वरद दिने
ह्यांच्या मध्ये भाजणीद्वारे अजय मानसिंग भट्टार

वेळी 6:21 म.ने. वा. दस्तावेज केला.

नोंदणी फी

रु. 100/-

दस्तावेज हायलफणी फी

रु. 500/-

पुस्तकांची संख्या 28

(Handwritten signature)

दस्तावेज करण्याच्याची नदी:

रु. 500/-

(Handwritten signature)

द. नि. नद. द. नि. भाजणीची 3

(Handwritten signature)

दस्तावेजाचा प्रकार: कुलमुख्यालय

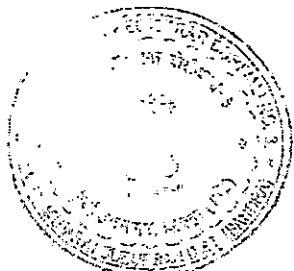
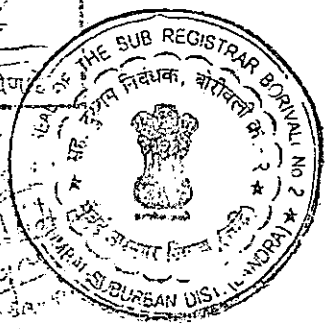
मुद्रांक शुल्क: अ जेव्हा तो प्रसिध्दार्थ देण्यात आलेला असून @ न्यायमूर्त कोषाचीही न्यायक मालमत्ता विकण्याचा प्राधिकार दिनांक 11/04/2022

शिक्रा क्र. 1 11 / 04 / 2022 06 : 21 : 46 PM ची वेळ: (मावणीकरण)

शिक्रा क्र. 2 11 / 04 / 2022 06 : 22 : 52 PM ची वेळ: (फी)

प्रतिज्ञापत्र
 * सदर दस्तावेज हा बोवनी १६०८ अंतर्गत अजयसिंग भट्टार यांच्या मालकीत राखलेले आहे. * दस्तावेजातील तपसूद नजमाद, नियमांक खंडना, व तीवरा व लोखंड जोडलेल्या कागदाच्याही नकले तपासली आहे. * दस्तावेजाच्या वेळीत कायदेपरीत बाबताही दस्त निष्पादित व तपसूद नजमाद हे दिनांक ११/०४/२०२२ रोजी.

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 लिहिलेले देणारे:



बरेल.		
9080	920	936
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Summary-2(दस्त गोषवारा भाग - २)



