

# SADDUTR



4 April, 2013

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 5

दस्त क्रमांक : 2884/2013

नोदणी 63

Regn. 63m

गावाचे नाव : पी.एस.पहाडीगोरेगाव

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु.2,650,000/-
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु.2,647,000/-
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	690-A, 690-1 to 6, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : मदनिका नं: १०३, माळा नं: पहिला मजला वी विंग, इमारतीचे नाव: सफायर ऐनक्लेव , ब्लॉक नं: गोरेगाव वेस्ट मुंबई , रोड : एस वी रोड गोरेगाव वेस्ट मुंबई 62
(5) क्षेत्रफळ	35.01 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव:- - मोहम्मद सादिक मकबूल अहमद भाटी सोल प्रोप्रायटर. एम यु कन्सट्रक्शन्स ;वय: 47; पत्ता :-प्लॉट नं: शॉप न. ३, माळा नं:-, इमारतीचे नाव: रेअर साईद एम यु कॉर्नर, ब्लॉक नं: प्लॉट न. २१३, सांता मुंबई , रोड नं: टिळक रोड सांताक्रूझ पूर्व मुंबई , . . पिन कोड:- 400054 पॅन नंबर: ABPPB9132Q 2) नाव:- - मनसुख एल गाला तर्फे मुखत्यार मोहम्मद सादिक मकबूल अहमद भाटी ;वय: 47; पत्ता :-प्लॉट नं: ५, माळा नं: -, इमारतीचे नाव: अजंटा अपार्ट, ब्लॉक नं: सांताक्रूझ वेस्ट मुंबई , रोड नं: टिळक रोड सांताक्रूझ वेस्ट मुंबई , . . पिन कोड:- 400054 पॅन नंबर: AAIPG6282E 3) नाव:- - दामजी वी छादवा तर्फे मुखत्यार मोहम्मद सादिक मकबूल अहमद भाटी ;वय: 47; पत्ता :-प्लॉट नं: ५, माळा नं: -, इमारतीचे नाव: अजंटा अपार्टमेंट , ब्लॉक नं: सांताक्रूझ वेस्ट मुंबई , रोड नं: टिळक रोड सांताक्रूझ वेस्ट टिळक रोड सांताक्रूझ वेस्ट मुंबई , . . पिन कोड:- 400054 पॅन नंबर: AAAPC4491K 4) नाव:- - अशोक के शाह तर्फे मुखत्यार मोहम्मद सादिक मकबूल अहमद भाटी ;वय: 47; पत्ता :-प्लॉट नं: ५, माळा नं: -, इमारतीचे नाव: अजंटा अपार्टमेंट , ब्लॉक नं: सांताक्रूझ वेस्ट मुंबई , रोड नं: टिळक सांताक्रूझ वेस्ट मुंबई , . . पिन कोड:- 400054 पॅन नंबर: AOQPS7920P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1)नाव:- दिनेश तारकेश्वर मिश्रा ; वय:48; पत्ता:-प्लॉट नं: २७३/२१६५, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मोतीलाल नगर न.१ गोरेगाव वेस्ट मुंबई , ; लिंक रोड,, महाराष्ट्र, मुम्बई.; पिन कोड:- 400104; पॅन नं:- ACLPM7489E;
(9) दस्तऐवज करून दिल्याचा दिनांक	28/12/2012
(10) दस्त नोंदणी केल्याचा दिनांक	03/04/2013
(11) अनुक्रमांक,खंड व पृष्ठ	2884/2013
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.132,500/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	रु.26,500/-
(14) श्रेय	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

Null

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



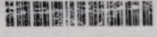
# SAPPHIRE ENCLAVE

Plot No.22, Jawahar Nagar C.H.S.Ltd., C.T.S. No. 690A, 690  
1 to 6 Village- Pahadi, S.V. Road, Goregaon (West),  
Mumbai 400 062.

## AGREEMENT FOR SALE

BETWEEN	OF
<p>I. <b>M.U. CONSTRUCTIONS,</b> Sole Proprietor, <b>Mr. M.S. Bhati.</b> (C.A to Owners) (DEVELOPER)</p> <p>AND</p>	<p><b>Flat/Unit No. 103</b> on <u>1<sup>st</sup></u> Floor in <u>B</u> Wing, Admeasuring <u>314</u> sq.ft. Carpet Area.</p> <p>IN</p>
<p>II. <b>SHRI/SMT/M/S.</b> <u>DIVESH TARKESHWAR MISRA</u></p> <p>Address: <u>273/2165</u> (PURCHASER/S) <u>MOTILAL -</u> <u>ADAR NO. 1, LINK ROAD</u> <u>GOLEGAON (WEST), MUMBAI</u> <u>400 104.</u></p> <p>Phone Res: _____</p> <p>Phone Off.: _____</p> <p>Mobile : _____</p> <p>Document executed on: _____</p> <p>Document lodged on: _____</p> <p>Document registered on: _____</p> <p>Document admitted on: _____</p> <p>Document indexed on: _____</p>	<p><b>SAPPHIRE ENCLAVE</b> Plot No. 22, Jawahar Nagar C.H.S. Ltd., S.V. Road, Goregaon (West), Mumbai -400 062.</p> <p>Agreement value : Rs: <u>26,00,000/-</u></p> <p>Market value: Rs: <u>26,47,000/-</u></p> <p>Stamp duty paid on <u>27/12/2019</u> Rs: <u>1,32,500/-</u></p> <p>Registration fees paid on <u>03/04/2013</u>. Rs: <u>34,500/-</u></p> <p>Vat Paid on _____ Rs: _____</p> <p>Service Tax Paid on _____ Rs: _____</p>





पावती

Original/Duplicate

4/3/2013

Wednesday, April 03, 2013

नोंदणी क्रं. :39म

4:19 PM

Regn.:39M

पावती क्रं.: 3211 दिनांक: 03/04/2013

गावाचे नाव: पी.एस.पहाडीगोरेगांव

दस्तऐवजाचा अनुक्रमांक: बरल-5-2884-2013

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: दिनेश तारकेश्वर मिश्रा

नोंदणी फी

रु. 26500.00

दस्त हाताळणी फी

रु. 5000.00

पृष्ठांची संख्या: 250

एकूण:

रु. 31500.00

आपणास हा दस्तऐवज अंदाजे 4:42 PM ह्या वेळेस मिळेल आणि सोबत थंबनेल प्रत व CD घ्यावी.

सह दु.नि.का-बोरीवली5

-आर सी सी  
गहे

बाजार मूल्य: रु.2647000 /-

मोबदला: रु.2650000/-

भरलेले मुद्रांक शुल्क : रु. 132500/-

1) देयकाचा प्रकार: By Demand Draft रक्कम: रु.26500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 072201 दिनांक: 14/03/2013

बँकेचे नाव व पत्ता: ALLAHBAD Bank Ltd

2) देयकाचा प्रकार: By Cash रक्कम: रु 5000/-

2

0.00 /100

Borivali - 6  
Delivery Date.....

13/05/13

हून तळाचे मूल्य

रती भोवतीच्या खुल

00



मुल्यां

दिनांक 4/3/2013

जिल्हा मुंबई(उपनगर)  
प्रमुख मुल्य विभाग - 57-पहाडी-गोरेगाव पश्चिम ( बोरीवली )  
उपमुख्य विभाग - 57/266-रस्ता : स्वामी विवेकानंद रोड.

मिळकतीचा क्रमांक सि.टी.एस. नंबर -- 690  
नागरी क्षेत्राचे नांव मुंबई(उपनगर)  
मिळकतीचे वर्गीकरण बांधीव

बाजार मूल्य दर तक्त्यानुसार प्रति चौ. मीटर मुल्यदर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
45,300	75,600	103,800	197,000	75,600

मिळकतीचे क्षेत्र	35.01	चौरस मीटर	बांधकामाचे वर्गीकरण	1-आर सी सी
मिळकतीचा वापर	निवासी सदनिका		उद्वाहन सुविधा	आहे
मिळकतीचे वय	0 TO 2	(Rule 5)	मजला	1

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर \* घसारा टक्केवारी (Rule 5 or 19)  
= 75,600.00 \* 100.00 /100  
= 75,600.00

A) मुख्य मिळकतीचे मुल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर \* मिळकतीचे क्षेत्र \* मजला निहाय घट./वाढ (Rule 19 or 20)  
= 75,600.00 \* 35.01 \* 100.00 /100  
= 2,646,756.00

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मुल्य + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य  
= A + B + C + D + E + F + G + H  
= 2,646,756.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00  
= 2,646,756.00

बरल - ५/  
२०१३

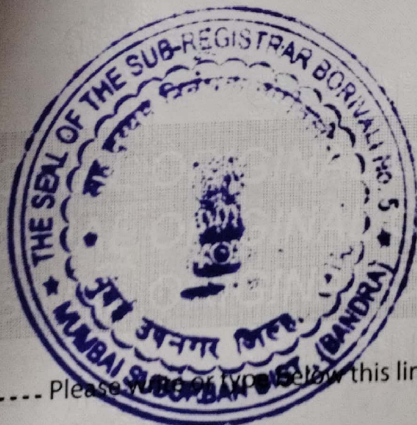


NON JUDICIAL  
Document of Maharashtra

e-Stamp

Issued by *Vivaly's*  
Stock Holding Corporation of India Ltd.  
Location: SHCIL, Bandra  
Signature: *Vivaly*  
Details can be verified at [www.shcilstamp.com](http://www.shcilstamp.com)

