

# STATE BANK OF INDIA

## BUILDER – TIE UP

M/s Atharv Infra LLP.

RERA NO.: P51800052443

PROJECT NAME: Atharv Aaradhyam

CONTACT PERSON NAME: Mr Rajesh Chavan

DESIGNATION: CRM

MOBILE NO. : 8976758403, [sales@atharvlifestyle.com](mailto:sales@atharvlifestyle.com), [admin@atharvlifestyle.com](mailto:admin@atharvlifestyle.com)

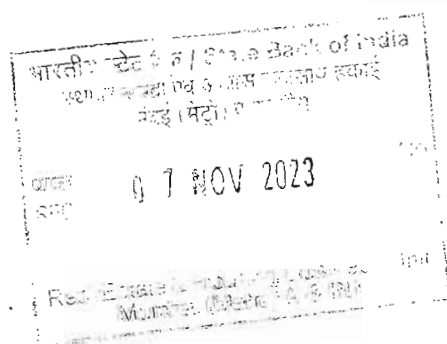
Pravina Sawant

9820775553

Manager (Builder Relationship)



RBO -1 , WORLI.

*Approved by New RERA Registrars*



DUE DILIGENCE (SITE INSPECTION) REPORT FOR TIE UP OF PROJECT

<b>Name of the builder</b>		<b>Atharv Infra LLP</b>					
Builder registered Address		Atharva House, Nariman Road, Vile parle East, Mumbai - 400057					
<b>Project OPAS ID</b>		Yet to be covered under tie up					
Name of Project & RERA Reg. No.		<b>Atharv Aaradhyam</b> <b>P51800052443</b>					
Address of the Project		"Atharv Aaradhyam", Chandrashekhar CHSL, situated at CTS no 460 A & 460 B of Village Gundavali, Swami Nityanand Road, Vile Parle (East), Mumbai-400069.					
Whether Project is completed*		<b>No</b>					
Unit Details		No of already sold-out units			No. of cash Sale units		
226		Yet to start					
<b>Inspection Data:</b>							
Date of Inspection		03/11/2023					
Stage wise Progress on construction		Foundation work is going on at site					
Last inspection date		--					
Details (if any)		--					
<b>Site Details</b>							
Landmark		Near Paranjape School					
S. No.	Wing*	Total no. of floors	Slabs*	Plaster*	Flooring*	Ready For possession	Expected date of possession
1	T1	11	Foundation work is going on at site			--	30/04/2028
2	T2	12				--	30/04/2028
3	T3	9				--	30/04/2028
4	T4	9				--	30/04/2028
5	T5	10				--	30/04/2028
<b>Site Contact Person Details</b>							
Name*		Mr Rajesh Chavan					
Telephone/Mob. No.*		8976758403					
Designation*		CRM					
<b>Sales Details</b>							
Name of the Sales Executive of the builder met by the inspecting official*		Mr Rajesh Chavan					
No. of HL business booked*		1					
Amount of HL business booked*		Rs 2.20 crs					
Remarks on general progress of the project as per structured approved plan noted in RERA:		Foundation work is going on at site					
Date of Visit of Registered office of the firm/ company		03/11/2023					
Date of visits of completed projects		--					

**Inspecting Official Details** :   
**Signature** :   
**Name** : Pravin Sawant  
**Designation** : Manager Builder Relations- RBO Worli  
**PF No. & SS. No.** : 5938465  
**Date** : 07/11/2023

  
**Athary**  
*Refining Old Paths*



**NO ENTRY  
AUTHORISED  
PERSONS ONLY**

**SAFETY FIRST**

  
**Athary**  
*Refining Old Paths*

**CAUTION**

Be a safe worker  
wear your PPE

SAFETY HELMET

FULL BODY  
HARNES

**सावधान**

सुरक्षा पालक  
कामगार बने,  
सभी सुरक्षा  
साधन - परीधानों  
का प्रयोग करें



SAFETY GOGGLE

NOSE MASK

VIS CLOTHES

HAND GLOVES

SAFETY SHOES









**SBI BUILDER TIEUP: REQUIREMENT FOR PROJECT-ATHARV AARADHYAM**

CMPAC LHOMUM <cmpac.lhomum@sbi.co.in>

Sat 18-11-2023 10:47

To:Pravina Sushil Sawant <s.pravina@sbi.co.in>

Cc:AGMHLS LHOMUM <agmhls.lhomum@sbi.co.in>

Dear Sir/Madam,

**PROJECTS APPROVALS UNDER BUILDER TIE-UP**

**BUILDER NAME - Atharv Infra LLP**

**PROJECT NAME - Atharv Aaradhyam**

We are happy to inform you that the Project "Atharv Aaradhyam" is under initial stage of process for tie-up. In this regard we request you provide the following documents to complete the task on time bound manner.

We will have to comply the process of tie up which requires the following documents and information from your end.

**Requirement from Builder:**

- a. Board Resolution Copy /~~POA~~ Authority letter to sign the application (on letter head).
- b. Builder Profile: all promoters Age, Education, Total no of Experience and contact person name and designation, email.
- c. Affidavit on letter head (as per attached format). *??*
- d. Flat Wise AREA & Work Completion Stage certificate: Detail flat-wise statement of carpet and saleable area certified by Architect and present construction & work completion progress Status letter issued by architect, (on letter head) *on Escavation stage*
- e. KYC of Individuals: AADHAR card of the Partners.
- f. KYC of Firm: and LLP Partnership Deed/ *- Given/Attached*
- g. Screen shot of Home page of builder's website. *Attached*
- h. Copy of External rating from CRISIL / ICRA etc, (if any) *NA*.
- i. Copy of Membership of Industry body like MCHI, CREDAI, ISO certification (if any) *NA*.
- j. A letter from Chartered Accountant certifying investment of the Builder (minimum 15% of total estimated cost of project) in the Project. *Form 3.*
- k. Details of Litigation with hard/soft Copies of Plaint/ Written Statement/ Petition/ Reply/ Orders etc (if any). *No litigation as per RERA.*
- l. Property Documents: Title deeds with Chain of all documents, Copy of Development permission: issued by Appropriate Authority like MCGM/CIDCO/MAHADA/SRA. *Attached*
- m. Up-to-date property tax paid receipt. *- No dues attached*
- n. Environment Clearance Certificate from appropriate authority copy (if applicable). *attached*
- o. A copy of Insurance of Land and Building of the real estate project and construction of the real estate project *N.A.*
- p. Cost sheet of Each type of flat (details of agreement value, parking, stamp duty, GST, Registration, development charge, floor rise, other chg. if any) *attached*
- q. Brochure of the project. *Attached.*
- r. Details of expected Business to SBI in this project:

Total No. of Flats:	
Total No. of Flats Sold :	
Total No. of Registrations :	
Total No. of Home Loans by SBI :	

Total No. of Home Loans by Other Banks :	
Remaining Units where bookings are done & loan is required :	

Requirement from Sourcing Entity:

- o Any adverse finding viz. delay in execution of project and delivery of flats Verification of RBI Defaulters list.
- o  KYC Verified with Original: Individual & Firm KYC to be verified with original
- o  Deviation from DGM (B&O): If Builder does not have past 2 completed residential projects OR no past experience in development of residential projects.
- o Deviation from DGM (B&O): If Builder not ready to provide 15% promotor contribution stake CA certificate then provide dully approved from DGM BO deviation\_

Regards ,

**Manager**  
**Builder Relation Team**  
**Home Loans Sales Department**  
**State Bank Of India**  
**Local Head Office (Mumbai Metro), "Synergy"**  
**5th Floor, C-6, "G" Block,**  
**BKC, Bandra (East) Mumbai-400 051**





भारतीय स्टेट बैंक  
State Bank of India

Regional Business Office 1  
1<sup>st</sup> floor Jeevan Seva Annux Building,  
LIC Complex, S.V Road, Santacruz West,  
Mumbai-400054.

Tel : Loans 022-26262395 | Fax :26262398

mail: agmrbo1.worli@sbi.co.in

Date: 06/11/2023

To,

Assistant General Manager,  
State Bank of India  
Local Head Office,  
RE Department  
Bandra East, Mumbai - 51.

Dear Sir,

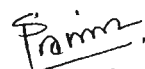
**APF FILE**

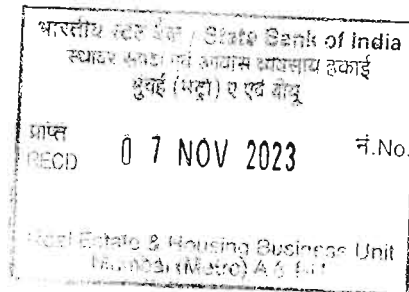
**PROJECT: Atharv Aaradhyam**

**BUILDER : Atharv Infra LLP**

With reference to above subject we are forwarding the APF File of M/s Atharv Infra LLP for the Project "**Atharv Aaradhyam**" situated at CTS no 460A & 460B Swami Nityanad Marg, Andheri East, Mumbai 400069.

Yours faithfully,

  
Pravina Sawant  
Manager (Builder Relations)  
RBO I, Worli.  
9820775553



Fw: SBI BUILDER TIEUP: REQUIREMENT FOR PROJECT-ATHARV AARADHYAM

CMPAC LHOMUM <cmpac.lhomum@sbi.co.in>

Thu 07-12-2023 16:46

To:Pravina Sushil Sawant <s.pravina@sbi.co.in>

Dear Sir/Madam,

reminder

Regards ,

**Chief Manager  
Builder Relation Team  
Home Loans Sales Department  
State Bank Of India  
Local Head Office (Mumbai Metro), "Synergy"  
5th Floor, C-6, "G" Block,  
BKC, Bandra (East) Mumbai-400 051**

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**From:** CMPAC LHOMUM

**Sent:** 18 November 2023 10:47

**To:** Pravina Sushil Sawant <s.pravina@sbi.co.in>

**Cc:** AGMHLS LHOMUM <agmhls.lhomum@sbi.co.in>

**Subject:** SBI BUILDER TIEUP: REQUIREMENT FOR PROJECT-ATHARV AARADHYAM

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**PROJECT NAME - Atharv Aaradhyam**

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- d. Flat Wise AREA & Work Completion Stage certificate: Detail flat-wise statement of carpet and saleable area certified by Architect and present construction & work completion progress Status letter issued by architect, (on letter head)
- e. KYC of Individuals: AADHAR card of the Partners.
- f. KYC of Firm: and LLP Partnership Deed/
- g. Screen shot of Home page of builder's website.
- h. Copy of External rating from CRISIL / ICRA etc, (if any)
- i. Copy of Membership of Industry body like MCHI, CREDAI, ISO certification (if any)
- j. A letter from Chartered Accountant certifying investment of the Builder (minimum 15% of total estimated cost of project) in the Project.
- k. Details of Litigation with hard/soft Copies of Plaint/ Written Statement/ Petition/ Reply/ Orders etc (if any).
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- m. Up-to-date property tax paid receipt.
- n. Environment Clearance Certificate from appropriate authority copy (if applicable).
- o. A copy of Insurance of Land and Building of the real estate project and construction of the real estate project
- p. Cost sheet of Each type of flat (details of agreement value, parking, stamp duty, GST, Registration, development charge, floor rise, other chg. if any)
- q. Brochure of the project.
- r. Details of expected Business to SBI in this project:

Total No. of Flats:	
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Total No. of Registrations :	
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Regards ,

**Manager**  
**Builder Relation Team**  
**Home Loans Sales Department**  
**State Bank Of India**  
**Local Head Office (Mumbai Metro), "Synergy"**  
**5th Floor, C-6, "G" Block,**



BKC, Bandra (East) Mumbai-400 051



The Assistant General Manager (HL SALES)  
State Bank of India,  
RBO/LHO/Branch,

Dear Sir,

**REQUEST FOR TIE-UP ARRANGEMENTS FOR PROJECT: ATHARV AARADHYAM.**

We M/s **Atharv Infra LLP**, a Company/Firm, having its registered office at **Atharv House, Plot No. 229A, Nariman Road, Vile Parle East, Mumbai – 400057** are willing to enter into a Tie-up arrangement with your Bank for our Project **ATHARV AARADHYAM**, situated at **CTS No. 460 A & 460 B, Swami Nityanad Marg, Andheri East, Mumbai – 400069**.

2. On approval of the Tie-up, we undertake to execute a Tripartite Agreement with the Bank and the Borrower on the format approved by the Bank, agreeing to

- (a) Deliver the Title Deeds in favor of the purchaser of the flat directly to the Bank,
- (b) Insist on No-objection Certificate (NOC) from the Bank before cancellation of the Agreement of Sale and refund of payment(s) received, and
- (c) To convey Bank's security interest to the existing/proposed Society for noting Bank's charge in its records.

Yours faithfully,

Authorized Signatory,

Mr. Shailesh Shah,



Sr. No.	Parameter	Particulars	
1	Name of the Builder		
	(Company/firm Name)	<b>ATHARV Infra LLP</b>	
2	Registered Address	<b>Atharv House, Plot No. 229A, Nariman Road, Vile Parle East, Mumbai - 400057.</b>	
3	Address for correspondence		
		NA	
4	Contact Person		
	Name,	Mr. Sameer Sawant	
	Mob.No.		
	Email id	sales@atharvlifestyle.com	
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate? If Yes,	Yes/No	
	Name of the Marketing Associates		
5	Website url, if any	www.atharvlifestyle.com	
6	Date of establishment (MM/DD/YYYY)	11/20/2017	
		2012	
7	Constitution(Proprietor/Partnership, Company)	Limited liability Partnership.	
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI,CREDAI/ISO certification	NA	
9	Ratings from CRISIL/ICRA etc.	N/A	
10	Profile of the partners/directors		
Sr. No	Name	Age	Qualifications
1	Mr. Shailesh N. Shah		attached
2	Mr. Sachin H. Gunjal		attached







11) Details about all Completed projects of the builder:

Location	Project Name	Project Cost	Total Built-up Area for the project	Stories/Floors	Total no of units /flats in the project	Construction Dates		# of units unsold
						Start Date	End date	
Rosewood CHS. Ltd. Mahatma Phule Road, Opp. Park Road, Vile Parle (East), Mum-400057	Atharv Rose wood	NA	20000 SQFT Approx	8th	13	16/09/2015	OC Received	NA
Labh Darshan CHS. Ltd. South Pond Road, Vile Parle (West), Mumbai 400056	Atharv Shagun	NA	27000 SQFT Approx	7th	30	17/02/2016	OC Received	NA
Manas Palace CHS. Ltd. Prarthana Samaj Road, Vile Parle (E), Mum-57	Atharv Palace	NA	35000 SQFT Approx	9th	22	29/11/2016	OC Received	NA
Chunawalla Chawl, Dixit Road, Vile Parle (East), Mumbai - 57	Atharv Pride	NA	34000 SQFT Approx	9th	27	15/10/2018	OC Received	NA
Saraswati Nilayam CHS. Ltd. 37, Chittaranjan Road, Vile Parle (East), Mumbai - 57	Atharv Saraswati Nilayam	NA	40000 SQFT Approx	9th	26	31/08/2019	OC Received	NA
Navasamaj CHS. Ltd. Gujrati society Road, Vile Parle (East), Mumbai - 57	Atharv Navasamaj	NA	150000 SQFT Approx	10th	115	16/08/2021	Ongoing	NA
Murli CHS. Ltd. Malviya Road, Vile Parle (East), Mumbai - 57	Atharv Murli	NA	65000 SQFT Approx	10th	36	14/08/2021	Ongoing	1



<b>12</b>	<b>Details of the Present Project</b>
Project Name	ATHARV AARADHYAM
Location with Survey Nos.	C.T.S.No. 460A & 460B Division / Village / Town Planning Scheme No. GUNDAVALI situated at Swami Nityanand Marg Road / Street in K/E Ward Ward.
Details of construction finance / loan, if any, availed by the builder For this project If any construction finance available then please Fill details as mentioned. <b>(*Mandatory)</b> - <b>Name Of Bank*</b> - <b>Loan Account No*</b> - <b>Loan Amount*</b> - <b>Last date of Loan disbursement*</b> <b>(*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan)</b>	 - NA - 
Status of encumbrance of the project land	
If approved by Housing Finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank, furnish names of HFCs/Banks	HDFC
Month & Year of Commencement of Construction	26-07-2023
<b>Present Stage of Construction</b>	EXCAVATION
<b>Proposed construction Plan.</b> (Please furnish details of No. of phases, No. of buildings in each phase, No. of floors, No. of dwelling Units in each building. Planned Schedule of completion of each building, phase, Project.)	05 TOWERS, 12 STOREYS EACH, 04 FLATS,
Total built up area of the project, in Sq. Mt.	sq.mtrs approx.
No. of Dwelling Units in the project	226
No. of units sold in the	





in each phase, No. of floors, No. of dwelling Units in each building. Planned Schedule of completion of each building, phase, Project.)	04 FLATS,		
Total built up area of the project, in Sq. Mt.	1,92,227 sq.mtrs approx.		
No. of Dwelling Units in the project	226		
No. of units sold in the project	NA		
<b>No. of units Funded by SBI in this project and</b>	NA		
<b>Expected business from this project</b>			
Details of Development Agreement and POA if any			
Status of receipt of approvals from Local Bodies/ Urban Development Authority			
<b>13 Project Value — P.T.O</b>			
Type of Flat/House	No. of Flats/House	Average price per flat/house	Total
Total Project Value		Rs.	
14 Whether credit facility enjoyed With any bank Then please Fill details as mentioned. <b>(*Mandatory)</b> <b>(*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan)</b>	<ul style="list-style-type: none"> <li>- Name Of Bank* <i>No Loan</i></li> <li>- Loan Account No*</li> <li>- Loan Amount*</li> <li>- Last date of Loan disbursement*</li> </ul> <p><i>* attached *</i></p>		
15. Disbursement to be made in favour of (Only RERA account ) Account Name: Account Number : Bank / Branch : IFSC code	<p><b>ATHARV INFRA LLP ATHARV AARDHYAM MC</b> 5020006914662 <b>HDFC Bank Ltd., VILE PARLE EAST,</b> HDFC0000227</p>		





13). Proposed Project:

Flat Type	Area (sq.ft) per flat	Rate per sq.ft.	Cost of each flat (Area x Rate)	No. of flats
1 RK	395.90			01
1 RK	370.92			02
1 BHK	494.17			11
2 BHK	704.71			12
2 BHK	741.20			09
2 BHK	770.05			27
2 BHK	818.17			01
2 BHK	744.65			03
2 BHK	774.36			03
2.5 BHK	879.09			06
3 BHK	919.03			05
3 BHK	905.14			26
3 BHK	908.91			09
3 BHK	909.23			03
3 BHK	923.12			01
3 BHK	1040.34			02
3 BHK	1035.49			03
3 BHK	1034.42			02
3 BHK	1034.74			03

1<sup>ST</sup> & 2<sup>ND</sup> FLOOR - 36000+++ PER SQFT

3<sup>RD</sup> & 4<sup>TH</sup> FLOOR - 38000+++ PER SQFT

5<sup>TH</sup> TO 8<sup>TH</sup> FLOOR - 40000+++ PER SQFT

9<sup>TH</sup> TO 12<sup>TH</sup> FLOOR- 42000+++ PER SQFT.



Date: 27-10-2023  
The Manager  
Home Loan  
State Bank of India



Sub: Please find details of my bank Account for Project  
ATHARV AARDHYAM

Dear Sir/Madam,

**Requesting you to consider the mention details for Fund Transfer.**

**For Units**

Account Number: - 50200069124662  
Account Type: RERA Master collection  
Account Holder Name: ATHARV INFRA LLP ATHARV AARADHYAM MC  
Bank Name: HDFC Bank Ltd  
Branch Address: VILE PARLE EAST  
IFSC Code: HDFC0000227  
MICR Code: 400240038  
Email Id: sales@atharvlifestyle.com  
Mobile No: 9870975001

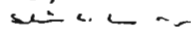
**For GST**

Account Number: 50200033841453  
Account Type: CURRENT ACCOUNT  
Account Holder Name: ATHARV INFRA LLP  
Bank Name: HDFC Bank Ltd  
Branch Address: VILE PARLE EAST  
IFSC Code: HDFC0000227  
MICR Code: 400240038  
Email: sales@atharvlifestyle.com  
Mobile No: - 9870975001

**"We agree to receive an intimation of the funds remitted to us on the above mention email id and mobile No."**

**The above project is not mortgaged with any bank /FLs - NIL**

Yours Faithfully,

For,  


ATHARV INFRA LLP,

Mr. Shailesh N. Shah,  
(Partner)







## 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 :  
**P51800052443**

**Project: ATHARV AARADHYAM , Plot Bearing / CTS / Survey / Final Plot No.:460A &460B at Andheri, Andheri, Mumbai Suburban, 400069;**

1. **Atharv Infra Llp** having its registered office / principal place of business at **Tehsil: Andheri, District: Mumbai Suburban, Pin: 400057.**
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 (l) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from **28/08/2023** and ending with **30/04/2028** 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: **28/08/2023**  
Place: **Mumbai**

Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date:28-08-2023 11:27:48

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



## ATHARV INFRA LLP

### Introduction:

The real estate industry in Vile Parle, Mumbai, has witnessed a remarkable transformation over the past decade, thanks to the visionary founders of Atharv Lifestyle, Mr. Sachin Gunjal and Mr. Shailesh Shah. Their dedication, strategic approach, and commitment to excellence have redefined the skyline of Vile Parle, leaving a lasting impression on the city. This blog post delves into the inspiring journeys of these two dynamic leaders and their contributions to the real estate sector.

### **Sachin Gunjal:** The Architect of Modern, Spectacular, and Elegant Landmarks

Mr. Sachin Gunjal, a true parlekar, embarked on his real estate career in 2000 with a vision to become a business tycoon. His deep-rooted love for Vile Parle is reflected in the exquisite constructions he has spearheaded. With a focus on modernity, splendor, and elegance, Sachin Gunjal has set new standards for construction projects in the area. His personal involvement has resulted in the happiness of over 500 families who have found their dream homes in his creations.

### Redefining Construction Projects: Sachin Gunjal's Vision

Sachin Gunjal's innovative and meticulous approach has revolutionized how construction projects are conceived, envisioned, and evaluated. His commitment to excellence and dedication to achieving his goals have propelled Atharv Lifestyle to new heights of success and consistency. As the overseer of the company's operations, his hands-on leadership ensures that every project adheres to the highest standards of quality and design.

### **Shailesh Shah:** The Dynamic Force Behind Atharv Lifestyle

Mr. Shailesh Shah brings a wealth of experience and strategic thinking to Atharv Lifestyle. Having initially made his mark in the diamond industry, he transitioned into real estate in 1998 and has successfully completed more than 17 projects since then. His guiding principles emphasize completing projects ahead of schedule, maintaining top-notch construction performance, and upholding financial discipline and feasibility.

### The Philosophy and Principles of Shailesh Shah

Shailesh Shah's perseverance, wisdom, and strategic decision-making skills have become the driving force behind Atharv Lifestyle. He believes in delivering projects before time,

ensuring exceptional construction quality, and adhering to financial discipline. His dynamic experience has not only led Atharv to success but has also established him as a father figure to the company, guiding its growth and upholding its honor.

#### A Perfect Synchronization of Vision and Energy

The partnership between Sachin Gunjal and Shailesh Shah has created a perfect synchronization of vision and energy within Atharv Lifestyle. Their shared philosophy and principles have become the company's ideology, leading to the successful completion of numerous prestigious projects. Their unwavering dedication and willingness to embrace challenges have positioned Atharv Lifestyle as a symbol of trust and reliability in the real estate industry.

#### Conclusion:

Mr. Sachin Gunjal and Mr. Shailesh Shah, the visionary founders of Atharv Lifestyle, have left an indelible mark on Vile Parle's real estate landscape. Through their distinct approaches and unwavering commitment to excellence, they have redefined the concept of modern, spectacular, and elegant landmarks. Their leadership has not only transformed the skyline of Vile Parle but has also brought happiness to numerous families.



# We Deliver More Than We Promise!

Since its inception in 2013, Atharv has set out on an expedition to transform the face of Vile Parle. In less than a decade, Atharv earned an eminence by creating landmarks across the city. It's our expertise in Design & Innovation that has helped Atharv not just build homes but also people's dreams.

## Our Achievements



95,000 Sq. Ft.

AREA SOLD



70 +

IN-HOUSE STAFF



One of the key factors that sets Atharv Lifestyle apart from other Builders In Vile Parle is their customer-centric approach. They understand that buying a home is a significant investment for individuals and families, and they strive to create living spaces that meet the diverse needs and preferences of their customers. Atharv Lifestyle believes in building relationships with their clients and involving them in the entire construction process, from conceptualization to completion.

Atharv Lifestyle's portfolio includes a wide range of residential projects in Vile Parle, catering to different budgets and lifestyles. Whether you are looking for a compact apartment or a spacious luxury villa, Atharv Lifestyle has options to suit every requirement. Their projects are known for their innovative designs, modern amenities, and attention to detail, ensuring a comfortable and luxurious living experience for residents.

[READ MORE →](#)




Builders In Vile Parle have been instrumental in shaping the landscape of this bustling suburb in Mumbai. Among the prominent names in the construction industry, Atharv Lifestyle stands out as a trusted and reliable builder, committed to delivering quality residential projects. With their expertise and attention to detail, Atharv Lifestyle has earned a stellar reputation among homebuyers in Vile Parle and beyond.

When it comes to Builders In Vile Parle, Atharv Lifestyle is a name that is frequently mentioned. The company has completed several successful projects in the area, and their commitment to excellence is evident in every aspect of their work. Whether it's architectural design, construction quality, or customer service, Atharv Lifestyle leaves no stone unturned in ensuring customer satisfaction.






Which are the ongoing projects of Atharv Lifestyle ? 

Atharv Lifestyle, prominent builders in Vile Parle, are actively involved in diverse ongoing projects, catering to the varying preferences of home buyers.

**Atharv Murli:** Offering a plethora of facilities, Atharv Murli creates a positive living environment, reflecting the ethos of Atharv Lifestyle, leading builders in Vile Parle. The convenience of a swift commute is ensured as well, with a lift that seamlessly transports residents from the basement to the terrace within a minute.

**Atharv Navasamaj:** Meticulously designed with attention to detail, Atharv Navasamaj defines a blend of comfort and opulence, truly exemplifying the builder's esteemed reputation in Vile Parle. An inter-connected terrace further enhances the allure of this exceptional property.

**Atharv Heights:** Ascending over 10 floors, this architectural marvel embodies contemporary living and opulence, a testament to Atharv Lifestyle's unwavering dedication as Vile Parle's premier builders. The crown jewel of this development undoubtedly the Seating Deck, which houses  Atharv's most expansive master bedroom.

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**Atharv Laxmi:** Encompassing 42,000 sq. ft. Atharv Laxmi stands as a testament to contemporary living and superior construction by builders in Vile Parle.

**Atharv Aaradhayam:** Experience elegance and comfort at Atharv Aaradhayam, a prestigious project by Atharv Lifestyles. With 5 towers in Mumbai's Vile Parle and Andheri East, it offers contemporary living and serene surroundings. 1.5-acre plot, 229 units (2-4 BHK), and 50+ amenities. IGBC Pre Certified Gold for a green, exceptional lifestyle.

Why should one invest in properties in Vile Parle ?



What is the significance of Atharv Lifestyle among the top builders in Mumbai, particularly in the area of Vile Parle?



## List of completed Project

Sr. No.	Project Name	Type: Residential/ Commercial/Redevelopment	Location	Plot Area (sq. mtrs.)	Construction Area (sq. ft.)	Strat Date	Status
1	Atharv Rosewood	Residential/ Redevelopment	Rosewood CHS. Ltd. Mahatma Phule Road, Opp. Park Road, Vile Parle (East), Mum- 400057	203.15	20000 appx	9/16/2015	OC Received
2	Atharv Shagun	Residential/ Redevelopment	Labh Darshan CHS. Ltd. South Pond Road, Vile Parle (West), Mumbai 400056	702	27000 appx	2/17/2016	OC Received
3	Atharv Palace	Residential/ Redevelopment	Manas Palace CHS. Ltd. Prarthana Samaj Road, Vile Parle (E), Mum- 57	781.77	35000 appx	11/29/2016	OC Received
4	Atharv Pride	Residential/ Commercial/Redevelopment	Chunawalla Chav/, Dixit Road, Vile Parle (East), Mumbai - 57	680.6	34000 appx	10/15/2018	OC Received
5	Atharv Saraswati Nilayam	Residential/ Redevelopment	Saraswati Nilayam CHS. Ltd. 37, Chittaranjan Road, Vile Parle (East), Mumbai - 57	962.8	40000 appx	8/31/2019	OC Received
6	Atharv Navasamaj	Residential/ Redevelopment	Navasamaj CHS. Ltd. Gujrati society Road, Vile Parle (East), Mumbai - 57	2911.9	150000 appx	8/16/2021	Ongoing
7	Atharv Murli	Residential/ Redevelopment	Murli CHS. Ltd. Malviya Road, Vile Parle (East), Mumbai - 57	1393	65000 appx	8/14/2021	Ongoing
8	Atharv Heights	Residential/ Commercial/Redevelopment	Parle Nav-chetan CHS. Ltd., Junction of Nehru Road and Malaviya Road, Vile Parle (East), Mumbai - 57	607.9	32000 appx	Feb-22	Ongoing
9	Atharv Laxmi	Residential/ Redevelopment	Chittaranjan Road, Vile Parle (East), Mumbai 57	1360.48	59000 appx	Sep-22	Ongoing

EC of completed project

Atharv Shagun



MUNICIPAL CORPORATION OF GREATER MUMBAI  
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)\* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)\*  
[CHE/WS/1551/K/337(NEW) of 03 November 2018]

To,  
M/S Atharv Realty CA. to Labh Darshan CHS.  
G-1, Atharv CHSL, Prathana Samaj Road, Vile Parle(E), Mumbai-57.

Dear Applicant/Owners,

The full development work of Residential building comprising of A' & 'B' Wings having part stilt floor for parking + Part ground floor for Residential + 1st to 7th upper floors for Residential user on plot bearing C.S.No./CTS No. 1121, 1121/1 to 19 of village VILE PARLE-K/W at South pond road,VileParle (W),Mumbai is completed under the supervision of Shri. PRAKASH SADASHIV SAPRE , Architect , Lic. No. CA/85/9410 , Shri. KAIVANT CHAMPAKLAL SHAH , RCC Consultant, Lic. No. STR/S/103 and Shri. Mr. Vivek C. Gadgil , Site supervisor, Lic.No. G/10/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/WS/1551/K/337 (NEW)/-CFO/R -III dated 17 October 2018. The same may be occupied and completion certificate submitted by you is hereby accepted.

It can be occupied with the following condition/s.

- 1) That all Fire Fighting Systems shall be maintained in good working condition as per CFO NOC for Full OCC.
- 2) That this Full OCC & BCC is without Prejudice to Legal matters pending in Court of Law if any.

Copy To :

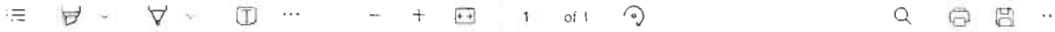
1. Asstt. Commissioner, K/W Ward
  2. A.A. & C. , K/W Ward
  3. EE (V), Western Suburb I
  4. M.I. , K/W Ward
  5. A.E.W.W. , K/W Ward
  6. Architect, PRAKASH SADASHIV SAPRE, Dwaraka, Tagore Road,Santacruz (West) Dwaraka, Tagore Road,Santacruz (West)
- For information please

Name : Prakash Rajaram Rasal  
Designation : Executive  
Engineer  
Organization : Municipal  
Corporation of Greater Mumbai  
Date : 03-Nov-2018 18: 57:50



Yours faithfully  
Executive Engineer (Building Proposals)  
Municipal Corporation of Greater Mumbai  
K/W Ward

Document Viewer  
MahARERA Application



MUNICIPAL CORPORATION OF GREATER MUMBAI  
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)\* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)\*  
[CHE/WS/1752/K/E/337(NEW)/OCC/1/New of 30 June 2020]

To,  
Shri Neeraj H. Bhutta, Partner of M/s Jagruti Enterprises C.A. to plot owners M/s Manas Palace CHS Ltd.  
G-1, Atharva Building, Prarthna Samaj Road, Vile Parle (East), Mumbai- 400 057.

Dear Applicant/Owners,

The full development work of Residential building comprising of 2 wings i.e. A & B Wings, Wing 'A' comprising of double height pit & double height stilts for car parking and entrance lobby + 2nd to 6th + 7th (pt) upper floor for residential use & Wing 'B' comprising of double height pit (pt) + stilts (pt), for car parking + entrance lobby in stilts + 1st to 9th upper floors for residential use on plot bearing C.S.No./CTS No. 1277,1277/1 TO 3 of village VILE PARLE at Junction of Prarthana Samaj Road and Park Road is completed under the supervision of Shri. AMBER VASANT NATEKAR , Architect , Lic. No. CA/94/17139 , Shri. KATVANT CHAMPKALAL SHAH , RCC Consultant, Lic. No STR/S/103 and Shri. Shri VIVEK C GADGIL , Site supervisor, Lic.No. G / 10 /SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/WS/1752/K/E/337(NEW)-CFO/1/New dated 20 March 2020 . The same may be occupied and completion certificate submitted by you is hereby accepted.

Copy To :

1. Asstt. Commissioner, K/E Ward
  2. A.A. & C. , K/E Ward
  3. EE (V), Western Suburb I
  4. M.I. , K/E Ward
  5. A.E.W.W. , K/E Ward
  6. Architect, AMBER VASANT NATEKAR, A-101, First Floor ZEE Usha CHS, Veerchand Seth Chowk, 70, Mahant Chowk, Vile Parle (E)
- For information please

PRARTHANA SAMAJ ROAD  
Locality

VILE PARLE EAST

Land mark

MADHAV GADKARI CHOWK

State/UT

MAHARASHTRA

Division

Konkan

District

Mumbai Suburban

Taluka

Andheri

Village

Andheri

Pin Code

400057

Organization Contact Details

Office Number

02226125444

Website URL

www.atharvrealty.com

Past Experience Details

Member Information

Close





Atharv Poide



MUNICIPAL CORPORATION OF GREATER MUMBAI  
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)\* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)\*  
[CHE/WS/4331/K/E/337(NEW)/OCC/1/New of 19 January 2022]

To,  
Mr. Sachin H. Gunjal of M/s. Atharv Realty Buildcon LLP C.A. to Owner  
G-1, Atharv, Prarthana Samaj Road, Madhav Gadkari Chowk, Vile Parle (E), Mumbai - 400057.

Dear Applicant/Owners,

The full development work of Resi+comm building comprising of convenience shops (restaurant) & bank at ground floor & 1st floor for bank with separate staircase & lift + 2nd (pt) floor for society office & fitness centre and part for residential use + 3rd to 9th upper floors for residential use with car parking tower abutting building under reference. on plot bearing C.S.No./CTS No. 283 of Division \_\_\_\_\_ at Opp. Dahanukar College is completed under the supervision of Shri. Vivek Dattatraya Jade , Licensed Surveyor , Lic. No. J/150/LS , Shri. RAOSAHEB D MAGDUM , RCC Consultant, Lic. No. STR/M-14 and Shri. Shri Kishorkumar Naraindas Danda , Site supervisor, Lic.No. D/156/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/WS/4331/K/E/337/(NEW)-CFO/1/New dated 01 July 2021 . The same may be occupied and completion certificate submitted by you is hereby accepted.

Copy To :

1. Asstt. Commissioner, K/E Ward
  2. A.A. & C. , K/E Ward
  3. EE (V), Western Suburb I
  4. M.I. , K/E Ward
  5. A.E.W.W. , K/E Ward
  6. Licensed Surveyor, Vivek Dattatraya Jade, 1, Neelanjani, Prarthana Samaj Road, Junction of Prarthana Samaj Road & Mahant Road, Vile Parle (East), Mumbai 400057.
- For information please

Name : Navnath Sopanrao  
Ghadge  
Designation : Executive  
Engineer  
Organization : Municipal  
Corporation of Greater Mumbai  
Date : 19-Jan-2022 19: 58:33

Yours faithfully  
Executive Engineer (Building Proposals)  
Municipal Corporation of Greater Mumbai  
K/E Ward

Atharva Saraswati.



MUNICIPAL CORPORATION OF GREATER MUMBAI  
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)\* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)\*  
[CHE/WS/1102/K/337(NEW)/OCC/1/New of 31 January 2022]

To,  
Shri. Sachin H.Gunjal Partner Of Ms Atharv Infra LLP C.A. to Saraswati Nilayam C.H.S. Ltd.  
G-1, Atharv, Prarthana Samaj Road, Madhav Gadkari Chowk, Vile Parle(E), Mumbai-400057.

Dear Applicant/Owners,

The full development work of Residential building comprising of full OCC cum BCC permission for building under reference comprising of still for 4 level stack car parking system with one in pit, servant toilet + 1st (pt) floor for society office, fitness centre and part for residential use + 2nd to 8th + 9th (pt) upper floor for residential use i.e. full OCC cum BCC to building under reference, on plot bearing C.S.No./CTS No. 933A/A of village Vile Parle at Chittaranjan road is completed under the supervision of Shri. Santosh Surendra Acharya , Licensed Surveyor , Lic. No. A/121/LS , Shri. Piyushkumar K Sura , RCC Consultant, Lic. No. STR/S/76 and Shri. Shri Kishorkumar N, Danda , Site supervisor, Lic.No. L. No /Sup/Grade I: 840002868 and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/WS/1102/K/337(NEW)-CFO/1/New dated 05 October 2021 . The same may be occupied and completion certificate submitted by you is hereby accepted.