दस्त गोषवारा भाग-2

पत्र क्र. 3
दस्त क्रमांक-4652/2022

11/04/2022 6:48:19 PM

दस्त क्रमांक : 4652/2022

दस्तावा प्रकार - कुलमुद्रव्यापत्र

अनु क्र.	पक्षकारांचे नाव व पत्ता	पक्षकाराचा प्रकार	घोषाविव	दस्तावा
1	नाम:मेरम पाणिजान हिन वयू गिरवडी म्हाळानी ह्यांच्या तर्फे भागीदार अत्रय पावनिगा पत्ता: पत्ता:प्लॉट नं: - , माळा नं: - इमारतीचे नाव: पाणिजान हिन वयू, अर्जांक नं: - , गेट नं: गुलमोहर निटी, मातागण, कोरिवली (ईस्ट), मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AAVFP9976F	कुलमुद्रव्यापत्र देणारा वय: -51 स्वाक्षरी: <i>[Signature]</i>		
2	नाम:बाबुराव - कोरिवली पत्ता:प्लॉट नं: प्लॉट नंबर 403, प्लॉट नंबर 14., माळा नं: - , इमारतीचे नाव: कोरिवली मिनरवा सोसा., , अर्जांक नं: - , गेट नं: आर.एम.सी.-1बी., गोगर्ड-1, डॉ. अंबेडकर रोड, भारत विविडिंग संयुक्त, कोरिवली (वेस्ट), मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AGJPK1927D	गोंय अंश अर्जांनी होल्डर वय: -59 स्वाक्षरी: <i>[Signature]</i>		
3	नाम:नागन - नागवेंक पत्ता:प्लॉट नं: 25बी, प्लॉट नंबर 22, माळा नं: - , इमारतीचे नाव: इकापिक को.-अंबेडकर हाऊसिंग सोसायटी, अर्जांक नं: - , गेट नं: महालांनी कवेम रोड, होबी इन्फोर्नट होस्पिटल जवळ, अंधेरी (पूर्व), वाघावा गण,अव.डी.सी., मुंबई, महाराष्ट्र, मुम्बई पॅन नंबर:AEPMN7077C	गोंय अंश अर्जांनी होल्डर वय: -35 स्वाक्षरी: <i>[Signature]</i>		
4	नाम:अश्वय - हाटक पत्ता:प्लॉट नं: , माळा नं: - , इमारतीचे नाव: आनंदशीला सी.एम.एन.एल, अर्जांक नं: 2, गेट नं: कल्याण रोड, कोरिवली (ईस्ट), पारममनी जवळ, कल्याण, दिवाक नगर, ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर:ARJPP7548J	गोंय अंश अर्जांनी होल्डर वय: -37 स्वाक्षरी: <i>[Signature]</i>		
5	नाम:अमोय - वांगडे पत्ता:प्लॉट नं: - , माळा नं: - , इमारतीचे नाव: - , अर्जांक नं: - , गेट नं: पण्डी नश्वानी, प्राथमिक मराठी शाळेजवळ, बचनेमाळ, पन्डी (नश्वानी), यवतमाळ, महाराष्ट्र, यवतमाळ. पॅन नंबर:BPPIP88367C	गोंय अंश अर्जांनी होल्डर वय: -37 स्वाक्षरी: <i>[Signature]</i>		
6	नाम:धीगर - जाधव पत्ता:प्लॉट नं: प्लॉट नंबर 25/569, माळा नं: - , इमारतीचे नाव: गुलमोहर सी.एम.एम., , अर्जांक नं: - , गेट नं: देवीपाडा, दादा तोंकर मार्ग, कोरिवली (ईस्ट), मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AULPJ6610Q	गोंय अंश अर्जांनी होल्डर वय: -29 स्वाक्षरी: <i>[Signature]</i>		
7	नाम:शंशा - मंगर पत्ता:प्लॉट नं: - , माळा नं: - , इमारतीचे नाव: गजानन निवास, डाऊन चाल, अर्जांक नं: - , गेट नं: थली महाराष्ट्रा रोड, मेघवाडी, जोगेश्वरी (ईस्ट), मुंबई, महाराष्ट्र, मुम्बई पॅन नंबर:CYSPI2422C	गोंय अंश अर्जांनी होल्डर वय: -28 स्वाक्षरी: <i>[Signature]</i>		
8	नाम:अमुना - मारवे पत्ता:प्लॉट नं: प्लॉट नंबर 103, माळा नं: - , इमारतीचे नाव: - , अर्जांक नं: - , गेट नं: क्षमोहर मंगर, तुळीय रोड, वेदात हॉटेल मनीन, नागवोगारा (ईस्ट), वनई, पावयन, महाराष्ट्र, ठाणे. पॅन नंबर:ARKPD7460Q	गोंय अंश अर्जांनी होल्डर वय: -35 स्वाक्षरी: <i>[Signature]</i>		
9	नाम:अव्युपी - पायवाक पत्ता:प्लॉट नं: प्लॉट नंबर - आन - 502, माळा नं: - , इमारतीचे नाव: माई मिडिविनायक विडिंड, अर्जांक नं: - , गेट नं: एम.डी. रोड, मुफ्तवाडी डेपो, कोरिवली (ईस्ट), मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर CAHPP3003P	गोंय अंश अर्जांनी होल्डर वय: -31 स्वाक्षरी: <i>[Signature]</i>		



दस्तावा क्रमांक 4652/2022 मधील दस्तावातील कुलमुद्रव्यापत्राचा दस्त गोषवारा भाग-2 मधील दस्तावा क्रमांक 3 ची कळ: 11/04/2022 06:42:54 PM

ओळख:- दस्तावातील दस्त गोषवारा भाग-2 मधील दस्तावा क्रमांक 3 मधील दस्तावातील कुलमुद्रव्यापत्राचा दस्त गोषवारा भाग-2 मधील दस्तावा क्रमांक 3 ची कळ: 11/04/2022 06:42:54 PM

अनु क्र. पक्षकारांचे नाव व पत्ता

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Summary - ३ दस्त गोषवारा भाग - २)

1. कर्जापत्र - बंध
क्र. ०१
रकम ३० धानुवंत मेशम कावमजी फ्लेन स्ट्रीट कोर्ट मुंबई
दिनांक ०४/००/००१
2. कर्जापत्र चढणेकर - श्रद्धा
क्र. ०१
रकम ३० धानुवंत मेशम कावमजी फ्लेन स्ट्रीट कोर्ट मुंबई
दिनांक ०४/००/००१