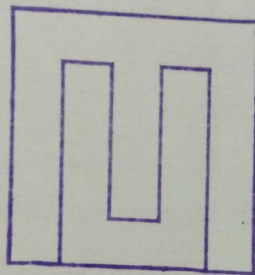
- : IN-MH14190794392563K
- : 27-Dec-2012 04:43 PM
- : SHCIL (FI)/ mhshcil01/ BKC/ MH-MSU
- : SUBIN-MHMHSKCIL0115090829688103K
- : Dinesh Tarkeshwar Mishra
- : Article 25(b)to(d) Conveyance
- : Flt No 103 1st Flr B wing Sapphire Enclave Plot No 22 Jawahar Nagar CHSL S V Rd Goregaon W M-62
- : 26,00,000  
(Twenty Six Lakh only)
- : M U Constructions
- : Dinesh Tarkeshwar Mishra
- : Dinesh Tarkeshwar Mishra
- : 1,32,500  
(One Lakh Thirty Two Thousand Five Hundred only)



बरल - ५/	
२६००	३
२०१३	

AGREEMENT FOR SALE

This Agreement of Sale/Sale Deed is made at Mumbai on  
this 3 day of April, 2013



बल - ५/	
२००८	४
२०१३	

**AGREEMENT FOR SALE**

This Agreement is made at Mumbai on this 28<sup>th</sup> day of DECEMBER in the Year Two Thousand and TWELVE between **MR. MOHAMMED SADDIQUE MAQBOOL AHMED BHATI**, Sole Proprietor of, **M.U. CONSTRUCTIONS**, an Adult Indian Inhabitant, having his office at Shop No.3 (Rear Side), M.U. Corner, Plot No. 213, Tilak Road, Santacruz (West), Mumbai 400 054, hereinafter called the "**DEVELOPER**" (which expression shall unless repugnant to the context or meaning thereof include his successor or successors or the heirs, executors, administrators and assigns) of the **FIRST PART,** AND .....

Developer/s Sign  
(for Self & as C.A. to Owners)

Purchaser/s Sign

(1) MR. MANSUKH L. GALA, (2) MR. DAMJI V. CHHADVA,  
AND (3) MR. ASHOK K. SHAH, all Adult Indian Inhabitants, of  
Mumbai having their address for this present at 5, Ajanta Apartment,  
Tilak Road, Santacruz (West), Mumbai 400 054, hereinafter called the  
"OWNERS" (which expression shall unless repugnant to the context  
or meaning thereof be deemed to include their respective successors or  
successor or the heirs, executors, administrators and assigns) of the  
SECOND PART, AND SHRI/SMT/M/S.

DINESH TARKESHWAR MISHRA

of Mumbai Indian Inhabitant/s, residing at  
273/2165, MOTILAL NAGAR NO. 1, LINK ROAD,  
GOREGAON (WEST), MUMBAI 400104.

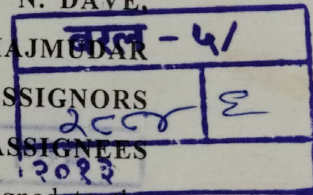
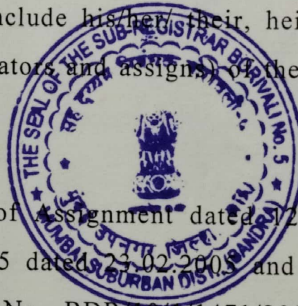
hereinafter referred to as "THE FLAT/UNIT PURCHASER'S"  
(which expression shall unless it be repugnant to the context or  
meaning be deemed to mean and include his/her/their, heirs, legal  
representatives, executors, administrators and assigns) of the THIRD  
PART;

- A) WHEREAS by a Registered Deed of Assignment dated 12.01.2005  
bearing Serial No. BDR/10/902/2005 dated 23.02.2005 and General  
Power of Attorney bearing Serial No. BDR/10/1/1471/2005 dated  
22.03.2005 entered into BETWEEN (1) MR. VIDHYUT N. DAVE,  
(2) MR. PINAKIN N. DAVE, (3) MRS. SUNITA A. MAJUMDAR  
AND (4) MRS. KOSHA S. MEHTA therein called the ASSIGNORS  
of the One Part and the Owners herein called the ASSIGNEES  
therein. Whereas, the said Assignors has sold and assigned to the  
Owners herein all that piece and parcel of Leasehold land bearing,  
C.T.S. No. 690-A and 690 - 1 to 6 bearing Plot No.22 with the Two  
tenanted Building standing thereon known as Haresh Building  
admeasuring 1463.20 square meters, which is more particularly  
described in the Schedule - I, mentioned hereinbelow (Hereinafter  
called and referred to as the "SAID PROPERTY" for the sake of  
brevity).

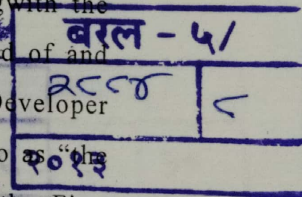
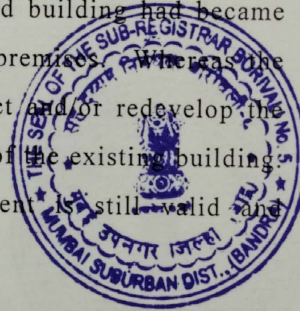
Developer/s Sign

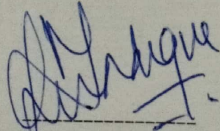
(for Self & as C.A. to Owners)

Purchaser/s Sign



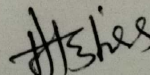
- B) AND WHEREAS, Pursuant to the said Deed of Assignment dated 12.01.2005, the said Assignors has put the Owners herein in exclusive possession of the said property. The Owners herein have been in possession of the said leasehold property as absolute lessee thereof. The said Owners / Developer were collecting the rent and Tenants were paying the rent to the Owners / Developer regularly.
- C) AND WHEREAS, the Owners herein have entered into a Registered Agreement for Development dated 26.06.2007 bearing Serial No. BDR/12/4931/2007 with the Developer, and Whereas the Owners have also conferred necessary powers and authority for the development of the said property to the Developer. AND WHEREAS the existing two buildings known as Haresh Building constructed in 1957 and 1962 was in dilapidated condition. And whereas the said building had become dangerous for the Tenant to live in the said premises. Whereas the Owners and Developer proposes to reconstruct and/or redevelop the new building wing wise due to the conditions of the existing building and whereas the said Development Agreement is still valid and subsisting.
- D) The said Plot of land bearing C.T.S No. 690-A and 690 1 to 6 admeasuring about 1463.20 sq. mtrs. being lying and situate at Village Pahadi, Goregaon (West), Taluka Borivali within the Registration Sub-District and in the District of Mumbai Suburban along with the two buildings standing thereon is fully seized and possessed of and otherwise well and sufficiently entitled to have and hold by Developer herein (hereinafter for brevity's sake the same be referred to as "the First Property"), which is more particularly described in the First Schedule hereinunder written.
- E) AND WHEREAS the Developer has acquired/obtained all the development rights from the said Owners herein in respect of the said First Property, at certain terms and conditions incorporated therein. In accordance with the said Deed of Assignment dated 12.01.2005 and the Development Agreement dated 26.06.2007,





Developer/s Sign

(for Self & as C.A. to Owners)



Purchaser/s Sign

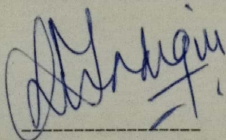


Irrevocable General Power of Attorney bearing No. BDR/12/4932/2007 have also been granted by the said Owners herein in favour of the said Developer herein, with all the powers and authority in respect of the said property.

F) AND WHEREAS, by the Development Agreement dated 26.06.2007, read with Deed of Rectification dated 27/12/2006 bearing Serial No. BDR/12/1745/2007 dated 06/03/2007 and Deed of Assignment dated 12.01.2005 (hereinafter called as the said agreements) between the Developer on the one hand and Owners herein on the other hand, the Owners have entrusted the development work of the said property to the Developer for the said plot alongwith the said two buildings standing thereon, more particularly described in the First Schedule hereunder written at on the terms and conditions incorporated therein. The Owners has also executed an Irrevocable General Power of Attorney dated 26.06.2007 in favour of the said Developer with all the rights, powers privileges and benefits of the said development mentioned therein in respect of the said property.

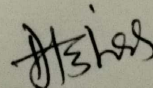
G) AND WHEREAS various Tenants / Occupants of the said property have agreed to redevelop the said property through the Developer vide various Agreements entered by and between the Developer and Owners; at the one side and tenants on the other side. The Municipal Authority has issued I.O.D bearing No. CHE/9468/BP(WS)AP dated 7/10/2007 and also amended plan bearing No. CHE/9468/BP(WS)AP dated 19/04/2011 and 08/08/2012 has been obtained in the course for the said development and/or redevelopment of the said property.