Copy To :

1. Asstt. Commissioner, K/E Ward
  2. A.A. & C. , K/E Ward
  3. EE (V), Western Suburb I
  4. M.I. , K/E Ward
  5. A.E.W.W. , K/E Ward
  6. Licensed Surveyor, Santosh Surendra Acharya, 1, Neelanjan, Prarthana Samaj Road, Junction of Prarthana Samaj Road & Mahant Road, Vile Parle (East), Mumbai 400057
- For information please

✓  
Name : Navnath Sopanrao  
Ghadge  
Designation : Executive  
Engineer  
Organization : Municipal  
Corporation of Greater Mumbai  
Date : 31-Jan-2022 14: 45:03

Yours faithfully  
Executive Engineer (Building Proposals)  
Municipal Corporation of Greater Mumbai  
K/E Ward

ATHARV AARADHYAM

PROPOSAL | BAND - 3 | 5TH TO 8TH FLOOR

UNIT TYPE	1 BHK	2 BHK	2 BHK	2 BHK	2.5 BHK	3 BHK	3 BHK	3 BHK
RERA CARPET AREA		705		770	879	905	919	
RATE PER RERA SFT		₹ 40,000		₹ 40,000	₹ 40,000	₹ 40,000	₹ 40,000	
AGREEMENT VALUE	Not Available	₹ 2,82,00,000	Not Available	₹ 3,08,00,000	₹ 3,51,60,000	₹ 3,62,00,000	₹ 3,67,60,000	Not Available
GST @5% ON AGREEMENT VALUE		₹ 14,10,000		₹ 15,40,000	₹ 17,58,000	₹ 18,10,000	₹ 18,38,000	
TOTAL		₹ 2,96,10,000		₹ 3,23,40,000	₹ 3,69,18,000	₹ 3,80,10,000	₹ 3,85,98,000	
STAMP DUTY @ 6 %		₹ 16,92,000		₹ 18,48,000	₹ 21,09,600	₹ 21,72,000	₹ 22,05,600	
REGISTRATION CHARGES	Not Available	₹ 30,000	Not Available	₹ 30,000	₹ 30,000	₹ 30,000	₹ 30,000	Not Available
SCANNING & OTHER CHARGES		₹ 10,000		₹ 10,000	₹ 10,000	₹ 10,000	₹ 10,000	
DEVELOPMENT CHARGES		₹ 3,52,500		₹ 3,85,000	₹ 4,39,500	₹ 4,52,500	₹ 4,59,500	
GST @18% ON DEVELOPMENT CHARGES	Not Available	₹ 63,450	Not Available	₹ 69,300	₹ 79,110	₹ 81,450	₹ 82,710	Not Available
TOTAL		₹ 4,15,950		₹ 4,54,300	₹ 5,18,610	₹ 5,33,950	₹ 5,42,210	
LEGAL, ELECTRICAL & WATER CHARGES		₹ 70,000		₹ 70,000	₹ 70,000	₹ 70,000	₹ 70,000	
GST @18% ON LEGAL, ELECTRICAL & WATER CHARGES	Not Available	₹ 12,600	Not Available	₹ 12,600	₹ 12,600	₹ 12,600	₹ 12,600	Not Available
TOTAL		₹ 82,600		₹ 82,600	₹ 82,600	₹ 82,600	₹ 82,600	
ADVANCE MAINTENANCE OF 1 YEAR @ 10/- PER SFT		₹ 84,600		₹ 92,400	₹ 1,05,480	₹ 1,08,600	₹ 1,10,280	
GST @18% ON ADVANCE MAINTENANCE	Not Available	₹ 15,228	Not Available	₹ 16,632	₹ 18,986	₹ 19,548	₹ 19,850	Not Available
TOTAL		₹ 99,828		₹ 1,09,032	₹ 1,24,466	₹ 1,28,148	₹ 1,30,130	
PARKING		₹ 10,00,000		₹ 10,00,000	₹ 10,00,000	₹ 10,00,000	₹ 10,00,000	
GST @5%	Not Available	₹ 50,000	Not Available	₹ 50,000	₹ 50,000	₹ 50,000	₹ 50,000	Not Available
TOTAL		₹ 10,50,000		₹ 10,50,000	₹ 10,50,000	₹ 10,50,000	₹ 10,50,000	
FINAL PRICE	Not Available	₹ 3,29,90,378	Not Available	₹ 3,59,23,932	₹ 4,08,43,276	₹ 4,20,16,698	₹ 4,26,48,540	Not Available

PROPOSAL | BAND - 4 | 9TH TO 12TH FLOOR

UNIT TYPE	1 BHK	2 BHK	2 BHK	2 BHK	2.5 BHK	3 BHK	3 BHK	3 BHK
RERA CARPET AREA		705	745	774	879	909	919	1035
RATE PER RERA SFT		₹ 42,000	₹ 42,000	₹ 42,000	₹ 42,000	₹ 42,000	₹ 42,000	₹ 42,000
AGREEMENT VALUE	Not Available	₹ 2,96,10,000	₹ 3,12,90,000	₹ 3,25,08,000	₹ 3,69,18,000	₹ 3,81,78,000	₹ 3,85,98,000	₹ 4,34,70,000
GST @5% ON AGREEMENT VALUE		₹ 14,80,500	₹ 15,64,500	₹ 16,25,400	₹ 18,45,900	₹ 19,08,900	₹ 19,29,900	₹ 21,73,500
TOTAL		₹ 3,10,90,500	₹ 3,28,54,500	₹ 3,41,33,400	₹ 3,87,63,900	₹ 4,00,86,900	₹ 4,05,27,900	₹ 4,56,43,500
STAMP DUTY @ 6 %		₹ 17,76,600	₹ 18,77,400	₹ 19,50,480	₹ 22,15,080	₹ 22,90,680	₹ 23,15,880	₹ 26,08,200
REGISTRATION CHARGES	Not Available	₹ 30,000	₹ 30,000	₹ 30,000	₹ 30,000	₹ 30,000	₹ 30,000	₹ 30,000
SCANNING CHARGES		₹ 10,000	₹ 10,000	₹ 10,000	₹ 10,000	₹ 10,000	₹ 10,000	₹ 10,000
DEVELOPMENT CHARGES		₹ 3,52,500	₹ 3,72,500	₹ 3,87,000	₹ 4,39,500	₹ 4,54,500	₹ 4,59,500	₹ 5,17,500
GST @18% ON DEVELOPMENT CHARGES	Not Available	₹ 63,450	₹ 67,050	₹ 69,660	₹ 79,110	₹ 81,810	₹ 82,710	₹ 93,150
TOTAL		₹ 4,15,950	₹ 4,39,550	₹ 4,56,660	₹ 5,18,610	₹ 5,36,310	₹ 5,42,210	₹ 6,10,650
LEGAL, ELECTRICAL & WATER CHARGES		₹ 70,000	₹ 70,000	₹ 70,000	₹ 70,000	₹ 70,000	₹ 70,000	₹ 70,000
GST @18% ON LEGAL, ELECTRICAL & WATER CHARGES	Not Available	₹ 12,600	₹ 12,600	₹ 12,600	₹ 12,600	₹ 12,600	₹ 12,600	₹ 12,600
TOTAL		₹ 82,600	₹ 82,600	₹ 82,600	₹ 82,600	₹ 82,600	₹ 82,600	₹ 82,600
ADVANCE MAINTENANCE OF 1 YEAR @ 10/- PER SFT		₹ 84,600	₹ 89,400	₹ 92,880	₹ 1,05,480	₹ 1,09,080	₹ 1,10,280	₹ 1,24,200
GST @18% ON ADVANCE MAINTENANCE	Not Available	₹ 15,228	₹ 16,092	₹ 16,718	₹ 18,986	₹ 19,634	₹ 19,850	₹ 22,356
TOTAL		₹ 99,828	₹ 1,05,492	₹ 1,09,598	₹ 1,24,466	₹ 1,28,714	₹ 1,30,130	₹ 1,46,556
PARKING		₹ 10,00,000	₹ 10,00,000	₹ 10,00,000	₹ 10,00,000	₹ 10,00,000	₹ 10,00,000	₹ 10,00,000
GST @5%	Not Available	₹ 50,000	₹ 50,000	₹ 50,000	₹ 50,000	₹ 50,000	₹ 50,000	₹ 50,000
TOTAL		₹ 10,50,000	₹ 10,50,000	₹ 10,50,000	₹ 10,50,000	₹ 10,50,000	₹ 10,50,000	₹ 10,50,000
FINAL PRICE	Not Available	₹ 3,45,55,478	₹ 3,64,49,542	₹ 3,78,22,738	₹ 4,27,94,656	₹ 4,42,15,204	₹ 4,46,88,720	₹ 5,01,81,506

**ATHARV AARADHYAM**

**PROPOSAL | BAND - 1 | 1ST & 2ND FLOOR**

UNIT TYPE	1 BHK	2 BHK	2 BHK	2 BHK	2.5 BHK	3 BHK
RERA CARPET AREA				770		
RATE PER RERA SFT				₹ 36,000		
AGREEMENT VALUE		Not Available		₹ 2,77,20,000		Not Available
GST @5% ON AGREEMENT VALUE				₹ 13,86,000		
<b>TOTAL</b>				<b>₹ 2,91,06,000</b>		
STAMP DUTY @ 6 %				₹ 16,63,200		
REGISTRATION CHARGES		Not Available		₹ 30,000		Not Available
SCANNING CHARGES				₹ 10,000		
DEVELOPMENT CHARGES				₹ 3,85,000		
GST @18% ON DEVELOPMENT CHARGES		Not Available		₹ 69,300		Not Available
<b>TOTAL</b>				<b>₹ 4,54,300</b>		
LEGAL, ELECTRICAL & WATER CHARGES				₹ 70,000		
GST @18% ON LEGAL, ELECTRICAL & WATER CHARGES		Not Available		₹ 12,600		Not Available
<b>TOTAL</b>				<b>₹ 82,600</b>		
ADVANCE MAINTENANCE OF 1 YEAR @ 10/- PER SFT				₹ 92,400		
GST @18% ON ADVANCE MAINTENANCE		Not Available		₹ 16,632		Not Available
<b>TOTAL</b>				<b>₹ 1,09,032</b>		
PARKING				₹ 10,00,000		
GST @5%		Not Available		₹ 50,000		Not Available
<b>TOTAL</b>				<b>₹ 10,50,000</b>		
<b>FINAL PRICE</b>		Not Available		<b>₹ 3,25,05,132</b>		Not Available

**PROPOSAL | BAND - 2 | 3RD & 4TH FLOOR**

UNIT TYPE	1 BHK	2 BHK	2 BHK	2 BHK	2.5 BHK	3 BHK
RERA CARPET AREA				770		
RATE PER RERA SFT				₹ 38,000		
AGREEMENT VALUE		Not Available		₹ 2,92,60,000		Not Available
GST @5% ON AGREEMENT VALUE				₹ 14,63,000		
<b>TOTAL</b>				<b>₹ 3,07,23,000</b>		
STAMP DUTY @ 6 %				₹ 17,55,600		
REGISTRATION CHARGES		Not Available		₹ 30,000		Not Available
SCANNING CHARGES				₹ 10,000		
DEVELOPMENT CHARGES				₹ 3,85,000		
GST @18% ON DEVELOPMENT CHARGES		Not Available		₹ 69,300		Not Available
<b>TOTAL</b>				<b>₹ 4,54,300</b>		
LEGAL, ELECTRICAL & WATER CHARGES				₹ 70,000		
GST @18% ON LEGAL, ELECTRICAL & WATER CHARGES		Not Available		₹ 12,600		Not Available
<b>TOTAL</b>				<b>₹ 82,600</b>		
ADVANCE MAINTENANCE OF 1 YEAR @ 10/- PER SFT				₹ 92,400		
GST @18% ON ADVANCE MAINTENANCE		Not Available		₹ 16,632		Not Available
<b>TOTAL</b>				<b>₹ 1,09,032</b>		
PARKING				₹ 10,00,000		
GST @5%		Not Available		₹ 50,000		Not Available
<b>TOTAL</b>				<b>₹ 10,50,000</b>		
<b>FINAL PRICE</b>		Not Available		<b>₹ 3,42,14,532</b>		Not Available



18/08/2023

**DECLARATION**

I **Mr. Shailesh N. Shah**, authorized signatory of **M/s. Atharv Infra LLP**, do hereby declare and states that the proposed "**Atharv Aaradhyam**", land bearing C.T.S. No. 460A & 460B of village Gundavali, Taluka Andheri, Swami Nityanand Road, Andheri (East), Mumbai- 400 069, that there is '**No Encumbrance/ Free from all Encumbrances**' in respect of said project, land or property before any competent authority or tribunal. The said project is all litigation and having marketable title. Hence this Declaration.

sh. 6.2 ✓  
**For M/S. ATHARV INFRA LLP**  
Authorised Signatory

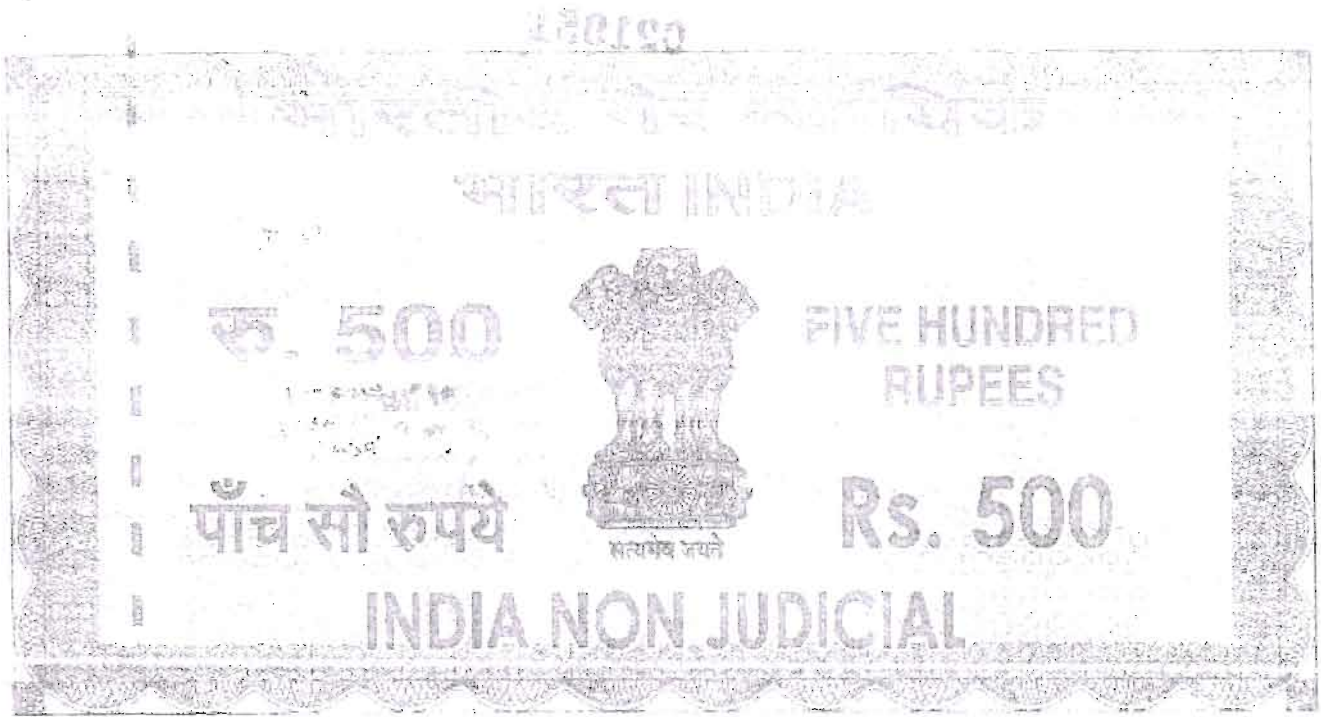






verified with original  
for Builder tieup only  
Pam.  
Manager (Builder Relations)  
RRO - T. Worli

00000000



महाराष्ट्र MAHARASHTRA

2018

AL 455056

प्रधान मुद्रांक कार्यालय, मुंबई  
प.मु.वि.क्र ८००००९९  
- 3 AUG 2018  
सक्षम अधिकारी

श्री. दिपक जाधव

### LLP AGREEMENT

(As per Section 23(4) of LLP Act, 2008)

THIS Agreement of **Limited Liability Partnership** (hereinafter referred to as LLP) made at Mumbai this 18<sup>th</sup> Day of August 2018.

### BETWEEN

1. **SHRI SHAILESH NAGINDAS SHAH**, Adult, Hindu Indian Inhabitant of Mumbai residing at B-604, 6th Floor, 4 Chandan Bala, Ratilal Thakkar Rd, Near Malabar Hill Police Stn, Malabar Hill, Mumbai – 400 006, which expression shall, unless it be repugnant to the subject or context thereof, include their legal heirs, successors, nominees and permitted assignees and hereinafter called the **FIRST PARTY**,



021951

२/Annexure-II

सुद्धांक विवरण नोंद वही अनु क्रमांक-दिनांक  
(Serial No./Date)

दस्तावेजा प्रकार  
(Nature of Document)

18 AUG 2018

Partnership Deed

३. दस्त नोंदणी करणार आहेत का ?  
(Whether it is to be registered?) **Yes/No**

४. मिल्कतीचे थोडक्यात वर्णन-  
(Property Description in brief)

५. मुद्रांक विकत घेणाऱ्याचे नांव व सही  
(Stamp Purchaser's Name & Signature)

**ATHARV INFRA LLP**

G-1, Atharv, Prathana Samaj Road,

Madhav Gadkari Chowk,

Mile Park (East), Mumbai-400 057.

६. दस्तो अल्लखस त्याचे नाव, पत्ता व सही  
(If through other person then Name, Address & Signature)

७. दुसऱ्या पक्षकाराचे नाव  
(Name of the other Party)

ROC

८. मुद्रांक रक्कम  
(Stamp Duty Amount)

5000

९. परवानाकार: मुद्रांक विक्रेत्याची सही व परवाना क्रमांक  
करलेल्या मुद्रांक विक्रीचे ठिकाण / पत्ता

*Handwritten signature*

परवाना क्रमांक ८००००१९

जंजळ दिवशीचे ठिकाण/पत्ता: सौ. कांयन नरवद बांगला  
नं १०, बांद्रा कोर्टघोशोर, ए.के.पार्क, सी.ई.ई. मुम्बई-४०० ०  
कारणकारी जागी मुद्रांक घेतला त्याने ११ कारणा  
१. २. ३. ४. ५. ६. ७. ८. ९. १०. ११. १२. १३. १४. १५.



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प्रधान मुद्रांक कार्यालय, मुंबई  
प.सू.वि.क्र. ८००००९९

31 JUL 2018

सहायक अधिकारी

श्री. मं. प्र. विचारे

) THIS STAMP PAPER FORMS A PART OF THE  
AGREEMENT OF ATHARV INFRA LLP  
DATED 18<sup>th</sup> AUGUST, 2018.



021942

२/Annexure-II

मुद्रांक विक्री नोंद वही अनु. क्रमांक-/दिनांक  
(Serial No./Date)

दस्ताचा प्रकार  
(Nature of document)

३. दस्त नोंदणी करणार आहेत का ?  
(Whether it is to be registered?) Yes/No

४. मिल्कतीचे थोडक्यात वर्णन-  
(Property Description in brief)

५. मुद्रांक विकत घेणाऱ्याचे नांव व सही  
(Stamp Purchaser's Name & Signature)

६. हस्ते असल्यास त्याचे नाव, पत्ता व सही  
(If through other person then Name, Address & Signature)

७. दुसऱ्या पक्षाच्या नांव  
(Name of the other Party)

८. मुद्रांक शुल्क रक्कम  
(Stamp Duty Amount)

९. परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक  
तसेच मुद्रांक विक्रीचे ठिकाण / पत्ता

परवाना क्रमांक ८००००११

मुद्रांक विक्रीचे ठिकाण/पत्ता: सा. कांचन हर्षद बॉम्बे  
नं १०, बांद्रे कोर्टासमोर, ए.के.मार्ग, बांद्रे पूर्व, मुंबई-४००

कारणासाठी उरणी मुद्रांक खरेदी केला यांनी त्या कारण  
मुद्रांक खरेदी केल्यापासून ६ महिन्यांत आपण खरेदीकारक

18 AUG 2018

Partnership Deed

HARV INFRA LLP  
G-1, Atharv Prathana Samaj Road,  
Madhav Ganeshi Chowk,  
Vile Parle (East), Mumbai-400 057.

ROC

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महाराष्ट्र MAHARASHTRA

2018

AL 449998

प्रधान मुद्रांक कार्यालय, मुंबई  
ब.मु.वि.क्र. ८००००९९  
31 JUL 2018  
सूचना अधिकारी

श्री. पं. प्र. निचारे

THIS STAMP PAPER FORMS A PART OF THE  
AGREEMENT OF ATHRY INFRA LLP DATED  
18<sup>th</sup> AUGUST, 2018

021643  
18 AUG 2018

१/Annexure-II

मुद्रांक विक्री नोंद वही अनु. क्रमांक- / दिनांक  
(Serial No. /Date)

- १. दस्ताचा प्रकार  
(Nature of document)
- २. दस्त नोंदणी करणार आहेत का ?  
(Whether it is to be registered?) Yes/No
- ३. मिल्कतीचे थोडक्यात वर्णन-  
(Property Description in brief)
- ४. मुद्रांक विकत घेणाऱ्याचे नांव व सही  
(Stamp Purchaser's Name & Signatures)
- ५. हस्ते असल्यास त्याचे नाव, पत्ता व सही  
(If through other person then Name, Address & Signatures)
- ६. दुसऱ्या पक्षालाचे नाव  
(Name of the other Party)
- ७. मुद्रांक शुल्क रक्कम  
(Stamp Duty Teno)
- ८. परवानाभारक मुद्रांक विक्रीची सही व परवाना क्रमांक  
तसेच मुद्रांक विक्रीचे दिनांक/पत्ता

ROC

SWL

(Amgale)

रवाना क्रमांक ८०००११  
मुद्रांक विक्रीचे ठिकाण/पत्ता: सौ. कांचन हर्षद खोसा  
ने १०, बांद्रे कोर्टासमोर, ए.के. मार्ग, बांद्रे पूर्व, मुंबई-४०  
मुद्रांक विक्रीचे दिनांक/पत्ता: सौ. कांचन हर्षद खोसा  
ने १०, बांद्रे कोर्टासमोर, ए.के. मार्ग, बांद्रे पूर्व, मुंबई-४०

Partnership Deed

ATHARV INFRA LLP  
G-1, Atharv Prathana Samaj Road,  
Madhav Gankari Chowk,  
Vile Parle (East), Mumbai-400 057.



महाराष्ट्र MAHARASHTRA

2018

AL 449999

प्रधान मुद्रांक कार्यालय, मुंबई  
प.सू.चि.क्र. ८००००९९  
31 JUL 2018  
सक्षक अधिकारी

विचार

THIS STAMP PAPER FORMS A PART OF THE  
AGREEMENT OF ATHARV INFRA LLP DATED  
18<sup>th</sup> AUGUST, 2018

021844

18 AUG 2018

२/Annexure-II

मुद्रांक विप्री नोंद वही अनु. क्रमांक, दिनांक  
(Serial No./Date)

दस्ताचा प्रकार  
(Nature of document)

३. दस्त नोंदणी करणार आहेत का?  
(Whether it is to be registered?)

४. विप्रीचोथे थोडक्यात वर्णन-  
(Property Description in brief)

५. मुद्रांक विकत घेणाऱ्याचे नांव व सही  
(Stamp Purchaser's Name & Signatures)

६. हरते अखर्यात त्याचे नाव, पत्ता व सही  
(If through other person then Name,  
Address & Signature)

७. दुसऱ्या व्यक्तीचे नाव  
(Name of the other Party)

८. मुद्रांक शुल्क रक्कम  
(Stamp Duty Amount)

९. परकधारक मुद्रांक विक्रीचा आदेश व परवाना क्रमांक  
ससेच मुद्रांक विक्रीचे दिनांक व पत्ता

पत्ताना क्रमांक ८००००००००००  
विक्रीचे दिनांक/पत्ता: को. काम. वांद्रे पूर्व, मुद्रांक-४० ०  
वांद्रे कोटियार, को. काम, वांद्रे पूर्व, मुद्रांक-४० ०  
को. काम, वांद्रे पूर्व, मुद्रांक-४० ०  
को. काम, वांद्रे पूर्व, मुद्रांक-४० ०  
को. काम, वांद्रे पूर्व, मुद्रांक-४० ०

ROC

SWL

(Signature)

Partnership Deed

M. ATHARV INFRA LLP  
G-1, Atharv, Prabhna Samaj Road,  
Madhav Gaidkari Chowk,  
Nile Paris (East), Mumbai-400 057.





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प्रधान मुद्रांक कार्यालय, मुंबई  
प.स.वि.क्र. ८००००९९  
31 JUL 2018  
सहायक अधिकारी

श्री. पं. प्र. विद्यारे

THIS STAMP PAPER FORMS A PART OF THE  
AGREEMENT OF ATHARV INFRA LLP DATED  
18<sup>th</sup> AUGUST, 2018.

021948

18 AUG 2018

### २/Annexure-II

मुद्रांक विक्री नोंद वही अनु. क्रमांक- / दिनांक  
(Serial No. /Date)

- १. दस्तावा प्रकार  
(Nature of document)
- २. दस्त नोंदणी करणार आहेत का ?  
(Whether this to be registered?)
- ३. दस्त नोंदणी करणार आहेत का ?  
(Whether this to be registered?)
- ४. मुद्रांक विक्री नोंद वही अनु. क्रमांक- / दिनांक  
(Serial No. /Date)
- ५. मुद्रांक विक्री नोंद वही अनु. क्रमांक- / दिनांक  
(Serial No. /Date)
- ६. मुद्रांक विक्री नोंद वही अनु. क्रमांक- / दिनांक  
(Serial No. /Date)
- ७. मुद्रांक विक्री नोंद वही अनु. क्रमांक- / दिनांक  
(Serial No. /Date)
- ८. मुद्रांक विक्री नोंद वही अनु. क्रमांक- / दिनांक  
(Serial No. /Date)
- ९. मुद्रांक विक्री नोंद वही अनु. क्रमांक- / दिनांक  
(Serial No. /Date)

Partnership Deed

ATHARV INFRA LLP

G-1, Atharv, Prathana Samaj Road,  
Madhav Gauderi Chowk,  
Vile Parle (East), Mumbai-400 057.

ROC

SD/ [Signature]

कांचन नंद बोर्गा  
व १०, नंद बोर्गा, राजेंद्र नगर, वडोदरा-३९० ००  
मुद्रांक विक्री नोंद वही अनु. क्रमांक- / दिनांक  
मुद्रांक विक्री नोंद वही अनु. क्रमांक- / दिनांक

020180



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प्रधान मुद्रांक कार्यालय, मुंबई  
 प.मु.वि.क्र. ८००००९९  
 - 3 AUG 2018  
 सक्षम अधिकारी

श्री. दिवाच जाधव

THIS STAMP PAPER FORMS A PART OF THE  
 AGREEMENT OF ATHARV INFRA LLP DATED  
 18<sup>TH</sup> AUGUST, 2018.

021950

30 AUG 2018

२/Annexure-II

मुद्रांक विक्री नोंद वही अनु. क्रमांक- / दिनांक  
(Serial No. /Date)

- १. दस्ताचा प्रकार  
(Nature of document)
- २. दस्त नोंदणी करणार आहेत का ?  
(Whether it is to be registered?) Yes/No
- ३. मिल्कतीचे थोडक्यात वर्णन-  
(Property Description in brief)
- ४. मुद्रांक विक्रीत घेणाऱ्याचे नांव व सही  
(Stamp Purchaser's Name & Signatures)
- ५. तसेच आरक्षण त्याचे नाव, पत्ता व सही  
(If through other person then Name, Address & Signature)
- ६. दुसऱ्या पक्षीचे नाव  
(Name of the other Party)
- ७. मुद्रांक युराचे रक्कम  
(Stamp Amount)
- ८. परवानगीसाठी घेतलेल्या परवानगीची सही व परवानगी क्रमांक

Partnership Deed

ATHARV INFRA LLP  
G-1, Atharv, Prathana Samaj Road,  
Madhav Gadkari Chowk,  
Vile Parle (East), Mumbai-400 057.

ROC

500L

*(Signature)*

रवाना क्रमांक: २०००५१  
विक्रीचे दिनांक: २०१८/०८/३०. कां. प्र. नं. ४०००५१  
नं १०, वांद्रे कोर्टासमोर, ए.के.मार्ग, वांद्रे पूर्व, मुंबई-४०००५०  
कारणातून घेतलेल्या परवानगीच्या तपशीलात नोंद घ्यावी त्या कारणातून  
घेतलेल्या परवानगीच्या तपशीलात नोंद घ्यावी त्या कारणातून



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प.सू.वि.क्र. ८००००९९  
- 3 AUG 2018  
सक्षम अधिकारी

श्री. निरंजन जाधव

THIS STAMP PAPER FORMS A PART OF THE  
AGREEMENT OF ATHARV INFRA LLP  
DATED 18<sup>th</sup> AUGUST, 2018



021946

18 AUG 2019

2/Annexure-II

मुद्रांक विपरीत नोंद घडी अनु क्रमांक-दिनांक  
(Serial No./Date)

- 1. दस्तऐवज प्रकार (Nature of document)
- 2. दस्तऐवज को रजिस्ट्रार कार्यालय को रजिस्ट्रार कर देना है या नहीं? (Whether this is to be registered?) Yes/No
- 3. दस्तऐवज का संक्षिप्त विवरण (Brief description of document)
- 4. दस्तऐवज पर हस्ताक्षर/सहसहस्र (Signature)
- 5. दस्तऐवज पर हस्ताक्षर करने वाले व्यक्ति का नाम, पता व पेशे (Name, address and profession of the person whose name is on the document)
- 6. दस्तऐवज पर हस्ताक्षर करने वाले व्यक्ति का पता (Address of the person whose name is on the document)
- 7. दस्तऐवज पर हस्ताक्षर करने वाले व्यक्ति का पेशे (Profession of the person whose name is on the document)
- 8. दस्तऐवज पर हस्ताक्षर करने वाले व्यक्ति का पता (Address of the person whose name is on the document)
- 9. दस्तऐवज पर हस्ताक्षर करने वाले व्यक्ति का पेशे (Profession of the person whose name is on the document)

Partnership Deed

ATHARV INFRA P  
G-1, Atharv, Prathana, Near, Road  
Madhav Gadkari, ...  
Mile Parle (East), ... 400 057.

ROC

SWI  
(Signature)

कि विपरीत नोंद घडी अनु क्रमांक-दिनांक  
... १०, ... २०१९ ...



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प्रधान मुद्रांक कार्यालय, मुंबई  
प.सू.वि.क्र. ८००००९९

- 3 AUG 2018

सक्षम अधिकारी

श्री. निरंजन जाधव

) THIS STAMP PAPER FORMS A PART OF THE  
AGREEMENT OF ATHARV INFRA LLP  
DATED 18<sup>th</sup> AUGUST, 2018

021847

18 AUG 2018

Partnership Deed

**ATHARV INFRA LLP**  
G-1, Atharv, Prathana Samaj Road,  
Medhav Gadkari Chowk,  
Vile Parle (East), Mumbai-400 057.

प्राथमिक शर्तें (Terms and Conditions)  
1. इस भागीदारी का नाम (Name of the Partnership)  
2. इस भागीदारी का पता (Address of the Partnership)

3. भागीदारों का नाम (Names of the Partners)  
4. भागीदारों का योगदान (Contribution of the Partners)  
5. भागीदारों के अधिकार (Rights of the Partners)  
6. भागीदारों के दायित्व (Liability of the Partners)  
7. भागीदारी का निष्पत्ति (Liquidation of the Partnership)  
8. भागीदारी का समाप्ति (Termination of the Partnership)

ROC

EWL  
(Signature)



महाराष्ट्र MAHARASHTRA

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AL 455054

प्रधान मुद्रांक कार्यालय, मुंबई  
प.सु.वि.क्र. ८००००९९  
- 3 AUG 2018  
सक्षम अधिकारी

श्री. दिग्विजय जाधव

) THIS STAMP PAPER FORMS A PART OF THE  
AGREEMENT OF ATHARV INFRA LLP DATED  
18<sup>th</sup> AUGUST, 2018.

021948

8 AUG 2018

२/Annexure-II

मुद्रांक विक्री नोंद वही अनु. क्रमांक- / दिनांक  
(Serial No. /Date)

१. दस्ताचा प्रकार  
(Nature of document)
२. दस्त नोंदणी करणार आहेत का ?  
(Whether it is to be registered?) Yes/No
३. मिल्कतीचे थोडक्यात वर्णन-  
(Property Description in brief)
४. मुद्रांक विकत घेणाऱ्याचे नांव व सही  
(Stamp Purchaser's Name & Signatures)
५. हस्ते असल्यास त्याचे नांव, पत्ता व सही  
(If through other person then Name,  
Address & Signature)
६. दुसऱ्या पक्षकाराचे नाव  
(Name of the other Party)
७. मुद्रांक शुल्क रक्कम  
(Stamp Duty Amount)
८. परवानाकारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक  
तसेच मुद्रांक विक्रीचे ठिकाण / पत्ता

रवाना क्रमांक ८००००११  
मुद्रांक विक्रीचे ठिकाण/पत्ता: सौ. कांजन हर्षद बोंगा  
नं १०, वांद्रे कोर्टासमोर, ए.के.मार्ग, वांद्रे पूर्व, मुंबई-४००  
कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्या कारण

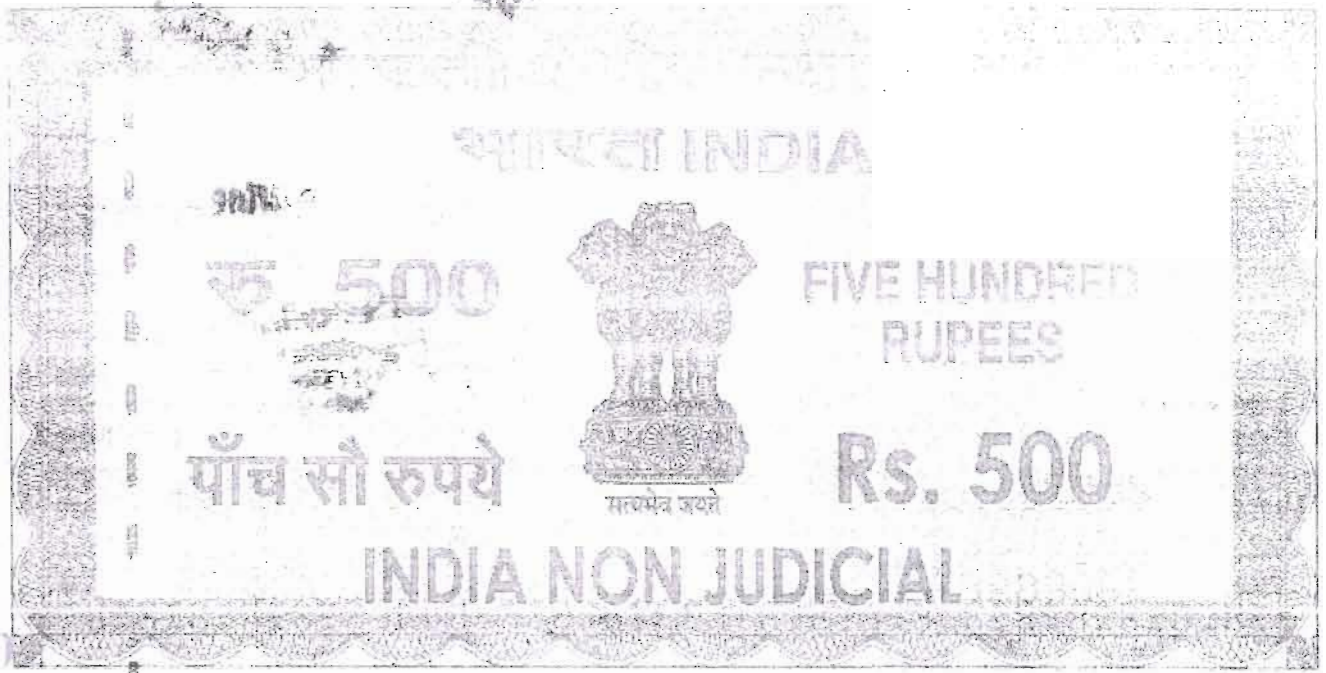
Partnership Deed

ATHARV INFRA LLP  
G-1, Atharv, Prathans Samaj Road,  
Madhav Gadkari Chawl,  
Vile Parle (East), Mumbai-400 057.

ROC

SWL

Signature



महाराष्ट्र MAHARASHTRA

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AL 455055

प्रधान मुद्रांक कार्यालय, मुंबई  
प.म.वि.क्र. ८००००७७  
- 3 AUG 2018  
सक्षम अधिकारी

श्री. दिपक जाधव

THIS STAMP PAPER FORMS A PART OF THE  
AGREEMENT OF ATHARV INFRA LLP DATED  
18<sup>th</sup> AUGUST, 2018.







2. **SHRI SACHIN HARISHCHANDRA GUNJAL**, Adult, Hindu Indian Inhabitant of Mumbai residing at 801, Rosewood CHSL, Park Road, Vile Parle (East), Mumbai-400 057, which expression shall, unless it be repugnant to the subject or context thereof, include their legal heirs, successors, nominees and permitted assignees and hereinafter called the **SECOND PARTY**,

**BOTH THE FIRST AND SECOND PARTY SHALL BE COLLECTIVELY REFERRED TO AS PARTNERS.**


**NOW** the above parties are interested in forming a Limited Liability Partnership under the Limited Liability Partnership Act 2008 and that they intend to write down the terms and conditions of the said formation.

**IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS**

1. A Limited Liability Partnership shall be carried on in the name and style of **Atharv Infra LLP** and hereinafter called as **Atharv Infra LLP**.
2. **Atharv Infra LLP** shall have its registered office at G-1, Ground Floor, Atharv CHS Ltd., R. B. Marg, Off Prarthana Samaj Road, Vile Parle (East), Mumbai-400 057, and/or at such other place or places, as the Partners shall from time to time unanimously agree upon.
3. The Capital Contribution of **Atharv Infra LLP** shall be Rs. 5,00,000/- (Rupees Five Lakh Only) which shall be contributed by the partners in the following proportions:

No.	Name of Partner	Amount
1	Shri Shailesh N Shah	2,50,000/-
2	Shri Sachin H Gunjal	2,50,000/-
	<b>Total</b>	<b>5,00,000/-</b>

The further Contribution if any required by the Atharv Infra LLP shall be brought by the partners in their profit sharing ratio.

  
2

4. Atharv Infra LLP shall have a common seal to be affixed on documents as defined by partners under the signature of any of the Designated Partners.
5. All the Partners of Atharv Infra LLP are entitled to share profit and losses in the following ratio

No.	Name of Partner	%
1	Shri Shailesh N Shah	50
2	Shri Sachin H Gunjal	50
	<b>Total</b>	<b>100</b>

6. It is agreed by and between the parties hereto that simple interest @ 12% p. a. or at such other rate as may be prescribed under section 40(b) of the Income Tax Act 1961 shall be payable by the Partnership on the amount standing to the credit of the capital, loan, deposit or current accounts (including accretions on account of Profits, remuneration and Interest) of the Partners. If there is any debit balance in the capital, loan, deposit or current accounts of the partners, interest at the same rate as stated above shall be payable by such partner or partners.

#### 7. REMUNERATION

- a. It is agreed by and between the parties hereto that the parties of the First Part, and Second Part (herein after referred to as "THE WORKING PARTNERS") shall actively devote their time and attention in the conduct of the affairs of the partnership as the circumstances and business needs may require and shall be entitled to such remuneration as is stated herein after with effect from the date of commencement of Business in Partnership. The total yearly remuneration payable to such WORKING PARTNERS shall be computed as under:-

Sr. No.	Basis	Total Yearly Remuneration Payable
(a)	Up to Rs. 3,00,000 of the book profit or in case of Loss	Rs. 1,50,000 or @ 90% of the book profit whichever is more
(b)	On balance amount of the book profit	@60% of the book profit

The total yearly remuneration payable to working partners as computed herein above shall be divided between the parties of the First Part and Second Part, in their profit sharing ratio as mentioned in clause 5 of this Agreement. However the Remuneration payable to such Partners shall not exceed the limit specified by section 40(b) of the income tax Act, 1961 for the time being in force.