[Signature]
स्वाक्षरी

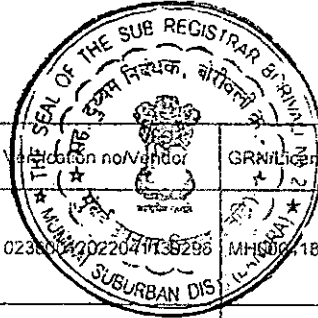


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स्वाक्षरी



दस्तावेज क्र. 4 ही वेळ: 11 / 04 / 2022 06 : 45 : 24 PM

महाराष्ट्र शासन
मुंबई नगरपालिका



Payment Details

Sr.	Purchaser	Type	Application no/Vendor	GRN/Charge	Amount	Used At	Deface Number	Deface Date
1	s Parag Hill View Realty LLP	eChallan	02380070220411138298	MH00018423202223E	500.00	SD	0000242417202223	11/04/2022
2		DHC		1104202214607	560	RF	1104202214607D	11/04/2022
3	s Parag Hill View Realty LLP	eChallan		MH000418423202223E	100	RF	0000242417202223	11/04/2022

[SD Stamp] [RF: Registration Fee] [DHC: Document Handling Charges]		
वरल - २/		
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8849	90	90
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प्रमाणित करभेत येतो की, या
दस्तानमध्ये शुद्ध... माने आहेत.
मुद्रका क्र. १/वरल-३/... ८८५९... २०२२
वर मांडला, दिनांक... ११/०४/२०२२

[Signature]
सच. दुय्यम निबंधक, छोरीवली क्र. ३,
मुंबई उपनगर जिल्हा.

PARIJAT HILL VIEW REALTY LLP

Registered with limited liability (Regn. No. AAL-8639)
Regd. Office: 72-76, Industrial Estate, Mundhwa, Pune - 411 036
Phone (020)26708100 Fax: (020) 26871612

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE DESIGNATED PARTNERS OF PARIJAT HILL VIEW REALTY LLP HELD ON 7th MARCH 2022 AT THE REGISTERED OFFICE OF THE LLP AT 72-76, INDUSTRIAL ESTATE, MUNDHWA, PUNE 411 036.

*RESOLVED THAT in suppression of the earlier resolution, in respect of execution of Agreement for Sale, Sale Deed or any such agreement or Deed in connection with saleable flats of "Parijat Hill View" Project of the LLP situated at Gulmohar Vasahat, Village Magathane, Borivali, Mumbai being sold to or dealt with the prospective clients, following Officials of the LLP be and are hereby severally authorised to attend the Office of Sub Registrar of Assurances, Maharashtra to present the aforesaid agreements, deeds and any other documents as may be required for registration and admit the execution thereof in respect of the aforesaid project of the LLP.

1. Mr. Baburao Kokitkar
2. Mr. Sagar Nagwekar
3. Mr. Akshay Phatak
4. Mr. Amol Bangde
5. Mr. Deepak Jadhav
6. Ms. Sneha Magar
7. Ms. Amruta Sawant
8. Ms. Ayushi Pawaskar

RESOLVED FURTHER THAT a copy of this resolution certified to be true by Mr. Vijay B. Shirke, Designated Partner of the LLP be furnished to the office of Sub-Registrar of Assurances for its effective implementation.*

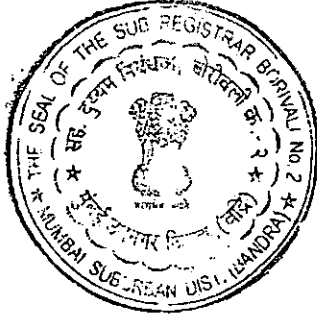
CERTIFIED TRUE COPY
FOR PARIJAT HILL VIEW REALTY LLP



VIJAY B. SHIRKE
DESIGNATED PARTNER



बरेल - २		
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२०२४		



PARIJAT HILL VIEW REALTY LLP

Registered with limited liability (Regn. No. AAL-8639)
Regd. Office: 72-76, Industrial Estate, Mundhwa, Pune - 411 036
Phone (020)26708100 Fax: (020) 26871612

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE DESIGNATED PARTNERS OF PARIJAT HILL VIEW REALTY LLP HELD ON 26th JULY, 2018 AT THE REGISTERED OFFICE OF THE LLP AT 72-76, INDUSTRIAL ESTATE, MUNDHWA, PUNE 411 036.