H) AND WHEREAS the Developer herein shall construct a wing wise buildings on the said property i.e. WING - A and B, shall be consisting of ground floor plus seven floors respectively. And whereas the said building (WING - A & B) shall accommodate the existing tenants upto fifth floors and six floors (Partly) and WING - C shall be composing of ground floor shops plus seven or more floors and the said building of Wing A, B and C shall be a one building



Developer/s Sign

(for Self & as C.A. to Owners)



Purchaser/s Sign



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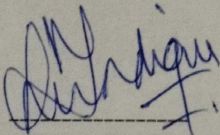
comprising of Shops/Flats/Commercial-Office Premises/Car-Stag Parking spaces/Stilts/Garage/Godown etc, after demolishing the existing two building. The newly constructed building shall always be known as "SAPHIRE ENCLAVE" (hereinafter called and referred to as the "SAID BUILDING" for the sake of brevity).

I) AND WHEREAS the Developer hereinabove also annexed to this Agreement the xerox copies of the following documents :-

- i) Copy of plan of the Flat/Unit agreed to be allotted on Ownership basis to the Flat/Unit Purchaser herein, approved/or to be approved by the Municipal Corporation of Greater Mumbai, as mentioned in Annexure "A" bounded by red colour boundary
- ii) List of amenities to be provided by the Developer to the Flat/Unit Purchaser in the said premises as mentioned in the Third Schedule herein below.
- iii) Property Card.
- iv) I.O.D. (Intimation of Disapproval)
- v) C.C. (Commencement Certificate)
- vi) Title Certificate.

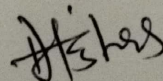


J) AND WHEREAS by the Development Agreement dated 26.06.2007 executed between the Owners on the one hand and the Developer on the other hand, the Owners and Developer has both agreed to construct and consume sale area of the said property, as may be available as per the provision of law. The Developer in consultation with the Owners have submitted the proposed building plans of saleable area, for construction of additional floors on the said Plot which is more particularly described in the First Schedule hereunder written or the additional Wing C of the building consisting of ground upper seven or more floors on the said property, as the case may be.



Developer/s Sign

(for Self & as C.A. to Owners)

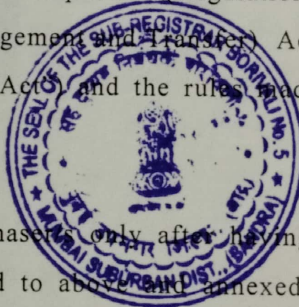


Purchaser/s Sign

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premises on the first floor and residential flats on the upper floors on the said plot in accordance with the plan approved and amended/being amended from time to time by utilizing all the potential F.S.I. including T.D.R. and other Floor Space Index (F.S.I) available in respect of the said property, as stated above.

- P) AND WHEREAS Advocate of the Owners and Developer has certified the title of the said property and has issued certificate of title which is annexed hereto and marked as Annexure "D" in the respect of the said property.
- Q) AND WHEREAS the Flat/Unit Purchaser/s is/are desirous of acquiring and purchasing Flat/Unit No 103 of the wing 'B' of the I<sup>st</sup> floor and demanded from the Owners and Developer and the Owners and Developer have given inspection to the Flat/Unit Purchaser/s of all the documents of title relating to the said property, the said Orders, the Plans, Designs and Specification prepared by the Developer and Architects M/s. Phulkar & Phulkar and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of construction, sale, Management and Transfer) Act, 1963 (hereinafter referred to as "the said Act") and the rules made there under.
- R) AND WHEREAS the Flat/Unit Purchaser/s only after having being satisfied with the documents referred to above and annexed hereto has/have agreed to enter into these presents with the Owners and Developer in the manner appearing hereinafter and in future the Flat/Unit Purchaser/s shall not be entitled to raise any objection for the same of whatsoever nature.
- S) AND WHEREAS the Flat/Unit Purchaser/s has/have entered into this agreement with full knowledge of all terms and conditions contained in the documents, papers, orders, schemes etc., recited and referred to above, The Flat/Unit Purchaser/s has/have applied to the Developer for allotment of the Flat/Unit No. 103 on I<sup>st</sup> floor, on ownership basis, admeasuring 3/4 sq.ft. (carpet area)



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Developer/s Sign

(for Self & as C.A. to Owners)

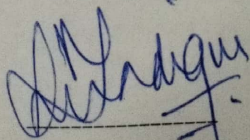
Purchaser/s Sign

in Wing 'B' of the building, to be known as "Sapphire Enclave" more particularly described in the Second Schedule hereunder written being the Wing 'B' of the said First Property.

- T) AND WHEREAS, prior to making an application as aforesaid, as required under the provisions of Maharashtra Co-operative Societies Act 1960, and Urban Land Ceiling & Regulation Act 1976, the Flat/Unit Purchaser/s has/have made a declaration to the effect that the Flat/Shop Purchaser/s or the family (as defined under the Urban Land Ceiling and Regulation Act of 1976) of Flat/Unit Purchaser/s do/does not own a tenement, house or building within the limits of Brihanmumbai and/or if owned, will dispose of within six months.
- U) AND WHEREAS relying upon the said application, declaration and agreement, the Owners and Developer have agreed to sell to the Purchaser/s a Flat/Unit at the price and on the terms and conditions hereinafter appearing.
- V) AND WHEREAS prior to the execution of these presents the Flat/Unit Purchaser/s has/have paid to the Developer a sum of Rs. 25,00,000/- (Rupees Twenty five Lakhs only) being earnest money/~~part/advance/full~~ payment from the total sale price of Rs. 26,50,000/- (Rupees Twenty Six Lakhs Fifty thousand Only) agreed to be sold by the Developer (the payment and receipt whereof the Developer doth hereby admit and acknowledge) to the Flat/Unit Purchaser/s and the Flat/Unit Purchaser/s, has/have further agreed to pay to the Developer the balance of the sale price in the manner hereinafter appearing.
- W) AND WHEREAS under Section 4 of the Maharashtra Ownership Flat (Regulation of the promotion of construction, sale, management and transfer) Act, 1963, the Owners and Developer is required to execute a written Agreement for Sale of said Flat/Unit to the Flat/Unit Purchaser/s being in facts these presents and also to register the said agreement under the Registration Act.

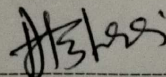


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Developer/s Sign

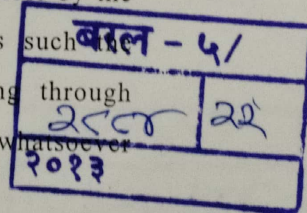
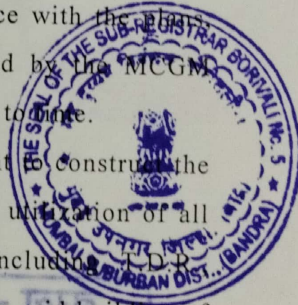
(for Self & as C.A. to Owners)



Purchaser/s Sign

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

- 1) The recitals contained hereinabove form an integral part of this agreement as if the same are set out and incorporated in the operative part herein and the same be read, construed and interpreted accordingly.
- 2)
  - i) The Developer shall under normal condition, construct the building "Sapphire Enclave" of A, B & C wings consisting of ground floor (shops) part with stilt at ground floor and seven or more upper floors by utilizing maximum sanctioned / to be sanctioned F.S.I consisting of shopping premises at ground floor and commercial premises at first floor (WING-C) with second to seventh or upper floors (WING-C) and first to seventh floors (WING-A and B) residential flats on the said plot which is more particularly described in the First and Second Schedule hereunder written (hereinafter referred to as the said plot), The said Flat/Unit is shown by red coloured boundary line as per the plan annexed hereto at Annexure "A", in accordance with the designs and specifications approved and sanctioned by the MCGM and/or as may be approved and sanctioned from time to time.
  - ii) The Owners and Developer reserve all their right to construct the additional floors horizontally and/or vertically by utilization of all available potential and/or Residual F.S.I area including Staircase, Lift - F.S.I. etc. of the said property on the said building of the said plot of the said property. The Flat/Unit Purchaser/s has/have agreed to purchase the said Flat/Unit with specific knowledge of the construction with such additional floors as may be permissible by the MCGM with the deficiency in the open space, and as such Flat/Unit Purchaser/s and or any other persons claiming through him/her/them shall not be entitled to raise any objection of whatsoever nature.
  - iii) Provided that the Owners and Developers shall not be liable to obtain prior consent in writing in any manner from the Flat/Unit Purchaser/s in respect of further variations or modifications, which



*[Handwritten Signature]*

Developer/s Sign

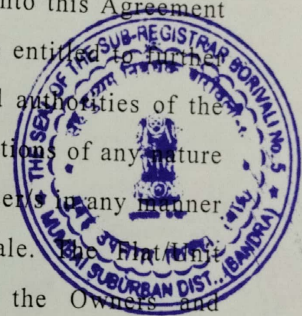
(for Self & as C.A. to Owners)

*[Handwritten Signature]*

Purchaser/s Sign

may adversely affect the Flat/Unit of the Purchaser/s, other than those mentioned in the recital. Notwithstanding what is recorded herein the Flat Purchaser/s hereby confirm that the said Wing- A, B and C of the building of the said property are adjacent and touching to each other and in due course of time the Owners and Developer shall initiate necessary steps for development of the said Wings. The Owners and Developer shall be entitled to construct additional wing adjacent to the Wings under construction horizontally and/or vertically and/or the subject matter of this agreement, the Flat/Unit Purchaser/s hereby confirm/record/s, his/her/its irrevocable consent in favour of the Owners and Developer for the same.