- b. The meaning of the "Book Profit" shall be as defined in explanation 3 of Section 40 (b) of the Income Tax Act, 1961 or any other provision of that act for the time being in force.
- c. The yearly remuneration paid/payable to the working partners shall be credited to the capital / current account as at the close of the accounting year or part of the accounting year as the case may be when the final accounts of the Partnership business are made up and amount of remuneration due to each of the working partner is determined.
- d. It is also hereby agreed that because of the loss suffered by the firm or because of financial difficulties or needs of the firm the partners may mutually agree to pay or receive a lesser or no salary than he is entitled to or agree to waive the salary payable to the working partner.
- e. The parties hereto shall be increase or reduce the above remuneration or modify the terms agreed relating thereto as may be mutually agreed upon by executing a supplementary deed of partnership. Any supplementary deed when executed shall have effect, unless otherwise provided for, from the first day of the Accounting period in which such deed is executed and the same shall form part of this partnership deed.

8. The business of **Atharv Infra LLP** shall be as under:

To carry on the business of real estate, land and to carry on the business as planners, builders, developers, civil engineers, contractors, real estate brokers, agents, and to buy, sell, build/construct, reconstruct, repair, alter, own, operate, maintain, manage, control and administer, land, earth works, farm house, parks, gardens, row-houses, duplex apartment, commercial, residential or industrial building complexes, hotels, infrastructure projects and allied activities.

#### **Rights of Partner**

9. All the partners hereto shall have the rights, title and interest in all the assets and properties in the said **Atharv Infra LLP** in the proportion of their Contribution.
10. Every partner has a right to have access to and to inspect and copy any books of the **Atharv Infra LLP**.
11. Each of the parties hereto shall be entitled to carry on their own, separate and independent business as hitherto they might be doing or they may hereafter do as they deem fit and proper and other partners and **Atharv Infra LLP** shall have no objection thereto provided that the said partner has intimated the said fact to **Atharv Infra LLP**

before the start of the independent business and moreover he shall not use the name of **Atharv Infra LLP** to carry on the said business.

12. **Atharv Infra LLP** shall have perpetual succession, death, retirement or insolvency of any partner shall not dissolve the **Atharv Infra LLP**.
13. On retirement of a partner, the retiring partner shall be entitled to full payment in respect of all his rights, title and interest in the partner as herein provided. However, upon insolvency of a partner his or her rights, title and interest in **Atharv Infra LLP** shall come to an end.
14. In the event of the death of any of the Partners hereto during the continuance of the partnership as aforesaid, it has been mutually agreed that the amount standing to the account of the deceased partner and his/her share in the LLP shall absolutely and exclusively vest in the name of the following nominee of the said Deceased Partner.

Name of the Partners	Name of the Nominee of the said Partners	PAN
Shri Shailesh N Shah	Smt. Kokila S. Shah	AAIPS9605H
Shri Sachin H Gunjal	Smt. Sakshi S. Gunjal	AKIPG9235B

In the event of the death of any of the Partner hereto during the continuance of the LLP, the LLP be deemed to have been continued by the remaining Partner/s by admitting the respective nominee/s as a partner or to the benefits of partnership, in case the nominee is a minor.

#### **Duties of Partners**

15. Every partner shall account to the limited liability partnership for any benefit derived by him without the consent of the limited liability partnership from any transaction concerning the limited liability partnership, or from any use by him of the property, name or any business connection of the limited liability partnership.
16. Every partner shall indemnify the limited liability partnership and the other existing partner for any loss caused to it by his fraud in the conduct of the business of the limited liability partnership.



17. Each partner shall render true accounts and full information of all things affecting the limited liability partnership to any partner or his legal representatives.
18. In case any of the Partners of **Atharv Infra LLP** desires to transfer or assign his interest or shares in the **Atharv Infra LLP**, he has to offer the same to the remaining partners in writing by giving One month notice. In the absence of any communication by the remaining partners the concerned partner can transfer or assign his share in the market.
19. No partner shall without the written consent of **Atharv Infra LLP**,--
- a. employ any money, goods or effects of **Atharv Infra LLP** or pledge the credit thereof except in the ordinary course of business and upon the account or for the benefit of **Atharv Infra LLP**.
  - b. Lend money or give credit on behalf of **Atharv Infra LLP** or to have any dealings with any persons, company or firm whom the other partner previously in writing have forbidden it to trust or deal with. Any loss incurred through any breach of provisions shall be made good with the **Atharv Infra LLP** by the partner incurring the same.
  - c. Enter into any bond or becomes surety or security with or for any person or do knowingly cause or suffer to be done anything whereby **Atharv Infra LLP** property or any part thereof may be seized.
  - d. Assign, mortgage or charge his or her share in **Atharv Infra LLP** or any asset or property thereof or make any other person a partner therein.
  - e. Compromise or compound or (except upon payment in full) release or discharge any debt due to **Atharv Infra LLP** except upon the written consent given by the other partner.

#### Meeting

20. All the matters related to the **Atharv Infra LLP** as mentioned in Schedule 1 to this agreement shall be decided by a resolution passed by a majority in number of the partners, and for this purpose, each partner shall have one vote.

21. The meeting of the Partners may be called by sending 7 days prior notice to all the partners at their residential address or by mail at the Email ids provided by the individual Partners in writing to the **Atharv Infra LLP**. In case any partner is a foreign resident, the meeting may be conducted by serving 15 days prior notice through email. Provided the meeting be called at shorter notice, if majority of the partners agrees in writing to the same either before or after the meeting.
22. The meeting of Partners shall ordinarily be held at the registered office of the **Atharv Infra LLP** or at any other place as per the convenience of partners.
23. With the written Consent of all the partners, a meeting of the Partners may be conducted through Teleconferencing.
24. Every limited liability partnership shall ensure that decisions taken by it are recorded in the minutes within thirty days of taking such decisions and are kept and maintained at the registered office of the **Atharv Infra LLP**.
25. Each partner shall--
  - a. Punctually pay his/her/ their separate debt and indemnify the other Partner and the assets of the LLP against the same and all expenses on account thereof.
  - b. Forthwith pay all moneys, cheques and negotiable instrument received by him/her/ them on account of the LLP.
  - c. Be just and faithful to each other and at all times give to such other partner, full information and truthful explanation of the matters relating to the affairs of the Partnership and afford any and/or every assistance in his/her/ their power in carrying on the business for their mutual advantage.
  - d. Abide by the basic rules and regulations of the firm, prevailing as of date and lawfully amended from time to time.
  - e. Not indulge in any act considered to be against the interest of the LLP.

#### **Duties of Designated Partner**

26. The authorised representative of all the parties shall act as the Designated Partner of the Atharv Infra LLP in terms of the requirement of the Limited Liability Partnership Act, 2008.
27. The Designated Partners shall be responsible for the doing of all acts, matters and things as are required to be done by the limited liability partnership in respect of compliance of





the provisions of this Act including filing of any document, return, statement and the like report pursuant to the provisions of Limited Liability Partnership Act, 2008.

28. The books of accounts of the Partnership shall be kept and maintained at the place where the office of Partnership business is maintained as per Clause No.4 or/and at such other place/places as it may be agreed among the partners hereto and that the books of accounts shall be closed as on the 31st March of each year. The account books relating to the business of Partnership shall be properly maintained. Each of the partners shall have right to inspect books of account either by himself or through his agent and take extracts there from.
29. The Designated Partners shall be responsible for the doing of all acts arising out of this agreement.
30. **Atharv Infra LLP** shall indemnify and defend its partners and other officers from and against any and all liability in connection with claims, actions and proceedings (regardless of the outcome), judgment, loss or settlement thereof, whether civil or criminal, arising out of or resulting from their respective performances as partners and officers of **Atharv Infra LLP**, except for the gross negligence or willful misconduct of the partner or officer seeking indemnification.

#### **Admission of New Partner**

31. No Person may be introduced as a new partner without the consent of all the existing partners. Such incoming partner shall give his prior consent to act as Partner of **Atharv Infra LLP**.
32. The Contribution of the partner may be tangible, intangible, Moveable or immoveable property and the incoming partner shall bring minimum contribution of Rs. 5,000/- (Rupees Five Thousand) or any other amount as may be decided by the Partners.
33. The Profit sharing ratio of the incoming partner will be decided at the time of admission with the consent of all partners.

#### **Resignation of Partners**

34. Partner may cease to be partner of Atharv Infra LLP by giving a notice in writing of not less than thirty days to the other partners of his intention to resign as partner.



35. The occupancy rights in the G-1, Ground Floor, Atharva CHS Ltd., R. B. Marg, Off Prarthana Samaj Road, Vile Parle (East), Mumbai-400 057, shall absolutely belong to Shri Sachin Harishchandra Gunjal, the party of the Second part and other parties hereto shall not have any right, title and interest of whatsoever nature in the aforesaid office premises.

36. **Death or voluntary retirement of Partner**

Death, Retirement or Insolvency of Partner shall not dissolve the firm as to the other partners. It is hereby agreed as follows: -

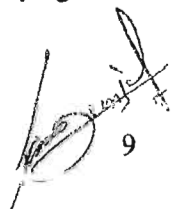
- a. The Partnership will continue to subsist between the surviving / continuing partners till the end of the accounting year.
- b. The accounts will not be closed on the death, retirement or insolvency of the Partner, but the accounts will be continued and closed at the end of the accounting year in which such events takes place.
- c. The Profits/Losses of two periods namely From the Beginning of the accounting year upto the date of death, retirement or Insolvency of the Partner and from such date to the end of the Accounting year shall be apportioned into THREE PARTS Pro-Rata on time Basis.
- d. The Profits /Losses of the First Period as mentioned in (c) above shall be apportioned in accordance with the shares mentioned in this deed.
- e. The Profits /Losses of the Second Period as mentioned in (c) above shall be apportioned between the Surviving / Continuing Partners in proportion to their shares as may be mutually agreed after happening of such events

The amount that will be found due to each partner on making up of such accounts shall be paid to his/her legal representatives or to him/her or to his /her official assignees, as the case may be, within the reasonable time at the convenience of all the Parties herein above mentioned.

**Expulsion of Partner**

37. A Partner may not be expelled by a unanimous decision of the partners save in good faith and in the interest of the partnership business only after a show-cause notice in writing is served on that Partner or designated Partner giving 7 days time for his response and in that event the Partner expelled shall be entitled to the benefits of a retiring Partner in accordance with the provisions of this Agreement in that behalf.
38. No majority of Partners can expel any partner except in the situation where any partner has been found guilty of carrying of activity/business of Atharv Infra LLP with fraudulent purpose.

**Extent of Liability of LLP**

  
9      see -

39. Atharv Infra LLP is not bound by anything done by a partner in dealing with a person if—

- a. the partner in fact has no authority to act for Atharv Infra LLP in doing a particular act; and
- b. the person knows that he has no authority or does not know or believe him to be a partner of the Atharv Infra LLP.

**Indemnity:**

40. The limited liability partnership shall indemnify each partner in respect of payments made and personal liabilities incurred by him—

- a. in the ordinary and proper conduct of the business of the limited liability partnership; or
- b. in or about anything necessarily done for the preservation of the business or property of the limited liability partnership.

**Arbitration:**

41. Disputes or differences, if any, that may arise between partners hereto or their respective heirs, executors or administrators touching these presents or the construction thereof or any clause or thing herein contained or otherwise or in anywise relating to or concerning these presents or the rights duties or liabilities of any of the partners hereto in connection therewith the matters in such dispute or difference shall be referred to the arbitration in accordance with and subject to the provisions of Arbitration and Conciliation Act, 1996 or to any statutory modification or re-enactment thereof for the time being in force. However, the capital contribution of the partners shall be returned immediately upon the arising of such dispute and before the matter is referred for arbitration.

**Bank Account:**

42. The Bank account shall be opened in any suitable Bank or Banks and the Said account or accounts shall be operated by the LLP with the signature of any two designated partners jointly.

**Books of Accounts:**

43. All necessary books of account and other papers relating the affairs of the LLP as prescribed under Rule 24 of LLP Rules & Forms, 2008 pursuant to section 34(1) of the LLP Act 2008 shall be ensured by the designated partners for the time being to be kept at the principal place of business of the LLP or at other place or places as mutually agreed upon by all the Partners, and regularly maintained on cash basis or accrual basis

and according to double entry system of accounting with all books duly posted with entries arising from day to day up-to-date on any day so as to give a true and fair view of the state of affairs of the LLP. Such books of account shall not be removed from the designated place of business without the consent of all the Partners. Each Partner shall have access and be entitled for taking a copy or an extract of any books of account or related papers of the LLP or folio thereof during the working hours on each working day of the week.

#### **Accounting Year**

44. The accounting year of the **Atharv Infra LLP** shall be from 1st April of the year to 31st March of subsequent year. The first accounting year shall be from the date of commencement of this **Atharv Infra LLP** till 31st March of the subsequent year.

#### **Annual Statements of Accounts and Solvency**

45. The Designated Partners of the LLP shall, within a period of six months from the end of each financial year, prepare the Annual Statements of Accounts and Solvency for the financial year as at its last day of all the capital contributions, assets and liabilities and of the profits and losses of the LLP, and the same shall be signed by each Partner in addition in addition to the signing thereof by the Designated partners of the LLP as required under section 34(2) of the Act in token of his being bound thereby. If, in the event, any Partner refuses to sign the Annual Statements of Accounts and Solvency giving no valid reason, a copy of the same shall be posted to him by Registered Post Acknowledgement Due to his last known address as supplied by him to the LLP, and same shall be deemed to have been signed by him on the date of such posting.

#### **Audit**

46. The Statements of Accounts and Solvency of the LLP made each year shall be audited by a qualified Chartered Accountant in practice in accordance with the rules prescribed under section 34(3) of the LLP Act, 2008, namely, Rule 24 of the LLP Rules & Forms, 2008. It shall be the responsibility of the Designated Partners of the LLP to comply with Rule 24 of the said Rules in every respect.

#### **Term of LLP**

47. The Partnership shall commence on the date of registration of the LLP, and shall continue to operate thereafter subject to the provisions of the LLP Act, 2008, until termination of this agreement by consent of all Partners for the time being of the LLP.

#### **Alteration or amendment**

  
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21.2.


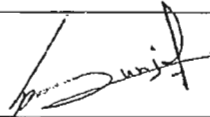
48. No alteration to or amendment or change in this LLP Agreement including any change of business of the LLP in terms of para 8 of the First Schedule to the LLP Act shall be valid unless it is reduced to writing as a Supplement to this Agreement duly accepted by every Partner of the LLP by himself or his legal representative(s), as on the relevant date of alteration, amendment or change.

#### Termination & Dissolution

49. If any time owing to losses or any other cause whatsoever one-fourth of the entire capital of the LLP shall have been lost or not represented by available assets or there exists reasonable cause of apprehension that a call on the Partners to contribute further capital of 25% or more of the entire capital of the LLP is imminent in order to carry on its business as a solvent entity, a majority in value of the Partners may require the LLP to be dissolved and wound up as if the same has occurred by efflux of time.
50. **Atharv Infra LLP** can be wound up with the consent of all the partners subject to the provisions of Limited Liability Partnership Act 2008.
51. **Entire agreement, Severability & Waiver –**

- (a) The forgoing constitutes the entire agreement between the Parties hereto on the subject matter.
- (b) If any part of this Agreement is held by any Court or authority of competent jurisdiction as void or without effect it shall be limited to that extent and be binding on all parties hereto at the relevant time as a severable part thereof with nothing to affect the rest of this Agreement.
- (c) A failure or a waiver of exercise of any right or power or benefits under this agreement by a Partner or Designated Partner or on their behalf shall not operate as a waiver of the same for ever during the term of this agreement nor any delayed exercise of any right or power or benefit by a Partner or Designated Partner or on their behalf under this Agreement deemed as a waiver.

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

SIGNED & DELIVERED by the Within named <b>SHRI SHAILESH N SHAH</b> In the presence of.. <u>Roshni J. Shah</u> .....	
SIGNED & DELIVERED by the Within named <b>SHRI SACHIN H GUNJAL</b> In the presence of <u>Kalpita Poojary</u> .....	

Witness:

a) Name: Roshni J. Shah

Address: A/303, Kesari Mandan Shiv Vallabh  
Road, Ashok Van, Dahisar (E), 12 Mumbai - 68

Signature: SS

b) Name: Kalpita Poojary  
Address: 302, Vaideni apt, Usajjanwadi  
Mithagar Road, Mulund (East),  
Mumbai - 400081

Signature: Kalpita



**SCHEDULE 1**

**MATTERS TO BE DECIDED BY A RESOLUTION PASSED BY A MAJORITY IN  
NUMBER OF THE PARTNERS**

- a. Alteration of capital structure of the LLP.
- b. Admission, retirement or change in the partners of the LLP.
- c. Borrowings by the LLP.
- d. Change in the Business of the LLP
- e. Disposal of any immovable property, entire unit or undertaking owned by the LLP.

\*\*\*\*\*

SKS

A handwritten signature in black ink, appearing to be 'SKS', written over a horizontal line.



सत्यमेव जयते

**GOVERNMENT OF INDIA**

**MINISTRY OF CORPORATE AFFAIRS**

Registrar, Mumbai

Everest, 100 Marine Drive, Mumbai, Maharashtra, 400002, India

**FORM 16**

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

**CERTIFICATE OF INCORPORATION**

LLP Identification Number: AAL-1853

It is hereby certified that ATHARV INFRA LLP is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008.

Given at Maharashtra this Twentieth day of November Two thousand seventeen.



Registrar, Mumbai

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

The digitally signed certificate can be verified at the Ministry website ([www.mca.gov.in](http://www.mca.gov.in)).

Mailing Address as per record available in Registrar office:

ATHARV INFRA LLP

G-1, GROUND FLOOR, ATHARVA CHS LTD, R.B MARG, TPS-V, AT JN. OFF PRARTHNA SAMAJ  
ROAD, VILE PARL E (EAST),,

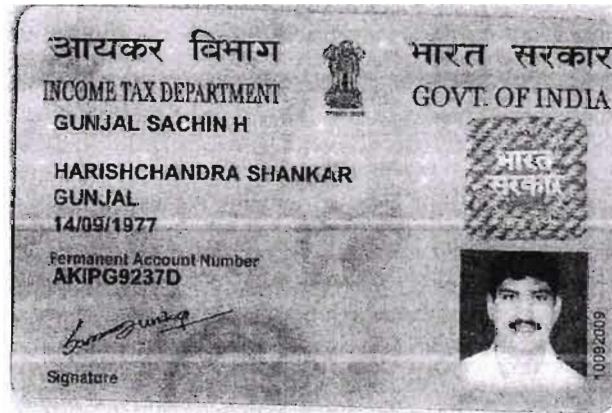
Mumbai, Mumbai City,

Maharashtra, 400057, India.



for SBI Builder tieup only  
Verified With Original  
Pran  
Manager (Builder Relations)  
RRO - I. Worli

AADHAR NO – 6276 6122 5260



For SBI Builder tieup only  
Verified with Original  
Pranav  
Manager (Builder Relations)  
RBO - I, Worli

AADHAR NO – 3588 3783 4899

514/10306

पावती

Original/Duplicate

Challan No: 11229

दिनांक: 12/08/2021

12/08/2021

दिनांक: 12/08/2021

पावती क्र: 11229 दिनांक: 12/08/2021

पाकाचे नाव विलेपार्ले

उस्ताऐवजाचा अनुक्रमांक: वदर 18-10306-2021

उस्ताऐवजाचा प्रकार: 36-अ-लिक् अँड लायसन्सेस

सदर करणाऱ्याचे नाव: जी.डि.आंबुलकर ट्रस्ट तर्फे ट्रस्टी नवीनचंद्र गोविंदराव आंबुलकर

नोंदणी फी

रु. 1099.00

दस्त हाताळणी फी

रु. 520.00

पृष्ठांची संख्या: 31

एकूण:

रु. 1620.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

11:40 AM ह्या वेळेस मिळेल.

Joint S.R. Ambari-7

बाजार मूल्य: रु. 2100000/-

मोबदला रु. 398000/-

भरलेले मुद्रांक शुल्क: रु. 66000/-

सह. दुष्प्रथम निबंधक, अंदाज क्र. ४  
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु. 620/-

डीडी/धनादेश/चे ऑर्डर क्रमांक: 1108202.09627 दिनांक: 12/08/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 1000/-

डीडी/धनादेश/चे ऑर्डर क्रमांक: MH004599250202122P दिनांक: 12/08/2021

बँकेचे नाव व पत्ता:

N.G. Ambari

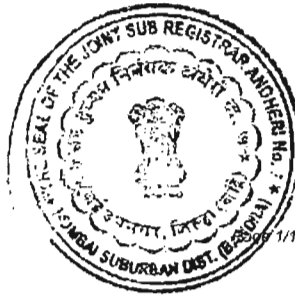
RECEIVED ORIGINAL DOCUMENT  
DELIVERED ON: 12/8/2021

CHALLAN  
MTR Form Number-6



GRN	Mh0045952503ev122P	BARCODE	[Barcode]		Date	05/08/2021-17:56:25	Form ID	35A	
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: BDR18 __JT SUB REGISTRAR, ANDHERI 7				Full Name		NAVINCHANDRA GOVINDRAO AMBULKAR			
Location: MUMBAI				Flat/Block No.		PREMISES BEING 1ST 2ND 3RD FLOOR FINAL			
Year: 2021-2022 One Time				Premises/Building		PLOT NO 228A TPS V			
Account Head Details			Amount In Rs.						
0030045501 Stamp Duty			66000.00		Road/Street		NARIMAN ROAD VILE PARLE EAST		
0030063301 Registration Fee			1000.00		Area/Locality		MUMBAI		
					Town/City/District				
					PIN		4 0 0 0 5 7		
					Remarks (If Any)				
					SecondPartyName=ATHARV INFRA LLP-				
Total			67,000.00		Amount In Words		Sixty Seven Thousand Rupees Only		
Payment Details: STATE BANK OF INDIA				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		Rel. No.		10000502021080503043 1785573603526	
Cheque/DD No				Bank Date		RBI Date		05/08/2021-17:56:46 Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID : Mobile No. : 9322265811  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 नॉट नॉल नॉल दुर्योग निवारा कार्यालय नोदणी कार्यालय दस्तावेजाची तसवी आहे. नोदणी न कार्यालय दस्तावेजाची खबर चलन लागू नाही.



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Print Date 06-08-2021 01:54:54







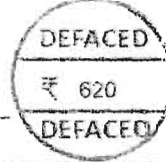
**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 1108202109627

Receipt Date 12/08/2021

Received from dnc, Mobile number 9000000000, an amount of Rs.620/-, towards Document Handling Charges for the Document to be registered on Document No. 10306 dated 12/08/2021 at the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District.



**Payment Details**

Bank Name PUNB

Payment Date 11/08/2021

Bank CIN 10004152021081108311

REF No. 327187007

Deface No 1108202109627D

Deface Date 12/08/2021

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



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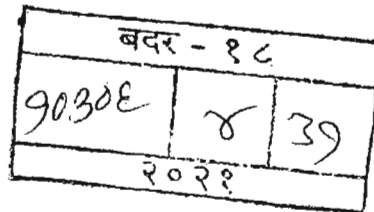
**LEAVE AND LICENSE**

This Agreement is made at Mumbai this 12<sup>th</sup> day of August

2021,

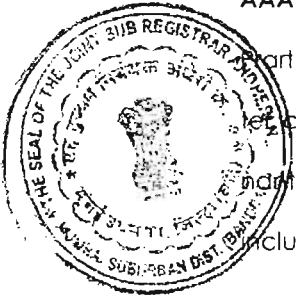
BETWEEN

(I) MR. NAVINCHANDRA GOVINDRAO AMBULKAR (PAN NO. AABRA4850D) AND (II) MRS NAMITA NAVINCHANDRA AMBULKAR (PAN NO. AADPA7H6S), being the present Trustees of G.D.AMBULKAR TRUST, a Private Trust duly registered under the Provisions of the Indian Trust Act, having its registered office at 123, Shashade Sadan, M. B. Raul Road, Shivaji Park, Mumbai- 400 028, hereinafter called "**the Licensors**", (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the Present Trustees of the said Trust, their Successors and assigns) of the One Part.



AND

(i) M/S. ATHARV INFRA LLP, a firm registered under the provisions of the Limited Liability Partnership Act 2008, through their Designated Partners Mr. Sachin H. Gunjal (PAN:AKIPG9237D) and Mr. Shailesh N. Shah (PAN: AAGPS5379A) (ii)M/S. ATHARV REALTY, a Partnership Firm duly registered under the Indian Partnership Act, 1932, through their Designated Partners Mr. Sachin H. Gunjal (PAN:AKIPG9237D) and Mr. Shailesh N. Shah (PAN: AAGPS5379A), (iii)M/S. ATHARV REALTY BUILDCON LLP, a firm registered under the provisions of the Limited Liability Partnership Act 2008, through their Designated Partners Mr. Sachin H. Gunjal (PAN:AKIPG9237D) and Mr. Lalit M. Hirani (PAN: AAAPH8314C), all having their registered office at G-1, Atharv CHSL, Parthana Samaj Road, Vile Parle (East), Mumbai- 400 057, hereinafter called "the Licensee" (which expression shall unless it be repugnant to the context and meaning thereof be deemed to mean and include its successors and assigns) of the Other Part.



WHEREAS		
9030E	A. The Licensors herein is absolutely seized and possessed off and otherwise well and sufficiently entitled to the premises being Premises	39
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being First, Second and Third Floors totally admeasuring 4650 Sq. feet carpet area (along with Terrace, Lobbies, Common Passages, Lift Rooms, Lifts, Open Spaces, Niches, Ducts and Open Car Parking Space etc) constructed on the Final Plot No. 229A TPS No. V Nariman Road, Vile Parle (East), Mumbai- 400 057 within the Registration District and Sub-District of Mumbai and Mumbai District and more par-

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particularly described in the Schedule hereunder written (hereinafter referred to as "the said licensed premises").

- B. The Licensee have represented to the Licensors that they are in the need of a commercial premises for its use and has approached the Licensors with a request to grant permission to use and occupy the Licensed Premises with fittings and installations as detailed in the Annexure A herein for a period of 60 months (5 years) upon the terms and conditions agreed between the parties herein and as more particularly hereinafter mentioned;
- C. The Licensors has declared and represented unto the Licensee that the Licensed Premises is free from all other encumbrances such as sale, gift, litigation, disputes, attachments by way of any decree of any court, liens, injunctions, etc.
- D. Except where the context requires otherwise, words importing the masculine shall include the feminine; words importing the singular shall include the plural; words importing natural personage shall be equally applicable to corporate personage and vice versa.
- E. On the basis of the above representations and assurances, the parties hereby agree to enter into this Leave and License Agreement thereby recording the terms and conditions as set out hereinafter;

**NOW THEREFORE THIS AGREEMENT WITNESSETH THE TERMS AND CONDITIONS AS AGREED BY AND BETWEEN THE PARTIES AS SET OUT HEREINBELOW:**

*[Handwritten signatures and initials]*  
N. M. N. GA  
N. N. GA



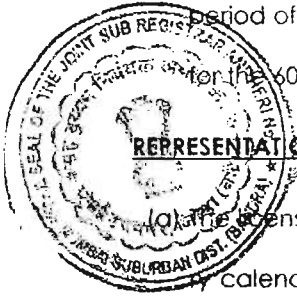
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**TERM/TENURE:**

(a) The Licensors hereby grant to the Licensee and the Licensee accepts from the Licensors under leave and license to use and occupy the Licensed Premises for a period of **60 months (5 years)** from **01.08.2021** to **31.07.2026** or such extended date on which clear possession of the Licensed Premises is handed over by the Licensors to the Licensee and shall be valid till 31.07.2026 on the terms and conditions hereinafter provided.

(b) It is specially added that after the expiry of **60 months (5 years)**, license period of this agreement for any further extended period, parties shall have to enter into an agreement on terms and conditions, which parties hereto may mutually agree upon.

(c) It is agreed between the parties that this Leave and License is for a period of **60 months (5 years)** wherein there shall be the Lock-in period for **60 months** i.e. from **01.08.2021** to **31.07.2026**.



**REPRESENTATIONS AND WARRANTIES OF PARTIES:**

(a) The License fees shall be paid in advance on or by the 10<sup>th</sup> day of every calendar month subject to tax deduction at source as applicable on the signing of this Agreement.

बदर - २८	
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(b) In addition to the License Fee payable by the Licensee to the Licensor, the Licensee shall also pay the electricity, telephone and other utility bills to the service providers/suppliers. Upon vacating the Licensed Premises at the end of leave and license period, the Licensee shall be bound and liable to pay any pending telephone, electricity and other bills pertaining to the period of the leave and license and

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*(Handwritten signature and text)*  
M.A.S.R.

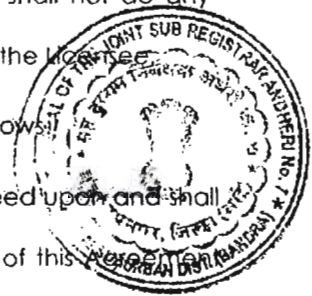


the same shall be paid within 15 days of the receipt of the said bills by the Licensee.

- (c) The Licensee shall use the Licensed Premises with due care and caution and always keep the same in good and tenable condition (except reasonable wear and tear and any loss or damage not caused by wilful default or negligence of the employees using the Licensed Premises and /or due to riots, accident or Act of Gods).
- (d) The Licensee shall not carry out or do or suffer to be done anything in the Licensed Premises which is/or is likely to be a nuisance or annoyance to the other occupants of the said building or to prejudice in any manner the rights of the Licensors in respect of the Licensed Premises.
- (e) The Licensee shall not change or make any alterations of any permanent structural kind or nature in the Licensed Premises or any portion thereof without the prior written consent of the Licensor.
- (f) The Licensors shall observe and perform all the terms, conditions, agreements, covenants and provisions on which the Licensors hold the Licensed Premises and shall not do or omit or suffer to be done anything whereby the Licensee's right to hold and enjoy the Licensed Premises is avoided, forfeited or extinguished and shall not do anything which creates any nuisance or disturbance to the Licensee.

(g) The Licensors hereby agree with the Licensee as follows

The Licensee shall pay the License Fees hereby agreed upon and shall observe and perform all the terms and conditions of this License and on its part required to be observed and performed, the Licensee



Handwritten signatures and initials, including 'N.N.K.' and 'M.A.'.

Handwritten signature.

बदर - १८		
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shall be entitled to use and occupy the Licensed Premises as a licensee thereof without any interruption, eviction, claim or demand from the Licensors or any person or persons who may claim through or under him:

(h) The Licensee can obtain GST Registration Certificate, Income Tax Registration Certificate, Shop & Establishment Certificate, Provident Fund Certificate, ESIC Certificate etc. and any other statutory registration as and when required for the Business activities on the licensed premises' address.

(i) The Licensors shall be responsible for carrying out structural repair/changes if required, to the Licensed Premises and shall promptly carry out such repairs with prior permission of Government Authorities and also bear and pay all costs, charges and expenses in respect thereof including contributions in respect thereof. However, this shall include damage caused by negligence on part of the Licensee.



The Licensors also agrees and allows the Licensee to install outdoor and name boards at suitable given / indicated spaces. However the licensee agrees to pay the name board fee, if any, charged by the local authority. The Licensors also agrees and allows

the Licensee to install its VSAT Antennae required for its TATA connectivity at the terrace of the building.

बंदर - २८		
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(k) The licensee shall at its own cost and expenses shall carry out interior works and renovate the premises as per its requirements. The Licensee shall carry out any structural changes in the said licensed premises with the prior permission of Licensor and MCGM.

N.A.D.  
MCGM

(l) The Licensee's employee using and occupying the Licensed Premises shall also be entitled to put their name plate and Signboards/Branding on the side of the main entrance door /on the front side of the Building /Terrace or any other part of the Licensed Premises at their own cost.

(m) The Licensee's employees, servants, visitors and guests shall have exclusive and unrestricted use and access through Ground floor Lobby, Open Spaces, Common Passage and Lifts to the Licensed Premises. The Licensee shall also have exclusive & unrestricted access and use of Open Car parking space for itself and its employees, servants, visitors and guests.

(n) The Licensee shall be entitled to bring in and install temporary furniture, fixtures, fittings, air conditioners and all other appliances in the Licensed Premises and remove and take away the same upon termination / early determination of this Agreement without causing any damage to the Licensed Premises and make good the damage, if any, caused thereto by such removal.



It is hereby agreed by the parties hereto that in case the Licensed premises are sold by the Licensors, this Leave and License shall be not be terminated and will be continued with prospective purchasers.

**CONSIDERATION/PAYMENT TERMS:**

(a) The Licensee shall pay to the Licensor, a "License Fee" of **Rs.3,98,000/- (Rupees Three Lakhs Ninety-Eight Thousand only)** per month, inclusive of GST, for the use of the Licensed Premises with effect from the date

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Mr. M. A. 1  
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बदर - १८		
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of the handing over of the Licensed Premises by the Licensors to the Licensee.

(b) Since the License fee is inclusive of GST there will be no separate GST liability irrespective of changes in GST rates.

(c) The monthly compensation shall increase by 15% after the completion of the term of every third year.

Sr. No.	Period	License Fee (Per Month)
1.	From 01.08.2021 to 31.07.2024	Rs. 3,98,000/-
2.	From 1.08.2024 to 31.07.2026	Rs. 4,57,700/-

(c) The Licensee shall, on or before the execution of this Agreement, deposit with the Licensors a sum of **Rs.21,00,000/- (Rupees Twenty One Lakhs Only)** as an interest-free refundable security deposit (hereinafter referred to as "**Security Deposit**") which shall remain deposited with the Licensors during the subsistence and operation of this Agreement on the renewal, if any, thereof for the due observance and performance of the terms of the Agreement which shall be refunded (but without interest) by the Licensors to the Licensee on the expiry or earlier determination of the Agreement in terms as provided in this Agreement.



बंदर - ३६	Agreement.
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(d) On vacation of the premises if the Licensor fails to return the refundable deposit in such event the Licensor shall reimburse/return the said

deposit to the Licensee with 12% interest p.a.

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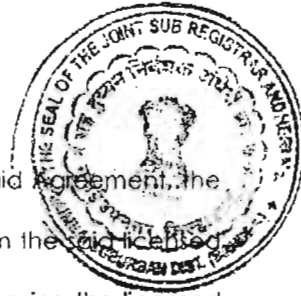
**TAXES AND LEVIES:**

The Licensors shall regularly and punctually pay all the rents, rates, taxes, and assessments, cesses or other outgoings, central, state or municipal assessed, charged, imposed, levied or payable in respect of the Licensed Premises or any part thereof, per year. However, the charges for maintenance or other outgoings levied or recovered in respect of the Licensed Premises or any part thereof and any charge levied or recovered for or in connection with the grant by the Licensors to the Licensee, of the license to use the Licensed Premises, shall be borne by the Licensors alone.

In case the Licensors fails to pay the above-mentioned taxes and outgoings, the Licensee shall have right to pay on behalf of the Licensors and adjust the same against the License Fees and/or Security Deposit.

**DETERMINATION OF THE TERM:**

Immediately upon the expiry of the term of this said Agreement, the licensee shall be bound and liable to remove from the said licensed premises the representatives of the licensee occupying the licensed premises alongwith all such articles, furniture etc which might have been brought by the licensee in the licensed premises during the continuance of these presents and to hand over to the Licensors quiet and peaceful possession of the licensed premises. It is expressly agreed and understood that mere occupation by the licensee of the said premises after the period of the document last executed shall not be construed as an implied extension of the duration of the-



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M. N. K. ...

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se presents. It is however clarified that the occupation by the licensee of the licensed premises shall not be treated as legal possession of the licensed premises and that the legal possession of the licensed premises shall always be considered to be that of the licensor.

**INDEMNITY:**


The Licensors shall indemnify and keep indemnified the Licensee against all actions, suits and proceedings and all cost, charges, expenses, loss or damage incurred or suffered by or caused to the Licensee by reason of any breach, non-observance, non-performance or non-payment by the Licensors of obligations as aforesaid and also shall indemnify and keep indemnified the Licensee against the establishment expenses incurred by the Licensee in the said premises if later on the title of the Licensors seems to be de-



Notwithstanding anything herein contained if during the subsistence of the said Leave and License Agreement or its renewal (i) the Licensee shifts/closes down its operations in Mumbai or (ii) the Licensed Premises are destroyed or damaged by fire or any act of God or

बदर - १८		
9030E	93	39
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(iii) there are claims and or obstructions so that the Licensee cannot use the same, the Licensee shall be entitled to terminate this Agreement forthwith and the Licensors shall forthwith refund (but without interest) the said Security Deposit to the Licensee by clear funds along with the license fees paid in advance by the Licensee

  
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for the unexpired period of the license including amount of T.D.S.  
{Tax deducted at source}.

It is hereby agreed by the parties hereto that any situation arises  
which causes lockdown and the premises is been closed or unused  
for more than a month than the License Fees shall be renegotiated  
with the mutual consent of the parties.

**NOTICES:**

Any notice to be served by either of the parties hereunder upon the  
other shall be deemed to have been sufficiently served if delivered  
by hand or addressed by Registered A.D. Post at the address given  
hereinabove and such service shall be deemed to have been ef-  
fected in case of delivery by hand on the date on which it is deliv-  
ered and in case of delivery by Registered A.D. Post on the expiry of  
the 4<sup>th</sup> day of such posting.

**LICENSORS:**

**MR. NAVINCHANDRA GOVINDRAO AMBULKAR**

**MRS NAMITA NAVINCHANDRA AMBULKAR**

**Address:** 123, Shahade Sadan, M. B. Raut Road, Shivaji Park.

Mumbai- 400 028

**LICENSEE:**

**M/S. ATHARV INFRA LLP**

**M/s. ATHARV REALTY**

**M/S. ATHARV REALTY BUILDCON LLP**

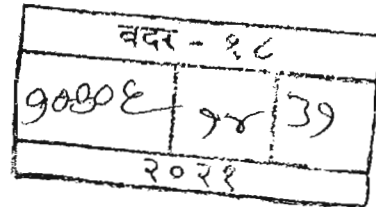
**Address:** G-1, Atharv CHSL, Prarthana Samaj Road, Vile Parle (East).

Mumbai- 400 057



Mr. M. M. A.  
Mr. M. S. A.  
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**WAIVER:**

Save where this Agreement expressly provides, neither Party shall be deemed to have waived any right, power, privilege or remedy under this Agreement unless such Party shall have delivered to the other Party a written waiver signed by an authorized officer of such waiving Party. No failure or delay on the part of either Party in exercising any right, power, privilege or remedy hereunder shall operate as a waiver, default or acquiescence thereof, nor shall any waiver on the part of either Party of any right, power, privilege or remedy hereunder operate as a waiver of any other right, power, privilege or remedy, nor shall any single or partial exercise of any right, power, privilege or remedy hereunder preclude any other or further exercise thereof or the exercise of any other right, power, privilege or remedy hereunder.



**SURVIVAL OF RIGHTS, DUTIES AND OBLIGATIONS:**

Termination of this Agreement for any cause shall not release a Party from any liability which at the time of termination has already accrued to another Party or which thereafter may accrue in respect of any act or omission prior to such termination.

बदर - १८	
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If any provision of this Agreement or part thereof is rendered void, illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

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M. N. An.  
R. S. D.

**SUPERCEDING CLAUSE:**

This Agreement, and the Schedules, Annexures and Exhibits hereto constitute the entire agreement between the Parties as to the subject-matter hereof and supersede any and all prior understandings between the Parties on the subject- matter hereof.