RESOLVED THAT the Development Agreement, draft of which was placed before the meeting, to be executed amongst the LLP, Magathane Parijat Co-Operative Housing Society Ltd. (the Society), members of the said Society and B. G. Shirke Construction Technology Pvt. Ltd. (BGSCPTL), for the purpose of redevelopment of the property namely plot of land measuring 2727.88 sq. mtr. belonging to the society, Chawl No. 48 to 53 situated at Survey No. 34A, Hissa No.9, Survey No. 47 corresponding to CTS No. 259(pt) and 260 (pt) of Village Magathane under its layout code No. 036 (New Magathane) at Borivali (East), Mumbai - 400 036, be and is hereby approved.

RESOLVED FURTHER THAT Mr. Ajay Pawar, Designated Partner of the LLP be and is hereby authorized on behalf of the LLP to execute the said Development Agreement and to present the same for registration before the Sub Registrar of Assurances and to do all the acts, deeds and things as may be required to give effect to this resolution.

RESOLVED FURTHER THAT a copy of this resolution certified to be true by Mr. Vijay B. Shirke, Designated Partner of the LLP be furnished to the Sub-Registrar of Assurances, for its records."

CERTIFIED TRUE COPY
FOR PARIJAT HILL VIEW REALTY LLP

बतल - २/		
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VIJAY B. SHIRKE
DESIGNATED PARTNER

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAVEP9976F

PAKULAT HILL VIEW REALTY LLP

29/07/2018

स्थायी लेखा संख्या (PERMANENT ACCOUNT NUMBER)
ADEPP9291R

नाम / NAME
AJAY MANSING PAWAR

पिता का नाम / FATHER'S NAME
MANSING JAGANNATH PAWAR

जन्म तिथि / DATE OF BIRTH
02-05-1970

हस्ताक्षर / SIGNATURE

आयकर आयुक्त (कंप्यूटर फ्रेण्ड)
Commissioner of Income-tax (Computer Operator)

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
GCXPS1825N

ANUSHIKA RADHESHAM SAWANT

पिता का नाम / Father's Name
RADHESHAM LAXMAN SAWANT

21/05/19

Sawant

स्थायी लेखा संख्या (PERMANENT ACCOUNT NUMBER)
AHZPS2885F

नाम / NAME
RADHIKA RADESHAM SAWANT

पिता का नाम / FATHER'S NAME
GOVIND KRISHNAJI DALVI

जन्म तिथि / DATE OF BIRTH
08-08-1965

हस्ताक्षर / SIGNATURE
R.P. Sawant

आयकर आयुक्त (कंप्यूटर फ्रेण्ड)
Commissioner of Income-tax (Computer Operator)



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

KARUNA RADHESHAM SAWANT
RADHESHAM SAWANT

05/05/1992

Permanent Account Number
DGFPS0372K

हस्ताक्षर / SIGNATURE

Sawant

जरल - २/		
9080	932	93K
२०२४		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BHOPL8047G

SANKET RAJU LAGADE

पिता का नाम / Father's Name
RAJU SHRIRANG LAGADE

04/07/2002

Carlet

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

SHASHIKANTROHIDAS DHAWARE
ROHIDAS DHAWARE

30/07/1998

Permanent Account Number
BPDPO0343G

शशि.कांत



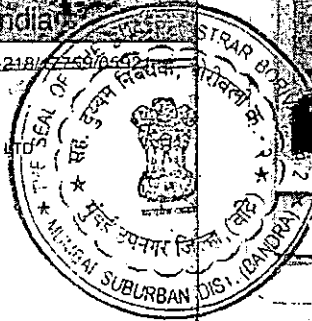
भारतीय विशिष्ट ओळख प्रणाली

भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्यात आलेला क्रमांक / Enrollment No: 1218/1234567890

To,
अनुष्का राधेशम नावंत
Anushka Radhesham Sawant
37/677, NISARG GULMOHAR CHS LTD
TATA POWER HOUSE
BORIVALI EAST
Borivali East Mumbai
Maharashtra 400066

24/09/2011



भारत सरकार
Government of India

राधिका राधेशम नावंत
Radhika Radhesham Sawant
जन्म तारीख / DOB : 08/08/1965
स्त्री / Female

3834 2346 3018

आधार - सामान्य माणसाचा अधिकार

Ref: 14 / 10E / 27428 / 27930 / P



UE435205062IN



आपला आधार क्रमांक / Your Aadhaar No. :

6984 0088 5949.