3) (A) The Flat/Unit Purchaser/s has/have prior to the execution of this agreement has/have satisfied himself/herself/themselves/itself about title of the said property and has agreed to enter into this Agreement for Sale and the Flat/Unit Purchaser/s shall not be entitled to further investigate or dispute the title, rights, powers and authorities of the Owners and Developer and no requisitions or objections of any nature whatsoever shall be raised by the Flat/Unit Purchaser/s in any manner whatsoever in respect of this Agreement for Sale. The Flat/Unit Purchaser/s has/have agreed to purchase from the Owners and Developer and the Owners and Developer have agreed to sell a Flat/Unit No. 103 on the 1<sup>st</sup> floor of the Wing 'B' of the building to be known as "Sapphire Enclave" having area admeasuring 314 sq.ft. (carpet area) (which is inclusive of the area of revas fungible and balcony) as shown in the floor plan thereof, hereto annexed as Annexure "A" (Hereinafter referred to as "the said Flat/Unit") for the total price of Rs. 26,50,000/- (Rupees Twenty Six Lakhs Fifty thousand - only) being the proportionate price of the amenities to be purchased with Flat/Unit as more particularly setout in the Third Schedule hereunder written and of the "common areas and facilities" appurtenant to the premises, the nature, extent and description of the "limited common areas and facilities" are more particularly described in the Fourth Schedule hereunder written. On execution of these presents the Flat/Unit



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Developer/s Sign  
(for Self & as C.A. to Owners)

*[Handwritten signature]*  
Purchaser/s Sign

Purchaser/s has/have paid to the Developer a sum of Rs. 25,00,000 /- (Rupees Twenty five lakhs only) being the earnest money/ ~~part/advance/full~~ payment of the purchase price payable by the Flat/Unit Purchaser/s to the Developer (the Developer doth hereby admit and acknowledge the receipt of the said amount at the foot as these present).

JM

3. (B) The Flat/Unit Purchaser/s has/have agreed to pay Rs. 26,50,000/- (Rupees Twenty Six Lakhs Fifty thousand only) to the Developer, the balance amount of the aforesaid purchase price in the following manner :-

JM

i) Rs. 25,00,000 /- (Rupees Twenty five lakhs only) as and by way of Earnest money; The Developer doth hereby admit and acknowledge the receipt of the said amount, (for self and as constituted attorney to the Owners)

JM

ii) Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ only) on or before completion of plinth of the proposed building.

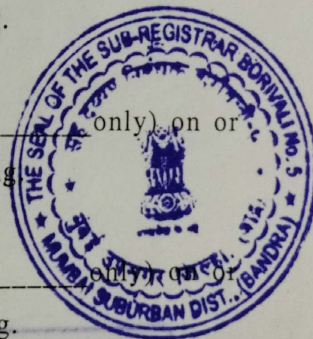
iii) Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ only) on or before casting of the 2<sup>nd</sup> slab of the proposed building.

iv) Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ only) on or before casting of the 4<sup>th</sup> slab of the proposed building.

v) Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ only) on or before casting of the 6<sup>th</sup> slab of the proposed building.

vi) Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ only) on or before casting of the 7<sup>th</sup> slab of the proposed building.

vii) Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ only) on or before casting of the terrace slab of the proposed building.



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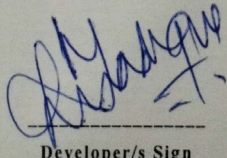
residential units in favour of the Co-operative Society/Organization will execute simultaneously with the execution of Transfer documents, Power of Attorney in favour of the Developer or their nominees in order to devolve upon the Developer and/or their nominees absolute power as stated herein.

16) The fixtures, fittings and amenities to be provided by the Owners and Developer in the said building and the Flat/Shop/Units are those that are set out in the Third Schedule hereunder written.

17) The Developer shall under normal circumstances give possession of the said Flat/Unit to the Flat/Unit Purchaser/s on or before 30<sup>th</sup> day of JUNE 2013. If the Developer fail or neglect to give possession of the said Flat/ Unit to the Flat/Unit/Purchaser/s on account of reasons beyond their control and/or of their agents as per the provisions of Section 7 of Maharashtra Ownership Flat Act, by the aforesaid date or the date prescribed in Section 8 of the said Act, then the Developer shall be liable on demand to refund to the Flat/Unit Purchaser/s the amounts already received by them in respect of the Flat/Unit with simple interest at (9%) Nine percent, per annum from the date of the Developer received the sum till the date the amounts and interest therein are repaid.

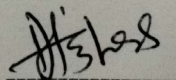
Provided that the Owners and Developer shall be entitled to reasonable extension of time for giving delivery of the said Flat/ Unit on the aforesaid date if the completion of building in which the said Flat/Shop/Unit is to be situated is delayed on account of.

- i) Reasons beyond the control of the Owners and Developer.
- ii) Non-availability of steel, cement, other building material, water or electric supply.
- iii) War, civil commotion or act of God.
- iv) Any notice, order, rule, notification, circulars etc of Government and/or other public or competent authority.



Developer/s Sign

(for Self & as C.A. to Owners)



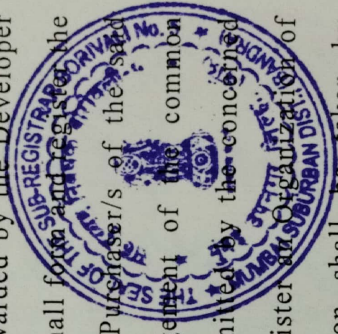
Purchaser/s Sign



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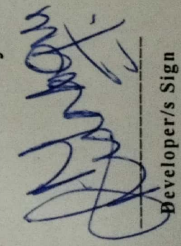


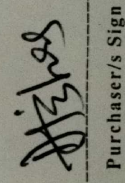
20) The Flat/Unit Purchaser/s will be admitted as one of the members of the proposed Co-operative Society, as and when formed and registered subject to the Purchaser/s carrying out and fulfilling his/her/their obligations and commitments as contained in these presents. The Flat/Unit Purchaser/s along with other Purchaser/s of Flat/Shop/Unit in the building shall join in forming and registering a Society to be known as "SAPPHIRE ENCLAVE CO-OP HOUSING SOCIETY LTD." and/or by such name as the Developer may decide and for this purpose also from time to time, sign and execute the application for registration and/or membership and other papers and documents necessary for the necessary for the formation and the registration of a Society and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Developer within 7 (seven) days of the same being forwarded by the Developer to the Flat/Unit Purchaser/s. The Developer shall forward to the Co-operative Society of various Flat/Shop Purchaser/s of the said building for the administration and management of the common amenities and facilities and as may be permitted by the concerned authorities. So as to enable Developer to register an Organization of the Flat/Shop/Unit Purchaser/s, no objection shall be taken by Flat/Unit Purchaser/s, if any changes or modifications are made in the draft bye-laws as may be required by the Registrar of Cooperative Societies.



21) The Developer is constructing separate Wing A, B, and C in the said building on the said property more particularly described in the First Schedule hereunder written and on completion of the entire development thereof, the Developer shall cause the Society/Societies to obtain Lease Deed in accordance with the terms and conditions imposed by MCGM under the provisions of DC Regulations to transfer all the rights, title and interest of the said property in favour of the different Societies and respective buildings by obtaining or executing the necessary documents of the said property to the extent as may be

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Developer/s Sign

  
Purchaser/s Sign

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

ALL THAT piece or parcel of Leasehold Land and the two buildings thereon lying and being situated at Plot No.22, Jawahar Nagar C.H.S. Ltd., Village-Pahadi, S.V. Road, Goregaon (West), Mumbai 400 062 in the Registration District Bombay Suburban Registration Sub-District, Bandra forming Part of Survey No. 105 to 110, 146, 146 together with the old two tenanted building standing thereon i.e. (1) Ground Floor and One storied building and (2) Ground Floor and Four storied building, bearing C.T.S. No. 690-A and 690-1 to 6, totally admeasuring 1463.20 sq. mtrs. or thereabouts AND BOUNDED AS FOLLOWS THAT IS TO SAY:-

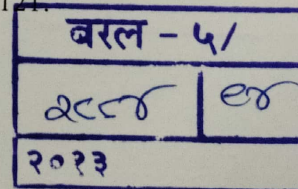
1. On or towards the East by : Plot No. 100, 120 and 121
2. On or towards the West by : Swami Vivekanand Road
3. On or towards the North by : Plot No. 23 and
4. On or towards the South by : Plot No. 21

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

FLAT/UNIT No 103 ON THE 2<sup>nd</sup> FLOOR OF THE WING 'B' of JAL the building known as SAPPHIRE ENCLAVE totally admeasuring 314 SQ. FT. (Carpet Area) (ANNEXURE-A), situated at Village-Pahadi, S.V. Road, Goregaon West), Mumbai 400062 in the Registration District Bombay Suburban Registration Sub-District, Bandra forming Part of Survey No. 105 to 110, 146 and 147 and bearing C.T.S. No. i.e. as follows, 690-A and 690-1 to 6, Plot No. 22, Jawahar Nagar, C.H.S. Ltd., admeasuring 1463.20 sq. mtrs. or thereabouts. The said new building will be consisting of 3 (three) Wings, i.e. – WING – A (Ground Plus seven floors), WING – B (Ground Plus seven floors) and WING C (Ground plus seven or more floors).