**ANNEXURE:**

Any reference to an annexure shall be to an agreed annexure to this Agreement or an agreed draft thereof, which is the form of the relevant document agreed between the Parties and signed by or on behalf of the parties for the purpose of identification before the signature of this Agreement (with such amendments, if any, as may subsequently be agreed in writing between the parties), and all such annexures shall form a part and parcel of this Agreement.

**AMENDMENT AND MODIFICATION:**

No amendments and/or modifications of any of the provisions of this Agreement shall be effective unless made in writing specifically referring to this Agreement and duly signed by the Parties hereto.



**ASSIGNMENT:**

The Licensee shall not assign or transfer the benefit of this Agreement to any other person or party other than their sister concerns where the Licensees are holding more than 51 % of Shares.

N. N. A.  
N. N. A.  
*[Handwritten signatures]*

बदर - २८		
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**COUNTERPARTS:**

This Agreement has been executed in duplicate; the original registered whereof and shall be kept with the Licensees and the duplicate with the Licensor.

**NO TENANCY:**

Nothing herein contained shall be construed as creating any right, interest, easement, tenancy or sub-tenancy in favour of the Licensee in or over or upon the Licensed Premises or transferring any interest therein in favour of the Licensee other than the permissive right of use hereby granted. The Licensors shall be in exclusive juridical possession and full charge and control of the Licensed Premises at all times. It is the express intention of the parties hereto that this Agreement shall be a mere license.



**RIGHT TO INSPECT:**

The Licensors shall always be entitled to enter upon the Licensed Premises for inspecting the state and condition thereof. The Licensors will give 48 hours prior notice of the same to the Licensee.

**STAMP DUTY AND REGISTRATION:**

बंदर - २८	The stamp duty/fees and registration fees/charges, Collector	
१०३०९	१६	३९
२०२२	Fees/Charges/ duties, etc., (if any), and other incidental out of pocket expenses payable on this Agreement and renewal if any	

shall be paid and borne by the Licensee and Licensors equally.

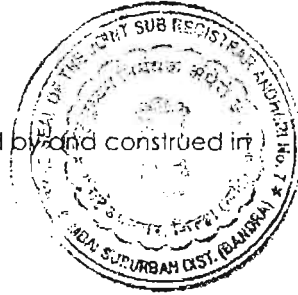
As provided in Section 55 of the Maharashtra Rent Control Act 1999, the parties hereto agree that they shall register this Agreement under

N. H. A.  
M. R. C.

the provisions of the Registration Act, 1908. The Licensors in conso-  
nance with the confirming party shall lodge this Agreement for regis-  
tration as soon as it is convenient, after execution of this Agreement  
and intimate the Licensee about lodging this Agreement for registra-  
tion. The Licensee agrees to attend the office of the Sub-Registrar of  
Assurances and admit execution of this Agreement within the pre-  
scribed time to enable this Agreement to be registered as required  
under Section 55 of the said Rent Act.

**GOVERNING LAW:**

This leave & license agreement will be governed by and construed in  
accordance with the laws of India.



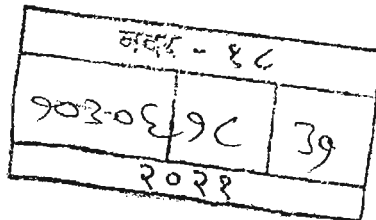
**ARBITRATION:**

Any dispute arising from or in relation to this Agreement or relating to  
the interpretation thereof shall be referred to the sole arbitrator  
namely Mr. Trigoon Patwardhan and such arbitrations shall be in  
accordance with the provisions of the Arbitration and Conciliation  
Act, 1996 or any other statutory modification or re-enactment there-  
of for the time being in force. The arbitration shall be held in Mumbai  
and the proceedings shall be conducted in English.

**JURISDICTION:**

This Agreement shall be subject to the jurisdiction of the Courts of  
Mumbai only.

Handwritten signatures and initials, including 'MIND' and 'M. N. C. A.', are present in this area.



IN WITNESS WHEREOF the parties hereto have subscribed their hands to this writing the day, month and year first herein above mentioned.

**SCHEDULE OF THE PROPERTY REFERRED TO ABOVE**

ALL THAT premises being First, Second and Third floors (including Terrace, Lobbies, Common Passages, Lift Rooms, Lifts, Open Spaces, Niches, Ducts and Open Car Parking Space etc) totally admeasuring 4650 Sq.ft., carpet area, constructed on the Final Plot NO 229A, TPS No V situated at Nariman Road, Vile Parle (East), Mumbai 400 057, within the registration District and Sub- District of Mumbai and Mumbai District and assessed by the Assessor & Collector of Municipal Rates & taxes under K(WEST) Nos. 1319(1) AND 1317(2) and Street Nos. 47 and 48 of Nariman Lane) and bounded as follows:

On or towards the East: By a plot of land bearing Plot no 228;

On or towards the West: By Veer Nariman Road;

On or towards the South: By a plot of land bearing Plot no \_\_\_\_\_;

On or towards the North: By a Plot bearing 229A and Partly by Veer Nariman Road.



12

बदर - १८		
9030E	9E	3)
२०२१		

Signed and delivered by the

Within named LICENSORS

**MR. NAVINCHANDRA GOVINDRAO**

**AMBULKAR**

Full Signature N.C. Ambulkar  
MR. N.C. Ambulkar,





MRS. NAMITA NAVINCHANDRA AMBULKAR )

TRUSTEES OF G D AMBULKAR TRUST )

*Full Signature Mrs. Namita Ambulkar*

in the presence of )



1. Mrs. Namita Ambulkar

2. Shilpa A. Jadhav *Shilpa*

SIGNED SEALED AND DELIVERED by )

the within named LICENSEE )

M/S. ATHARV INFRA LLP )

Through its Designated Partners )

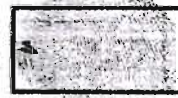
MR. SACHIN H. GUNJAL )



MR. SHAILESH N. SHAH )

in the presence of )

1. *Sh*  
2. *Shilpa*



SEAL AND

बदर - २६		
१०३०६	२०	३९
२०११		

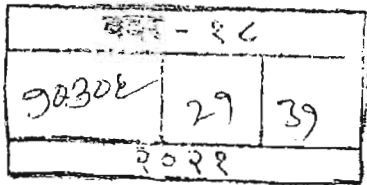
M/S. ATHARV REALTY  
 Through Its Designated Partners  
 MR. SACHIN H. GUNJAL



in the presence of .....

1. *Shilpa A Jadhav* *Syathav*
2. *[Signature]*

M/S. ATHARV REALTY BUILDCON LLP  
 Through its Designated Partners  
 MR. SACHIN H. GUNJAL



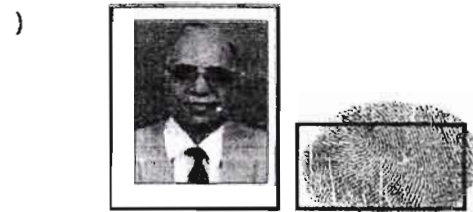
MR. LALIT M. HIRANI

in the presence of .....

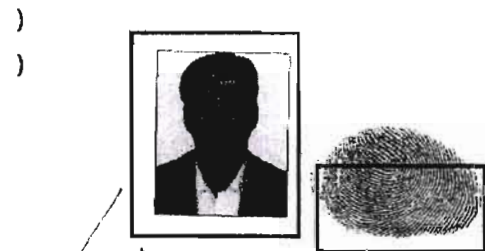
1. *[Signature]*
2. *[Signature]*



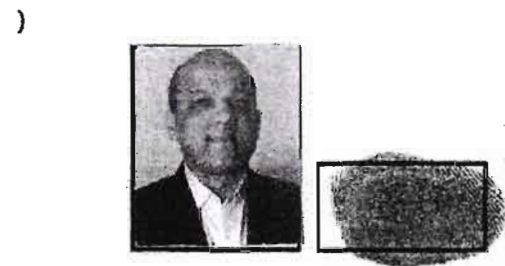
*[Handwritten signature]*



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*[Handwritten signature]*



*[Handwritten signature]*

2022		
22	39	
2022 - 21		

ATHARV REALTY BUILDCON LLP  
 INCOME TAX DEPARTMENT  
 GOVT OF INDIA

04/12/2014  
 Permanent Account Number  
 ABBFA4307J



ATHARV REALTY  
 INCOME TAX DEPARTMENT  
 GOVT OF INDIA

18/12/2012  
 Permanent Account Number  
 AAWEFA7732

ATHARV REALTY  
 INCOME TAX DEPARTMENT  
 GOVT OF INDIA

20/12/2012  
 Permanent Account Number  
 AAWEFA7732

आयकर विभाग  
INCOME TAX DEPARTMENT  
GUNJAL SAGHIN H



भारत सरकार  
GOVT. OF INDIA

HARISHCHANDRA SHANKAR  
GUNJAL  
14/09/1977

Permanent Account Number  
AKIPG0237D

*[Handwritten Signature]*

Signature



10092069



बंदर - २८		
90308	23	39
२०२१		



आयकर विभाग  
INCOME TAX DEPARTMENT

IA IT MAGANLAL HIRANI

MAGANLAL PONMAJI HIRANI

30/09/1977

Permanent Account No. (PAN)

AAAPH8314C

*[Signature]*  
Signature

भारत सरकार  
GOVT. OF INDIA



10/11/2015

आयकर विभाग  
INCOME TAX DEPARTMENT

SHAILESH NAGINDAS SHAH

NAGINDAS KAKALDAS SHAH

23/12/1957

Permanent Account Number

AAGPS5379A

*[Signature]*  
Signature



कर - १८		
90306	28	39
२०२१		

GOVIND DHANAJI AMBULKAR TRUST

123, Shahade Saden,  
Dr. M. B. Raut Road,  
Shivaji Park, Dadar,  
BOMBAY-400 028.

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE TRUSTEES OF G. D. AMBULKAR TRUST AT THEIR MEETING HELD ON 09/08/2021 AT 123, SHAHADE SADAN, M. B. RAUT ROAD, SHIVAJI PARK, MUMBAI- 400 028.

"RESOLVED THAT the trust shall give their property being Premises being First, Second and Third Floors totally admeasuring 4650 Sq. feet carpet area (along with Terrace, Lobbies, Common Passages, Lift Rooms, Lifts, Open Spaces, Niches, Ducts and Open Car Parking Space etc.) constructed on the Final Plot No. 229A TPS No.V Nariman Road, Vile Parle (East), Mumbai- 400 057 on Leave and License to (i) M/S. ATHARV INFRA LLP, (ii) M/S. ATHARV REALTY (iii) M/S. ATHARV REALTY BUILDCON LLP. for the license period of 5 (five) years commencing from 01.08.2021 to 31.07.2026, to be extended as per mutual consent of both parties.

RESOLVED FURTHER THAT (i) MR. NAVINCHANDRA GOVINDRAO AMBULKAR AND (ii) MRS NAMITA NAVINCHANDRA AMBULKAR are hereby authorized to sign, execute and register the Leave and License Agreement in favour of proposed licensees (i) M/S. ATHARV INFRA LLP, (ii) M/S. ATHARV REALTY (iii) M/S. ATHARV REALTY BUILDCON LLP, further to handover quiet, vacant and peaceful possession to the licensees as per the terms of the license agreement."



CERTIFIED TO BE TRUE

FOR G. D. AMBULKAR TRUST

*N. G. Ambulkar*

*Mrs. N. N. Ambulkar*

Trustees

**G. D. AMBULKAR TRUST**  
2/23, Vishnu Prasad Society,  
M. G. Road, Vile Parle (East),  
Mumbai-400 057.  
PAN No. AAAT40167A

Trustees	बकर - १६
9030E	24/39
	२०२१





भारतीय विशिष्ट अंकित प्राधिकरण  
**भारत सरकार**  
 Unique Identification Authority of India  
 Government of India

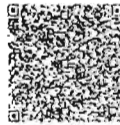
वीडि प्रमाण प्रमाण / Document No. 1216/01147/23484

नाम: **विश्वनाथ गोविंद अम्बेकर**  
 Name: **विश्वनाथ गोविंद अम्बेकर**  
 S/O: **विश्वनाथ गोविंद अम्बेकर**  
 203, Vishwanath Prasad Society, Mahatma Gandhi Road, Old  
 Parkside Temple  
 Vile Parle (East)  
 Mumbai - 400 057  
 9821199604

Ref: 63 / SE / 63127 / 65172 / P



U5414154062IN



आपला आधा कमांक / Your Aadhaar No. :

**4396 7928 0043**

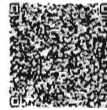
आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
 GOVERNMENT OF INDIA



व्यक्तिगत नाम: **विश्वनाथ गोविंद अम्बेकर**  
 Name: **विश्वनाथ गोविंद अम्बेकर**  
 जन्म वर्ष: Year of Birth: 1946  
 लिंग: Male



4396 7928 0043

आधार - सामान्य माणसाचा अधिकार



बदर - १८		
१०३०६	२६	३९
२०२१		

**भारत सरकार**  
Unique Identification Authority of India  
भारत सरकार  
Enrolment No. 121601147/23485

To  
श्रीमती नवचंद्र आंबुलकर  
Msmta Navinchandra Ambulkar  
W/o Navinchandra Ambulkar  
Opp - Anleswar Temple  
2/24 Vishw Prasad Society, Mahad  
Road,  
Vile Parle (East)  
Mumbai Maharashtra - 400057  
9821640423

**आयता आधार क्रमांक / Your Aadhaar No. :**  
**8315 0920 5199**  
**माझे आधार, माझी ओळख**

**आयता आधार क्रमांक / Your Aadhaar No. :**  
**8315 0920 5199**  
**माझे आधार, माझी ओळख**



**आयकर विभाग**  
INCOME TAX DEPARTMENT

**भारत सरकार**  
GOVT. OF INDIA

**स्थायी खाता संख्या कार्ड**  
Permanent Account Number Card

**AADPA7716Q**

**नाम / Name**  
NAMTA NAVINCHANDRA AMBULKAR

**पिता का नाम / Father's Name**  
KALYANJI TRIBHUVAN PARMAR

**जन्म तिथि / Date of Birth**  
09/06/1954

**हस्ताक्षर / Signature**

**आयकर विभाग (पदावि)**  
DIRECTOR OF INCOME TAX (OFFICE)



**बंद - २८**

90308	20 39
२०२४	



514/11/06  
गुरुवार, 2 अगस्त 2021 11:25 म.पू.

दस्त गोपवारा भाग-1

बदर 18

दस्त क्रमांक 10306/2021

दस्ता क्र. 18 बदर 18 10306/2021

सादर मूल्य: रु. 1,00,000/-

मोहदला रु. 3,98,000/-

परतले निदेशक शुल्क: रु. 66,000/-

दु. नि. अ. दु. नि. बदर 18 यांचे कार्यालयात  
अ. क्र. 1306 वर दि. 12-08-2021  
रो. नि. 19 म. पू. का हजर केला

पावती 11229

पावती दिनांक: 12-08-2021

सादर करणाराचे नाव: जी. डि. आंबुलकर ट्रस्ट तर्फे ट्रस्टी नवीनचंद्र  
गोविंदराव आंबुलकर

नोंदणी फी रु. 1000.00

दस्त हाताळणी फी रु. 620.00

पृष्ठांची संख्या 31

दस्त रजि. करणाऱ्याची सही

Joint S. R. Andheri

सह. दुय्यम निदेशक, अंधेरी क्र. 9

दस्ताचा प्रकार: 36-अ-लिव्ह अडलायसन्सिस

मुद्रांक शुल्क: Stamp Duty at 0.25 per cent on sum of rent payable for the period of agreement and the amount of non-refundable deposit and interest calculated at the rate of 10 per cent per annum on the refundable deposit will be charged throughout the state.

शिवका सं. 1 12/08/2021 11:19:47 AM ची वेळ: (सादरीकरण)

शिवका सं. 2 12/08/2021 11:30:25 AM ची वेळ (फी)

एकूण: 1620.00

Joint S. R. Andheri

सह. दुय्यम निदेशक, अंधेरी क्र. 9

### प्रतिज्ञापत्र

सदा दस्तऐवज हा नोंदणी क्र. १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. दस्ताची संपूर्ण मजदूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले दस्ताच्यासाठी घेतलेले तक्रारी आहे. दस्ताची सत्यता, वैधता कायदेशीर यासाठी दस्त निष्पादक व कायदाधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे

M. N. S.

लिहून घेणारे

S. L. S.



बदर - १८		
90306	2e	39
२०२१		



12/08/2021 11:29:25 AM

दस्तावेजांक: 10306/2021

दस्तावेजांची माहिती

क्र.	पदाधिकारीचे नाव व पदा	पदाधिकारीचे पत्ता	उपस्थिति	आगमनाचे ठिकाण
1	नाव: श्री. वि. आबुलकर दस्त ताई दस्ती नबीगंधार गोविंदराव आबुलकर पदा: प्लॉट नं. ऑफिस 123, माळा नं. - इमारतीचे नाव: साहाहे रावत, कोड नं. मुंबई, रोड नं. धर्मवीरराव रोड, विलेपार्ले पूर्व, मुंबई, मुंबई. पिन नंबर: AABPA18500	लायसेन्सर वय: - 73 स्वाक्षरी: -		
2	नाव: श्री. वि. आबुलकर दस्त ताई दस्ती नबीगंधार आबुलकर पदा: प्लॉट नं. ऑफिस 123, माळा नं. - इमारतीचे नाव: साहाहे रावत, कोड नं. मुंबई, रोड नं. धर्मवीरराव रोड, विलेपार्ले पूर्व, मुंबई, मुंबई. पिन नंबर: AADPA77160	लायसेन्सर वय: - 67 स्वाक्षरी: -		
3	नाव: मेसर्स अर्ध रिकाल्टी एल एल पी वे भागीदार सचिन एच गुंजाळ - - पदा: प्लॉट नं. ऑफिस जी - 1, माळा नं. - इमारतीचे नाव: अर्ध को - ऑप. ही. सी. सी., ब्लॉक नं. विले पार्ले पूर्व, मुंबई, रोड नं. प्रार्थना समाज रोड, महाराष्ट्र, मुंबई. पिन नंबर: ABKFA3634R	लायसेन्सी वय: - 43 स्वाक्षरी: -		
4	नाव: मेसर्स अर्ध रिकाल्टी एल एल पी वे भागीदार सचिन एच गुंजाळ - - पदा: प्लॉट नं. ऑफिस जी - 1, माळा नं. - इमारतीचे नाव: अर्ध को - ऑप. ही. सी. सी., ब्लॉक नं. विले पार्ले पूर्व, मुंबई, रोड नं. प्रार्थना समाज रोड, महाराष्ट्र, मुंबई. पिन नंबर: ABKFA3634R	लायसेन्सी वय: - 63 स्वाक्षरी: -		
5	नाव: मेसर्स अर्ध रिकाल्टी वे भागीदार सचिन एच गुंजाळ - - पदा: प्लॉट नं. ऑफिस जी - 1, माळा नं. - इमारतीचे नाव: अर्ध को - ऑप. ही. सी. सी., ब्लॉक नं. विले पार्ले पूर्व, मुंबई, रोड नं. प्रार्थना समाज रोड, महाराष्ट्र, मुंबई. पिन नंबर: AAWFA7712K	लायसेन्सी वय: - 43 स्वाक्षरी: -		
6	नाव: मेसर्स अर्ध रिकाल्टी वे भागीदार सचिन एच गुंजाळ - - पदा: प्लॉट नं. ऑफिस जी - 1, माळा नं. - इमारतीचे नाव: अर्ध को - ऑप. ही. सी. सी., ब्लॉक नं. विले पार्ले पूर्व, मुंबई, रोड नं. प्रार्थना समाज रोड, महाराष्ट्र, मुंबई. पिन नंबर: AAWFA7712K	लायसेन्सी वय: - 63 स्वाक्षरी: -		
7	नाव: मेसर्स अर्ध रिकाल्टी विल्डकॉन एल एल पी वे भागीदार सचिन एच गुंजाळ पदा: प्लॉट नं. ऑफिस जी - 1, माळा नं. - इमारतीचे नाव: अर्ध को - ऑप. ही. सी. सी., ब्लॉक नं. विले पार्ले पूर्व, मुंबई, रोड नं. प्रार्थना समाज रोड, महाराष्ट्र, मुंबई. पिन नंबर: ABBFA4307J	लायसेन्सी वय: - 43 स्वाक्षरी: -		
8	नाव: मेसर्स अर्ध रिकाल्टी विल्डकॉन एल एल पी वे भागीदार सचिन एच गुंजाळ पदा: प्लॉट नं. ऑफिस जी - 1, माळा नं. - इमारतीचे नाव: अर्ध को - ऑप. ही. सी. सी., ब्लॉक नं. विले पार्ले पूर्व, मुंबई, रोड नं. प्रार्थना समाज रोड, महाराष्ट्र, मुंबई. पिन नंबर: ABBFA4307J	लायसेन्सी वय: - 43 स्वाक्षरी: -		

वरील दस्तावेजां करून देणार तपासकर्त्या 36-अ-लिव्ह अॅड लायसेन्सेस चा दस्त देवज करून दिल्याचे कबुल करतात.  
दिनांक: 12/08/2021 11:23:32 AM

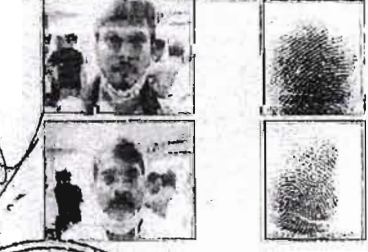
नोंद - खालील 3-4 असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तींचा ओळखतात, व त्यांची ओळख घटवतात

- अनु क्र. 1. तपासकर्त्याचे नाव व पदा
1. नाव: सचिन एच गुंजाळ  
पदा: सचिन एच गुंजाळ  
पत्ता: सचिन एच गुंजाळ, हनुमान रोड, विलेपार्ले पूर्व, मुंबई  
पिन कोड: 400057
  2. नाव: जयेश मोरे  
पदा: जयेश मोरे  
पत्ता: सचिन एच गुंजाळ, हनुमान रोड, विलेपार्ले पूर्व, मुंबई  
पिन कोड: 400057

बंदी - २८

१०३०६ ३० ३१

लायसेन्सी २२ आगमनाचे ठिकाण



दिनांक: 12/08/2021 11:24:13 AM

दिनांक: 12/08/2021 11:24:33 AM नोंदणी पुस्तक 1 गांधी

Joint Registrar Endorser-7  
सह. वर्यम निबंधक अंधेरी क्र. ७



## Payment Details

Sr	Purchaser	Type	Verification no./Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	NAVINCHANDRA GOVINDRAO AMBULKAR	eChallan	10000502021080503043	MH004599250202122P	66000.00	SD	0002320407202122	11/8/2021
2	NAVINCHANDRA GOVINDRAO AMBULKAR	eChallan		MH004599250202122P	1000	RF	0002320407202122	11/8/2021
3		DHC		1108202109627	620	RF	11082021096270	11/8/2021

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

8/12/2021

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- 2. Act promptly immediately after registration.

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बदर - १८		
१०३०६	३९	३९
२०२१		

प्रमाणित करणाने येते की, या  
दस्तावध्ये एकूण (३९) पाने आहेत.

सह. दुसरे निवेदन अंधेरी क्र.-७,  
मुंबई उपनगर जिल्हा

बदर-१८/ १०३०६ / २०२१  
पुस्तक क्रमांक १, क्रमांक १... वर  
नोंदला.  
दिनांक १२/१०/२०२१

सह. दुसरे निवेदन अंधेरी क्र.-७,  
मुंबई उपनगर जिल्हा





महाराष्ट्र शासन

मालमत्ता पत्रक

ULPIN: 50016999543

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर मूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]



50016999543

गाव/पैठ : मुंदवली	तालुका/न.मू.का. : नगर मूमापन अधिकारी, विलेपार्ले				जिल्हा : मुंबई उपनगर
नगर मूमापन क्रमांक	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ. मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा माझ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
४५३			४३.९०	सी	

सुविधाधिकार :
हक्काचा मूळ धारक :
वर्ष : २०२३
पट्टेदार :
इतर भार :
इतर शरे :

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(प) किंवा भार (ह)	साक्षात्करण
17/04/2023	आदेशाने नोंद - जिल्हा अधीक्षक मूमी अभिलेख, मुंबई उपनगर जिल्हा यांचे कडील आदेश क्र. : न.मू.सं.४/अपील एस आर ००२१५/२०२२/जा.क्र. १०४७ बांदे (पु दि. : २८/०३/२०२३ अन्वये खालिल प्रमाणे आदेश जारीत झालेले आहेत. १)अपीलदार यांचे अपील मान्य करण्यात येत आहे. २) नगर मूमापन अधिकारी, विलेपार्ले यांनी नगर मूमापन मुंदवली येथील न.मू.क्र. ४५३ क्षेत्र ४३.९० चौ.मी.करीताची नविन मिळकत पत्रिका उघडावी व त्यावर धारक सदरी अपीलदार संस्थेचे नाव तसेच सत्ताप्रकार सी, असा दाखल करून अभिलेख अद्यावत करावा. सदर आदेशाचे अनुषंगाने नोंद दाखल केली.		H चंद्रशेखर को ओं हौसींग सोसायटी लि	फेरफार क्र. ५०२ प्र. १ सही- 17/04/2023 न.मू.अ. विलेपार्ले

हि मिळकत पत्रिका (दिनांक 17/04/2023 10:04:14 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.	A mroon from Mahatma to the world
मिळकत पत्रिका डाउनलोड दिनांक 17/04/2023 10:04:15 AM	
वेबसाइट पडताळणी साठी <a href="https://digitalasthara.mahabhumi.gov.in/DSLRL/VerifyPropertyCard">https://digitalasthara.mahabhumi.gov.in/DSLRL/VerifyPropertyCard</a> या संकेत स्थळावर 220610002474876 हा क्रमांक वापरावा.	



महाराष्ट्र शासन

मालमत्ता पत्रक



ULPIN: 80327659825

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

80327659825

गाव/पेठ : गुंदवली		तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा माळ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
४६०/अ			[५७९९.९०] ५८९४.३०	सी	बिनशेती सारा रु.६४९.७० ता.१-८-७९ पासून.

सुविधाधिकार :	
हक्काचा मूळ धारक :	H
वर्ष :	[ शेती ]
पट्टेदार :	
इतर भार :	
इतर शेरे :	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(प) किंवा मार (इ)	साक्षांकन
07/07/1972	मा. उपविभागीय अधिकारी मुं.उ. जि. यांचे कडील आदेश क्रमांक LND-B-992 अन्वये रु. ६४१.७० ता. १-८-७१ पासून दाखल केला.			सही- 10/07/1972 न.शु.अ. क्र. ४ मुंबई
16/06/1973	रे.ऑ.रा.प्रमाणे व अर्जावरून न.शु.अ. ४ यांचा आदेश ता. १६-६-७३		म चंद्रशेखर को.ऑ.ही.सो.लि.	सही- 06/07/1973 न.शु.अ. क्र. ९ मुं.उ. जि., मुंबई
02/03/1974	न.शु.अ. ४ यांचे ता. ०२-०३-७२ चे आदेश वरून क्षेत्र दुरुस्ती केले. ६३६६.१ चौ.मि.			सही- 10/02/2000 न.शु.अ. विलेपार्ले
10/02/2000	महाराष्ट्र शासन राजपत्र क्रं. असा क्र. १८३ दि. ६/७/१९९८ अन्वये मा. उपजिल्हाधिकारी (अति) आणि सहाय्य अधिकारी अंधेरी यांचेकडील पत्र क्रं. डीसी/इएनसी/अंधेरी वही-३/४२६/९९ दि. १९/६/९९ अन्वये न.शु.अ. ४६० पैकी ३६८.५ चौ.मि. क्षेत्र महाराष्ट्र शासनाचे झोपडपट्टी (सुधा.निर्मु. व पुनर्विकास) अन्वये संपादित केले बाबत नोंद घेतली.			सही- 10/02/2000 न.शु.अ. विलेपार्ले
06/06/2002	मा. मुख्य कार्यकारी अधिकारी झोपडपट्टी पुनर्वसन प्राधिकरण यांचे कडील एकत्रीकरण/पो.वि. दुरुस्ती आदेश क्रमांक झो.पु. प्र/न.शु.अ./प्र.क्र. २७८/२००१ दिनांक २-२-२००२ व नगर प्रमाणन अधिकारी विलेपार्ले यांचेकडील आदेश क्रमांक न.शु.अ. विलेपार्ले/न.शु.गुंदवली/न.शु.अ. ४२७/१/२००२ दिनांक ६-५-२००२ अन्वये झोपडपट्टी पुनर्वसन प्राधिकरण अंतर्गत न.शु.अ. ४६० या मिल्कत पत्रिकेवर दाखल असलेल्या ६३६६.१ चौ.मी. क्षेत्रा पैकी ५१५.६ चौ.मी. क्षेत्र सामील झाल्याने तेवढे कमी करून तीवर ५८५०.५ चौ.मी. कायम केले.			फेरफार क्रं. ४३ प्रमाणे सही- 06/06/2002 न.शु.अ. विलेपार्ले
10/04/2012	मा. जिल्हाधिकारी मुं.उप.जिल्हा यांचे कडील आदेशाचे शुध्दीपत्रक क्र.सी/कार्या-३क/पो.वि./एस.आर.९७० दि.३१.१.२०१२ व इकडील पो.हि.मो.र.नं.३२६/२०११ अन्वये न.शु.अ. ४६० चे क्षेत्र ५८५०.५० चौ.मी. मधुन पो.वि. कडे वर्ग होणारे क्षेत्र १३९.४० चौ.मी. वजा करून शिल्लक क्षेत्र ५७११.१ चौ.मी. कायम केले व न.शु.अ. ४६० च घडून न.शु.अ. ४६० या मिल्कतीस न.शु.अ. ४६०अ असा झेज देला व धारक सदरी चंद्रशेखर को.ऑ.ही.सो.सा.लि. व बृहन्मुंबई महानगरपालिका रोड सेट बँक साठी यांचे नाव दाखल केले व सत्ता प्रकार सी दाखल केला.			फेरफार क्रं. २८३ प्रमाणे सही- 10/04/2012 न.शु.अ. विलेपार्ले
19/11/2015	मा. जमाबंदी आयुक्त आणि संचालक भूमि अमिनेस (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.मा.शु.१/मि.५/अधारी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.शु. गुंदवली/ फे.क्र. ३८३/१५ दिनांक १९/११/२०१५ अन्वये मिल्कत पत्रिकेवर नमूद अंकी क्षेत्र अधारी पाच हजार सत्तासे अकरा पुणेक एक दहाशे चौ.मी. दाखल केले.			फेरफार क्रं. ३८३ प्रमाणे सही- 19/11/2015 न.शु.अ. विलेपार्ले.
10/06/2022	आदेशाने नोंद - जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील आदेश क्रं. : जिअपूअ/३अ/नशु गुंदवली/क्षे.६/एसआर १८७६/२०२२/१७०३ दि. : ०६/०६/२०२२ अन्वये व या कार्यालयाकडील अ.ता. ह.का.(क्षे.दु.) मो.र.नं. २०८२/२०२२ नुसार मिल्कतीचे क्षेत्रात दुरुस्ती करून ५७११.१० चौ.मी. क्षेत्रा रेषवर्जी ५८१४.३० चौ.मी. क्षेत्र नमूद केले.			फेरफार क्रं. ४८९ प्रमाणे सही- 10/06/2022 न.शु.अ. विलेपार्ले

हि मिल्कत पत्रिका (दिनांक 10/06/2022 07:06:52 PM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिल्कत पत्रिका डाउनलोड दिनांक 29/05/2023 06:05:35 PM

वैधता पडताळणी साठी <https://digitalsatara.mahabhumi.gov.in/D3LR/Login/VerifyPropertyCard> या संकेत स्थळावर 2206100002396020 हा क्रमांक वापरावा.





महाराष्ट्र शासन

मालमत्ता पत्रक



ULPIN: 83629749580

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

83629749580

गाव/पेट : गुंदवली		तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	सिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा माझ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
४६०/ब			१३९.४०	सी	

सुविधाधिकार :
हक्काचा मूळ धारक :
वर्ष :
पट्टेदार :
इतर भार :
इतर शेरे :

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(या), पट्टेदार(प) किंवा भार (इ)	साक्षांकन
10/04/2012	मा. जिल्हाधिकारी मु. उप. जिल्हा यांचे कडील दि. ३१/१/२०१२ आदेशाचे शुद्धीपत्रक व इकडील पो.वि. मोजणी अन्वये क्षेत्र ५८५०.५ चौ.मी. मधुन पो.वि. कडे वर्ग होणारे क्षेत्र १३९.४ चौ.मी. वजा करून नविन मि.प.न.भू.क्र.४६०ब अशी उघडून धारक सदरी नावे व सत्त्व प्रकार क दाखल केला.		मा.जिल्हाधिकारी मु.उप.जि.यांचे कडील क्र.सी/कार्य-३६/पो.वि./एस.आर.९७० दि. ३१/१/२०१२ अति. पो.वि.मो. र. नं./३२६/५.३.२०१२	फेरफार क्र. २८३ प्रमाणे सही- 10/04/2012 न.भू.अ. विलेपार्ले
19/11/2015	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.४/अहारी नॉट/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू. गुंदवली/ फे.क्र ३८३/१५ दिनांक १९/११/२०१५ अन्वये मिळकत पत्रिकेवर मसूद अंकी क्षेत्र अहारी एकरी एकोणचाळीस पुर्णक धार दशांस चौ.मी. दाखल केले.			फेरफार क्र. ३८३ प्रमाणे सही- 19/11/2015 न.भू.अ. विलेपार्ले.

<p>हे मिळकत पत्रिका (दिनांक 28/02/2019 12:02:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे स्विकार कोणत्याही सही मिळकाची आवश्यकता नाही.</p> <p>मिळकत पत्रिका डाउनलोड दिनांक 28/05/2023 06:05:55 PM</p> <p>वेबता पदताळणी साठी <a href="https://digitalsathara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard">https://digitalsathara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard</a> या संकेत स्थळावर 2206100001669273 हा क्रमांक वापरावा.</p>	
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# SANJAY UDESHI & CO. ADVOCATES

Sanjay G. Udeshi Mahesh S. Londhe

## :TO WHOMSOEVER IT MAY CONCERN:

**THIS IS TO CERTIFY** that under instructions from our clients **The Chandrashekhar Co-Operative Housing Society Limited**, we have investigated the title of our clients' to the property being pieces of land situated being C.T.S. No. 460A & 460B of village Gundavali, Taluka Andheri within the registration district of Mumbai Suburban as more elaborately stated in the **SCHEDULE** hereunder written *inter alia* by perusing diverse documents constituting title-deeds to land and ground concerned as well as by causing a Public Notice in this behalf to be published in the issues dated 11<sup>th</sup> December, 2021 of Free Press Journal, an English Daily and of Navshakti, a Marathi Daily, as well as by taking searches in the office of the Sub-registrar of Assurances at Bandra Nos. 1 and 8 from 1<sup>st</sup> January, 1961 to 31<sup>st</sup> December 2021.

**THIS IS FURTHER TO CERTIFY** that upon such perusal of the said title-deeds and relevant Extracts from Property Register Card, we are satisfied that:-

- a. By and under a Deed of Conveyance dated 2nd August, 1963 registered at the office of the Sub-registrar of Assurances at Mumbai under No. BOM/R/2127 of 1963, The Vijaynagar Co-operative Housing Society Ltd. Society has conveyed to The Chandrashekhar Co-operative Housing Society Limited the plot of land situated and lying at Vile Parle (East), Mumbai in the Registration District and Sub-District of Bombay City Suburban admeasuring 8555 square yards bearing Town Planning Scheme II corresponding to C.T.S. No. 460A & 460B of village Gundavali, Taluka Andheri within the registration district of Mumbai Suburban.
- b. By another Deed, also dated 2nd August, 1963 registered at the office of the Sub-registrar of Assurances at Bombay under Sr. No. 2125 of 1963, The Vijaynagar Co-operative Housing Society Ltd. has granted to The Chandrashekhar Co-operative Housing Society Limited a Right of Way over the Larger Property of The Vijaynagar Co-operative Housing Society Ltd in the manner more particularly set out in the said Deed.
- c. As per the property cards, The Chandrashekhar Co-operative Housing Society Limited is now holding piece or parcel of land or ground admeasuring 250.50 square meters at C.T.S. Nos. 460A and 460 B.



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info@sanjayudeshiandco.com



village Gundavali, M.S.D. Taluka Andheri within the registration district of Mumbai Suburban at Swami Nityanand Road, Andheri East, Mumbai -400069.

- d. In the aforesaid circumstances, the Society is the full and absolute owner of that part of the property more particularly described in the SCHEDULE hereunder written which now has remained with the Society hereinafter being described as "the said Property".

Further, we have not received from any party any claim of whatsoever nature in response to the public notice as aforesaid caused by us to be issued nor have we, in the course of the searches as aforesaid taken in the offices of the concerned Sub registrars of Assurances, come across any documents/writings evidencing any lis pendense and/or any rights on the said land.

**THIS THEREFORE IS TO CERTIFY THAT** upon such investigation, we have found the title of our clients, said The Chandrashekhar Co-Operative Housing Society Limited to the said property to be clear, marketable and free from encumbrances.

**:THE SCHEDULE ABOVE REFERRED TO:**

All that piece or parcel of land or ground situated and lying at Vile Parle (East), Mumbai in the Registration District and Sub-District of Bombay City Suburban admeasuring 5850.50 square meters bearing Town Planning Scheme II corresponding to C.T.S. No. 460A & 460B of village Gundavali, Taluka Andheri within the registration district of Mumbai Suburban alongwith building, consisted in "CHANDRASHEKHAR CO-OPERATIVE HOUSING SOCIETY LIMITED" having 90 premises, situated at Swami Nityanand Road, Andheri (East), Mumbai- 400 069.

Dated this 1<sup>st</sup> day of March, 2022

  
Partner  
Sanjay Udeshi and Company  
Advocates





NO-tax dues

**BRIHANMUMBAI MUNICIPAL CORPORATION**  
**ASSESSMENT & COLLECTION DEPARTMENT**

Online NOC KE/NDC/15-12-2022/79346 Dt 15/12/2022

**Subject :-** No dues certificate dt. 15/12/2022 for SACNo KE0609100080000

Sir,

With reference to your request in respect of below mentioned property.

**Prop A/C No. :-** KE0609100080000

**Billing Name & Address :-** THE SECRETARY , CHANDRASHEKHAR CO-OP H S LT, SAHAR ROAD, ANDHERI  
EASTMUMBAI 69

**Assessee Name** CHANDRASHEKHAR CO-OPERATIVE HOU SING SOCIETY LTD

**& Address :-** K-2748(6) PL NO 83B, SAHAR ROAD HOUSE B-6 GR.W.NO.27 48(5)ETC

It is hearby informed that, as per the office records there are no Property tax dues against the property mentioned above upto 31.03.2023 .

The above No dues Certificate is subject to amendments on account of revisions in property or 31.03.2023 whichever is earlier. This certificate may be used as reference document only and is not valid for the use of any official or legal matters. Other departments are requested to confirm the facts with A & C Dept before proceeding further.