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

अनुष्का राधेशम नावंत
Anushka Radhesham Sawant

जन्म वर्ष / Year of Birth : 1997
स्त्री / Female



6984 0088 5949

आधार - सामान्य माणसाचा अधिकार

Sawant

भारतीय विशिष्ट ओळख प्रणाली
Unique Identification Authority of India

पत्ता 37/677, महापाली निसर्ग
सीएचएस एलटीडी, गुलमोहर च्यासत
महापाली, टाटा पवर हाउस भवने,
बोविवली ईस्ट, मुंबई, महाराष्ट्र - 400066

Address: 37/677, Magadhani Nisarg CHS
LTD, Gulmohar Vasahat Magadhani,
Behind Tata Power House, Borivali East,
Mumbai, Borivali East, Maharashtra,
400066

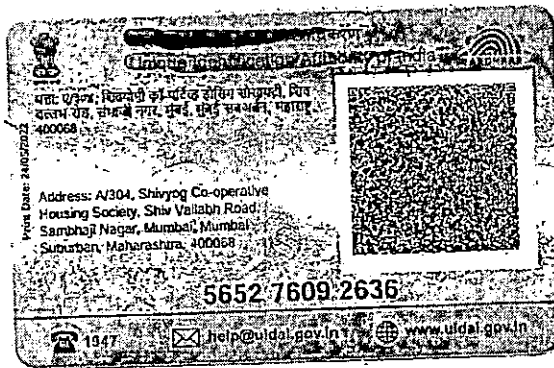
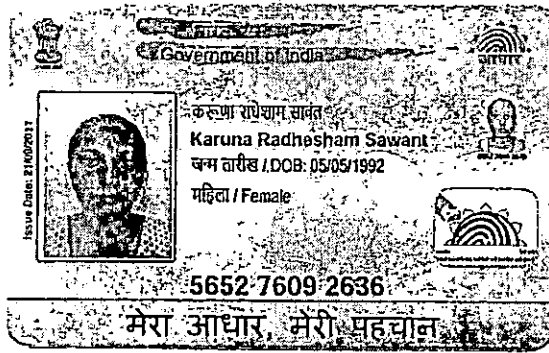
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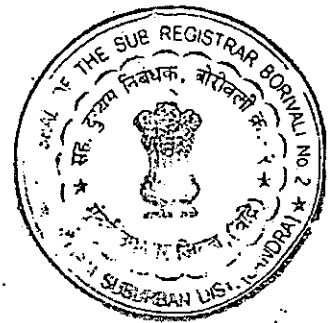
www.aadhaar.gov.in

R. R. Sawant

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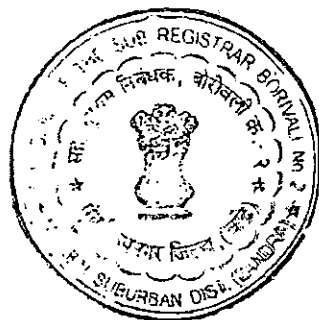
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367/1040

सुनवार, 18 जानेवारी 2024 11:31 म.पू.

दस्त सोपवारा भाग-1

वर्ग-2

दस्त क्रमांक: 1040/2024

दस्त क्रमांक: वर्ग-2/1040/2024

वाजार मूल्य: ₹. 98,96,359/-

मोठदना: ₹. 1,33,00,000/-

भन्वने मूलांक शुल्क: ₹. 6.65,000/-

द. नि. मह. द. नि. वर्ग-2 यांचे कार्यालयान

अ. क्र. 1040 व दि. 18-01-2024

गेजी 11:22 म.पू. वा. हजर केला.

पावती: 1131

पावती दिनांक: 18/01/2024

मादरकऱ्पागाचं नाव: अनुष्का राधेशाम सावंत

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 2760.00

पुढांची मंथ्या: 138

मूकूण: 32760.00

Sawant

दस्त हजर करणाऱ्याची मधी:

सह. दुय्यम निबंधक बोरीवली-२,
मुंबई उपनगर जिल्हा.

सह. दुय्यम निबंधक बोरीवली-२,
मुंबई उपनगर जिल्हा.