AND BOUNDED AS FOLLOWS THAT IS TO SAY:-

1. On or towards the East by : Plot No. 100, 120 & 121
2. On or towards the West by : S.V. Road
3. On or towards the North by : Plot No. 23 and
4. On or towards the South by : Plot No. 21.



Developer/s Sign

(for Self & as C.A. to Owners)

Purchaser/s Sign

**THE THIRD SCHEDULE ABOVE REFERRED TO:**

**SPECIFICATIONS:**

- Building will be of R.C.C. framed and Earthquake resistant structure.
- Walls (Internal and External) will be of concrete block or brick masonry walls.
- Building will be finished with sooth plaster internally and cement face or any other decorative plaster externally.
- Doors will be wooden frame with Nova Board finished with oil paint and brass fixtures. Toilets will be provided with wooden panel shutters, main door with decorative handles and night latch.
- Windows will be of anodised aluminium frame with glass, shutters and fixtures.
- Building will be painted with cement paint externally, Internally it will be painted with plastic colour wash.
- Plumbing (concealed) and sanitation will be carried out through Licensed Agency as per rule and specification of Mumbai Municipal Corporation.
- Electric work with adequate concealed electrical points will be executed through Licensed Agency, as per rules and regulations of Reliance Energy Ltd. and/or Tata Power Ltd.
- The building will be fenced along boundaries stilt with concrete pavers and open spaces will be paved as per requirements of Mumbai Municipal Corporation.

**KITCHEN PLATFORMS**

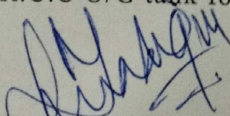
- Granite platform with stainless sink.

**FLOORING / DADO**

- Living passage Vitrified/Ceramic Tiles.
- Bedroom Hall, Ceramic Tiles in flooring.
- In Kitchen Ceramic Tiles Dado above platform.
- Kitchen - Vitrified/Ceramics Tiles in flooring.
- Bath / W.C. Title/Dado full height.

**OTHER FEATURES**

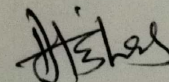
- TV/Dish Antenna point connection.
- Lift of repute make.
- Security/Watchmen Cabin.
- R.C.C U/G tank for adequate water storage.

  
Developer/s Sign

(for Self & as C.A. to Owners)



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Purchaser/s Sign

THE FOURTH SCHEDULE ABOVE REFERRED TO:

The nature extent and description of the "Common Areas and facilities and of the "Limited Common Areas and Facilities" shall be as under

1. Common Areas and Facilities:-

- a) Entrance lobby and foyer of the building.
- b) Compound of the building i.e., the open area (out of the said land described in the first schedule above) appurtenant to the built-up area of the building, but excluding all the stilt / stag / open / mechanized car parking spaces in the building / compound, allotted /to be allotted to the respective Flat/Unit holder and garages, if permitted and constructed.
- c) Staircase including main landing, for the purpose of ingress and egress, but not for the purpose of storing or for recreation or for residence or for sleeping.

2. Limited Common Areas and Facilities:-

- a) Landing in front of the stairs and lift on the floor on which the particular Flat/Unit is located as a mean of access to the Flat/Unit but not for the purpose of storing or as a recreation area, or a residence or for sleeping.
- b) This landing is limited for the use of the residents of the Flat/Unit located on that particular floor and for visitors thereto, but is subject to means of access for reaching the other floors, available to all residents and visitors.



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*[Handwritten signature]*

*[Handwritten signature]*

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

SIGNED, SEALED AND DELIVERED

) For M. U. CONSTRUCTIONS

by the withinnamed "DEVELOPER"

MR. MOHAMMED SADDIQUE M.A BHATI,

Sole Proprietor of, M.U. CONSTRUCTIONS

in the presence of ....

a) *Sudh*

b) *Mansukh*



*Mohammed Saddique M.A. Bhati*  
Proprietor



SIGNED, SEALED AND DELIVERED

) For M. U. CONSTRUCTIONS

by the withinnamed "OWNERS"

1. MR. MANSUKH L. GALA,

2. MR. DAMJI V. CHHADVA, AND

3. MR. ASHOK K. SHAH

(through their Constituted Attorney

MR. MOHAMMED SADDIQUE M.A BHATI,

Sole Proprietor of, M.U. CONSTRUCTIONS

in the presence of ....

a) *Sudh*

b) *Mansukh*



*Mohammed Saddique M.A. Bhati*  
Proprietor



Mohammed Saddique M.A. Bhati,  
Constituted Attorney to Owners.

Mansukh L. Gala,  
Damji V. Chhadva, &  
Ashok K. Shah

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SIGNED, SEALED AND DELIVERED

by the withinnamed "PURCHASER/S"

SHRI/SMT/MS. DINESH TARKESHVAR

MISHKA

in the presence of ....

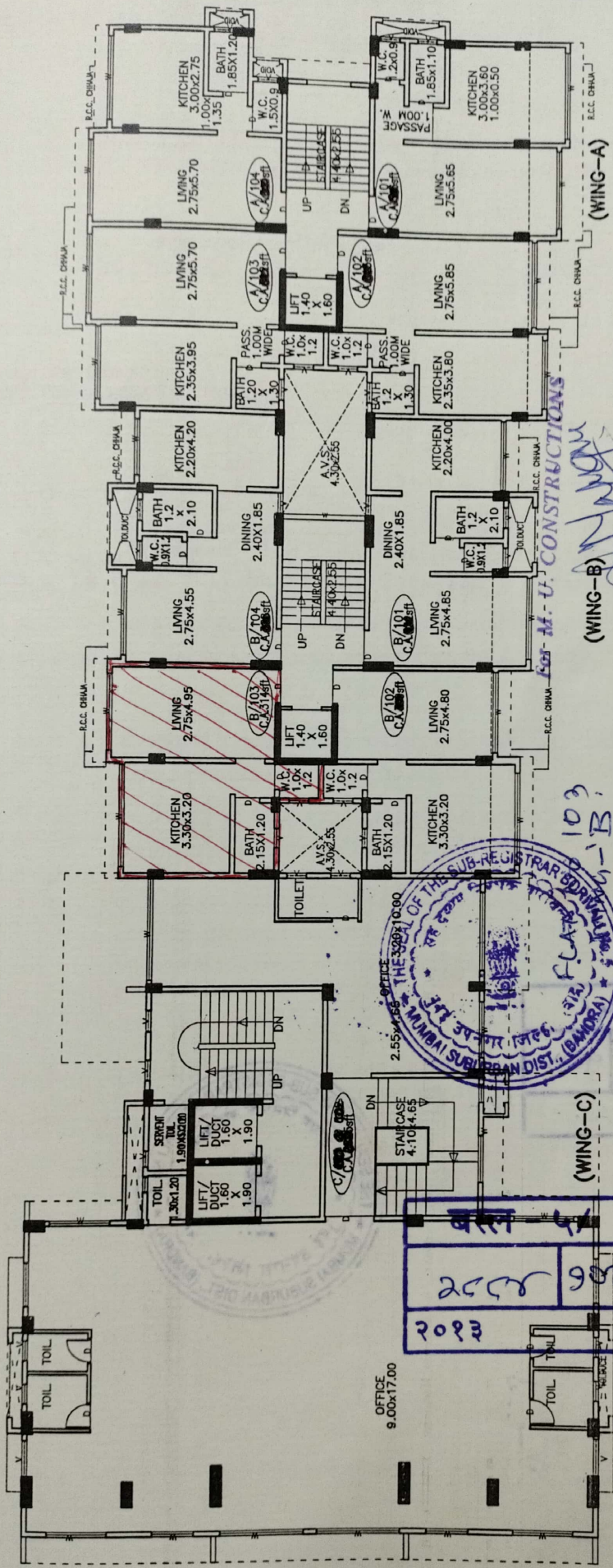
a) *Mansukh*

b) *Mansukh*



*Dinesh Tarkeshwar*





FIRST FLOOR PLAN

*M. S. Bhati*  
Purchaser/s Sign

Mohammed Sadique M.A. Bhati,  
Constituted Attorney to Owners.