**BRIHAN MUMBAI MUNICIPAL CORPORATION**  
**MUMBAI FIRE BRIGADE**

**Sub.:** Fire protection and fire fighting requirements for the proposed amendment in the construction on land bearing on CTS No. 453, 460/A & 460/B of Village Gundavali, Andheri (East), in K/E ward.

**Ref:** 1. Online submission from **Mr. Ameet G. Pawar, Architects**  
2. Online File No. **P-9910/2021/(460)/K/E Ward/**  
**GUNDAVALI**

**Mr. Ameet G. Pawar, Architects,**  
**M/s Aakar Architects & Consultants.**

In this case, please refer to this office NOC issued u/n. P-9910/2021/(460)/K/E Ward/GUNDAVALI-CFO/1/New dated 22/07/2022 for the construction of High-rise residential building comprising of 05 towers designated as Tower 1, 2, 3, 4 & 5, where Tower 1, is having common Lower ground floor for car parking + common Part lower ground floor on stilt + part ground floor for shops + 1<sup>st</sup> & 2<sup>nd</sup> floor part residential & part for shops + 3<sup>rd</sup> to 12<sup>th</sup> upper residential floors (12<sup>th</sup> floor part) with a total height of 37.85 mtrs measured from general ground level to terrace level and Tower 2, 3, 4 & 5 are having common Lower ground floor for car parking + common Part lower ground floor on stilt + part ground floor on stilt + 1<sup>st</sup> to 12<sup>th</sup> upper residential floors (12<sup>th</sup> floor part) with a total height of 37.85 mtrs measured from general ground level to terrace level.

**Now, Architect has submitted amended plans for approval & proposed the following amendments:**

1. Architect has proposed minor change in the height of the building from 37.85 mtrs to 38.40 mtrs as shown on the plan.
2. Architect has proposed triple stack car parking instead of 02 nos. of car lifts at ground floor in Tower 1 as shown on the plan.
3. Architect has deleted multipurpose room at ground floor in Tower 2 as shown on the plan.
4. Architect has proposed solar panel at 12<sup>th</sup> part terrace floor and terrace floor on all towers.
5. Architect has deleted 01 no of residential flat at ground floor in Tower No.3, 4 & 5 as shown on the plan.
6. Architect has proposed Mechanized car parking tower with total height of 38.26 Mt. from general ground level along with 1.00mtr wide separate staircase having 1.00mtr wide platform at south side of Tower 5.
7. Architect has change orientation & location of Ramp as shown on the plan.
8. Architect has deleted panel room & meter room at lower ground floor in tower 1 as shown on the plan.

9. Architect has change location of Tanks at lower ground floor in tower 1 as shown on the plan.
10. Architect has proposed meter room instead of services room at lower ground floor in Tower 3 & 4 as shown on the plan.
11. Architect has deleted common basement floor as shown on the plan.
12. Architect has deleted car lift machine room as shown on the plan.
13. Architect has proposed Multipurpose Hall, lounge, children's play area, Gym instead of fitness center at 4<sup>th</sup> floor as shown on the plan.
14. Architect has proposed minor changes in the open spaces all around the building as shown on the plans.
15. No any other changes except as stated above and as shown on the uploaded plans shall be carried out on the premises unless permitted by this department.

➤ **There is minor change in the floor-wise user for the building & is as follows.**

<b>Floor</b>	<b>Tower 1</b>	<b>Tower 2</b>	<b>Tower 3</b>
Common Lower Ground floor	Meter panel room for each tower + Fire pump room + U.G. tanks + Surface & Stack car parking by the way of 01 no. of 6.00 mtrs. wide ramp		
Ground floor	Entrance lobby + part Stilt + Three tire stack car parking's + 03 nos. of shops.	Entrance lobby + space for meter panel + Surface car parking in stilt area + toilets.	Entrance lobby + Surface car parking in stilt area + space for meter panel
1 <sup>st</sup> floor	02 nos. of shops with separate staircase + 02 nos. of flats	04 nos. of flats	04 nos. of flats
2 <sup>nd</sup> floor	02 nos. of shops with separate staircase + Society office + (1 <sup>st</sup> level) yoga room with internal 1.50 mtr. staircase	04 nos. of flats	04 nos. of flats
3 <sup>rd</sup> floor	02 nos. of flats + (2 <sup>nd</sup> level) Indoor game area with internal 1.50 mtr. staircase	04 nos. of flats	04 nos. of flats
4 <sup>th</sup> floor	02 nos. of flats + (3 <sup>rd</sup> level) Multipurpose Hall, lounge, children's play area,	04 nos. of flats	04 nos. of flats

	Gym with internal 1.50 mtr. staircase		
5 <sup>th</sup> to 7 <sup>th</sup> floors	04 nos. of flats on each floor	04 nos. of flats on each floor	04 nos. of flats on each floor
8 <sup>th</sup> floor	04 nos. of flats + Refuge area	03 nos. of flats + Refuge area	04 nos. of flats + Refuge area
9 <sup>th</sup> to 11 <sup>th</sup> floors	04 nos. of flats on each floor	04 nos. of flats on each floor	04 nos. of flats on each floor
12 <sup>th</sup> floor part	03 nos. of flats + Part terrace on OHT	03 nos. of flats + Part terrace OHT	03 nos. of flats + Part terrace OHT
Terrace	Open to sky (Treated as refuge area)		

Floor	Tower 4	Tower 5
Common Part Lower Ground floor	Meter panel room for each tower + Fire pump room + U.G. tanks + Surface & Stack car parking by the way of 01 no. of 6.00 mtrs wide ramps & 01 no. of 4.50 mtrs wide ramp	
Ground floor	Entrance lobby + Surface car parking in stilt area + space for meter panel	Entrance lobby + Surface car parking in stilt area + space for meter panel
1 <sup>st</sup> to 7 <sup>th</sup> floors	04 Nos. of flats on each floor	04 nos. of flats on each floor
8 <sup>th</sup> floor	03 Nos. of flats + Refuge area	04 nos. of flats + Refuge area
9 <sup>th</sup> to 11 <sup>th</sup> floors	04 Nos. of flats on each floor	04 nos. of flats on each floor
12 <sup>th</sup> floor part	03 Nos. of flats + Part terrace OHT	03 nos. of flats + Part terrace OHT
Terrace	Open to sky (Treated as refuge area)	

- **There is minor change in details of Staircase provided for the building as under:**

Tower	No. of staircase	Width	From - To	Type of staircase
'1'	01 No.	1.50 mtrs.	Leading from Lower Ground floor to terrace & same is diverted at ground floor	Enclosed type
'1'	01 No.	1.50 mtrs	Leading from Lower Ground floor to 3 <sup>rd</sup> floor shop area	Enclosed type
'2'	01 No.	1.50 mtrs.	Leading from Lower Ground floor to terrace & same is diverted at ground	Enclosed type

			floor	
'3'	01 No.	1.50 mtrs.	Leading from Lower Ground floor to terrace & same is diverted at ground floor	Enclosed type
'4'	01 No.	1.50 mtrs.	Leading from Lower Ground floor to terrace & same is diverted at ground floor	Enclosed type
'5'	01 No.	1.50 mtrs.	Leading from Lower Ground floor to terrace & same is diverted at ground floor	Enclosed type
The staircase of each Tower is externally located and adequately ventilated to outside air as shown on the plan.				

- **There is minor change in details of Staircase provided for the building as under:**

Tower	No. of lifts	Type of lifts	Profile
'1'	02 Nos. of lifts	Passenger lifts	Each passenger lift is leading from Lower Ground floor to top floor.
'1'	01 No. of lift	Internal lift	Leading from lower ground to 3 <sup>rd</sup> floor shop area
'1'	01 No. of lift	Internal lift	Leading from ground floor to 4 <sup>th</sup> floor Gym room area.
'2'	02 Nos. of lifts	Passenger lifts	Each passenger lift is leading from Lower Ground floor to top floor.
'3'	02 Nos. of lifts	Passenger lifts	Each passenger lift is leading from Lower Ground floor to top floor.
'4'	02 Nos. of lifts	Passenger lifts	Each passenger lift is leading from Lower Ground floor to top floor.
'5'	02 Nos. of lifts	Passenger lifts	Each passenger lift is leading from Lower Ground floor to top floor.
One lift from each wing shall be converted into fire lift. The lift lobby/ common corridor at each floor of each wing is directly ventilated to outside air as shown on the plan.			



**OPEN SPACES:**

The plot abuts on 36.60 mtr. wide D.P. Road (N.S. Phadke Road) on North side and Existing 9.15 mtr. right of way on West side as shown on the plan. **The side open spaces all around the building are as under (at Ground level):**

Sides	Building line to plot boundary		
	Tower 1	Tower 2	Tower 3
<b>North</b>	4.79 mtrs to 6.53 mtrs + 36.60 mtr. wide D.P. Road (N.S. Phadke Road)	Annexed to Tower 1	Annexed to Tower 2
<b>South</b>	Annexed to Tower 2	Annexed to Tower 3	Annexed to Tower 4
<b>East</b>	3.58 mtrs to 7.27 mtrs (Including part LOS) +	5.67 mtrs to 13.02mtrs (Including part LOS)	6.12 mtrs to 14.50 mtrs (Including part LOS)
<b>West</b>	6.04 mtrs to 6.81 mtrs (Including part LOS) + Existing 9.15 mtr. right of way.	7.06mtrs to 12.44 mtrs + Existing 9.15 mtr. right of way.	8.81 mtrs to 12.94 mtrs

Sides	Building line to plot boundary	
	Tower 4	Tower 5
<b>North</b>	Annexed to Tower 3	Annexed to Tower 4
<b>South</b>	Annexed to Tower 5	6.00 mtr. wide ramp + 13.96 mtrs.
<b>East</b>	5.04 mtrs to 12.22 mtrs (Including part LOS)	4.24 mtrs to 11.34 mtrs (Including part LOS)
<b>West</b>	9.38 mtrs to 18.24 mtrs	6.00 mtrs to 8.23 mtrs (Including part LOS)

➤ **THERE IS CHANGES IN REFUGE AREAS ARE AS FOLLOWS: -**

Tower	Floor	Refuge area in Sq.Mtrs		Height of the refuge area from general ground level
		(Required)	(Proposed)	
'1'	8 <sup>th</sup> floor	58.05	58.14	23.90 mtrs.
'2'	8 <sup>th</sup> floor	127.45	136.93	
'3'	8 <sup>th</sup> floor			
'4'	8 <sup>th</sup> floor	128.14	136.71	

'5'	8 <sup>th</sup> floor			
In addition to above, terrace of each tower will be treated as refuge area. Refuge area calculation shall be verified by E.E.B.P(W.S.). Excess refuge area shall be counted in FSI as per DCPR 2034.				

**The proposal has been considered favorably taking into consideration the following:-**

- i) The plot abuts on 36.60 mtr. wide D.P. Road (N.S. Phadke Road) on North side and Existing 9.15 mtr. right of way as shown on the plan.
- ii) The Architect has provided refuge area for each Tower 1, 2, 3, 4 & 5 facing North side having wider open space of more than 6.00 mtrs, from where specialized fire appliances of this department can be operated in case of emergency.
- iii) Automatic sprinkler system will be provided in car parking areas at Lower Ground floor & ground floor of each tower covering each level of car parking, in each shop at ground floor & 1<sup>st</sup> 2<sup>nd</sup> floor & in lift lobby/common corridor of each floor of each tower as per relevant I.S. standards laid down.
- iv) Feasible active and passive fire protection and fire-fighting requirements or any additional fire recommendation/requirements if any for proposed building will be recommended in future from Mumbai Fire Brigade Officer before final occupation.
- v) Fire Safety Requirements from this department for the above-mentioned building is already issued U/no: P-9910/2021/(460)/K/E Ward/GUNDAVALI-CFO/1/New dated 22/07/2022 and this NOC is for certain amendments only.
- vi) The building will be provided with IOT based Micro Controller Device in the electrical installation of the building as per the requirement stipulated in circular No. शासन परिपत्रक क्र. मुविवन-२०२१/ए. क्र. ११४/ऊर्ा-५.

In the view of the above, as far as this department is concerned, there would be no objection for the proposed construction of a High-rise residential building comprising of 05 towers designated as Tower 1, 2, 3, 4 & 5, where Tower 1, is having common lower ground floor on stilt + ground floor for shops + 1<sup>st</sup> & 2<sup>nd</sup> floor part residential & part for shops + 3<sup>rd</sup> to 12<sup>th</sup> upper residential floors (12<sup>th</sup> floor part) with a total height of 38.40 mtrs measured from general ground level to terrace level and Tower 2, 3, 4 & 5 are having common Part lower ground floor on stilt + part ground floor on stilt + 1<sup>st</sup> to 12<sup>th</sup> upper residential floors (12<sup>th</sup> floor part) with a total height of 38.40 mtrs measured from general ground level to terrace level, and common mechanical tower height of 38.26mtrs. measured, from general ground level along with 1.00mtr wide separate staircase having 1.00 mtr wide platform at south side of Tower 5, as per the details shown on plan signed in token of approval, subject to satisfactory compliances of the following requirements.

1) All the requirements stipulated in earlier N.O.C. issued by this department u/no. P-9910/2021/(460)/K/E Ward/GUNDAVALI-CFO/1/New dated 22/07/2022 shall be strictly adhered to for each tower from lower ground floor to top floor with the following additional/modified requirements:

2) MODIFICATION IN REQUIREMENT NO. 1 ACCESS FROM ONLINE NOC issued u/no. P-9910/2021/(460)/K/E Ward/GUNDAVALI-CFO/1/New dated 22/07/2022.

There shall be no compound wall on the North side. However, sliding gates once opened shall have clear opening of 6.00 mtrs shall be provided. Courtyards shall be flushed with the road level.

3) MODIFICATION IN REQUIREMENT NO. 3 LOWER GROUND FLOOR (-4.80mtr) FROM ONLINE NOC issued u/no. P-9910/2021/(460)/K/E Ward/GUNDAVALI-CFO/1/New dated 22/07/2022.

- i) The lower ground floor shall be used for designated purpose only as shown in the plan.
- ii) The lower ground floor shall be provided with natural ventilations through the ventilators, open cut outs as shown in the plan.
- iii) The staircases of the lower ground floor shall be of enclosed type and entry to lower ground floor areas shall be through two hours fire resistance self-closing door provided in the enclosed wall of the staircase and through smoke check / cut off lobby.
- iv) Mechanical ventilation shall be provided to the lower ground floor with 06 air changes per hour with an arrangement to accelerate the rate of air changes to 12 per hour in the event of a fire emergency.
- v) The ducts of the mechanical ventilations system shall be of substantial metal gauge as per the relevant I.S. standard.
- vi) The operating switches of the mechanical ventilation shall be located in the fire control room.
- vii) Exhaust duct shall be provided to draw out exhaust at ground level of the lower ground floor .
- viii) Suitable signages shall be provided in the lower ground floor showing exit direction, way to exits etc.
- ix) Automatic sprinkler system shall be provided in lower ground floor area. These systems shall be installed as per the standard laid down by T.A.C. and relevant I.S. specifications
- x) Smoke check lobby, Staircases, common passages & escape routes of the entire building shall be painted with fire retardant paint.
- xi) The staircase of the lower ground floor & the associated lift lobbies shall be pressurized in the event of fire. The pressure in this enclosed staircase and enclosed lift lobbies shall be maintained not less than 5m.m. W.G. & 2.5 mm W.G. for lift lobbies.

- xii) Ventilation system shall start automatically on actuation of detector provided in the lower ground floor area.
- xiii) Exhaust duct, mechanical ventilation duct should not pass-through exit or entry.
- xiv) The lower ground floor beyond building line shall be paved, suitably to bear the load of fire engines weighing upto 48 m. tones each with point load of 10 kgs./sq. cms.

**4) MODIFICATION IN REQUIREMENT NO. 4 SURFACE & STACK CAR PARKING (For Each Tower): FROM ONLINE NOC issued u/no. P-9910/2021 / (460)/K/E Ward/GUNDAVALI-CFO/1/New dated 22/07/2022.**

- i) The designated parking shall be used for car parking only.
- ii) 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.
- iii) Repairing / servicing of cars, use of naked light shall not be permitted in the car parking areas.
- iv) 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.
- v) Elements of the Stack parking structure shall have 1 hr. fire resistance.
- vi) Sprinkler system shall be provided in Stack parking area covering each level of parking.
- vii) Each car parking deck shall have 1 hr. fire resistance.
- viii) Parking area shall be accessible by trained staff when carrying out the maintenance work.
- ix) The parking system is to be ceased during the maintenance operation.
- x) The drive ways shall be properly marked & maintained unobstructed. Proper illuminated signage's for escape routes, ramps, etc. shall be provided at prominent locations.

**5) MODIFICATION IN REQUIREMENT NO. 15(D) AUTOMATIC SPRINKLERS SYSTEM: FROM ONLINE NOC issued u/no. P-9910/2021 / (460)/K/E Ward/GUNDAVALI-CFO/1/New dated 22/07/2022.**

The building shall be provided with automatic sprinkler system in car parking areas at lower ground floor & ground floor of each tower covering each level of car parking, in each shop at ground floor & 1<sup>st</sup> 2<sup>nd</sup> floor of Tower 1 & in lift lobby/common corridor of each floor of each tower as per relevant I.S. standards laid down.

**6) REQUIRED NO. 9 (CAR LIFT) FROM ONLINE NOC issued u/no. P-9910/2021 / (460)/K/E Ward/GUNDAVALI-CFO/1/New dated 22/07/2022.shall be deleted.**

**7) ADDITIONAL REQUIREMENT:**

**A. AUTOMATED MECHANIZED CAR PARKING TOWER:**

- a) All the structural steel members of the mechanized car parking tower 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. A certificate to that effect that the fire resistance protection has been provided as above shall be obtained from the chartered Structural Engineer.
- b) The cars shall be separated by perfect partition of 4.50 mm thick steel pallets between two cars to prevent spread of fire from one level to next level.
- c) The mechanized car-parking tower has door at the bottom and covered opening at the top to create natural drafts, to prevent spreading of fire.
- d) The electrical cables used internally shall be fire retardant, and heat resistant of 105 degree centigrade.
- e) 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.
- f) Stopper shall be installed on each pallet for the maximum position to which the car can be driven onto the pallet.
- g) Blue and Red display lamps indicating whether system is ready to accept the car shall be installed at the entry point of the car. When the red lamp is on, car should not enter into the tower.
- h) Car parking system shall be protected with Early Response type Automatic sprinkler system in the form of water spray projector 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) Fire detectors (Heat) shall be installed appropriately to detect any increased temperature beyond 80 degrees centigrade Control Panel on the ground floor.
- j) A Wet -riser of internal dia. of 10 cm. G.I. 'C' Class pipe shall be provided at alternate car cage level at ground with double hydrant outlet and connected to the fire service outlet on the external face of the building directly fronting the courtyards shall be provided to connect the mobile pump of the fire service to the wet riser & sprinkler system.
- k) The car engine shall be shut off at ground level before parking at higher level.
- l) Only trained operator certified by company installing car towers shall operate car parking.



- m) AVD type (Aqueous Vermiculite Dispersion) trolley mounted fire extinguishers of 25 litres capacity shall be provided near the tower.
- n) AVD type (Aqueous Vermiculite Dispersion) fire extinguishers of 9 litres capacity shall be provided on every platform level of parking tower.

**B) THE IOT BASED MICRO CONTROLLER DEVICE :**

- a) The IOT based Micro Controller Device shall be provided in the electrical installation of the building as per the requirement stipulated in circular No. शासन परिपत्रक क्र. म्.वि.न-२०२१/ए. क्र. ११४/ऊर्जा-५.
- b) The IOT based Micro Controller Device shall be tested and verified by NABL accredited testing agency / laboratory in accordance with the recognized IS:732-2019 code for practice for Electrical wiring installation.
- c) The complete installation of IOT based Micro Controller Devices shall be checked and certified by the Chief Electrical Inspector, Govt. of Maharashtra and certificate to that effect shall be issued at that time of compliance.
- d) The data and the alert generated by IOT based Micro Controller Devices shall be monitored by building management system and the necessary corrective measures shall be taken by the owner, occupier immediately.
- e) The data generated by IOT based Micro Controller Devices shall be made available to fire brigade department as and when required to investigate the cause of fire.

**C) SOLAR PANEL:**

- a) All the Solar system/electrical installations shall be done by qualified technician and shall be conforming to prevailing procedures and guidelines of Electricity Act and rules.
- b) The Installations of solar panels (PV panels) shall be done in such a way that it shall not block the entrance/exit, ventilation of the building etc. on the slab.
- c) The roof should have sufficient pathways and perimeter space around the PV modules so that inspectors and firefighters can traverse the roof safely.
- d) The batteries/inverter shall be placed to easily accessible and well-ventilated location.
- e) PV systems should be labeled in a clear and systematic manner to ensure that technicians and firefighters can quickly and easily identify key elements of the system.
- f) There should be an integrated arc-fault detection device present in the solar panels, which shuts down individual panels in the case of a malfunction, such as arcing.
- g) A rooftop shutoff switch to disable the direct current running from the solar panels through the conduit should be provided on the ground floor at accessible location and shall be clearly earmarked
- h) The main service disconnect panel shall also be provided additionally on ground floor and should be clearly labeled on the outside cover, if it is operable from the outside without opening. Both interior and exterior portions of live conduit should be labeled every 3 mtrs. Batteries/inverter should also be clearly labeled.
- i) Entire Photovoltaic systems should be installed and subsequently inspected regularly by a qualified technician. The cable work/wiring

insulation, connections shall be checked regularly to avoid damage from aging, rodents and other pests etc.

- j) The structural stability certificate shall be obtained prior to installations.
- k) 02 Nos. of Dry Chemical Powder (A.B.C.) type fire extinguishers of 09 kgs. Capacity each having B.I.S. certification mark & 02 buckets filled with dry, clean sand shall be kept at easily accessible location near the installations.

Earlier, the party has earlier paid capitation fee of Rs. 26,89,600/- vide online receipt no. CHE/BP/86760/22 dated 29/06/2022. on the total gross built-up area of 32,800.00 sq. mtrs as certified by the Architect.

Now, the Architect vide his letter dated 19.04.2023 has certified the total gross built-up area as 30,295.00 sq. mtrs. for the said building and as per the present norms, the party has paid additional scrutiny fees of Rs. 20,000/- vide Online Receipt No. 20/4/2023/003541 dated 20/04/2023. & additional scrutiny fees of Rs. 5,000/- vide Online Receipt No. 5/5/2023/004326 dated 05/05/2023.

However, E.E.B.P. (W.S) is requested to verify the gross built up area and inform this department if the same is found to be more for levying the additional scrutiny fees if any.

As per MFS & LA 2006, u/s. 11(1) & as certified by the Architect in the classification of building stated in schedule II/part I/ part III, the party has paid fire service fees of Rs. 4,92,000/- vide SAP No. 1004374528 & receipt No. 1597591/1597592/1597593 dated 08/07/2022 on the total gross built-up area of 32,800.00 sq. mtrs.

**NOTE TO E.E.B.P.(W.S.) & ARCHITECT:**

1. The fire-fighting installation shall be carried out by Govt. of Maharashtra approved Licensing Agency.
2. The width of abutting road & open spaces are mentioned in plans as submitted by the Architect attached herewith and these parameters shall be certified by the Architect.
3. E.E.B.P. (W.S.) shall examine the proposal in context with the relevant Regulations of DCPR-2034.
4. The schematic drawings/plans of automatic sprinkler system, automatic smoke detection system, wet riser system, public address system, manual fire alarm system shall be got approved from CFO.
5. The area, size, etc. for the sprinkler system, detection system, fire alarm system, wet riser system, public address system, Fire duct, electrical duct etc. to be verified & examined by MEP Consultant.

6. Separate necessary permission for any licensable activity shall be obtained from concerned authorities of MCGM/CFO's department, till then shall not be allowed to use.
7. There shall be no any tree located in the compulsory open spaces or in the access way near the Entrance gates.
8. This recommendation letter is issued only from Fire Protection & Fire-Fighting requirements point of view on behalf of the online application from Architect. If any matter pertaining to authenticity or legality shall be cleared by concerned Owner/Occupier/Developer/ Architect, etc.
9. The plans approved along with this approval are issued from Fire Risk & Life Safety point of view only. Approval of these plans does not mean in any way of allowing construction of the building. It is Architect./Developers responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building.
10. As per section 3 of Maharashtra Fire Prevention and Life Safety Measures Act 2006, it is the liability of Owner/Occupier to provide the Fixed Fire Fighting installations and shall be maintained in good working order & in efficient condition all the time, in accordance with the provisions of Maharashtra Fire Prevention and Life Safety Measures Act or the rules.
11. This approval is issued without prejudice to legal matters pending in court of law, if any.

ABHAY      Digitally signed by  
HIROJI      ABHAY HIROJI  
SAWANT      SAWANT  
Date: 2023.06.02  
23:11:09 +05'30'

**Divisional Fire Officer  
(Scrutinized & prepared by)**

HARISHCHAN      Digitally signed by  
DRA RAGHU      HARISHCHANDRA  
SHETTY      RAGHU SHETTY  
Date: 2023.06.05  
16:26:50 +05'30'

**Dy. Chief Fire Officer  
(Approved by)**

**Copy to: E.E.B.P.(W.S.)**



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

JUHU/WEST/B/091721/575475

मालिक का नाम एवं पता Parle Nav-chetan CHS Ltd दिनांक/DATE: 28-10-2021  
OWNERS Name & Address CTS No 1330, F. P. No 229, T.P.S. II, Malaviya Road, Vile Parle (East), Mumbai 400057 वैधता/ Valid Up to: 27-10-2029

## ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र (एनओसी) No Objection Certificate for Height Clearance

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।

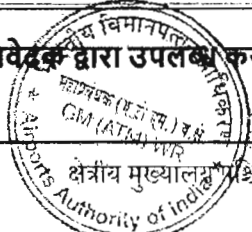
1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR 751 (E) dated 30th Sep.2015 amended by GSR 770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2) इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।  
2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	JUHU/WEST/B/091721/575475
आवेदक का नाम / Applicant Name*	Arun V Dhuri
स्थल का पता / Site Address*	CTS No 1330, F. P. No 229, T.P.S. II, Malaviya Road, Vile Parle (East), Mumbai 400057, Vile Parle East, Mumbai, Maharashtra
स्थल के निर्देशांक / Site Coordinates*	19 05 53.78N 72 50 49.26E, 19 05 54.37N 72 50 49.31E, 19 05 53.94N 72 50 50.06E, 19 05 53.61N 72 50 50.09E, 19 05 53.93N 72 50 50.14E, 19 05 54.63N 72 50 50.15E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	7.66 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	50.89 M (Restricted)

\* जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant\*

रजिस्ट्रार



क्षेत्रीय मुख्यालय/Regional Office, पोर्टा कैबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट  
मुंबई- 400099 दूरभाष संख्या 91-22-28300606  
Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East  
Mumbai-400099 Tel. no. 91-22-28300606



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

JUH/WEST/B:091721/575475

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है: -

3. This NOC is subject to the terms and conditions as given below:

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा कानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट नियम 1994 (भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जायगी।

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।

c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी। अर्थात्, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934, के सैक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफ्ट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है।

e. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including, "The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

छ) कोई भी रेडियो टॉवी एंटीना, लाइटनिंग अरेस्टर, सीढिया, मुमटी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।

अंशक मुख्यालय पश्चिमी क्षेत्र पोर्टा कबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट  
मुंबई- 400099 दूरभाष संख्या . 91-22-28300606  
Regional headquarters Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East  
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# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

JULIOWEST/B/091721/575475

f. No radio/TV Antenna, lightening arresters, staircase, Mumty, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.

ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएँ का खतरा पैदा नहीं करता है, ही मान्य है।

g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operation is obligatory, within 8 KM of the Aerodrome Reference Point

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए।

h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटों का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो। विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी।

i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरुद्ध कोई शिकायत/दावा नहीं किया जाएगा।

j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट [www.dgca.nic.in](http://www.dgca.nic.in) पर उपलब्ध) नागर विमानन आवश्यकताएं श्रंखला 'बी' पार्ट I, सेक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी।

k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: [www.dgca.nic.in](http://www.dgca.nic.in)

ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता।

l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is only to ensure safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.



क्षेत्रीय मुख्यालय/पश्चिमी क्षेत्र पोर्टा कैबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट

मुंबई- 400099 दूरभाष संख्या . 91-22-28300606

Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East  
Mumbai-400099 Tel. no. 91-22-28300606





# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

JUHU-WEST/13/091721/575175

ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Juhu, Navi Mumbai, Santa Cruz विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग-1), अनुसूची-IV (भाग -2: केवल RCS हवाई अड्डे) और अनुसूची- VII में सूचीबद्ध हैं, के लिए जारी किया गया है।

m. This NOC ID has been assessed with respect to the Juhu, Navi Mumbai, Santa Cruz Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule – III, Schedule – IV (Part-1), Schedule- IV (Part-2: RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR770(E)

त) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची-IV (भाग -2: आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता है, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule – V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2: other than RCS airports) of GSR 751 E amended by GSR770(E)

थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।

o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

द) स्थल की ऊँचाई और/या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी।

p. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail.

7/2/20



क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपार्ले ईस्ट

मुंबई- 400099 दूरभाष संख्या 91-22-28300606

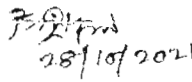
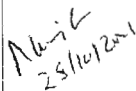
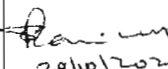
Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East  
Mumbai-400099 Tel. no. 91-22-28300606



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

JUHU/WEST/B/091721/575475

क्षेत्र का नाम / Region Name: पश्चिम/WEST

पदनामित अधिकारी/Designated Officer नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	 28/10/2021 मूसा टी. एफ. / MOOSA T. F. प्रशासक (ए.टी.एन.), पश्चिमी क्षेत्र भारतीय विमानपत्तन प्राधिकरण, पश्चिमी क्षेत्र विमानपत्तन प्राधिकरण, पश्चिमी क्षेत्र
द्वारा तैयार Prepared by	 25/10/2021 NIRAJ GUPTA MANAGER (ATM-2.04)
द्वारा जांचा गया Verified by	 28/10/2021 Sangeeta Prasad A/C (ATM-2.04)

ईमेल आईडी / EMAIL ID : nocwr@aai.aero  
फोन/ Ph: 022-28300656

ANNEXURE/अनुलग्नक

Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर में)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Juhu	1378.55	87.36
Navi Mumbai	26142.87	296.75
Santa Cruz	2104.71	291.24
NOCID	JUHU/WEST/B/091721/575475	

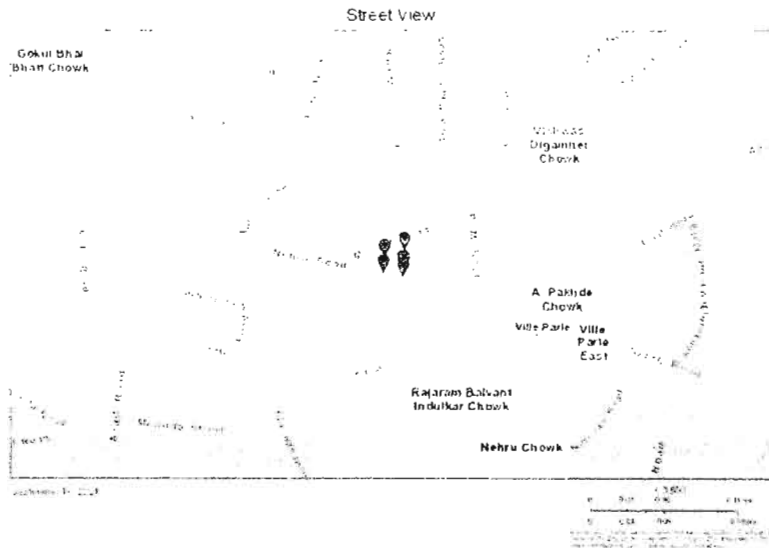
क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट  
मुंबई- 400099 दूरभाष संख्या 91-22-28300606

Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East  
Mumbai-400099 Tel no 91-22-28300606



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

JUHU WEST B/091721/575475



क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्ता कैबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट  
मुंबई- 400099 दूरभाष संख्या . 91-22-28300606

Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East  
Mumbai-400099 Tel. no. 91-22-28300606

C - 3



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

No P-9910/2021/(460)/K/E Ward/GUNDAVALI/CC/1/New

**COMMENCEMENT CERTIFICATE**

To,

M/s. Atharv Infra LLP. C.A. to Owner  
Chandrashekhar C.H.S. Ltd.  
G-1, Atharv, Prarthana samaj Road, Vile Parle  
(east), Mumbai

Sir,

With reference to your application No. **P-9910/2021/(460)/K/E Ward/GUNDAVALI/CC/1/New** Dated. **30 Dec 2021** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **30 Dec 2021** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **Nil** C.T.S.No. **460** Division / Village / Town Planning Scheme No. **GUNDAVALI** situated at **Swami Nityanand Marg Road / Street** in **K/E Ward** Ward .

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

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

The Municipal Commissioner has appointed Shri. **Executive Engineer (BP) K/East Ward** Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 25/7/2024

Issue On : 26 Jul 2023

Valid Upto : 25 Jul 2024

Application Number :

P-9910/2021/(460)/K/E  
Ward/GUNDAVALI/CC/1/New

Remark :

C.C. up to top of plinth i.e. ht. 0.90 mt. AGL for Building No. 1 & top of (pt.) Stilt i.e. ht. 3.60 mt. for Building No. 1 & 3.35 mt. AGL for Building No. 2 to 5 & Parking Tower as per last approved plan dated 23.01.2023.

Note :-

1. That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident during monsoon.
2. This C.C. is without prejudice to legal matters pending in court of law if any.

 Digitally signed by UDAY MANOHARRAO MAHAJAN  
Date: 26 Jul 2023 19:20:53  
Organization: Brihanmumbai Municipal Corporation  
Designation: Executive Engineer

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

Executive Engineer . Building Proposal

Western Suburb I K/E Ward Ward

Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.



02/12/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 7

दस्त क्रमांक : 19765/2022

नोदणी :

Regn.63m

गावाचे नाव : गुंदवली गुंदवली

(1)शिलेबाधा प्रकार	विकसनकरारनामा
(2)मोबवला	519322000
(3) बाजारमाब(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	803644000
(4) भू-मापन,पोटहिस्ता व चक्रमांक (असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: जमिनीचे क्षेत्र 5814.30 चौरस मीटर.व त्यावरील व चंद्रशेखर को.ऑप.ही.सो.लि.,स्वामी नित्यानंद मार्ग,अंधेरी पूर्व,मुंबई - 400069,व एकूण 90 सदनिका,मीजे गुंदवली,सी.टी.एस्. नं.460ए आणि 460बी,टी.पी.एस्. 2,दस्त क्रमांक एडीजे/1100900/847/2022 या दस्तानुसार भरलेले मु.नु.4,21,82,200/-,बाजारमूल्य 80,36,44,000/-,मोबदना 51,93,22,000/-)( ( C.T.S. Number : 460A AND 460B ; ) )
(5) क्षेत्रफळ	1) 5814.30 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/भिन्न ठेवणा-या पसकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अवेस असल्यास,प्रतिबादिचे नाव व पत्ता.	1) नाव:-द चंद्रशेखर को.ऑप.ही.सो.लि.तर्फे अरमन डॉ.सुलभा चिरमुले -- बय:-67; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: द चंद्रशेखर को.ऑप.ही.सो.लि., ब्लॉक नं: अंधेरी पूर्व,मुंबई , रोड नं: स्वामी नित्यानंद मार्ग , महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AAAAC0870B 2) नाव:-द चंद्रशेखर को.ऑप.ही.सो.लि.तर्फे सेक्रेटरी आनंद बापट -- बय:-50; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: द चंद्रशेखर को.ऑप.ही.सो.लि., ब्लॉक नं: अंधेरी पूर्व,मुंबई , रोड नं: स्वामी नित्यानंद मार्ग , महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AAAAC0870B 3) नाव:-द चंद्रशेखर को.ऑप.ही.सो.लि. तर्फे जयिनदार विद्या गावठोडे -- बय:-67; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: द चंद्रशेखर को.ऑप.ही.सो.लि., ब्लॉक नं: अंधेरी पूर्व,मुंबई , रोड नं: स्वामी नित्यानंद मार्ग , महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AAAAC0870B 4) नाव:-नसिनी बसंत छमाधिकारी - मॅबर - मान्यता देणार -- बय:-81; पत्ता:-प्लॉट नं: 1,बिल्डींग नं. 1, माळा नं. -, इमारतीचे नाव: द चंद्रशेखर को.ऑप.ही.सो.लि., ब्लॉक नं: अंधेरी पूर्व,मुंबई , रोड नं: स्वामी नित्यानंद मार्ग , महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AAAAC0870B 5) नाव:-संदीप प्रभाकर सबनीस - मॅबर - मान्यता देणार -- बय:-58; पत्ता:-प्लॉट नं: 2,बिल्डींग नं. 1, माळा नं. -, इमारतीचे नाव: द चंद्रशेखर को.ऑप.ही.सो.लि., ब्लॉक नं: अंधेरी पूर्व,मुंबई , रोड नं: स्वामी नित्यानंद मार्ग , महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AAAAC0870B 6) नाव:-आदित्य जयण उचुरकर - मॅबर - मान्यता देणार -- बय:-39; पत्ता:-प्लॉट नं: 3,बिल्डींग नं. 1, माळा नं. -, इमारतीचे नाव: द चंद्रशेखर को.ऑप.ही.सो.लि., ब्लॉक नं: अंधेरी पूर्व,मुंबई , रोड नं: स्वामी नित्यानंद मार्ग , महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AAAAC0870B 7) नाव:-स्केदा आदित्य उचुरकर - मॅबर - मान्यता देणार -- बय:-35; पत्ता:-प्लॉट नं: 3,बिल्डींग नं. 1, माळा नं. -, इमारतीचे नाव: द चंद्रशेखर को.ऑप.ही.सो.लि., ब्लॉक नं: अंधेरी पूर्व,मुंबई , रोड नं: स्वामी नित्यानंद मार्ग , महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AAAAC0870B 8) नाव:-प्राची जयण उचुरकर - मॅबर - मान्यता देणार -- बय:-68; पत्ता:-प्लॉट नं: 3,बिल्डींग नं. 1, माळा नं. -, इमारतीचे नाव: द चंद्रशेखर को.ऑप.ही.सो.लि., ब्लॉक नं: अंधेरी पूर्व,मुंबई , रोड नं: स्वामी नित्यानंद मार्ग , महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AAAAC0870B 9) नाव:-अरुण विनायक उचुरकर - मॅबर - मान्यता देणार -- बय:-75; पत्ता:-प्लॉट नं: 3,बिल्डींग नं. 1, माळा नं. -, इमारतीचे नाव: द चंद्रशेखर को.ऑप.ही.सो.लि., ब्लॉक नं: अंधेरी पूर्व,मुंबई , रोड नं: स्वामी नित्यानंद मार्ग , महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AAAAC0870B 10) नाव:-सुनिता उद्धव शेंडे - मॅबर - मान्यता देणार -- बय:-53; पत्ता:-प्लॉट नं: 4,बिल्डींग नं. 1, माळा नं. -, इमारतीचे नाव: द चंद्रशेखर को.ऑप.ही.सो.लि., ब्लॉक नं: अंधेरी पूर्व,मुंबई , रोड नं: स्वामी नित्यानंद मार्ग , महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AAAAC0870B 11) नाव:-उद्धव पांडुरंग शेंडे - मॅबर - मान्यता देणार -- बय:-59; पत्ता:-प्लॉट नं: 4,बिल्डींग नं. 1, माळा नं. -, इमारतीचे नाव: द चंद्रशेखर को.ऑप.ही.सो.लि., ब्लॉक नं: अंधेरी पूर्व,मुंबई , रोड नं: स्वामी नित्यानंद मार्ग , महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AAAAC0870B 12) नाव:-सचिन दत्तात्रय शेंडे - मॅबर - मान्यता देणार -- बय:-55; पत्ता:-प्लॉट नं: 5,बिल्डींग नं. 1, माळा नं. -, इमारतीचे नाव: द चंद्रशेखर को.ऑप.ही.सो.लि., ब्लॉक नं: अंधेरी पूर्व,मुंबई , रोड नं: स्वामी नित्यानंद मार्ग , महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AAAAC0870B 13) नाव:-प्रसन मधुकर कामत - मॅबर - मान्यता देणार -- बय:-47; पत्ता:-प्लॉट नं: 6,बिल्डींग नं. 1, माळा नं. -, इमारतीचे नाव: द चंद्रशेखर को.ऑप.ही.सो.लि., ब्लॉक नं: अंधेरी पूर्व,मुंबई , रोड नं: स्वामी नित्यानंद मार्ग , महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AAAAC0870B 14) नाव:-मनोज वृषराज कुलकर्णी - मॅबर - मान्यता देणार -- बय:-54; पत्ता:-प्लॉट नं: 7,बिल्डींग नं. 1, माळा नं. -, इमारतीचे नाव: द चंद्रशेखर को.ऑप.ही.सो.लि., ब्लॉक नं: अंधेरी पूर्व,मुंबई , रोड नं: स्वामी नित्यानंद मार्ग , महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AAAAC0870B 15) नाव:-राजीव नारायण केतकर - मॅबर - मान्यता देणार -- बय:-61; पत्ता:-प्लॉट नं: 8,बिल्डींग नं. 1, माळा नं. -, इमारतीचे नाव: द चंद्रशेखर को.ऑप.ही.सो.लि., ब्लॉक नं: अंधेरी पूर्व,मुंबई , रोड नं: स्वामी नित्यानंद मार्ग , महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AAAAC0870B 16) नाव:-संजय देविदास विजित - मॅबर - मान्यता देणार -- बय:-64; पत्ता:-प्लॉट नं: 9,बिल्डींग नं. 1, माळा नं. -, इमारतीचे नाव: द चंद्रशेखर को.ऑप.ही.सो.लि., ब्लॉक नं: अंधेरी पूर्व,मुंबई , रोड नं: स्वामी नित्यानंद मार्ग , महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AAAAC0870B 17) नाव:-अकाश प्रभाकर लैवई - मॅबर - मान्यता देणार -- बय:-50; पत्ता:-प्लॉट नं: 10,बिल्डींग नं. 1, माळा नं. -, इमारतीचे नाव: द चंद्रशेखर को.ऑप.ही.सो.लि., ब्लॉक नं: अंधेरी पूर्व,मुंबई , रोड नं: स्वामी नित्यानंद मार्ग , महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AAAAC0870B 18) नाव:-सुभाष गोपाळ गावठोडे - मॅबर - मान्यता देणार -- बय:-70; पत्ता:-प्लॉट नं: 11,बिल्डींग नं. 1, माळा नं. -, इमारतीचे नाव: द चंद्रशेखर को.ऑप.ही.सो.लि., ब्लॉक नं: अंधेरी पूर्व,मुंबई , रोड नं: स्वामी नित्यानंद मार्ग , महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AAAAC0870B













(10)दस्त नोंदणी केल्याचा दिनांक	02/12/2022
(11)अनुक्रमांक, खंड व पृष्ठ	19765/2022
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	42182200
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)श्रेणी	

मुन्यांकनामाटी विचागत घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला  
अनुच्छेद :-

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



## Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/1100900/847/2022	1142	42182200	SD		
2		DHC		3011202214350	2000	RF	3011202214350D	01/12/2022
3		eChallan		MH011219035202223P	30000	RF	0005673483202223	01/12/2022

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



दस्तासोबत सूची क्र. II

खरी प्रत

062

सह. दुय्यम निबंधक, अंधेरी क्र. ७  
मुंबई उपनगर जिल्हा.