मूलांक शुल्क: (मक) कोणत्याही महानगरपालिकेच्या हद्दीन किंवा न्यालयत अन्वलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीन किंवा उप-खंड (डोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रान

शिक्का क्र. 1 18 / 01 / 2024 11 : 22 : 40 AM ची वेळ: (नादगीकरण)

शिक्का क्र. 2 18 / 01 / 2024 11 : 24 : 15 AM ची वेळ: (फी)

प्रतिज्ञापत्र

आदेज हा नोंदणी १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस
आहे. • दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व
दस्तातील कोणत्याही कायद्यांची सत्यता तपासली आहे. • दस्ताची सत्यता, वैधता
संपूर्णपणे जाबोदाबी दस्त निष्पादक व कडुलक्षारक हे संपूर्णपणे जाबोदार राहतील.

D.R. Jadhav

Sawant

संकेत:

लिहून घेणारे:

D.R. Sawant

Sawant



दस्ता - २/		
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कोरू पद
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18/01/2024 11 36:22 AM

दस्त क्रमांक :वर्ग-2/1040/2024

दस्ताचा प्रकार :-कगारनामा

अनु क्र.	पथकाराचे नाव व पत्ता	पथकाराचा प्रकार	छायाचित्र	दस्ता प्रमाणित
1	नाव:मेमर्स पारिजात हिल व्ह्यू रियल्टी एलएनटी ह्यांच्या तर्फे भागीदार अनय मानसिंग पवार तर्फे कुलमुख्यार दीपक जाधव पत्ता:प्लॉट नं: ऑफिस नं. 72-76, भाळा नं:-, इमारतीचे नाव: मुंबवा इंडस्ट्रियल इस्टेट, ब्लॉक नं:-, रोड नं: पुणे, महाराष्ट्र, पुणे, महाराष्ट्र, पुणे. पिन नंबर:AAVFP9976F	लिहून देणार वय :-29 स्वाक्षरी:- <i>D.R. Jadhav</i>		
2	नाव:अनुष्ठा राधेशाम सावंत पत्ता:प्लॉट नं: फ्लॅट नंबर 37/677,, भाळा नं:-, इमारतीचे नाव: निगम सोसायटी, ब्लॉक नं: गुलमोहर रोड, टाटा पॉवर हाऊस, मागाळणे डेपो, रोड नं: बोरिवली पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर:GCXPS1825N	लिहून घेणार वय :-26 स्वाक्षरी:- <i>Sawant</i>		
3	नाव:राधिका राधेशाम सावंत पत्ता:प्लॉट नं: फ्लॅट नंबर 37/677, भाळा नं:-, इमारतीचे नाव: निगम सोसायटी, ब्लॉक नं: गुलमोहर रोड, टाटा पॉवर हाऊस, मागाळणे डेपो, रोड नं: बोरिवली पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन नंबर:AHZPS2885F	लिहून घेणार वय :-58 स्वाक्षरी:- <i>R.B. Sawant</i>		
4	नाव:कृष्णा राधेशाम सावंत पत्ता:प्लॉट नं: फ्लॅट नंबर 37/677, भाळा नं:-, इमारतीचे नाव: निगम सोसायटी, ब्लॉक नं: गुलमोहर रोड, टाटा पॉवर हाऊस, मागाळणे डेपो, रोड नं: बोरिवली पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन नंबर:DGFPS0372K	लिहून घेणार वय :-31 स्वाक्षरी:- <i>Dawant</i>		

वरील दस्तोबज करून देणार तयारकीत कगारनामा चा दस्त एवज करून दिल्याचे फडुल करतात.
शिक्का क्र.3 ची वेळ:18 / 01 / 2024 11 : 35 : 23 AM

ओळख:-

खालील इलम असे निवेदीत करतात की ते दस्तोबज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पथकाराचे नाव व पत्ता	छायाचित्र	दस्ता प्रमाणित
1	नाव:मकेत - लगटे वय:20 पत्ता:72-76 मुंबवा इंडस्ट्रियल इस्टेट पुणे पिन कोड:411036	स्वाक्षरी <i>Sanket</i>	
2	नाव:शशिकांत - धारारे वय:33 पत्ता:72-76 मुंबवा इंडस्ट्रियल इस्टेट पुणे पिन कोड:411036	स्वाक्षरी <i>Shikant</i>	

शिक्का क्र.4 ची वेळ:18 / 01 / 2024 11 : 36 : 11 AM

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