Developer Sign

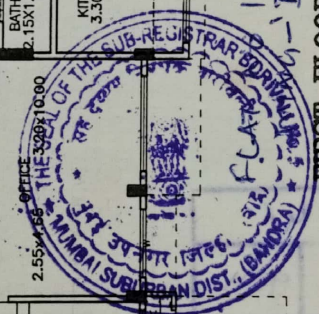
DESCRIPTION OF PROPOSAL AND PROPERTY

NORTH

MR. M. S. BHATI, SOLE PROPRIETOR,  
**M.U. CONSTRUCTIONS**  
D E V E L O P E R S  
SHOP No.3 - (REAR SIDE), M. U. CORNER,  
TILAK ROAD, SANTACRUZ WEST  
MUMBAI-400 054.  
PHONE : 2648 87 65

**SAPPHIRE ENCLAVE**  
PLOT No. 22, JAWAHAR NAGAR C.H.S.LTD.,  
C.T.S. NO.690/A, 690/1 to 6 OF VILLAGE-PAHADI GOREGAON-WEST  
S.V. ROAD, GOREGAON (WEST),  
MUMBAI-400 062.

**PHULKAR & PHULKAR**  
A R C H I T E C T S  
147-C, FERNANDEZ WADI,  
D.L.VAIDYA ROAD,  
DADAR, MUMBAI-400 028.  
PHONE : 2430 54 66



*Room 2002*  
*Room 98*

346  
Form  
88

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

ANNEXURE - "B"

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

CHE/9468/BP (WS)/AP  
No. E.B./CE/ BS/A of 200 - 200

MEMORANDUM

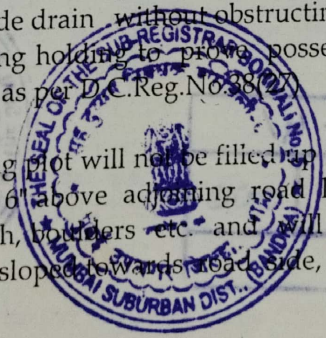
Municipal Office,  
Mumbai  
F-5 OCT 2007

C.A. to Owner  
Shri Mohammad S. Bhatti

With reference to your Notice letter No. <sup>337</sup> 5006 dated 23/08/2007 and delivered on 200 and the plans, Sections Specifications and Description and further particulars and details of your buildings at Proposed bldg. on plot No. 22 bearing G.T.S. No. 690/1 to 6 of Village Pahadi Goregaon @ S.V. Road, Goregaon (West). furnished to me under your letter, dated 200. I have to inform you that I cannot approve of the building work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons :-

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

1. That the C.C. under Sec. 44\69 (1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to provide possession of holding before starting the work as per D.C.Reg.No. 38.
3. That the low lying plot will not be filled up to a reduced level of at least 92 T.H.D. or 6' above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled, consolidated and sloped towards road side, before starting the work.



Handwritten signature

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2003	

**BRIHANMUMBAI MAHANAGARPALIKA**

NO.CHE/9468/BP (WS)/AP OF **19 APR 2011**

TO:

Shri Vijay V. Phulkar,  
Architect.

उपरोक्त बांधणी प्रकल्प (प्रकल्प) प.म.प.के.प.  
महानगरपालिका पत्राचार क्र. १०२४, संरक्षणी कोषाध्यक्ष,  
१० फुट वी.पी. रोड, वीट कॉम्प्लेक्स अहमदनगर,  
अहमदनगर (प.म.), मुंबई-४००००२.

Subject :- Proposed building on plot bearing C.T.S.  
No.690A, 690/1 to 6 of Village Pahadi  
Goregaon at Plot No.22, Jawahar Nagar,  
S.V.Road, Goregaon (West).

Reference : Your letter dated 31.03.2011.

\*\*\*\*\*

Sir,

There is no objection to carry out the work as per the amended plans submitted by you vide your letter under reference subject to the following conditions :-

- 1) That all the objections of this office Intimation of Disapproval under even No. dtd. 05.10.2007 shall be applicable & should be complied with.
- 2) That all the changes proposed shall be shown on the canvas plans to be submitted at the time of Building Completion Certificate.
- 3) That the revised R.C.C. design and calculation shall be submitted before C.C.
- 4) That the revised drainage approval shall be submitted before C.C.
- 5) That the registered undertaking against misuse of stilt & part terrace shall be submitted before C.C.
- 6) That the C.C. shall be re-endorsed for carrying out the work as per Amended plans.
- 7) That the P.C.O. charges shall be paid before C.C.
- 8) That the E.E.(T.& C.) N.O.C. shall be submitted before C.C.
- 9) That the Development Charges shall be paid before C.C.



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- 10) That the C.C. shall be restricted as per phase programme shall be submitted before C.C.

One set of approved plan is returned herewith as a token of approval.

Yours faithfully,

Encl. 1 set of aprd. plan

sd/-

Ex. Engineer Bldg.Prop.(W.S.)  
'P' Wards.

- Copy to:-
- 1) Shri Mohammad Siddique M.A.Bati,  
C.A. to Owner,
  - 2) Asstt. Commissioner, P/S
  - 3) A.E.W.W.P/S.

19 APR 2019

For information please.

Encl.: One set of aprd. plan.

Executive Engr. (Bldg.Proposal)  
Western Subs., 'P' Wards.



D:\PRADNYA\Amend\9468-P.doc

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उपप्रमुख अभियंता इमारत प्रस्ताव प.उ. दोन  
महापालिका कार्यालय, पी. डिविज, वॉलवुडी कॉम्प्लेक्स,  
१०, एम.पी.सी. रोड, सी.ए. टॉवर, जवाहर नगर,  
कोटवडी (पू.) मुंबई-४००१०१

**BRIHANMUMBAI MAHANAGARPALIKA**

NO.CHE/9468/BP (WS)/AP OF

8 AUG 2012

To,  
Shri Vijay V. Phulkar,  
Architect.

Subject :- Proposed re-development of Residential building  
on plot bearing C.T.S. No.690A, 690/1 to 6 of Village  
Pahadi Goregaon at Plot No.22, Jawahar Nagar,  
S.V.Road, Goregaon (West).

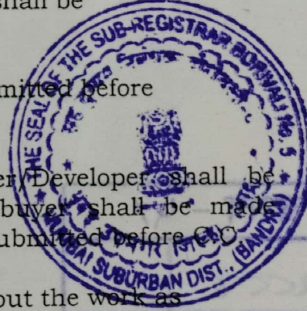
Reference : Your letter dated.30.07.2012.

\*\*\*\*\*

Sir,

There is no objection to carry out the work as per the  
amended plans submitted by you vide your letter under reference subject  
to the following conditions :-

- 1) That all the objections of this office Intimation of Disapproval under  
even No. dtd. 05.10.2007 shall be applicable & should be complied  
with.
- 2) That the revised R.C.C. design and calculation shall be  
submitted before C.C.
- 3) That the revised drainage approval shall be submitted before  
C.C.
- 4) That the registered undertaking from Owner/Developer shall be  
submitted stating that member/prospective buyer shall be made  
aware about deficiency in open space shall be submitted before C.C.
- 5) That the C.C. shall be re-endorsed for carrying out the work as  
per Amended plans.
- 6) That the Revised H.E. N.O.C. shall be submitted before C.C.
- 7) That the Development Charges shall be paid before C.C.
- 8) That the Registered Undertaking shall be submitted for the difference of  
payment for additional 33% F.S.I. shall be paid and calculated as per  
the Govt. may revised the rates time to time as per the condition no.5  
mentioned in the notification and circular before requesting for C.C.



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MUNICIPAL CORPORATION OF GREATER MUMBAI

No: CHE/9468/BP (WS)/AP **16 AUG 2012**

Office of the Dy.Ch.Eng.Bldg.Prop.(W.S.)II,  
2<sup>nd</sup> floor, 'C' Wing,  
Municipal Office building,  
90' Road, Near Sanskruti Complex,  
Thakur Complex, Kandivali (East),  
Mumbai 400 101.

To,  
Shri Vijay Phulkar  
Architect

Sub: - Revised Phase programme for redevelopment of existing  
Bldg. on plot bearing C.T.S. No.690/A, 690/1, 690/2, 690/3, 690/4, 690/5, 690/6, 690/7, 690/8, 690/9, 690/10, 690/11, 690/12, 690/13, 690/14, 690/15, 690/16, 690/17, 690/18, 690/19, 690/20, 690/21, 690/22, 690/23, 690/24, 690/25, 690/26, 690/27, 690/28, 690/29, 690/30, 690/31, 690/32, 690/33, 690/34, 690/35, 690/36, 690/37, 690/38, 690/39, 690/40, 690/41, 690/42, 690/43, 690/44, 690/45, 690/46, 690/47, 690/48, 690/49, 690/50, 690/51, 690/52, 690/53, 690/54, 690/55, 690/56, 690/57, 690/58, 690/59, 690/60, 690/61, 690/62, 690/63, 690/64, 690/65, 690/66, 690/67, 690/68, 690/69, 690/70, 690/71, 690/72, 690/73, 690/74, 690/75, 690/76, 690/77, 690/78, 690/79, 690/80, 690/81, 690/82, 690/83, 690/84, 690/85, 690/86, 690/87, 690/88, 690/89, 690/90, 690/91, 690/92, 690/93, 690/94, 690/95, 690/96, 690/97, 690/98, 690/99, 690/100, 690/101, 690/102, 690/103, 690/104, 690/105, 690/106, 690/107, 690/108, 690/109, 690/110, 690/111, 690/112, 690/113, 690/114, 690/115, 690/116, 690/117, 690/118, 690/119, 690/120, 690/121, 690/122, 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Ref:- Your letter No. dtd. 13.08.2012

.....