**BRIHAN MUMBAI MUNICIPAL CORPORATION**  
**MUMBAI FIRE BRIGADE**

**Sub.:** Fire protection and fire fighting requirements for the proposed amendment in the construction on land bearing on CTS No. 453, 460/A & 460/B of Village Gundavali, Andheri (East), in K/E ward.

**Ref:** 1. Online submission from **Mr. Ameet G. Pawar, Architects**  
2. Online File No. **P-9910/2021/(460)/K/E Ward/**  
**GUNDAVALI**

**Mr. Ameet G. Pawar, Architects,**  
**M/s Aakar Architects & Consultants.**

In this case, please refer to this office NOC issued u/n. P-9910/2021/(460)/K/E Ward/GUNDAVALI-CFO/1/New dated 22/07/2022 for the construction of High-rise residential building comprising of 05 towers designated as Tower 1, 2, 3, 4 & 5, where Tower 1, is having common Lower ground floor for car parking + common Part lower ground floor on stilt + part ground floor for shops + 1<sup>st</sup> & 2<sup>nd</sup> floor part residential & part for shops + 3<sup>rd</sup> to 12<sup>th</sup> upper residential floors (12<sup>th</sup> floor part) with a total height of 37.85 mtrs measured from general ground level to terrace level and Tower 2, 3, 4 & 5 are having common Lower ground floor for car parking + common Part lower ground floor on stilt + part ground floor on stilt + 1<sup>st</sup> to 12<sup>th</sup> upper residential floors (12<sup>th</sup> floor part) with a total height of 37.85 mtrs measured from general ground level to terrace level.

**Now, Architect has submitted amended plans for approval & proposed the following amendments:**

1. Architect has proposed minor change in the height of the building from 37.85 mtrs to 38.40 mtrs as shown on the plan.
2. Architect has proposed triple stack car parking instead of 02 nos. of car lifts at ground floor in Tower 1 as shown on the plan.
3. Architect has deleted multipurpose room at ground floor in Tower 2 as shown on the plan.
4. Architect has proposed solar panel at 12<sup>th</sup> part terrace floor and terrace floor on all towers.
5. Architect has deleted 01 no of residential flat at ground floor in Tower No.3, 4 & 5 as shown on the plan.
6. Architect has proposed Mechanized car parking tower with total height of 38.26 Mt. from general ground level along with 1.00mtr wide separate staircase having 1.00mtr wide platform at south side of Tower 5.
7. Architect has change orientation & location of Ramp as shown on the plan.
8. Architect has deleted panel room & meter room at lower ground floor in tower 1 as shown on the plan.

9. Architect has change location of Tanks at lower ground floor in tower 1 as shown on the plan.
10. Architect has proposed meter room instead of services room at lower ground floor in Tower 3 & 4 as shown on the plan.
11. Architect has deleted common basement floor as shown on the plan.
12. Architect has deleted car lift machine room as shown on the plan.
13. Architect has proposed Multipurpose Hall, lounge, children's play area, Gym instead of fitness center at 4<sup>th</sup> floor as shown on the plan.
14. Architect has proposed minor changes in the open spaces all around the building as shown on the plans.
15. No any other changes except as stated above and as shown on the uploaded plans shall be carried out on the premises unless permitted by this department.

➤ **There is minor change in the floor-wise user for the building & is as follows.**

Floor	Tower 1	Tower 2	Tower 3
Common Lower Ground floor	Meter panel room for each tower + Fire pump room + U.G. tanks + Surface & Stack car parking by the way of 01 no. of 6.00 mtrs. wide ramp		
Ground floor	Entrance lobby + part Stilt + Three tire stack car parking's + 03 nos. of shops.	Entrance lobby + space for meter panel + Surface car parking in stilt area + toilets.	Entrance lobby + Surface car parking in stilt area + space for meter panel
1 <sup>st</sup> floor	02 nos. of shops with separate staircase + 02 nos. of flats	04 nos. of flats	04 nos. of flats
2 <sup>nd</sup> floor	02 nos. of shops with separate staircase + Society office + (1 <sup>st</sup> level) yoga room with internal 1.50 mtr. staircase	04 nos. of flats	04 nos. of flats
3 <sup>rd</sup> floor	02 nos. of flats + (2 <sup>nd</sup> level) Indoor game area with internal 1.50 mtr. staircase	04 nos. of flats	04 nos. of flats
4 <sup>th</sup> floor	02 nos. of flats + (3 <sup>rd</sup> level) Multipurpose Hall, lounge, children's play area,	04 nos. of flats	04 nos. of flats

	Gym with internal 1.50 mtr. staircase		
5 <sup>th</sup> to 7 <sup>th</sup> floors	04 nos. of flats on each floor	04 nos. of flats on each floor	04 nos. of flats on each floor
8 <sup>th</sup> floor	04 nos. of flats + Refuge area	03 nos. of flats + Refuge area	04 nos. of flats + Refuge area
9 <sup>th</sup> to 11 <sup>th</sup> floors	04 nos. of flats on each floor	04 nos. of flats on each floor	04 nos. of flats on each floor
12 <sup>th</sup> floor part	03 nos. of flats + Part terrace on OHT	03 nos. of flats + Part terrace OHT	03 nos. of flats + Part terrace OHT
Terrace	Open to sky (Treated as refuge area)		

Floor	Tower 4	Tower 5
Common Part Lower Ground floor	Meter panel room for each tower + Fire pump room + U.G. tanks + Surface & Stack car parking by the way of 01 no. of 6.00 mtrs wide ramps & 01 no. of 4.50 mtrs wide ramp	
Ground floor	Entrance lobby + Surface car parking in stilt area + space for meter panel	Entrance lobby + Surface car parking in stilt area + space for meter panel
1 <sup>st</sup> to 7 <sup>th</sup> floors	04 Nos. of flats on each floor	04 nos. of flats on each floor
8 <sup>th</sup> floor	03 Nos. of flats + Refuge area	04 nos. of flats + Refuge area
9 <sup>th</sup> to 11 <sup>th</sup> floors	04 Nos. of flats on each floor	04 nos. of flats on each floor
12 <sup>th</sup> floor part	03 Nos. of flats + Part terrace OHT	03 nos. of flats + Part terrace OHT
Terrace	Open to sky (Treated as refuge area)	

- **There is minor change in details of Staircase provided for the building as under:**

Tower	No. of staircase	Width	From - To	Type of staircase
'1'	01 No.	1.50 mtrs.	Leading from Lower Ground floor to terrace & same is diverted at ground floor	Enclosed type
'1'	01 No.	1.50 mtrs	Leading from Lower Ground floor to 3 <sup>rd</sup> floor shop area	Enclosed type
'2'	01 No.	1.50 mtrs.	Leading from Lower Ground floor to terrace & same is diverted at ground	Enclosed type

			floor	
'3'	01 No.	1.50 mtrs.	Leading from Lower Ground floor to terrace & same is diverted at ground floor	Enclosed type
'4'	01 No.	1.50 mtrs.	Leading from Lower Ground floor to terrace & same is diverted at ground floor	Enclosed type
'5'	01 No.	1.50 mtrs.	Leading from Lower Ground floor to terrace & same is diverted at ground floor	Enclosed type
The staircase of each Tower is externally located and adequately ventilated to outside air as shown on the plan.				

- **There is minor change in details of Staircase provided for the building as under:**

Tower	No. of lifts	Type of lifts	Profile
'1'	02 Nos. of lifts	Passenger lifts	Each passenger lift is leading from Lower Ground floor to top floor.
'1'	01 No. of lift	Internal lift	Leading from lower ground to 3 <sup>rd</sup> floor shop area
'1'	01 No. of lift	Internal lift	Leading from ground floor to 4 <sup>th</sup> floor Gym room area.
'2'	02 Nos. of lifts	Passenger lifts	Each passenger lift is leading from Lower Ground floor to top floor.
'3'	02 Nos. of lifts	Passenger lifts	Each passenger lift is leading from Lower Ground floor to top floor.
'4'	02 Nos. of lifts	Passenger lifts	Each passenger lift is leading from Lower Ground floor to top floor.
'5'	02 Nos. of lifts	Passenger lifts	Each passenger lift is leading from Lower Ground floor to top floor.
One lift from each wing shall be converted into fire lift. The lift lobby/ common corridor at each floor of each wing is directly ventilated to outside air as shown on the plan.			

**OPEN SPACES:**

The plot abuts on 36.60 mtr. wide D.P. Road (N.S. Phadke Road) on North side and Existing 9.15 mtr. right of way on West side as shown on the plan.

**The side open spaces all around the building are as under (at Ground level):**

Sides	Building line to plot boundary		
	Tower 1	Tower 2	Tower 3
<b>North</b>	4.79 mtrs to 6.53 mtrs + 36.60 mtr. wide D.P. Road (N.S. Phadke Road)	Annexed to Tower 1	Annexed to Tower 2
<b>South</b>	Annexed to Tower 2	Annexed to Tower 3	Annexed to Tower 4
<b>East</b>	3.58 mtrs to 7.27 mtrs (Including part LOS) +	5.67 mtrs to 13.02mtrs (Including part LOS)	6.12 mtrs to 14.50 mtrs (Including part LOS)
<b>West</b>	6.04 mtrs to 6.81 mtrs (Including part LOS) + Existing 9.15 mtr. right of way.	7.06mtrs to 12.44 mtrs + Existing 9.15 mtr. right of way.	8.81 mtrs to 12.94 mtrs

Sides	Building line to plot boundary	
	Tower 4	Tower 5
<b>North</b>	Annexed to Tower 3	Annexed to Tower 4
<b>South</b>	Annexed to Tower 5	6.00 mtr. wide ramp + 13.96 mtrs.
<b>East</b>	5.04 mtrs to 12.22 mtrs (Including part LOS)	4.24 mtrs to 11.34 mtrs (Including part LOS)
<b>West</b>	9.38 mtrs to 18.24 mtrs	6.00 mtrs to 8.23 mtrs (Including part LOS)

➤ **THERE IS CHANGES IN REFUGE AREAS ARE AS FOLLOWS: -**

Tower	Floor	Refuge area in Sq.Mtrs		Height of the refuge area from general ground level
		(Required)	(Proposed)	
'1'	8 <sup>th</sup> floor	58.05	58.14	23.90 mtrs.
'2'	8 <sup>th</sup> floor	127.45	136.93	
'3'	8 <sup>th</sup> floor			
'4'	8 <sup>th</sup> floor	128.14	136.71	



'5'	8 <sup>th</sup> floor		
In addition to above, terrace of each tower will be treated as refuge area. Refuge area calculation shall be verified by E.E.B.P(W.S.). Excess refuge area shall be counted in FSI as per DCPR 2034.			

**The proposal has been considered favorably taking into consideration the following:-**

- i) The plot abuts on 36.60 mtr. wide D.P. Road (N.S. Phadke Road) on North side and Existing 9.15 mtr. right of way as shown on the plan.
- ii) The Architect has provided refuge area for each Tower 1, 2, 3, 4 & 5 facing North side having wider open space of more than 6.00 mtrs, from where specialized fire appliances of this department can be operated in case of emergency.
- iii) Automatic sprinkler system will be provided in car parking areas at Lower Ground floor & ground floor of each tower covering each level of car parking, in each shop at ground floor & 1<sup>st</sup> 2<sup>nd</sup> floor & in lift lobby/common corridor of each floor of each tower as per relevant I.S. standards laid down.
- iv) Feasible active and passive fire protection and fire-fighting requirements or any additional fire recommendation/requirements if any for proposed building will be recommended in future from Mumbai Fire Brigade Officer before final occupation.
- v) Fire Safety Requirements from this department for the above-mentioned building is already issued U/no: P-9910/2021/(460)/K/E Ward/GUNDAVALI-CFO/1/New dated 22/07/2022 and this NOC is for certain amendments only.
- vi) The building will be provided with IOT based Micro Controller Device in the electrical installation of the building as per the requirement stipulated in circular No. शासन परिपत्रक क्र. मु.विवन-२०२१/प्र. क्र. ११४/ऊर्त्ता -५.

In the view of the above, as far as this department is concerned, there would be no objection for the proposed construction of a High-rise residential building comprising of 05 towers designated as Tower 1, 2, 3, 4 & 5, where Tower 1, is having common lower ground floor on stilt + ground floor for shops + 1<sup>st</sup> & 2<sup>nd</sup> floor part residential & part for shops + 3<sup>rd</sup> to 12<sup>th</sup> upper residential floors (12<sup>th</sup> floor part) with a total height of 38.40 mtrs measured from general ground level to terrace level and Tower 2, 3, 4 & 5 are having common Part lower ground floor on stilt + part ground floor on stilt + 1<sup>st</sup> to 12<sup>th</sup> upper residential floors (12<sup>th</sup> floor part) with a total height of 38.40 mtrs measured from general ground level to terrace level, and common mechanical tower height of 38.26mtrs. measured, from general ground level along with 1.00mtr wide separate staircase having 1.00 mtr wide platform at south side of Tower 5, as per the details shown on plan signed in token of approval, subject to satisfactory compliances of the following requirements.

1) All the requirements stipulated in earlier N.O.C. issued by this department u/no. P-9910/2021/(460)/K/E Ward/GUNDAVALI-CFO/1/New dated 22/07/2022 shall be strictly adhered to for each tower from lower ground floor to top floor with the following additional/modified requirements:

2) MODIFICATION IN REQUIREMENT NO. 1 ACCESS FROM ONLINE NOC issued u/no. P-9910/2021/(460)/K/E Ward/GUNDAVALI-CFO/1/New dated 22/07/2022.

There shall be no compound wall on the North side. However, sliding gates once opened shall have clear opening of 6.00 mtrs shall be provided. Courtyards shall be flushed with the road level.

3) MODIFICATION IN REQUIREMENT NO. 3 LOWER GROUND FLOOR [-4.80mtr] FROM ONLINE NOC issued u/no. P-9910/2021/(460)/K/E Ward/GUNDAVALI-CFO/1/New dated 22/07/2022.

- i) The lower ground floor shall be used for designated purpose only as shown in the plan.
- ii) The lower ground floor shall be provided with natural ventilations through the ventilators, open cut outs as shown in the plan.
- iii) The staircases of the lower ground floor shall be of enclosed type and entry to lower ground floor areas shall be through two hours fire resistance self-closing door provided in the enclosed wall of the staircase and through smoke check / cut off lobby.
- iv) Mechanical ventilation shall be provided to the lower ground floor with 06 air changes per hour with an arrangement to accelerate the rate of air changes to 12 per hour in the event of a fire emergency.
- v) The ducts of the mechanical ventilations system shall be of substantial metal gauge as per the relevant I.S. standard.
- vi) The operating switches of the mechanical ventilation shall be located in the fire control room.
- vii) Exhaust duct shall be provided to draw out exhaust at ground level of the lower ground floor .
- viii) Suitable signages shall be provided in the lower ground floor showing exit direction, way to exits etc.
- ix) Automatic sprinkler system shall be provided in lower ground floor area. These systems shall be installed as per the standard laid down by T.A.C. and relevant I.S. specifications
- x) Smoke check lobby, Staircases, common passages & escape routes of the entire building shall be painted with fire retardant paint.
- xi) The staircase of the lower ground floor & the associated lift lobbies shall be pressurized in the event of fire. The pressure in this enclosed staircase and enclosed lift lobbies shall be maintained not less than 5m.m. W.G. & 2.5 mm W.G. for lift lobbies.

- xii) Ventilation system shall start automatically on actuation of detector provided in the lower ground floor area.
- xiii) Exhaust duct, mechanical ventilation duct should not pass-through exit or entry.
- xiv) The lower ground floor beyond building line shall be paved, suitably to bear the load of fire engines weighing upto 48 m. tones each with point load of 10 kgs./sq. cms.

4) **MODIFICATION IN REQUIREMENT NO. 4 SURFACE & STACK CAR PARKING (For Each Tower): FROM ONLINE NOC issued u/no. P-9910/2021 / (460)/K/E Ward/GUNDAVALI-CFO/1/New dated 22/07/2022.**

- i) The designated parking shall be used for car parking only.
- ii) 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.
- iii) Repairing / servicing of cars, use of naked light shall not be permitted in the car parking areas.
- iv) 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.
- v) Elements of the Stack parking structure shall have 1 hr. fire resistance.
- vi) Sprinkler system shall be provided in Stack parking area covering each level of parking.
- vii) Each car parking deck shall have 1 hr. fire resistance.
- viii) Parking area shall be accessible by trained staff when carrying out the maintenance work.
- ix) The parking system is to be ceased during the maintenance operation.
- x) The drive ways shall be properly marked & maintained unobstructed. Proper illuminated signage's for escape routes, ramps, etc. shall be provided at prominent locations.

5) **MODIFICATION IN REQUIREMENT NO. 15(D) AUTOMATIC SPRINKLERS SYSTEM: FROM ONLINE NOC issued u/no. P-9910/2021 / (460)/K/E Ward/GUNDAVALI-CFO/1/New dated 22/07/2022.**

The building shall be provided with automatic sprinkler system in car parking areas at lower ground floor & ground floor of each tower covering each level of car parking, in each shop at ground floor & 1<sup>st</sup> 2<sup>nd</sup> floor of Tower 1 & in lift lobby/common corridor of each floor of each tower as per relevant I.S. standards laid down.

6) **REQUIRED NO. 9 (CAR LIFT) FROM ONLINE NOC issued u/no. P-9910/2021 / (460)/K/E Ward/GUNDAVALI-CFO/1/New dated 22/07/2022.shall be deleted.**

**7) ADDITIONAL REQUIREMENT:**

**A. AUTOMATED MECHANIZED CAR PARKING TOWER:**

- a) All the structural steel members of the mechanized car parking tower 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. A certificate to that effect that the fire resistance protection has been provided as above shall be obtained from the chartered Structural Engineer.
- b) The cars shall be separated by perfect partition of 4.50 mm thick steel pallets between two cars to prevent spread of fire from one level to next level.
- c) The mechanized car-parking tower has door at the bottom and covered opening at the top to create natural drafts, to prevent spreading of fire.
- d) The electrical cables used internally shall be fire retardant, and heat resistant of 105 degree centigrade.
- e) 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.
- f) Stopper shall be installed on each pallet for the maximum position to which the car can be driven onto the pallet.
- g) Blue and Red display lamps indicating whether system is ready to accept the car shall be installed at the entry point of the car. When the red lamp is on, car should not enter into the tower.
- h) Car parking system shall be protected with Early Response type Automatic sprinkler system in the form of water spray projector 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) Fire detectors (Heat) shall be installed appropriately to detect any increased temperature beyond 80 degrees centigrade Control Panel on the ground floor.
- j) A Wet -riser of internal dia. of 10 cm. G.I. 'C' Class pipe shall be provided at alternate car cage level at ground with double hydrant outlet and connected to the fire service outlet on the external face of the building directly fronting the courtyards shall be provided to connect the mobile pump of the fire service to the wet riser & sprinkler system.
- k) The car engine shall be shut off at ground level before parking at higher level.
- l) Only trained operator certified by company installing car towers shall operate car parking.

- m) AVD type (Aqueous Vermiculite Dispersion) trolley mounted fire extinguishers of 25 litres capacity shall be provided near the tower.
- n) AVD type (Aqueous Vermiculite Dispersion) fire extinguishers of 9 litres capacity shall be provided on every platform level of parking tower.

**B) THE IOT BASED MICRO-CONTROLLER DEVICE :**

- a) The IOT based Micro Controller Device shall be provided in the electrical installation of the building as per the requirement stipulated in circular No. शासन परिपत्रक क्र. मु. वित्त-२०२१/म. क्र. ११४/ऊर्. 1-५.
- b) The IOT based Micro Controller Device shall be tested and verified by NABL accredited testing agency / laboratory in accordance with the recognized IS:732-2019 code for practice for Electrical wiring installation.
- c) The complete installation of IOT based Micro Controller Devices shall be checked and certified by the Chief Electrical Inspector, Govt. of Maharashtra and certificate to that effect shall be issued at that time of compliance.
- d) The data and the alert generated by IOT based Micro Controller Devices shall be monitored by building management system and the necessary corrective measures shall be taken by the owner, occupier immediately.
- e) The data generated by IOT based Micro Controller Devices shall be made available to fire brigade department as and when required to investigate the cause of fire.

**C) SOLAR PANEL:**

- a) All the Solar system/electrical installations shall be done by qualified technician and shall be conforming to prevailing procedures and guidelines of Electricity Act and rules.
- b) The Installations of solar panels (PV panels) shall be done in such a way that it shall not block the entrance/exit, ventilation of the building etc. on the slab.
- c) The roof should have sufficient pathways and perimeter space around the PV modules so that inspectors and firefighters can traverse the roof safely.
- d) The batteries/inverter shall be placed to easily accessible and well-ventilated location.
- e) PV systems should be labeled in a clear and systematic manner to ensure that technicians and firefighters can quickly and easily identify key elements of the system.
- f) There should be an integrated arc-fault detection device present in the solar panels, which shuts down individual panels in the case of a malfunction, such as arcing.
- g) A rooftop shutoff switch to disable the direct current running from the solar panels through the conduit should be provided on the ground floor at accessible location and shall be clearly earmarked
- h) The main service disconnect panel shall also be provided additionally on ground floor and should be clearly labeled on the outside cover, if it is operable from the outside without opening. Both interior and exterior portions of live conduit should be labeled every 3 mtrs. Batteries/inverter should also be clearly labeled.
- i) Entire Photovoltaic systems should be installed and subsequently inspected regularly by a qualified technician. The cable work/wiring

insulation, connections shall be checked regularly to avoid damage from aging, rodents and other pests etc.

- j) The structural stability certificate shall be obtained prior to installations.
- k) 02 Nos. of Dry Chemical Powder (A.B.C.) type fire extinguishers of 09 kgs. Capacity each having B.I.S. certification mark & 02 buckets filled with dry, clean sand shall be kept at easily accessible location near the installations.

Earlier, the party has earlier paid capitation fee of Rs. 26,89,600/- vide online receipt no. CHE/BP/86760/22 dated 29/06/2022. on the total gross built-up area of 32,800.00 sq. mtrs as certified by the Architect.

Now, the Architect vide his letter dated 19.04.2023 has certified the total gross built-up area as 30,295.00 sq. mtrs. for the said building and as per the present norms, the party has paid additional scrutiny fees of Rs. 20,000/- vide Online Receipt No. 20/4/2023/003541 dated 20/04/2023. & additional scrutiny fees of Rs. 5,000/- vide Online Receipt No. 5/5/2023/004326 dated 05/05/2023.

However, E.E.B.P. (W.S) is requested to verify the gross built up area and inform this department if the same is found to be more for levying the additional scrutiny fees if any.

As per MFS & LA 2006, u/s. 11(1) & as certified by the Architect in the classification of building stated in schedule II/part I/ part III, the party has paid fire service fees of Rs. 4,92,000/- vide SAP No. 1004374528 & receipt No. 1597591/1597592/1597593 dated 08/07/2022 on the total gross built-up area of 32,800.00 sq. mtrs.

**NOTE TO E.E.B.P.(W.S.) & ARCHITECT:**

1. The fire-fighting installation shall be carried out by Govt. of Maharashtra approved Licensing Agency.
2. The width of abutting road & open spaces are mentioned in plans as submitted by the Architect attached herewith and these parameters shall be certified by the Architect.
3. E.E.B.P. (W.S.) shall examine the proposal in context with the relevant Regulations of DCPR-2034.
4. The schematic drawings/plans of automatic sprinkler system, automatic smoke detection system, wet riser system, public address system, manual fire alarm system shall be got approved from CFO.
5. The area, size, etc. for the sprinkler system, detection system, fire alarm system, wet riser system, public address system, Fire duct, electrical duct etc. to be verified & examined by MEP Consultant.



6. Separate necessary permission for any licensable activity shall be obtained from concerned authorities of MCGM/CFO's department, till then shall not be allowed to use.
7. There shall be no any tree located in the compulsory open spaces or in the access way near the Entrance gates.
8. This recommendation letter is issued only from Fire Protection & Fire-Fighting requirements point of view on behalf of the online application from Architect. If any matter pertaining to authenticity or legality shall be cleared by concerned Owner/Occupier/Developer/ Architect, etc.
9. The plans approved along with this approval are issued from Fire Risk & Life Safety point of view only. Approval of these plans does not mean in any way of allowing construction of the building. It is Architect./Developers responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building.
10. As per section 3 of Maharashtra Fire Prevention and Life Safety Measures Act 2006, it is the liability of Owner/Occupier to provide the Fixed Fire Fighting installations and shall be maintained in good working order& in efficient condition all the time, in accordance with the provisions of Maharashtra Fire Prevention and Life Safety Measures Act or the rules.
11. This approval is issued without prejudice to legal matters pending in court of law, if any.

ABHAY      Digitally signed by  
HIROJI      ABHAY HIROJI  
SAWANT      SAWANT  
SAWANT      Date: 2023.06.02  
                 23:11:09 +05'30'

**Divisional Fire Officer  
(Scrutinized & prepared by)**

HARISHCHAN      Digitally signed by  
DRA RAGHU      HARISHCHANDRA  
SHETTY      RAGHU SHETTY  
                 Date: 2023.06.05  
                 16:26:50 +05'30'

**Dy. Chief Fire Officer  
(Approved by)**

**Copy to: E.E.B.P.(W.S.)**



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

JUHU/WEST/B/061821/552126

मालिक का नाम एवं पता

Mr. Anand Shrikant Bapat Secretary of  
M/s. The Chandrashekhar Co-op. Housing  
Society

दिनांक/DATE: 16-07-2021

OWNERS Name &  
Address

Building No.2, Chandrashekhar  
CHS, Swami Nityanand Marg, Andheri  
(East), Mumbai-400069.

वैधता/ Valid Up to: 15-07-2029

## ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र (एनओसी) No Objection Certificate for Height Clearance

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR 751 (E) dated 30th Sep. 2015 amended by GSR 770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2) इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।

2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	JUHU/WEST/B/061821/552126 ✓
आवेदक का नाम / Applicant Name*	Mr. Vilas Sawant
स्थल का पता / Site Address*	C.T.S.No.460A and 460B of Village Gundavali at Sahar Road, Andheri (E), Mumbai, Gundavali, Mumbai, Maharashtra ✓
स्थल के निर्देशांक / Site Coordinates*	19 06 48.96N 72 50 55.34E, 19 06 49.47N 72 50 55.34E, 19 06 52.64N 72 50 55.68E, 19 06 54.70N 72 50 56.19E, 19 06 49.94N 72 50 56.25E, 19 06 49.93N 72 50 56.65E, 19 06 50.70N 72 50 56.93E, 19 06 51.30N 72 50 57.10E, 19 06 52.79N 72 50 57.13E, 19 06 54.69N 72 50 57.35E, 19 06 52.34N 72 50 57.52E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	19.27 M ✓
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in	57.13 M (Restricted) ✓



क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट  
मुंबई- 400089 दूरभाष संख्या 91-22-28300806  
Western Region, Port Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East  
Mumbai-400089 Tel. no. 91-22-28300806

Receipt (पावती)

514/10302

पावती

Original/Duplicate

Thursday, August 12, 2021  
10:50 AM

नोंदणी क्र. 2011  
Regn. 3934

पावती क्र. 11225 दिनांक: 12/08/2021

गावाचे नाव: विलेपार्ले  
दस्तऐवजाचा अनुक्रमांक: बदर18-10302-2021  
दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र  
सादर करणाऱ्याचे नाव: शैलेश एन शाह

नोंदणी फी रु. 100.00  
दस्त हाताळणी फी रु. 300.00  
पृष्ठांची संख्या: 15

एकूण: रु. 400.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
10:45 AM ह्या वेळेस मिळेल.

बाजार मुल्य: रु. 1/-  
मोबदला रु. 0/-  
भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 300/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1108202109414 दिनांक: 12/08/2021  
बँकेचे नाव व पत्ता:  
2) देयकाचा प्रकार: eChallan रक्कम: रु. 100/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004846322202122E दिनांक: 12/08/2021  
बँकेचे नाव व पत्ता:

सह. दुय्यम निबंधक, वॉरंट क्र. ७  
मुंबई उपनगर जिल्हा

REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON.....

12/8/2021

CHALLAN  
MTR Form Number-6



GRN	MH004846322202122E	BARCODE	[Barcode]		Date	11/08/2021-17:46:42	Form ID	48(f)
Department				Inspector General Of Registration				
Type of Payment				Registration Fee				
Office Name				BDR18 __JT SUB REGISTRAR ANDHERI 7				
Location				MUMBAI				
Year				2021-2022 One Time				
Account Head Details				Amount In Rs.		Premises/Building		
0030045501 Stamp Duty				500.00		Road/Street		
0030063301 Registration Fee				100.00		Area/Locality		
						Town/City/District		
						PIN		
						4 0 0 0 5 7		
				Remarks (If Any)				
				SecondPartyName=LALIT MAGANLAL HIRANI AND SHRIL VASANT				
				SHAH-				
				Amount In		Six Hundred Rupees Only		
Total				600.00		Words		
Payment Details				PUNJAB NATIONAL BANK				
Cheque-DD Details				FOR USE IN RECEIVING BANK				
				Bank CIN		Ref. No. 03006172021081100962 327205628		
Cheque/CD No.				Bank Date		RBI Date 11/08/2021-17:47:56 Not Verified with RBI		
Name of Bank				Bank-Branch PUNJAB NATIONAL BANK				
Name of Branch				Scroll No. , Date Not Verified with Scroll				

Department ID . Mobile No. : 0000000000  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सादर चालान केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सादर चालान लागू नाही.



Page 1/1

Print Date 11-08-2021 05:47:32

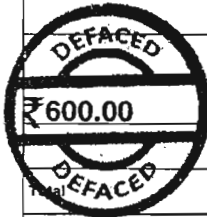
बदर - १८		
90302	9	95
२०२१		



CHALLAN  
MTR Form Number-6



GRN	MH004846322202122E	BARCODE			Date	11/08/2021-17:46:42	Form ID	48(I)
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	BDR18 __JT SUB REGISTRAR ANDHERI 7			Full Name	SHAILESH N SHAH AND SACHIN			
Location	MUMBAI				HARISHCHANDRA GUNJAL			
Year	2021-2022 One Time			Flat/Block No.	OFFICE NO.G-1,ATHARV			
Account Head Details		Amount In Rs.		Premises/Building				
0030045501 Stamp Duty		500.00		Road/Street	PRARTHANA SAMAJ ROAD			
0030063301 Registration Fee		100.00		Area/Locality	VILE PARLE EAST,MUMBAI			
				Town/City/District				
				PIN	4 0 0 0 5 7			
Remrks (If Any)								
SecondPartyName=LALIT MAGANLAL HIRANI AND SHRIL VASANT SHAH-								
				Amount In	Six Hundred Rupees Only			
				Words	600.00			
Payment Details				FOR USE IN RECEIVING BANK				
PUNJAB NATIONAL BANK								
Cheque/DD Details				Bank CIN	Ref. No.	03006172021081100962 327205628		
Cheque/DD No.				Bank Date	RBI Date	11/08/2021-17:47:56 Not Verified with RBI		
Name of Bank				Bank-Branch		PUNJAB NATIONAL BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		



Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0000000000  
सदर चलन केवल दृश्य निबंधक कार्यालय नोदणी करावयाच्या दस्तांसाठी लागू आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-514-10302	0002317667202122	12/08/2021-10:30:44	IGR555	100.00
2	(IS)-514-10302	0002317667202122	12/08/2021-10:30:44	IGR555	500.00
Total Defacement Amount					600.00



Page 1/1

सदर - १८			Print Date 12/08/2021 10:52:38
90302	2	95	
२०२१			

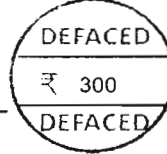


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 1108202109414 Receipt Date 12/08/2021

Received from DHC, Mobile number 0000000000, an amount of Rs.300/-, towards Document Handling Charges for the Document to be registered or, Document No. 10302 dated 12/08/2021 at the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District.



**Payment Details**

Bank Name PUNB	Payment Date 11/08/2021
Bank CIN 10004152021081108120	REF No. 327184417
Deface No 1108202109414D	Deface Date 12/08/2021

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



बदर - १८		
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1108202109414	Date 11/08/2021
Received from DHC, Mobile number 0000000000, an amount of Rs.300/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name PUNB	Date 11/08/2021
Bank CIN 10004152021081108120	REF No. 327184417
This is computer generated receipt, hence no signature is required.	



बदर - १८		
90302	४	१५
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SPECIFIC POWER OF ATTORNEY

TO ALL TO WHOM THESE present shall come, we (1) MR. SHAILESH N. SHAH, aged about 63 years, & (2) MR. SACHIN HARISHCHANDRA GUNJAL, aged about 43 years, Indian Inhabitants, having office at G-1, Atharv, Prarthana Samaj Road, Gadkari Chowk, Vile Parle (East), Mumbai 400 057, do hereby SEND GREETINGS :-

**WHEREAS:-**

A) We are the partners in several/few partnership firms and conducting the work as a builders and developers. Below mention are the firm names and project names to be carrying out by our partnership firms:-



बदर - १८		
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Name of firm	Project name & address
M/S. ATHARV INFRA (LLP)	<b>Atharv Saraswati,</b> "Saraswati Nilayam CHS. Ltd.", C.T.S. No. 933-A-A of Vile Parle (E) & Final Plot No. 60-B, Chittaranjan Road, Vile Parle (East), Mumbai - 400 057.
M/S. ATHARV INFRA (LLP)	<b>Atharv Navasamaj,</b> "NAVASAMAJ CHS. Ltd.", C.T.S. No.1215, 1216, 1217, 1218, 1218/1, 1218/2 and 1220 (part), Gujarati Society Road, Vile Parle (East), Mumbai- 400 057
M/S. ATHARV INFRA (LLP)	<b>Atharv Murli,</b> "Murli CHS. Ltd.", Final Plot No. 264, Town Planning Scheme II corresponding to C.T.S. No. 1138, Vile Parle (East), Mumbai- 400 057.
M/s. Atharv Realty	" <b>Prabhu Niwas</b> ", CTS No. 957, 957/1 to 19, Chittaranjan Road, Vile Parle (East), Mumbai - 400 057.

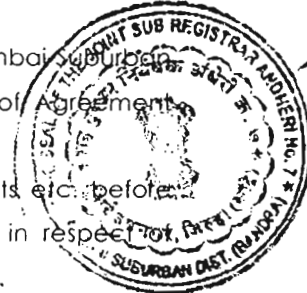
- B) We have executed and few are in the process of executing development agreements with the respective societies as mentioned above.
- C) After allotting permanent alternate accommodation to the existing occupants, we will be selling sale components to prospective purchasers.
- D) Being unable to personally attend before the Sub-Registrar of Assurances for admitting, execution of the agreement for sale with prospective purchasers, permanent alternate accommodation agreement with existing members, for all projects as mentioned above, we are desirous of appointing some fit and proper persons to attend the office of the Sub-Registrar to lodge and to admit execution of the said sale Deed, Agreement for sales and Deeds in our name and on our behalf.