By direction, this is to inform you that the revised programme submitted by you is hereby approved subject to ensuring that built-up area does not exceed the permissible limit at any stage and subject to I.O.D./Amended Approval conditions issued under u/No.CHE/9468/BP(WS)//AP dtd. 08.08.2012 by this office.

One set of plan is returned herewith in token of approval.

Yours faithfully

Encl. Approved plan.

CHE/9468 (WP/WS) AK/AP

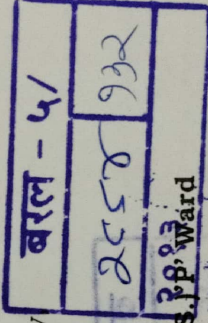
**16 AUG 2012**

Copy to: 1) Mr. Mohammed Saddique, M.A.Bhati, C.A. to Owners,  
2) Assistant Commissioner (P/South)

For information please.

Encl. Approved plan.

f Ex.Eng.Bldg.Prop.(W.S.)'P' Ward



Ex.Eng.Bldg.Prop.(W.S.)'P' Ward

BRIHANMUMBAI MAHANAGARPALIKA  
MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')

No. CHE/ 9468 /BP(WS)/AP/XXR 26.OCT.2010

COMMENCEMENT CERTIFICATE

ANNEXURE - "C"

To,  
Mr. Mohammed Saddique M.A. Bhati,  
C.A. to Owners

Office of the Dy.Ch.Eng. (B.P.) W.S.-II  
Municipal Bldg. 'C' Wing  
Near Sans  
90ft, D.P. I  
Mumbai-40  
CC

Sir,

With reference to your application No. 6090 dated 23.07.2010 for Development Permission and grant of Commencement Certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Proposed building on plot bearing C.T.S.No. 690/A, 690/1 to 6 of Village Pahadi Goregaon at premises at Street S.V.Road Village Pahadi Goregaon Plot No. 22 situated at Jawahar Nagar, S.V.Road, Goregaon (W) Ward P/South The Commencement Certificate / Building Permit is granted on the following conditions.

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

The Municipal Commissioner has appointed Shri R.V.Nautiyal Executive Engineer to exercise his power and functions of the planning Authority under Section 45 of the said Act.

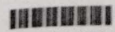
This C.C. is restricted for work up to still slab level of Wing 'A & B' & for Part plinth of Wing 'C' as per approved Phase-I For and on behalf of Local Authority Brihanmumbai Mahanagarpalika only.

TRUE COPY

ARCHITECT  
MR. VIJAY V. PHULKAR  
77, FERNANDEZ WADI,  
L. VAIDYA ROAD, GADAR,  
MUMBAI 400 026.

Executive Engineer, Building Proposal (W.S.)  
P/ & XXWards.  
FOR  
MUNICIPAL COMMISSIONER FOR GREATER MUMBAI.





03/04/2013 4 24:15 PM

दस्त गोषवारा भाग-2

बरल-5

2013

दस्त क्रमांक:2884/2013

दस्त क्रमांक :बरल-5/2884/2013

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:दिनेश तारकेश्वर मिश्रा पत्ता:प्लॉट नं: २७३/२१६५, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मोतीलाल नगर न.१ गोरेगाव वेस्ट मुंबई, रोड नं: लिंक रोड,, महाराष्ट्र, मुम्बई. पॅन नंबर:ACLPM7489E	लिहून घेणार वय :-48 स्वाक्षरी:- 		
2	नाव:- - मोहम्मद सादिक मकबूल अहमद भाटी सोल प्रोप्रायटार एम यु कन्सट्रक्शन्स पत्ता:प्लॉट नं: शॉप न. ३, माळा नं: -, इमारतीचे नाव: रेअर साईद एम यु कॉर्नर, ब्लॉक नं: प्लोट न. २१३, सांताक्रूझ पूर्व मुंबई, रोड नं: टिळक रोड सांताक्रूझ पूर्व मुंबई, , . पॅन नंबर:ABPPB9132Q	लिहून घेणार वय :-47 स्वाक्षरी:- 		
3	नाव:- - मनसुख एल गाला तर्फे मुखत्यार मोहम्मद सादिक मकबूल अहमद भाटी पत्ता:प्लॉट नं: ५, माळा नं: -, इमारतीचे नाव: अजंटा अपार्ट, ब्लॉक नं: सांताक्रूझ वेस्ट मुंबई, रोड नं: टिळक रोड सांताक्रूझ वेस्ट मुंबई, , . पॅन नंबर:AAIPG6282E	मान्यता देणार वय :-47 स्वाक्षरी:- 		
4	नाव:- - दामजी वी छादवा तर्फे मुखत्यार मोहम्मद सादिक मकबूल अहमद भाटी पत्ता:प्लॉट नं: ५, माळा नं: -, इमारतीचे नाव: अजंटा अपार्टमेंट, ब्लॉक नं: सांताक्रूझ वेस्ट मुंबई, रोड नं: टिळक रोड सांताक्रूझ वेस्ट टिळक रोड सांताक्रूझ वेस्ट मुंबई, , . पॅन नंबर:AAAPC4491K	मान्यता देणार वय :-47 स्वाक्षरी:- 		
5	नाव:- - अशोक के शाह तर्फे मुखत्यार मोहम्मद सादिक मकबूल अहमद भाटी पत्ता:प्लॉट नं: ५, माळा नं: -, इमारतीचे नाव: अजंटा अपार्टमेंट, ब्लॉक नं: सांताक्रूझ वेस्ट मुंबई, रोड नं: टिळक रोड सांताक्रूझ वेस्ट मुंबई, , . पॅन नंबर:AQQPS7920P	मान्यता देणार वय :-47 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा जा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्का क्र.3 ची वेळ:03 / 04 / 2013 04:25:08 PM

ओळख:-

खालील इसम असे निवेदीत करतात की दस्तऐवज करून देणाऱ्याची ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:खंडागळे - संजय वय:53 पत्ता:शॉप न. २५, २६ शाखी नगर वेस्ट मुंबई पिन कोड:400051		

*Sury*



2 नाव:अरविंद - मिश्रा  
वय:45  
पत्ता:शॉप न. २५, २६ शास्त्री नगर बांद्रा पूर्व मुंबई  
पिन कोड:400051

स्वाक्षरी

*Mishra*

शिवका क्र.4 ची वेळ:03 / 04 / 2013 04 : 26 : 38 PM

शिवका क्र.5 ची वेळ:03 / 04 / 2013 04 : 27 : 11 PM नोंदणी पुस्तक 1 मध्ये

सह दु.नि.का-बोरीवली<sup>(र.५)</sup>

बरल - ५/	
२८८४	२०९
२०१३	

2884 /2013



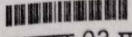
प्रमाणित करणेत येते की, या  
दस्तामध्ये एकूण...२.४६.पाने आहेत.

सह दुय्यम निबंधक, बोरीवली क्र. ५,  
मुंबई उपनगर जिल्हा

बरल - ५/ २८८४ २०१३  
पुस्तक क्रमांक १, क्रमांक.....वर  
नोंदला. 3 APR 2013  
दिनांक :

सह दुय्यम निबंधक, बोरीवली क्र. ५,  
मुंबई उपनगर जिल्हा.





बुधवार, 03 एप्रिल 2013 4:19 म.नं.

दस्त गोषवारा भाग-1

बरल-5

2884

दस्त क्रमांक: 2884/2013

दस्त क्रमांक: बरल-5 /2884/2013

बाजार मुल्य: रु. 26,47,000/- मोबदला: रु. 26,50,000/-

भरलेले मुद्रांक शुल्क: रु.1,32,500/-

दु. नि. सह. दु. नि. बरल-5 यांचे कार्यालयात

पावती:3211

पावती दिनांक: 03/04/2013

अ. क्रं. 2884 वर दि.03-04-2013

सादरकरणाराचे नाव: दिनेश तारकेश्वर मिश्रा

रोजी 4:21 म.नं. वा. हजर केला.