बदर - २८		
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NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH (1) MR. SHAILESH N. SHAH & (2) MR. SACHIN HARISHCHANDRA GUNJAL, do hereby irrevocably nominate, constitute and appoint jointly and/or severally of MR. LALIT MAGANLAL HIRANI, an adult, residing at 2, Chandanbala Kulir CHS. Ltd., M. G. Road, Vile Parle (East), Mumbai - 400 057 & MR. SHRIL VASANT SHAI, an adult, residing at Flat No. 602, A. H. Heritage, K. D. Road, Rasraj Lane, Vile Parle (East), Mumbai - 400 056, jointly/ severally as our true and lawful Attorney to do execute and perform all or any of the following acts, deeds, matters and things for the said Properties that are to say:-

1. To lodge the agreements/documents for the purpose of Registration before the sub registrar of assurances at Mumbai Suburban district.
2. To sign, execute <sup>by us</sup> and to admit execution Sale Deed, Agreement for Sale and Deeds for said properties described in the schedule hereto and to do all acts and things necessary for effectively registering the said Sale Deed, Agreement for sales and Deeds.
3. To admit execution of any deed, documents, sign all such deeds, documents, agreement required to collect the original agreements after registration.
4. To appear and represent on our behalf before the concerned sub-Registrar of Assurances and collect the Agreements, Deeds, Documents after Registration.
5. To pay the stamp duty, Registration fees and scanning charges.
6. To apply and obtain any refund of stamp duty/ registration charges as case may be on our behalf.
7. To remain present before the collector of stamps at Mumbai Suburban District for the purpose of Registration / Adjudication of Agreement /documents.
8. To execute and register undertakings, forms, documents etc. before Municipal Corporation or such other authorized body in respect of redevelopment permissions and procedure on our behalf.
9. The present powers shall not be substituted to any another person than the power of attorney-holders as mentioned herein.
10. AND WE DO HEREBY for ourselves, our respective heirs, executors and administrators agree to ratify and confirm all and whatsoever our said Attorney shall or purport to do or cause to be done by virtue of these presents.



*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

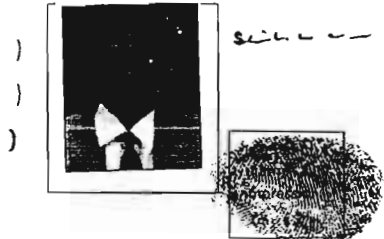
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**SCHEDULE OF THE SAID PROPERTIES ABOVE REFERRED TO**

All that piece and parcel of land admeasuring about 1058.75 sq. Mtrs. (NOW 962 sq. mtrs as per property card) and bearing C.T.S. No. 933-A-A of Vile Parle (E) & Final Plot No. 60-B of Vile Parle (East) Town Planning Scheme No. 1, situated at Chitjaranjan Road, Vile Parle (East), Mumbai - 400 057.
All that piece and parcel of land admeasuring 2911.37 sq. mtrs (2810.25 sq. mtrs after setback) and bearing Final Plot No. 297, Town Planning Scheme II corresponding to C.T.S. No.1215, 1216, 1217, 1218, 1218/1, 1218/2 and 1220 (part) of village Vile Parle (East), Taluka Andheri, situated at Gujarali Society Road, Vile Parle (East), Mumbai- 400 057.
All that piece and parcel of the Land, bearing, Final Plot No. 264, Town Planning Scheme II corresponding to C.T.S. No. 1138, Vile Parle (East), Mumbai- 400 057, at Malviya Road, admeasuring 1394 square meters or thereabouts lying, being and situate at Vile Parle (East), Taluka Andheri, Vile Parle (East), Mumbai - 400 057.
All that piece and parcel of land situate, lying and being at Village Vile Parle (East), Taluka -Andheri, Plot No. 49 bearing CTS NO. 957, 957/1 to 19 admeasuring 1110 sq yards and 50 (part) admeasuring 517 sq yards of Town Planning Scheme No. 1 of Vile Parle East, admeasuring total area of 1627 sq yards or thereabouts along with the structure standing thereon "PRABHU NIWAS" standing thereon, in the Registration District and Sub-District of Mumbai Suburban District, Vile Parle (East), Mumbai - 400 057.

IN WITNESS WHEREOF WE have hereunto set and subscribed their hand at Mumbai on this 12<sup>th</sup> day of August 2021

**SIGNED SEALED AND DELIVERED**  
by the Within named  
**MR. SHAILESH NAGINDAS SHAH,**



**SIGNED SEALED AND DELIVERED**  
by the Within named  
**MR. SACHIN HARISHCHANDRA GUNJAL,**  
(Executants)



In the presence of .....

- 1.
- 2.

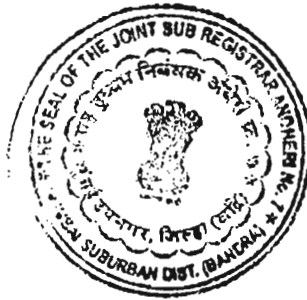
बदर - १८		
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We agree to work as Attorney )  
MR. LALIT MAGANLAL HIRANI )



MR. SHRIL VASANT SHAH )  
(Attorney)



बदर - १८		
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adani Electricity

**BILL OF SUPPLY**

**COMMERCIAL**

SACHIN HYUNDAI PAKSABSI GUNJAL  
G-1 Atharvashil Road, Prarthana's Sana Road, Gokul Chowk, Vile Parle (East), MUMBAI 400057  
Mobile No. 9821111111  
Email Id: sachin@adani.com

24x7 Powerline We're listening. 19122

For power interruption, complaint or restoration status SMS POWER (9 digit account no.) to 7065313030 from any mobile no. Give us a missed call on 1000 532 0550 from your registered mobile no. Whatsapp: POWER (9 digit account no.) to 9594519122 from any mobile number

CUSTOMER CARE CENTRE (CORRESPONDENCE ADDRESS)

Orca Point, Opp Railway Station, Guru Nanak Marg, Bandra West, Mumbai, Maharashtra 400050

www.adani-electricity.com helpdesk.mumbai@adani.com

Join us on

Bill No. 101027145425 Bill Date 08-07-2021 Type of Supply THREE PHASE  
Bill Distribution No. Vandre/Kalina/11/303/040/040/009 Cycle No 17

YOUR CURRENT CONSUMPTION

Tariff	meter number	Multiplying Factor (MF)	Present reading	Previous reading	Consumption (Units, kWh)	Energy charge (₹)	Fixed charge (₹)
LT(A)	796924	1	104837.00	103521.00	1316.00	6587.90	405.00
<b>TOTAL</b>						<b>1166.90</b>	<b>405.00</b>

TRACK YOUR CONSUMPTION (UNITS)

Month	Last year	This year
JUN	445 4990	1166 10918
MAY	460 4703	633 6151
Apr	445 4066	480 4783
Mar	445 3098	1368 12903
Feb	1139 13681	1065 10197
Jan	522 1217	576 9303

**IMPORTANT MESSAGE**

Total meter reading date for your July-2021 bill is 04-08-2021

In view of MERC order in case no. 325 of 2019, cash payment limit towards electricity bills is fixed at Rs.5000/- per account per month. For payment of amount exceeding Rs. 5,000/- please use convenient digital channels online / cheque modes.

Your consumption shows an increase of 84.20% compared to May 21. Possible reasons could be additional appliances or increased hours of usage. Please try further optimization. Feel free to contact us on 19122.



ACCOUNT NO: 151920023  
BILL MONTH: June 21  
DUE DATE: 29-07-2021

**DUE AMOUNT**  
₹10910.00\*

**THIS MONSOON BE SAFE**

Be it distancing from electric poles or replacing damaged electrical components - kindly do your bit to make it safe.

**ROUNDED UP AMOUNT**

Round sum bill payable (after discount of ₹66.95) on bill date 15-07-2021: ₹10820.00

**DATE OF PAYMENT (BILL MONTH)**

Round sum bill payable (including DPC of ₹ 136.68) after discount date 29-07-2021: ₹11050.00

\*Refers only to current bill amount. Previous balance is payable immediately. #Payable until one month after due date. Interest at interest applicable as per MERC tariff order. ##1 Electric Smile equals 1 reward point credited to your account.

**SCOM**

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CREATIVE STRATEGY | DIGITAL MARKETING

In Advertise here. Email: marketing@scom.com

PAYMENT SLIP FOR CHEQUE DROP

Account No: 151920023  
Branch: SURURAM MUMBAI (MUMBAI)

Amount after discount: ₹10820.00  
Due date: 29-07-2021



Handwritten: 9032, 90, 95, 2021

1014-302/264-300

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ATHARV REALTY

18/12/2012

Permanent Account Number

AAWFAT/1216



08/12/2013

Inspector Under Maharashtra Shops

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ABKFA3634R

नाम / Name  
ATHARV INFRA LLP

निगम/पत्र को जारी कर  
Date of Incorporation / Formation  
20/11/2017



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

LALIT MAGANLAL HIRANI

MAGANLAL RONMAJI HIRANI

30/09/1977  
Permanent Account Number  
AAAPH8314C

Signature

08/08/2016

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SHRALESH MOJINDAS SHIRAN

MAGINDAS KARALD & SONS

23/12/1957

Permanent Account Number  
AAAGPS5570A

बदर - १८

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**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**गुन्जाल साचिन H**  
**HARISHCHANDRA SHANKAR**  
**गुन्जाल**  
**14/09/1977**  
 Permanent Account Number  
**AKIPG9237D**

**भारत सरकार**  
**GOVT. OF INDIA**






10092069



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**श्रिल वसन्त शाह**  
**VASANT MULGHAND SHAH**  
**14/09/1995**  
 Permanent Account Number  
**GKEPS7456C**

**भारत सरकार**  
**GOVT. OF INDIA**

06/11/2015

*Handwritten signature*

बदर - १८		
90302	92	94
२०२१		

514/10302  
गुरुवार, 2 ऑगस्ट 2021 10:30 म.पू.

दस्त गोषवारा भाग-1

बदर18

दस्त क्रमांक: 10302/2021

दस्त क्रमांक: बदर18 /10302/2021

वाजारा मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्राक शुल्क: रु.500/-

दु. नि. संड. दु. नि. बदर18 यांचे कार्यालयात

पावती:11225

पावती दिनांक: 12/08/2021

अ. क्र. 10302 वर दि. 12-08-2021

सादरकरणाचे नाव: शैलेश एन शाह

रोजी 10:25 म.पू. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 300.00

पृष्ठांची संख्या: 15

सिल्ले

दस्त हजर करणाऱ्याची सही:

एकूण: 400.00

Join. S.R. Andheri-7

सह. दुय्यम निबंधक, अंधेरी क्र. ७

Join S.R. Andheri-7

सह. दुय्यम निबंधक, अंधेरी क्र. ७

दस्तावेज प्रकार: कुलमुख्यासूत्र

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

शिवका क्र. 1 12/08/2021 10:25:04 AM ची वेळ: (सादरीकरण)

शिवका क्र. 2 12/08/2021 10:25:48 AM ची वेळ: (फी)

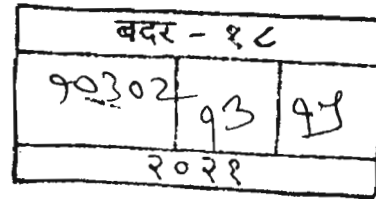
### प्रतिज्ञापत्र

सदर दास्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. दस्तावेजास संपूर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदावरील सत्यता तपासली आहे. दस्तावेजी सत्यता, वैधता यातयेशीर बाबींसाठी दास्त निष्पादक व कातुलीपारक हे संपूर्णपणे जबाबदार राहतील.

सिल्ले

लिहून घेणारे

लिहून घेणारे



दस्त गोषवारा भाग-2

बदर 18

दस्त क्रमांक:10302/2021

12/08/2021 10:33:54 AM

दस्त क्रमांक : बदर 18/10302/2021

दस्तावेज प्रकार : कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:शैलेश एन शाह पत्ता:प्लॉट नं: जी 1, माळा नं: -, इमारतीचे नाव: अथर्व, ब्लॉक नं: गडकरी चौक वितेपाल्ले पूर्व मुंबई, रोड नं: प्रार्थना समाज रोड, महाराष्ट्र, मुंबई. पिन नंबर: AAGPS5379A	कुलमुखत्यार देणार वय :- 63 स्वाक्षरी:-		
2	नाव: ललित मगनलाल हिरानी पत्ता: प्लॉट नं: जी 1, माळा नं: -, इमारतीचे नाव: अथर्व, ब्लॉक नं: गडकरी चौक वितेपाल्ले पूर्व मुंबई, रोड नं: प्रार्थना समाज रोड, महाराष्ट्र, मुंबई. पिन नंबर: AAAPH8314C	पॉवर ऑफ अटॉर्नी होल्डर वय :- 43 स्वाक्षरी:-		
3	नाव: श्रील वसंत शाह पत्ता: प्लॉट नं: जी 1, माळा नं: -, इमारतीचे नाव: अथर्व, ब्लॉक नं: गडकरी चौक वितेपाल्ले पूर्व मुंबई, रोड नं: प्रार्थना समाज रोड, महाराष्ट्र, मुंबई. पिन नंबर: GKEPS7456C	पॉवर ऑफ अटॉर्नी होल्डर वय :- 26 स्वाक्षरी:-		

वरील अंशपत्र करून देणार तथाकथित कुलमुखत्यारपत्र चा दस्त ऐवज करून दित्याचे कबुल करतात.  
शिक्क क्र. 3 वी वेळ: 12 / 08 / 2021 10 : 28 : 18 AM

ओळख:

खातीत इरूम असे निवेदीत करतात की ते दस्तऐवज करून देणा-याना व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताना

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाम: योगेश मोरे - - वय: 43 पत्ता: सप्रे बंगला हनुमान रोड वितेपाल्ले पूर्व मुंबई पिन कोड: 400057		
2	नाम: संदेश शिगवण - - वय: 45 पत्ता: सप्रे बंगला हनुमान रोड वितेपाल्ले पूर्व मुंबई पिन कोड: 400057		

खातीत पक्षकाराची कबुली उपलब्ध नाही.

अनु क्र	पक्षकाराचे नाव व पत्ता
1	सचिन हरिश्चंद्र गुजाळ प्लॉट नं: जी 1, माळा नं: -, इमारतीचे नाव: अथर्व, ब्लॉक नं: गडकरी चौक वितेपाल्ले पूर्व मुंबई, रोड नं: प्रार्थना समाज रोड, महाराष्ट्र, मुंबई. AKIPG9137D

Joint S.R. Andher-

Payment Details सहा: दुय्यम निबंधक अर्थी क्र. ७

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHAILESH N SHAH AND SACHIN HARISHCHANDRA GUJAL	eChallan	03006172021081100962	MH004846322202122E	500.00	SD	0002317667202122	12/08/2021
2	SHAILESH N SHAH AND SACHIN HARISHCHANDRA GUJAL	eChallan		MH004846322202122E	100	RF	0002317667202122	12/08/2021
3		DHC		1108202109414	300	RF	1108202109414D	12/08/2021

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



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2. Get print immediately after Registration.

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बदर - १८		
90302	98	99
२०२१		

10302 /2021

दस्त गोपवारा भाग-2

बदर18

दस्त क्रमांक:10302/2021

12/08/2021 11:16:57 AM

दस्त क्रमांक: बदर18/10302/2021

दस्तावेजांचा प्रकार: कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: ललित मंगलाल हिरानी पत्ता: प्लॉट नं: जी 1, माळा नं: -, इमारतीचे नाव: अथर्व, ब्लॉक नं: गडकरी चौक विलेपार्ले पूर्व मुंबई, रोड नं: प्रार्थना समाज रोड, महाराष्ट्र, मुंबई. पॅन नंबर: AAAPH8314C	पॉवर ऑफ अटॉर्नी होल्डर वय :-43 स्वाक्षरी:-		
2	नाव: श्रील वसंत शाह पत्ता: प्लॉट नं: जी 1, माळा नं: -, इमारतीचे नाव: अथर्व, ब्लॉक नं: गडकरी चौक विलेपार्ले पूर्व मुंबई, रोड नं: प्रार्थना समाज रोड, महाराष्ट्र, मुंबई. पॅन नंबर: GKEPS7456C	पॉवर ऑफ अटॉर्नी होल्डर वय :-26 स्वाक्षरी:-		
3	नाव: शैलेश एन शाह पत्ता: प्लॉट नं: जी 1, माळा नं: -, इमारतीचे नाव: अथर्व, ब्लॉक नं: गडकरी चौक विलेपार्ले पूर्व मुंबई, रोड नं: प्रार्थना समाज रोड, महाराष्ट्र, मुंबई. पॅन नंबर: AAGPS5379A	कुलमुखत्यार देणार वय :-63 स्वाक्षरी:-		
4	नाव: सचिन हरिशचंद्र गुजाळ पत्ता: प्लॉट नं: जी 1, माळा नं: -, इमारतीचे नाव: अथर्व, ब्लॉक नं: गडकरी चौक विलेपार्ले पूर्व मुंबई, रोड नं: प्रार्थना समाज रोड, महाराष्ट्र, मुंबई. पॅन नंबर: AKIPG9237D	कुलमुखत्यार देणार वय :-43 स्वाक्षरी:-		

वरील दस्तावेजांचा करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिवका: क्र.3 वी वेळ: 12 / 08 / 2021 10 : 28 : 18 AM

ओळख:

खालील इरुम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: योगेश मोरे - -  
वय: 43  
पत्ता: साप्रे बंगला हनुमान रोड विलेपार्ले पूर्व मुंबई  
पिन कोड: 400057

2 नाव: सदेश शिगवण - -  
वय: 45  
पत्ता: साप्रे बंगला हनुमान रोड विलेपार्ले पूर्व मुंबई  
पिन कोड: 400057

शिवका क्र.4 वी वेळ: 12 / 08 / 2021 11 : 12 : 03 AM

शिवका क्र.5 वी वेळ: 12 / 08 / 2021 11 : 12 : 07 AM नोंदणी पुस्तकाच्या मध्ये

Joint S.R. Andheri-7

सह. दुय्यम निबंधक, अंधेरी क्र. ७

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHAILESH N SHAH AND SACHIN HARISHCHANDRA GUJAL	eChallan	03006172021081100962	MH004846322202122E	500.00	SD	0002317667202122	12/08/2021
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3		DHC		1108202109414	300	RF	1108202109414D	12/08/2021

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

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बदर-१८/ १०३०२ / २०२१

पुस्तक क्रमांक १, क्रमांक १.....वर

नोंदणी.

शिवका: १२/०८/२०२१

सह. दुय्यम निबंधक, अंधेरी क्र.-७,

मुंबई उपनगर जिल्हा.



346  
Form -----  
88

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



MUNICIPAL CORPORATION OF GREATER MUMBAI

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

No. P-9910/2021/(460)/K/E Ward/GUNDAVALI/IOD/1/New Dated- 23  
January 2023

MEMORANDUM

Municipal Office,  
Mumbai

To,

M/s. Atharv Infra LLP. C.A. to Owner Chandrashekhar C.H.S. Ltd.

G-1, Atharv, Prarthana samaj Road, Vile Parle (east), Mumbai

With reference to your Notice 337 (New) , letter No. 5661 dated. 30/12/2021 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed Redevelopment on plot bearing CTS No 460A and 460B of village Gundavali Swami Nityanand Marg in K/E ward Andheri East. Mumbai 400069 CTS/CS/FP No. 460 furnished to me under your letter, dated 30/12/2021. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to-date, my disapproval by reasons thereof :-

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

- 1 That the commencement certificate under section 44/69 (1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
- 2 That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding as per D.C.P.R. 37(24) before starting the work.
- 3 That the low lying plot will not be filled upto 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 and consolidated and sloped towards road side, before starting the work.
- 4 That the Structural Engineer will not be appointed. Supervision memo as per annexure 2 of DCPR 2034 will not be submitted by him.
- 5 That the structural design and calculations for the proposed work and for existing building showing adequacy thereof to take up the additional load will not be submitted before C.C.
- 6 That the sanitary arrangement shall not be carried out as per Municipal specifications and drainage layout approved by Ch.Eng.(S.P.). will not be submitted before C.C.

No. P-9910/2021/(460)/K/E Ward/GUNDAVALI/IOD/1/New Dated- 23  
January 2023

- 7 That the Registered Agreement with the existing tenant alongwith the list will not be submitted before C.C.
- 8 That the consent letter from the existing tenants for the proposed additions/alterations in their tenement will not be submitted before C.C.
- 9 That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
- 10 That the existing structure proposed to be demolished will not be demolished or necessary Phase Program with agreement will not be submitted and got approved before C.C.
- 11 That the requirements of N.O.C. of (i) Reliance Energy /Tata Power, [ii] S.G. [iii] P.C.O., [iv] A.A. & C. K/East, [v] S.P. [vi] S.W.D., [viii] H.E. will not be obtained and the requisitions if any will not be complied with before occupation certificate / B.C.C.
- 12 That the qualified/registered site supervisor through architect/structural Engineer will not be appointed before applying for C.C.
- 13 That "All Dues Clearance Certificate" related to H.E.'s dept. from the concerned A.E.W.W. [K/East Ward] shall not be submitted before applying for C.C.
- 14 That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.
- 15 That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible FSI shall not be submitted before asking for C.C.
- 16 That the requisite premium as intimated will not be paid before applying for C.C.
- 17 That the registered undertaking shall not be submitted for payment of difference in premium paid and calculated as per revised land rates.
- 18 That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by the Insecticide Officer for inspection of water tanks by providing safe but stable ladder, etc. and requirements as communicated by the Insecticide Office shall not be complied with.
- 19 That the Janata Insurance Policy in the name of site or policy to cover the compensation claims arising out of workman's compensation Act 1923 will not be taken out before starting the work and also will not be renewed during the construction work.
- 20 That the N.O.C. from Superintendent of Garden for tree authority shall not be submitted.
- 21 That the soil investigation will not be done and report thereof will not be submitted with structural design.
- 22 That the building will not be designed with the requirements of all relevant IS codes including IS code 1893 for earthquake design while granting occupation certificate from Structural Engineer to that effect will be insisted.
- 23 That no main beam in R.C.C. framed structure shall not be less than 230 mm. wide. The size of the columns shall also not be governed as per the applicable I.S. Codes.
- 24 That all the cantilevers [projections] shall not be designed for five times the load as per I.S. code

No. P-9910/2021/(460)/K/E Ward/GUNDAVALI/IOD/1/New Dated- 23  
January 2023

1893-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.

- 25 That the R.C.C. framed structures, the external walls shall be less than 230 mm, if in brick masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No.CE/5591 of 15.4.1974.
- 26 That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations /individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.
- 27 That the phasewise programme for removal of the debris shall not be submitted and got approved.
- 28 That the registered undertaking for not misusing the part / pocket terraces / A.H.U.s. and area claimed free of F.S.I. will not be submitted.
- 29 That the registered undertaking for water proofing of terrace and Nahani traps shall not be submitted.
- 30 That the Indemnity Bond for compliance of I.O.D. conditions shall not be submitted.
- 31 That the owner/developer shall not display a board at site before starting the work giving the details such as name and address of the owner/developer, architect and structural engineer, approval no. and date of the layout and building proposal, date of issue of C.C., area of the plot, permissible built up area, built up area approved, number of floors etc.
- 32 That the design for Rain Water Harvesting System from Consultant as per Govt. notification under Sec.37[2] of MR&T.P. Act, 1966 under No. TPB-4307/396/CR-24/2007/UD-11 dt.6/6/2007 shall not be submitted.
- 33 That the Registered Undertaking for not misusing the elevation features shall not be submitted.
- 34 That the Registered Undertaking stating that condition of inadequate size of room to be incorporated in Rehab/Sale agreement.
- 35 That the debris removal deposit of Rs. 45,000/- or Rs. 2/- per sq.ft. of the built up area, whichever is less will not be paid before further C.C.
- 36 That the 'Debris Management Plan' shall not be got approved from Executive Engineer [Env.] and the conditions therein shall not be complied with.
- 37 That the N.O.C. from Collector – M.S.D. for excavation of land shall not be submitted.
- 38 That the labour welfare tax as per circular No. Dy.Ch.Eng/3663/BP (City) Dt. 30.9.2011 shall not be paid before asking for C.C.
- 39 The developer shall not submit the registered undertaking agreeing to comply with & follow all the rules, regulations, circulars, directives related to the safety of construction labors/workers, issued time to time by the department of building & other construction labours, Government of Maharashtra.
- 40 That the developer will not intimate the prospective buyer and existing tenants regarding concessions availed for deficiency in open space etc. as well as not objecting neighborhood development with deficient open spaces etc. and the clause shall not be incorporated in sale agreement so as to make aware prospective buyer/ members about deficient open space/maneuvering spaces.
- 41 That the Registered Undertaking stating that the conditions of E.E. (T & C) NOC shall not be complied with and to that effect the mechanized parking equipped with safety measures will be maintained permanently in safe condition to avoid any mishap and an indemnity bond indemnifying MCGM and its

No. P-9910/2021/(460)/K/E Ward/GUNDAVALI/IOD/1/New Dated- 23  
January 2023

officers against any litigation, costs, damages, etc. arising out of failure of mechanized system /nuisance due to mechanized system to any person shall not be submitted.

- 42 That the R.U.T. shall not be submitted by the developer stating that fungible compensatory FSI for rehabilitation component shall not be used for sale component.
- 43 That the registered undertaking shall not be submitted for payment of difference for fungible, open space deficiency or any type of premium retrospectively as & when demanded by M.C.G.M.
- 44 That the demarcation of plot boundary carried out by C.S.L.R. and M.R. Plan to that effect shall not be submitted.
- 45 That the work shall not be carried out between sunrise and sunset.
- 46 That the R.U.T. & Indemnity Bond shall not be submitted stating that owner/developer and concerned Architect/Lic. Surveyor shall compile and preserve the following documents. a) Ownership documents. b) Copies of IOD, CC subsequent amendments, OCC, BCC and corresponding canvas mounted plans. c) Copies of Soil Investigation Report. d) RCC details and canvas mounted structural drawings. e) Structural Stability Certificate from Lic. Structural Engineer. f) Structural audit reports. g) All details of repairs carried out in the buildings. h) Supervision certificate issued by Lic. Site Supervisor. i) Building Completion Certificate issued by Lic. Surveyor / Architect. j) NOC and Completion Certificate issued by C.F.O. k) Fire safety audit carried out as per the requirement of C.F.O. The above documents shall be handed over to the end user/prospective society within a period of 30 days incase of redevelopment of properties and in other cases, within 90 days after granting occupation certificate by the developer. The end user/prospective society shall preserve and maintain the abovesaid documents/plans and subsequent periodical structural audit reports and repair history. Further, the end user/ prospective society shall carry out necessary repairs/structural audit/fire safety audit, etc. at regular intervals as per requirement of C.F.O. A copy of the sample agreement to be executed with the prospective buyers incorporating the above conditions shall not be submitted to this office.
- 47 That all the structural members below the ground shall not be designed considering the effect of chlorinated water, sulphur water, seepage water, etc. and any other possible chemical effect and due care while constructing the same shall not be taken and completion certificate to that effect shall not be submitted from the Licensed Structural Engineer.
- 48 That the R.U.T. shall not be submitted by the owner/developer for maintaining the noise levels as per the norms of Pollution Control Board.
- 49 That the R.U.T. shall not be submitted for not misusing the additional parking proposed for full potential of F.S.I. and will count the same in FSI or will be handed over to M.C.G.M. free of cost, if the building is not constructed for full potential.
- 50 That the R.U.T. from the developer stating that they will incorporate a condition in the sale agreement of prospective buyers as well as existing tenants about deficiency in provision of aisle space of 4.00 mt. for two way maneuvering of vehicles instead of 6.00 mt. shall not be submitted.
- 51 That preferably electric vehicle shall be used for all the development activities such as transporting material/Human Resources etc.
- 52 That the NOC from MOEF department shall not be submitted.

**C: CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C**

- 1 That the notice in the form of Annexure 14 of DCPR 2034 (Reg. No. 11(4)) shall not be submitted on

No. P-9910/2021/(460)/K/E Ward/GUNDAVALI/IOD/1/New Dated- 23  
January 2023

completion of plinth.

- 2 That N.O.C. from Civil Aviation department will not be obtained for the proposed height of the building.
- 3 That the debris shall not be transported to the respective Municipal dumping site and challan to that effect shall not be submitted to this office for record.
- 4 That the N.O.C. from A.A. & C. [K/East] shall not be submitted.
- 5 That the plinth stability certificate from R.C.C. consultant shall not be submitted.
- 6 That the work-start notice shall not be submitted.
- 7 That the testing of building material to be used on the subject work shall not be done and results of the same will not be submitted periodically.
- 8 That the quality control for building work / for structural work / supervision of the work shall not be done and certificate to that effect shall not be submitted periodically in proforma.
- 9 That the monthly status report shall not be submitted regularly.
- 10 That the A.M.S.L. of the completed work upto plinth/stilt/podium level, as applicable, shall not be verified and submitted.

**D: GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C**

- 1 That some of drains will not be laid internally with C.I. pipes.
- 2 That the dust bin will not be provided as per C.E.'s circular No. CE/9297/II dated 26.6.1978.
- 3 That the surface drainage arrangement will not be made in consultation with E.E.(S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.
- 4 That the 10' wide paved pathway upto staircase will not be provided.
- 5 That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon; and will not be levelled and developed before requesting to grant permission to occupy the bldg. or submitting the B.C.C. whichever is earlier.
- 6 That the name plate/board showing plot no., name of the bldg. etc. shall not be displayed at a prominent place before O.C.C./B.C.C.
- 7 That the carriage entrance will not be provided before starting the work.
- 8 That the parking spaces will not be provided as per DCPR 44.
- 9 That B.C.C. will not be obtained and IOD and debris deposit etc. will not be claimed for refund within a period of six years from the date of occupation.
- 10 That every part of the building constructed and more particularly overhead water tank will not be provided with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
- 11 That the owner/developer will not hand over the possession to the prospective buyer before obtaining occupation permission.
- 12 That the letter box of appropriate size shall not be provided for all the tenements at the ground floor.

No. P-9910/2021/(460)/K/E Ward/GUNDAVALI/IOD/1/New Dated- 23  
January 2023

- 13 That the regulation No.49 of DCPR 2034 shall not be complied with.
- 14 That the provisions of Rain Water Harvesting as per the design prepared by approved consultants in the field shall not be made to the satisfaction of Municipal Commissioner while developing plots having area more than 300 Sq.Mts. as per Govt. notification under Sec.37[2] of M.R.T.P. Act, 1966.
- 15 That the requisition from fire safety point of view as per DCPR 2034 shall not be complied with.
- 16 That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.
- 17 That the Drainage Completion Certificate shall not be obtained from Ch.E.(S.P.) & shall not be submitted.
- 18 That the Superintendent of Garden for tree authority Completion Certificate shall be submitted.
- 19 That the Lift Inspector's completion certificate shall not be submitted.
- 20 That the structural stability certificate shall not be submitted.
- 21 That the Site Supervisor's completion certificate shall not be submitted.
- 22 That the smoke test certificate shall not be submitted.
- 23 That the water proofing certificate shall not be submitted.
- 24 That the N.O.C. from A.A. & C. [K/East] shall not be submitted.
- 25 That the final completion certificate from C.F.O. shall not be submitted.
- 26 That the completion certificate for Rain Water Harvesting System from Consultant shall not be submitted.
- 27 That the A.M.S.L. of completed work (top of building) shall not be verified and submitted.
- 28 That the Energy Conservation System as stipulated vide circular under No. Ch.E/M & E/1063 dt. 16.06.2008 shall not be complied with.
- 29 That the Certificate U/Sec. 270A shall not be submitted from HE Department.



No. P-9910/2021/(460)/K/E Ward/GUNDAVALI/IOD/1/New Dated- 23  
January 2023

- ( ) That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.  
( ) That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 22 January day of 2024 but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

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

**Executive Engineer, Building Proposals,  
Zone, Wards.**

**SPECIAL INSTRUCTIONS**

- 1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.**
2. Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.
3. Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-  
"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be-
  - a) Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street
  - b) Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.
  - c) Not less than 92 ft. (!TownHall) above Town Hall Datum.
4. Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.
5. Your attention is further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.
6. Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.
7. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

No. P-9910/2021/(460)/K/E Ward/GUNDAVALI/IOD/1/New Dated- 23  
January 2023

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

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

No. P-9910/2021/(460)/K/E Ward/GUNDAVALI/IOD/1/New Dated- 23  
January 2023

No. EB/CE/ /BS /A/

#### NOTES

- 1) The work should not be started unless objections are complied with
- 2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- 3) Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
- 4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- 5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- 6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- 7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street by the owner/ architect /their contractors, etc without obtaining prior permission from the Ward Officer of the area.
- 8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- 9) No work should be started unless the structural design is approved.
- 10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- 11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to

No. P-9910/2021/(460)/K/E Ward/GUNDAVALI/IOD/1/New Dated- 23  
January 2023

avoid the excavation of the road and footpath.

- 12) All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
- 13) No Building /Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- 14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- 15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- 16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- 17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 12.5 cubic meters per 10 sq. meters below payment.
- 18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- 19) No work should be started unless the existing structures proposed to be demolished are demolished.
- 20) The Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (h) (H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347(1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be withdrawn.
- 21) If it is proposed to demolish the existing structures be negotiations with the tenant, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
  - i. Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the areas in occupation of each.
  - ii. Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
  - iii. Plans showing the phased programme of constructions has to be duly approved by this office before

No. P-9910/2021/(460)/K/E Ward/GUNDAVALI/IOD/1/New Dated- 23  
January 2023

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

- 22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first starting the work.
- 23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- 24) The bottom of the over head storage work above the finished level of the terrace shall not be less than 1.20 Mt. and not more than 1.80 mt.
- 25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- 26) It is to be understood that the foundations must be excavated down to hard soil.
- 27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- 28) The water arrangement nut be carried out in strict accordance with the Municipal requirements.
- 29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- 30) All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbet pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible be providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.
- 31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- 32) a Louvres should be provided as required by Bye0law No. 5 (b)  
b Lintels or Arches should be provided over Door and Windows opening  
c The drains should be laid as require under Section 234-1(a)  
d The inspection chamber should be plastered inside and outside.
- 33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so as your own risk.

No. P-9910/2021/(460)/K/E Ward/GUNDAVALI/IOD/1/New Dated- 23  
January 2023

**Executive Engineer, Building Proposals**  
**Zones ..... wards.**

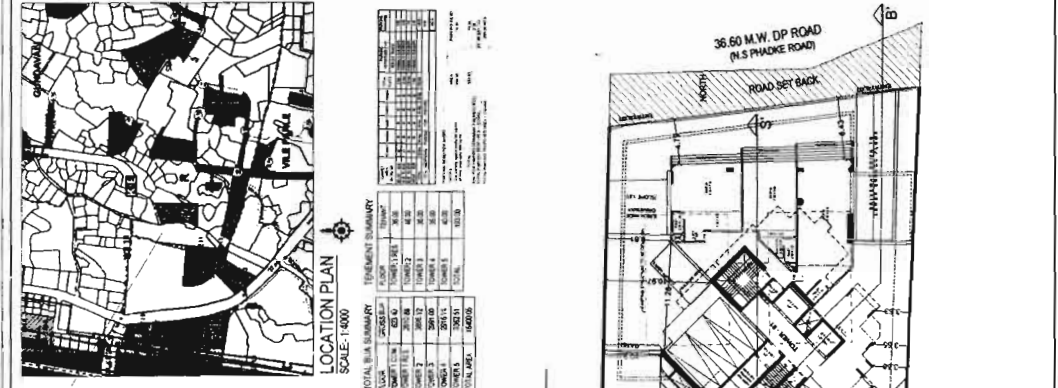
**P-9910/2021/(460)/K/E Ward/GUNDAVALI/IOD/1/New**

Copy To :- 1. AMEET G. PAWAR  
SATYANARAYAN PRASAD COMMERCIAL CENTER, GROUND FLOOR, DAYALDAS ROAD, VILE  
PARLE EAST, MUMBAI-400057.