नोंदणी फी

रु. 26500.00

दस्त हाताळणी फी

रु. 5000.00

पृष्ठांची संख्या: 250

*[Handwritten Signature]*

दस्त हजर करणाऱ्याची सही:

एकुण: 31500.00

सह दु.नि.का-बोरीवली5

*[Handwritten Signature]*  
सह दु.नि.का-बोरीवली5

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 03 / 04 / 2013 04 : 21 : 53 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 03 / 04 / 2013 04 : 22 : 36 PM ची वेळ: (फी)





MUNICIPAL CORPORATION OF GREATER MUMBAI

APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)\* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)\*  
[CHE/9468/BP(WS)AP - BCC/AMEND(1) of 11 August 2020]


To,  
Shri. Mohd. Saddique M.A. Bhati Prop. M/s. M.U. Constructions, C.A. to Owner.  
SHOP NO.3, TILAK ROAD, M.U.CORNER, PLOT-213, SANTACRUZ (WEST) MUMBAI 400054.

Dear Applicant/Owners,

The full development work of Resi+comm building comprising of Wing 'A' & 'B' comprising of stilt + 1st to 7th upper floors and wing 'C' comprising of Stilt (pt) + Ground (pt) for shops + 1st floor (for office) + 2nd to 7th upper floors on plot bearing C.S.No./CTS No. 690A,690/1T06 of village PAHADI GOREGAON-W at S.V. Road, Goregaon (W) is completed under the supervision of Shri. VIJAY VASANT PHULKAR , Architect , Lic. No. CA/75/1009 , Shri. S S Bhat , RCC Consultant, Lic. No. STR/B/12 and Shri. NIRBHAR BHOSALE , Site supervisor, Lic.No. B/172/SS-II and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. FB/LR/R-IV/109 dated 19 March 2018 . The same may be occupied and completion certificate submitted by you is hereby accepted.

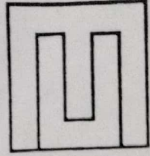
Copy To :

1. Asstt. Commissioner, P/S Ward
  2. A.A. & C. , P/S Ward
  3. EE (V), Western Suburb II
  4. M.I. , P/S Ward
  5. A.E.W.W. , P/S Ward
  6. Architect, VIJAY VASANT PHULKAR, 147-C, fernandez wadID.L Vaidya Road, Dadar, Mumbai
- For information please

 Name : ANIL PRABHAKAR  
DHIWAR  
Designation : Executive  
Engineer  
Organization : Municipal  
Corporation of Greater Murr  
Date : 11-Aug-2020 21: 21:

Yours faithfully  
Executive Engineer (Building Proposals)  
Municipal Corporation of Greater Mumbai  
P/S Ward





# M. U. CONSTRUCTIONS™

Ref No:- MUC/ZA/JAN/2014/IL

Date:- 08/01/2014

To,  
Mr. Dinesh.T. Mishra  
273/2165, Motilal Nagar No:1,  
Link Road, Goregaon (West),  
Mumbai 400104.

**Sub:-** Residential Flat No. 103, Wing - B, 1<sup>st</sup> floor, admeasuring 310 Sq.ft (carpet area) of the building known as Sapphire Enclave, situated at C.T.S No. 690 - A and 690-1 to 6, Plot No. 22, Jawahar Nagar C.H.S Ltd., Village - Pahadi, S. V. Road, Goregaon (West), Mumbai 400062, purchased by you under the Agreement for Sale dated 28/12/2012 duly registered under Serial No. BRL/5/2884/2013 dated 03/04/2013.

Dear Sir,

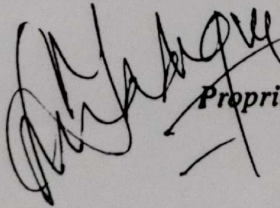
With reference to the personal discussion held on 20/12/2013 at our site office at around 6.00 P.M between us, we hereby inform you that the construction work of Wing A ,B and C is in progress. We shall complete the said work as expeditiously as possible in all regards.

In view of the above, you are therefore requested to co-ordinate and co-operate for the same.

Thanking you,

Yours faithfully,

For M. U. CONSTRUCTIONS

  
Proprietor





MUNICIPAL CORPORATION OF GREATER MUMBAI  
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)\* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)\*  
[CHE/9468/BP(WS)AP - BCC/AMEND(1) of 11 August 2020]

To,  
Shri. Mohd. Saddique M.A. Bhati Prop. M/s. M.U. Constructions, C.A. to Owner.  
SHOP NO.3, TILAK ROAD, M.U.CORNER, PLOT-213, SANTACRUZ (WEST) MUMBAI 400054.

Dear Applicant/Owners,

The full development work of Resi+comm building comprising of Wing `A` & `B` comprising of stilt + 1st to 7th upper floors and wing `C` comprising of Stilt (pt) + Ground (pt) for shops + 1st floor (for office) + 2nd to 7th upper floors on plot bearing C.S.No./CTS No. 690A,690/1TO6 of village PAHADI GOREGAON-W at S.V. Road, Goregaon (W) is completed under the supervision of Shri. VIJAY VASANT PHULKAR , Architect , Lic. No. CA/75/1009 , Shri. S S Bhat , RCC Consultant, Lic. No. STR/B/12 and Shri. NIRBHAR BHOSALE , Site supervisor, Lic.No. B/172/SS-II and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. FB/LR/R-IV/109 dated 19 March 2018 . The same may be occupied and completion certificate submitted by you is hereby accepted.

Copy To :

1. Asstt. Commissioner, P/S Ward
  2. A.A. & C. , P/S Ward
  3. EE (V), Western Suburb II
  4. M.I. , P/S Ward
  5. A.E.W.W. , P/S Ward
  6. Architect, VIJAY VASANT PHULKAR, 147-C, fernandez wadiD.L Vaidya Road, Dadar, Mumbai
- For information please

Name : ANIL PRABHAKAR  
DHIWAR  
Designation : Executive  
Engineer  
Organization : Municipal  
Corporation of Greater Mum  
Date : 11-Aug-2020 21: 21:4

Yours faithfully  
Executive Engineer (Building Proposals)  
Municipal Corporation of Greater Mumbai  
P/S Ward

7/03/2021

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oncern SRO office.

सूचा क्र.2

दुय्यम निबंधक : Joint S.R. Borivali 6

फाईल क्रमांक : 1005/2021

नोदणी :

Regn:63m

गावाचे (Village Name) : pahadi goregaon

(1) विलेखाचा प्रकार (Title)	6-Notice of intimation regarding mortgage by way of deposit of Title Deed
(2) कर्जाची रक्कम (Loan amount)	Rs.8000000/-
(3) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) (Property Description)	1) Corporation: मुंबई मनपा Other details: Building Name:SAPPHIRE ENCLAVE, B-WING , Flat No:103, Road:S.V ROAD , Block Sector:GOREGAON WEST, Landmark: ( C.T.S. Number: 690-A,690-1 TO 6 ; )
(4) क्षेत्रफळ (Area)	1) Build Area :35.01 / Open Area :0 Square Meter
(5) कर्ज घेणाऱ्याचे नाव व पत्ता (Mortgagor)	1) Name: DINESH T MISHRA GUARENTER DINESH AUTO SERVICE Age: 55, Address: Building Name:H.P.C.L DEALER , Block Sector:OPP SHREYAS CINEMA , Road:LBS MARG , City:GHATKOPAR WEST , State:MAHARASHTRA, District:MUMBAI, Pin:400086 ,PAN: ACLPM7489E
(6) कर्ज देणाऱ्याचे नाव व पत्ता (Mortgagee)	Bank Name: STATE BANK OF INDIA Address: RBO GHATKOPAR
(7) गहाण / कर्जाचा दिनांक (Date of Mortgage )	08/03/2021
(8) नोटीस फाईल केल्याचा दिनांक (Date of filing)	23/03/2021
(9) फायलींग नंबर (Filing No.)	1005/2021
(10) मुद्रांक शुल्क (Stamp Duty)	Rs.25100/-
(11) फायलींग शुल्क (Filing Amount)	Rs.1300/-
(12) Date of submission	20/03/2021
(13) शेरा (Remark)	-



7/03/2021

सूचा क्र.2

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ncern SPO

पावती

Original/Duplicate

नोंदणी क्र.:39म

Regn.:39M

March 23 ,2021

पावती क्र.: 901 दिनांक: 23/03/2021

पि.सा.पाहादिगोरेगानव

अनुक्रमांक: BRL6-1005-2021

चा प्रकार : Notice of Intimation of Mortgage by way of Deposit of title Deed

पायाचे नाव: DINESH T MISHRA GUARENTER DINESH AUTO SERVICE

Document Handling

रु. 300.00

Filing Fee

रु. 1000.00

एकूण:

रु. 1300.00

STATE BANK OF INDIA यांनी यांचेकडून दि. 08/03/2021 रोजी घेतलेल्या रु.8000000/-  
ची नोटीस ऑफ इंटिमेशन फायलिंग साठी मिळाली.

MH013547938202021E Defaced vide 0006456809202021 Dated.23/03/2021.

MH012856266202021S Defaced vide 0006456805202021 Dated.23/03/2021.

2003202105431 Defaced vide 2003202105431D Dated.23/03/2021.

Joint S.R. Borivali 6

सह. दुय्यम निबंधक, बोरीवली क्र. ६,  
मुंबई उपनगर जिल्हा.

(1

(1