2. Asst. Commissioner K/E Ward.
3. A.E.W.W. K/E Ward,
4. Dy.A & C. Western Suburb I
5. Chief Officer, M.B.R. & R. Board K/E Ward .
6. Designated Officer, Asstt. Engg. (B. & F.) K/E Ward ,
7. The Collector of Mumbai

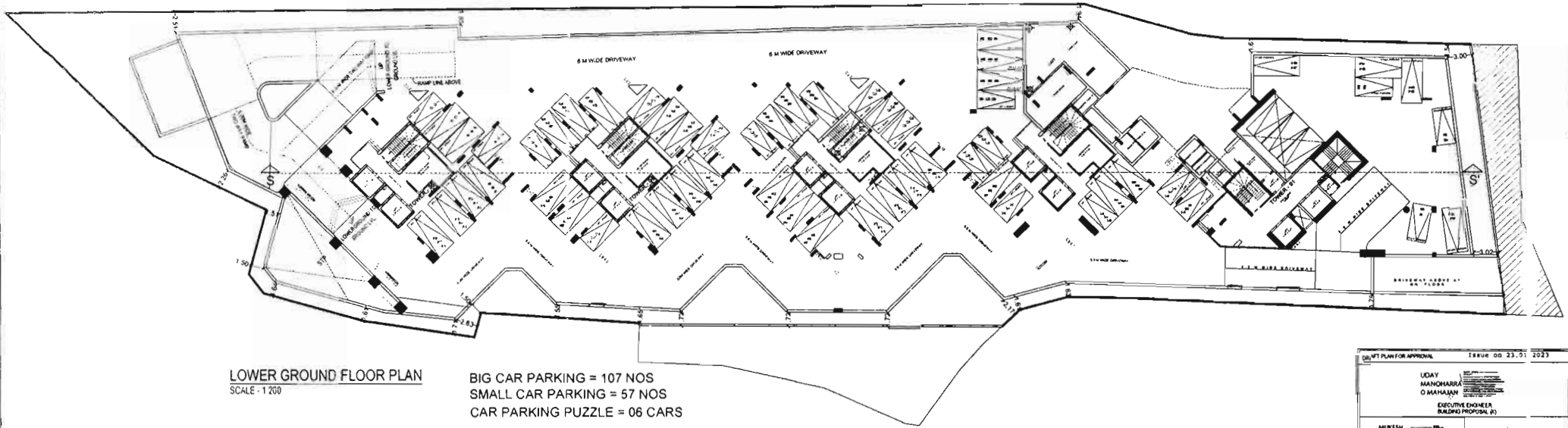
 Digitally signed by UDAY MANOHARRAO MAHAJAN  
Date: 23 Jan 2023 19:56:27  
Organization: Brihanmumbai Municipal Corporation  
Designation: Executive Engineer

<b>PROJECT INFORMATION</b> PROJECT NAME: [REDACTED] PROJECT NO.: [REDACTED] DATE: [REDACTED]	
<b>OWNER INFORMATION</b> OWNER: [REDACTED] ADDRESS: [REDACTED] CONTACT: [REDACTED]	
<b>DESIGNER INFORMATION</b> ARCHITECT: [REDACTED] ADDRESS: [REDACTED] CONTACT: [REDACTED]	
<b>GENERAL NOTES</b> 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC). 2. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS AND PHOTOGRAPHS OF THE SITE AND ADJACENT AREAS. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE. 3. THE DESIGNER HAS ASSUMED THAT ALL UTILITIES SHOWN ON THE SITE PLAN ARE ACCURATE. THE DESIGNER HAS NOT CONDUCTED A UTILITY SURVEY OF THE SITE. 4. THE DESIGNER HAS ASSUMED THAT ALL EXISTING CONDITIONS SHOWN ON THE SITE PLAN ARE ACCURATE. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE. 5. THE DESIGNER HAS ASSUMED THAT ALL EXISTING CONDITIONS SHOWN ON THE SITE PLAN ARE ACCURATE. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE. 6. THE DESIGNER HAS ASSUMED THAT ALL EXISTING CONDITIONS SHOWN ON THE SITE PLAN ARE ACCURATE. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE. 7. THE DESIGNER HAS ASSUMED THAT ALL EXISTING CONDITIONS SHOWN ON THE SITE PLAN ARE ACCURATE. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE. 8. THE DESIGNER HAS ASSUMED THAT ALL EXISTING CONDITIONS SHOWN ON THE SITE PLAN ARE ACCURATE. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE. 9. THE DESIGNER HAS ASSUMED THAT ALL EXISTING CONDITIONS SHOWN ON THE SITE PLAN ARE ACCURATE. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE. 10. THE DESIGNER HAS ASSUMED THAT ALL EXISTING CONDITIONS SHOWN ON THE SITE PLAN ARE ACCURATE. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE.	
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**LOWER GROUND FLOOR PLAN**  
SCALE - 1/200

BIG CAR PARKING = 107 NOS  
SMALL CAR PARKING = 57 NOS  
CAR PARKING PUZZLE = 06 CARS

SUBMIT PLAN FOR APPROVAL		ISSUE NO. 23.01.2023	
<b>LIDAY MANOHARRA O MAHAJAN</b> EXECUTIVE ENGINEER BUILDING PROPOSAL (B)			
MUKESH BHASKAR GOOSE (No Engg Regd)	SHAHDI ASIF MUSHA (No Engg Regd)	SHARAD SHIVSHANKAR PANSURKAR (No Engg Regd)	CHANDRASEKHAR C. A. (No Engg Regd)
FROM: CHANDRASEKHAR C. A. ARCHITECTS	TO: LIDAY MANOHARRA O MAHAJAN CHANDRASEKHAR C. A.	FROM: CHANDRASEKHAR C. A. CHANDRASEKHAR C. A.	TO: CHANDRASEKHAR C. A. CHANDRASEKHAR C. A.
<b>POLYFORMA'S</b>			
CONTENTS OF SHEET GROUND FLOOR PLAN PLOT AREA DIAGRAM DESCRIPTION OF PROPOSAL NAME OF OWNER NAME ADDRESS & SIGNATURE OF ARCHITECT			
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SERIAL:	DATE:	SCALE:	SHEET NO.:







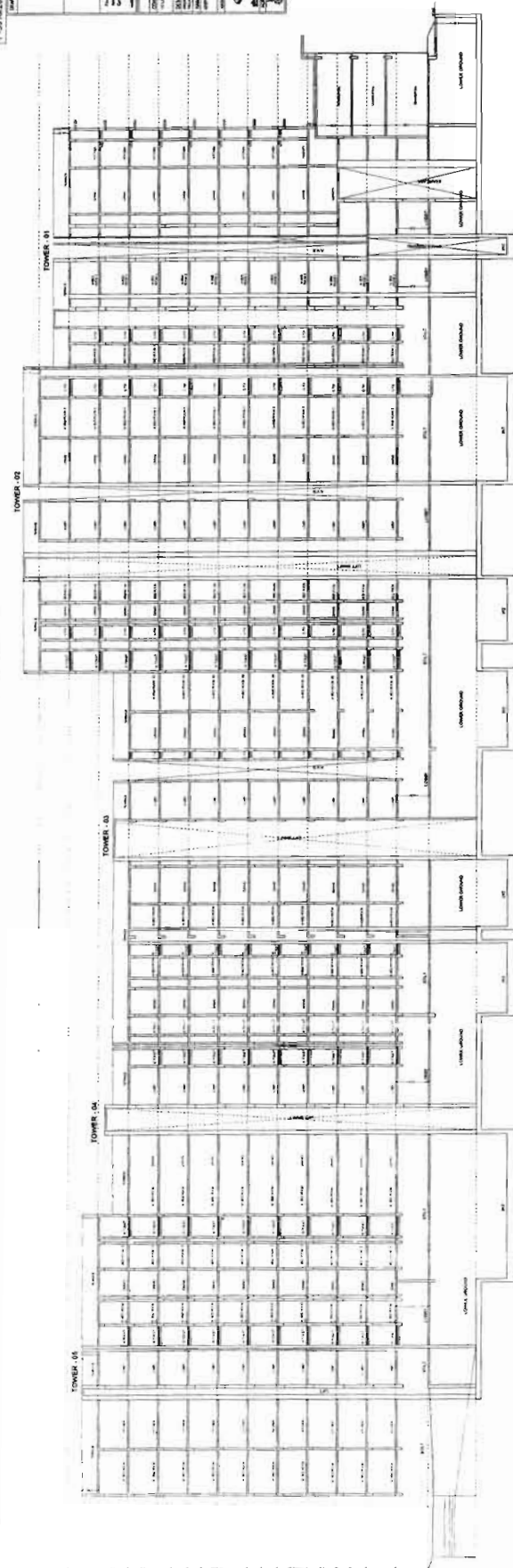






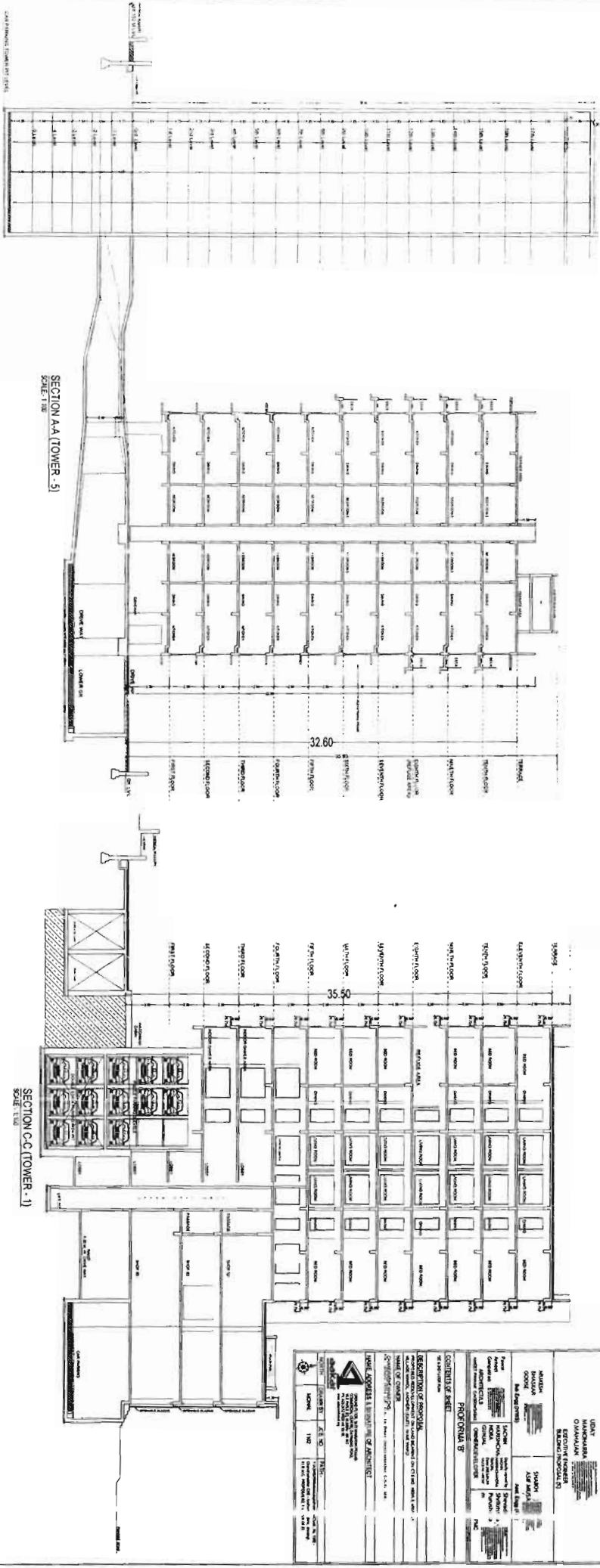
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SECTION 55  
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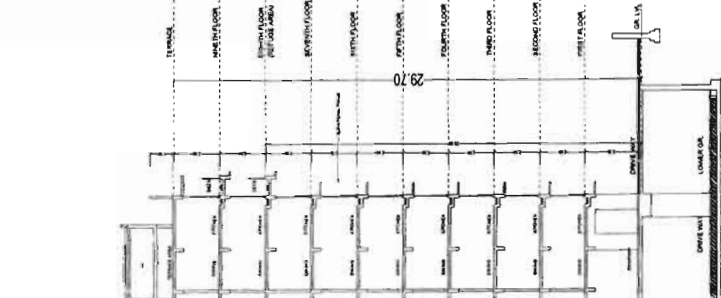


SECTION AA (TOWER - 5)  
SCALE: 1/80

SECTION CC (TOWER - 1)  
SCALE: 1/80

<b>UNIT</b> MALAYSIAN REGISTERED ARCHITECT MALAYSIAN REGISTERED ENGINEER		<b>SCALE</b> 1/80	
<b>PROJECT</b> MALAYSIAN REGISTERED ARCHITECT MALAYSIAN REGISTERED ENGINEER		<b>DATE</b> 18/19	
<b>PROVISIONS</b> MALAYSIAN REGISTERED ARCHITECT MALAYSIAN REGISTERED ENGINEER		<b>NO.</b> 18/19	
<b>DESCRIPTION OF SERVICE</b> MALAYSIAN REGISTERED ARCHITECT MALAYSIAN REGISTERED ENGINEER			
<b>CONTRACTOR</b> MALAYSIAN REGISTERED ARCHITECT MALAYSIAN REGISTERED ENGINEER			
<b>CONTRACT VALUE</b> MALAYSIAN REGISTERED ARCHITECT MALAYSIAN REGISTERED ENGINEER			
<b>DATE OF CONTRACT</b> MALAYSIAN REGISTERED ARCHITECT MALAYSIAN REGISTERED ENGINEER			
<b>DATE OF COMPLETION</b> MALAYSIAN REGISTERED ARCHITECT MALAYSIAN REGISTERED ENGINEER			
<b>DATE OF SIGNATURE</b> MALAYSIAN REGISTERED ARCHITECT MALAYSIAN REGISTERED ENGINEER			
<b>DATE OF SIGNATURE</b> MALAYSIAN REGISTERED ARCHITECT MALAYSIAN REGISTERED ENGINEER			

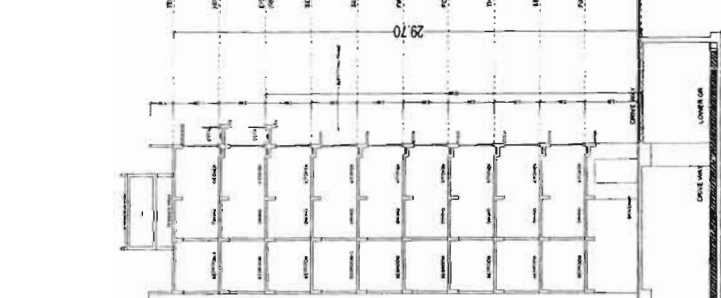
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PROJECT OWNER MAHESHWARI CONSTRUCTION & ENGINEERING WORKS	PROJECT ARCHITECT MAHESHWARI CONSTRUCTION & ENGINEERING WORKS	PROJECT ENGINEER MAHESHWARI CONSTRUCTION & ENGINEERING WORKS	PROJECT CONTRACTOR MAHESHWARI CONSTRUCTION & ENGINEERING WORKS
PROJECT STATUS			
PROJECT PHASE MAHESHWARI CONSTRUCTION & ENGINEERING WORKS	PROJECT PROGRESS MAHESHWARI CONSTRUCTION & ENGINEERING WORKS	PROJECT BUDGET MAHESHWARI CONSTRUCTION & ENGINEERING WORKS	PROJECT RISK MAHESHWARI CONSTRUCTION & ENGINEERING WORKS
PROJECT CONTACTS			
PROJECT CONTACT NAME MAHESHWARI CONSTRUCTION & ENGINEERING WORKS	PROJECT CONTACT ADDRESS MAHESHWARI CONSTRUCTION & ENGINEERING WORKS	PROJECT CONTACT PHONE MAHESHWARI CONSTRUCTION & ENGINEERING WORKS	PROJECT CONTACT EMAIL MAHESHWARI CONSTRUCTION & ENGINEERING WORKS
PROJECT NOTES			
MAHESHWARI CONSTRUCTION & ENGINEERING WORKS			



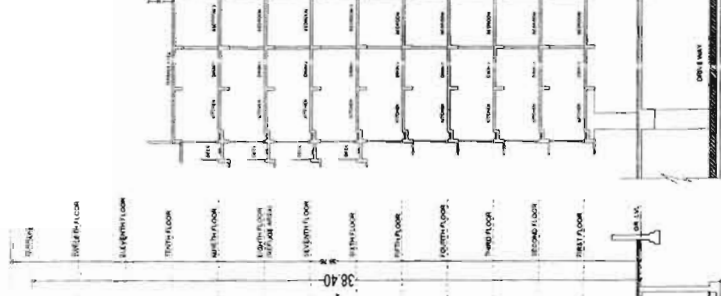
SECTION D-D (TOWER -2)  
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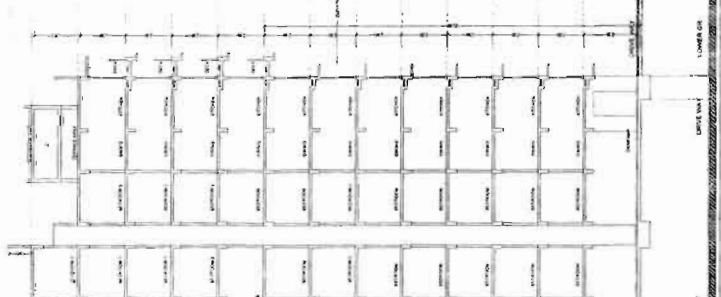
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SCALE: 1/100



SECTION D-D (TOWER -4)  
SCALE: 1/100



SECTION D-D (TOWER -5)  
SCALE: 1/100



SECTION D-D (TOWER -6)  
SCALE: 1/100

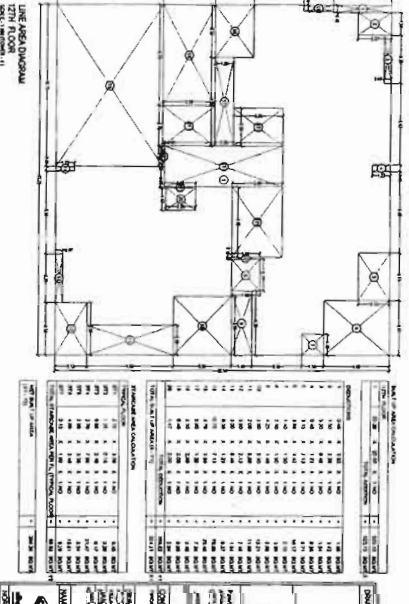
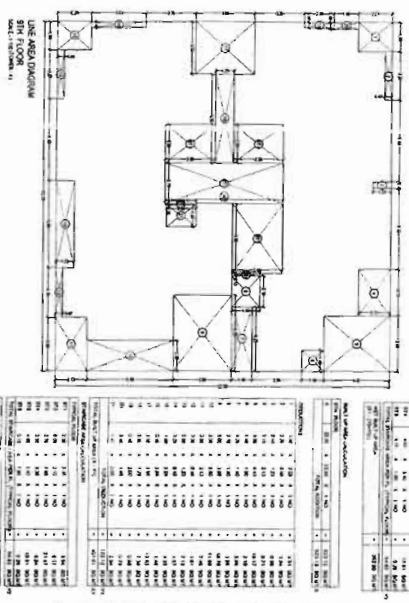
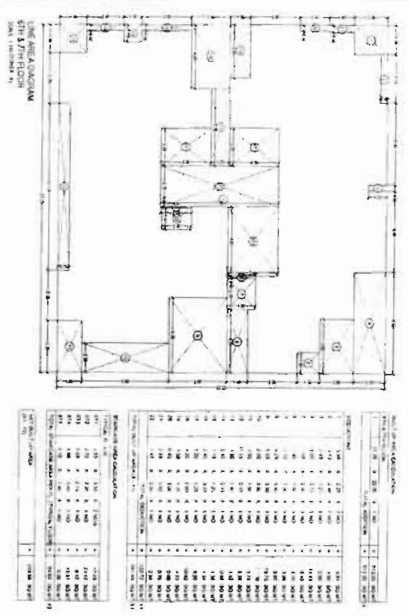
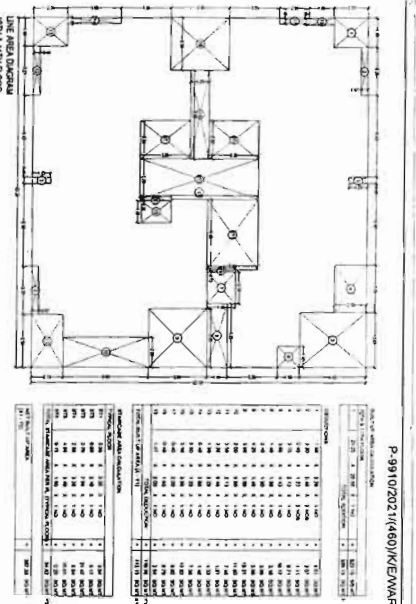
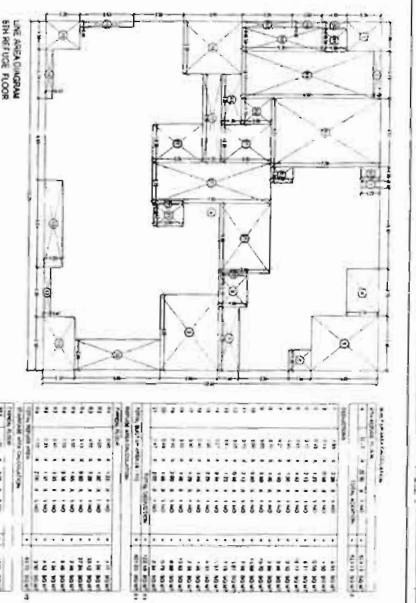
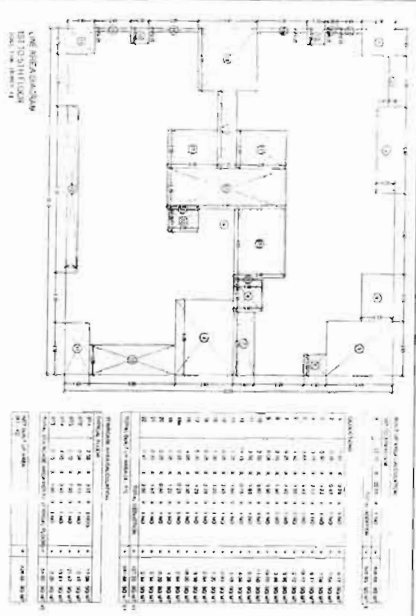


SECTION D-D (TOWER -7)  
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**GENERAL NOTES**

1. ALL DIMENSIONS ARE IN METERS.
2. ALL WALLS ARE 200mm THICK UNLESS OTHERWISE SPECIFIED.
3. ALL FLOORS ARE 100mm CONCRETE SLAB ON TOP OF BEAMS.
4. ALL ROOFS ARE 100mm CONCRETE SLAB ON TOP OF BEAMS.
5. ALL STRUCTURAL ELEMENTS ARE TO BE CAST IN PLACE CONCRETE.
6. ALL REINFORCEMENT IS TO BE CAST IN PLACE.
7. ALL REINFORCEMENT IS TO BE CAST IN PLACE.
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9. ALL REINFORCEMENT IS TO BE CAST IN PLACE.
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**REVISIONS**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	13/11/2021
2	ISSUED FOR CONSTRUCTION	13/11/2021

**PROJECT INFORMATION**

PROJECT: DUNAVAI TOWER  
 CLIENT: KEMW/ROG/DUNAVAI  
 ADDRESS: [REDACTED]  
 DATE: 13/11/2021

**DESIGNER**  
 NAME: [REDACTED]  
 POSITION: [REDACTED]

**CHECKER**  
 NAME: [REDACTED]  
 POSITION: [REDACTED]

**SCALE**  
 1:100















Mumbai – 400 001  
 Email: [ljlaw@sfbt.biz](mailto:ljlaw@sfbt.biz)

**THIS AGREEMENT** is made and executed at Mumbai on this \_\_\_\_ day of \_\_\_\_\_ in the Christian Year Two Thousand and Twenty Three (2023);

**BETWEEN**

**M/S. ATHARV INFRA LLP**, a limited liability partnership duly registered under the Limited Liability Partnership Act 2008, having its registered office at Atharv House, Plot No. 229A, TPS No. V, Nariman Road, Vile Parle (East), Mumbai - 400 057, represented by its designated Partner **MR. SHAILESH N. SHAH**, hereinafter referred to as "**Developers\Promoters**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successor) of the **ONE PART**;

**AND**

\_\_\_\_\_, aged \_\_\_\_ years, **AND** \_\_\_\_\_, aged \_\_\_\_ years, an adult, Mumbai, Indian Inhabitant/s having address at \_\_\_\_\_, hereinafter referred to as "**the Purchaser/s**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and assigns) of the **OTHER PART**;

The Developers and the Purchaser/s are hereinafter individually referred to as "**a Party**" and collectively as "**The Parties**".

**WHEREAS:**

- (A) The society known as 'The Chandrashekhar Co-Operative Housing Society Limited' is a Society registered under the provisions of Maharashtra Co-operative Societies Act 1960 under No. **BOM/HSG/401/1963** having 90 Members;
- (B) By a Conveyance Deed dated 2<sup>nd</sup> August 1963, duly registered with the

Sub-Registrar of Assurances, Mumbai under Sr. No. BOM/R/2127/1963 dated 2<sup>nd</sup> August 1963 executed by and between The Vijaynagar Co-operative Housing Society Limited, therein referred to the Vendors, Mr. Vinayak Shankar Vaidya and Mr. Vasant Hari Patankar, therein referred to as the Confirming Party and The Chandrashekhar Co-operative Housing Society Limited, therein referred to as the Purchasers, the Vendors therein with the confirmation of the Confirming Party therein, sold, conveyed, transferred, assured and assigned unto and in favour of the Purchasers therein, the property being ALL that piece and parcel of land or ground bearing Survey No. 83B corresponding to CTS No. 460A & 460B of Village Gundavali, of Town Planning Scheme No. II of Vile Parle admeasuring about 8555 square yards equivalent to 7153.06 square metres situate at Swami Nityanand Road, Andheri (East), Mumbai- 400 069 ("**the Original Land**") together with the six Buildings standing thereon comprising 90 flats ("**the said Building**") on the terms and conditions and for the consideration mentioned therein. The Original Land and the said Buildings are hereinafter collectively referred to as "**Original Property**". Annexed hereto and marked as **ANNEXURE "1"** is a property register card of the society;

- (C) By another Deed, dated 2<sup>nd</sup> August, 1963, registered with the office of the Sub-registrar of Assurances at Bombay under Sr. No. 2125 of 1963 dated 26<sup>th</sup> September 1963, the Vijaynagar Co-operative Housing Society Limited has granted to the Chandrashekhar Co-operative Housing Society Limited a Right of Way over the property of the Vijaynagar Co-operative Housing Society Limited to Swami Nityanand Road from the west side of the Original property as more particularly shown in hatched line on the Plan annexed thereto in the manner and on the terms and conditions and for the consideration mentioned therein. The Society has Right of Way to Swami Nityanand Road from west side of the Original property [**"the said Right of Way"**];
- (D) In the Property Registered Card the area of the said Property was shown

as 5711.10 square metres and area of road set back was shown as 139.40 square metres. However pursuant to the Application made by the Society the Collector by its Order dated 28<sup>th</sup> March 2023 ordered to correct the area of the Original Land whereby the area of the Original Land increased to 103.20 square metres. Accordingly, the area of the said Property on the Property Registered Card has been corrected to 5814.30 square meters (i.e. 5850.50 square metres – 139.40 square metres road setback + 103.20 square metres). Thus the total plot area of the society is 5953.70 square meters which includes the area admeasuring about 139.40 square metres road set back. ;

- (E) The Society represented and confirmed that although the Conveyance Deed dated 2<sup>nd</sup> August, 1963 mentioned the area of the said Land as 8555 square yards equivalent to 7153.06 square metres, the Society is entitled to and in possession of an area admeasuring about 7196.16 square metres;
- (F) Thus, the Society is absolutely seized and possessed of and is otherwise well and sufficiently entitled to all that piece or parcel of land or ground situated and lying at Vile Parle (East), Mumbai in the Registration District and Sub-District of Bombay City Suburban admeasuring 7196.16 square metres bearing CTS No. 460A and 460B of Village Gundavali, of Town Planning Scheme No. 11 situate at Swami Nityanand Road, Andheri (East), Mumbai- 400 069 of village Vile Parle (East), Taluka Andheri within the registration district of Mumbai Suburban ("**the said Land**") along with the said Buildings known as "**Chandrashekhar**" consisting of six buildings having totally 90 flats situated at Swami Nityanand Road, Andheri (East), Mumbai- 400 069 and more particularly described in the First Schedule hereunder written ("**the said Plots**" and "**the said Buildings**" are hereinafter collectively referred to as "**the said Property**"). The title of the Society to the said Property is clear and marketable and free from all encumbrances and beyond reasonable doubts as certified by M/s. Sanjay Udeshi & Co., Advocates for the Society. A copy of the Title



- Certificate of Advocates M/s. Sanjay Udeshi & Co., is annexed hereto and marked as **ANNEXURE "2"**;
- (G) The Buildings was dilapidated and required substantial and material repairs and in view thereof, the Society decided that it would be in the interest of the members of the Society if the said Property is redeveloped by demolition of the Buildings and construction of new building/s by way of utilization and exploitation of the full development potential of the said Property including, *inter-alia*, consumption and utilization of the floor space index ("**FSI**") available on the said Land and/or by utilization of any compensatory/fungible FSI/ and/ or loading of Transferable Development Rights ("**TDR**") in the manner as provided under the provisions of the Development Control and Promotion Regulations, 2034 ("**DCPR**") and/or any modification thereto (the building to be constructed on the said Property shall be referred to as "**New Building/s**");
- (H) Since the Society did not have the requisite experience, infrastructure, expertise to re-construct/ redevelop the said Property on its own, the Society was desirous of appointing a reputed and well known developer to undertake the redevelopment of the said Property;
- (I) Accordingly, after following the due process of law, the Society appointed M/s Atharv Infra LLP as Developers for redevelopment of the said property;
- (J) By Development Agreement dated 01/12/2022 duly registered with the Sub-Registrar of Assurance, Andheri Taluka, Andheri-7, under Sr. No. BDR-18/19765/2022 dated 02/12/2022, executed by and between the Society of the One Part, Smt. Nalini Dharamadhikari & 89 others as the Members of the Society of the Second Part and M/s Atharv Infra LLP as the Developer of the third Part, the Society with the consent of the Members have granted to the Developers, development rights in respect of the said property for valuable consideration and on the terms and conditions as recorded in the said Development Agreement. A

copy of the Index II of the said Development Agreement is annexed hereto and marked as **Annexure "3"**;

- (K) In terms of the said Development Agreement, the Society has also executed a Power of Attorney dated 02/12/2022, duly registered with the Sub-Registrar of Assurance, Andheri Taluka, Andheri-7, under Sr. No. BDR-18/19839/2022 dated 02/12/2022 in favour of the Developers for development of the said property;
- (L) By virtue of the said Development Agreement and Power of Attorney, the Developers became entitled to redevelop the said property by demolishing the Buildings and constructing new building on the said property by consuming and / or loading the entire F.S.I and sell premises and other tenements to such persons and on such terms as it may deem fit;
- (M) The Developers have appointed one M/s. Aakar Architects & Consultants, Architect registered with the Council of Architects as the Project Architect for the said property by executing necessary Agreement with him and such Agreement is as per the Agreement prescribed by the Council of Architects;
- (N) The Developers have appointed Structural Engineers – Shrikhande Consultants Private Limited.,, for the preparation of the structural designs and drawings of entire property;
- (O) The Developers got the plans for development of building/s including the necessary infrastructure, prepared through their Architects and Structural Engineers and submitted the same to the Municipal Corporation of Greater Mumbai ("**MCGM**") for its approval, which is duly approved by the MCGM and issued Intimation of Disapproval ("**IOD**") No. P-9910/2021/(460)/K/E/Ward/GUNDAVALI/IOD/1/NEW dated 23/01/2023. The Developers have also purchased the TDR in the name of the said Society and loaded the same on the said property. A copy of amended IOD alongwith the plans approved at present by MCGM

for development of the said Property are hereto annexed and marked as **Annexure "4"**;

- (P) The Developers, pursuant to the Commencement Certificate bearing no. P-9910/ 2021/ (460)/K/E/ Ward/ GUNDAVALI/CC/1/NEW dated 26/07/2023, granted by MCGM, have commenced the development/constructions of Building "ATHARV AARADHYAM"- CHANDRASHEKHAR CO-OPERATIVE HOUSING SOCIETY LIMITED" and such additional structures ("**the proposed Building/s**") on the said Property as mentioned hereinafter, in accordance with the sanctioned plans and permissions and/or to be sanctioned or approved by the planning authority in respect of the said project disclosed by the Developers. The copy of the commencement certificate is annexed hereto and marked as **Annexure "5"**;
- (Q) The Developers have registered the project by the name "ATHARV AARADHYAM"- CHANDRASHEKHAR CO-OPERATIVE HOUSING SOCIETY LIMITED" under the provisions of Real Estate (Regulation and Development) Act 2016 ("**RERA**") with the Real Estate Regulatory Authority at Mumbai bearing Registration No. \_\_\_\_\_. A copy whereof is annexed hereto as **Annexure "6"**;
- (R) The Purchaser, demanded from the Developers and the Developers have given inspection to the Purchaser of all the documents of title relating to the said property including all documents mentioned in the recitals hereinabove and also the plans, designs and specifications prepared by the Developers, Architects, the Certificate of Title, revenue records and all other documents as specified under the RERA and the rule made there under, and also handed over the copies of the same. Satisfactory inspection of certificates of title issued by the Advocate of the Developer, copy of property card and all other revenue records showing the title of the Society and entitlement of the Developers to the said property and copies of the Layout Plan;

- (S) The Developers have got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building;
- (T) It is clarified that the development potential available to the said Property and as may become available hereafter, permits construction on the said Property of the Proposed Buildings as aforesaid. It is clarified that the stage wise or phase wise development and construction approvals as have been obtained and as shall be obtained by the Promoters hereafter, shall not be deemed to be a restriction or a fetter or a disentitlement on the ability and authority of the Promoters to apply for and obtain further approvals for construction on the said Property. Accordingly, pursuant to commencing construction of the Proposed Buildings and pursuant to the execution hereof, the Promoters shall be making additional applications to the Planning and other concerned authorities from time to time for approvals for extension of the Proposed Buildings by adding floors therein or by construction on the said Property of additional structure/s as may be permissible so as to be able to effectively consume and utilise the entire development potential as may be available in respect of the said Property;
- (U) It is further clarified that although the Promoters have envisaged a broader scheme of development and construction, considering the fact that the Planning Authority has presently granted approvals for only a part of the presently available development potential of the said Property, the Promoters shall from time to time accordingly be making applications to the Planning Authority for amendments to the approved plans and for issuance of further approvals such that the entire available development potential of the said Property is completely consumed in the course of development and construction of the Proposed Building and/or additional structure/s on the said Property and accordingly, the

plans for construction of the Proposed Building on the said Property are subject to further modifications;

- (V) It is further clarified that in the course of construction of the Proposed Building, the Promoters shall be consuming on the said Property maximum permissible FSI (by whatever named called) and development potential including but not limited to the following:
- (i) Entire development potential available for consumption on the said Property by way of the FSI emanating from the said Property in the form of base land FSI, which can be consumed free of costs thereon;
  - (ii) Entire development potential available for consumption on the said Property by way acquiring of FSI by way of payment of premium to the Government of Maharashtra or any other statutory authorities including but not limited to the Planning Authority including, inter alia, the Premium FSI;
  - (iii) Entire development potential available for consumption on the said Property by way of loading TDR, if any, on the said Property;
  - (iv) Entire development potential available for consumption on the said Property by way of Fungible FSI if any, on the said Property;
  - (v) Entire development potential by way of FSI or TDR as may become available to the Promoters for utilization on the said Property by virtue of the Promoters handing over any reserved areas (as elaborated hereinafter) forming part of the said Property to the Government of Maharashtra or to any other concerned authorities;
  - (vi) Entire development potential as may become available for consumption on the said Property by virtue of acquisition of additional land or rights therein by the Promoters in the vicinity of the said Property and by amalgamating the development potential of the said Property with such other additional lands;

- (W) The Purchaser/s has/have approached the Developers for acquiring **Flat No. \_\_\_\_\_, on \_\_\_\_\_ Floor "\_\_\_\_" Wing/Tower admeasuring about \_\_\_\_\_ square feet (RERA Carpet Area)** inclusive of balcony as more particularly described in the Second Schedule hereunder written (hereinafter referred to as "**the said Premises**"). The said Premises is shown as marked in hatched lines on the typical floor plan annexed hereto as **Annexure "7"**;
- (X) The Developers are in the process of entering into several Agreements similar to this Agreement (which drafts may change from time to time depending on further approvals, as may be obtained by the Developers for construction on the said property as recited above) with various parties, who may agree to take and acquire premises or the additional structure/s to be constructed on the said Premises on ownership basis, subject to such modifications as may be deemed necessary, considerable, desirable or proper by the Developers, with a view that ultimately the purchasers/occupants of the various premises in the Proposed Building/s/Structures shall become the member of the said Society;
- (Y) On or before the execution of these presents the Purchaser has paid to the Developers the agreed advance money or as an Earnest Money Deposit (the payment and receipt whereof the Developers doth hereby admit and acknowledge) towards Purchase Price of the said Premises agreed to be sold to the Purchaser and the Purchaser has agreed to pay to the Developers balance of the Purchase price and other agreed Cost, Charges, Fees, Deposits, Taxes and Expenses in the manner hereinafter appearing;
- (Z) Under Section 13 of the RERA, the Developers are required to execute a written Agreement for Sale of the said Premises to the Purchaser, being in fact these presents and also to register the said Agreement under the Registration Act, 1908.

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

**1. RECITALS TO FORM AN INTEGRAL PART:**

The Recitals, Schedules and Annexures to this Agreement form an integral part of this Agreement and are not repeated in the operative part only for the sake of brevity and the same should be deemed to be incorporated in the operative part also as if the same were set out hereinafter and reproduced verbatim.

**2. DEVELOPERS TO CONSTRUCT THE PROPOSED BUILDING/S:**

The developers shall construct and develop the Proposed Building/s and the structure/s as recited above, as sanctioned and/or as may be sanctioned hereafter by the concerned authorities (by virtue of increase in the FSI or any additional FSI becoming available for consumption on the said Property as recited above or otherwise howsoever) on the said Property in accordance with the plans, designs, specifications approved by the Planning Authority and any other concerned local authorities and which may further be approved hereafter by the concerned local authorities (for the additional floors or additional structures or additional wings as stated above) and which sanctioned plans as well as the presently envisaged plans have been seen and approved by the Purchaser/s, with such further variations therein as the Developers may consider necessary or expedient or as may be required by the concerned local authority/the Government to be made in them or any of them.

**3. TRANSACTION:**

- 3.1. In consideration of the aggregate sum of **Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only)** agreed to be paid by the Purchaser/s to the Developers (exclusive of all fees, charges, taxes, GST, levies etc. and other amounts payable hereunder) in the manner contained in **Annexure "8"** hereto within 7 (seven) days of the Promoter's demand letter and in consideration of the Purchaser/s agreeing to pay to the



Developers the other amounts as hereinafter mentioned and in further consideration of the Purchaser/s agreeing to abide by the terms, conditions, covenants herein set out and on the part of the Purchaser/s to be observed, performed or complied with, the Developers hereby agrees to sell to the Purchaser/s and the Purchaser/s hereby agree/s to purchase from the Developers, the said Premises Flat as more particularly described in the **Second Schedule** hereunder being constructed on the said Property and shown as marked in hatched lines on the typical floor plan annexed hereto as Annexure "7" together with the right to use and enjoy the limited common areas and facilities and the common areas and facilities in common as specified in Part A and Part B respectively of the **Third Schedule** hereunder written.

- 3.2. The Total Consideration is escalation-free, save and except escalations/increases, due to increase on account of development charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Developers undertakes and agree that while raising a demand on the Purchaser for increase in Development Charges, premiums, cost, or levies imposed by the competent authorities etc., the Developers shall enclose the said notification/order/rule/regulation published/ issues in that behalf to that effect along with the demand letter being issued to the purchaser which shall only be applicable on subsequent payments.
- 3.3. The Developers shall confirm the final carpet area that has been allotted to the Purchaser after the construction of the 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 (3%) three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Developers. If there is any reduction in the carpet area within the defined limit then Developers shall refund the excess money paid by the Purchaser within 45 days. If there is any increase in the carpet area allotted to Purchaser,

the Developers shall demand the 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 (i) of this agreement.

**4. DEFAULT OR FAILURE IN PAYMENT OF CONSIDERATION:**

4.1. Without prejudice to the right of promoter to charge interest in terms as mentioned herein, on the Purchaser committing default in payment on 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 concerned local authority and other outgoings) and on the Purchaser committing three defaults of payment of instalments, the Promoter shall at his own option, may terminate this Agreement Provided that, Promoter shall give notice of fifteen days in writing to the Purchaser, by Registered Post AD at the address provided by the Purchaser and mail at the e-mail address provided by the Purchaser, of his intention to terminate this Agreement and of the specific breach or breaches of 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, this Agreement shall stand terminated.

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 or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the instalments of sale consideration of the Apartment which may till then have been paid by the Purchaser to the Promoter.

**WITHOUT PREJUDICE TO THE ABOVE** and at the sole discretion of the Developers upon termination of this Agreement as aforesaid, the Developers shall refund to the Purchaser/s the installments of sale price of the said Premises which may till then have been paid by the Purchaser/s

to the Developers after deducting there from 20% of the consideration amount as agreed damages suffered by the Developers only after sale of the said Premises to any prospective Flat Purchaser, but the Developers shall not be liable to pay to the Purchaser/s any interest on the amount so refunded and upon termination of this agreement, the Developers, shall be at liberty to dispose of and sell the said Premises to such person and at such price as the Developers may in its absolute discretion deem fit.

**5. DEVELOPERS TO COMPLY WITH APPROVALS AND STATUTORY CONDITIONS:**

The Developers hereby agrees to observe, perform and comply with all the terms, conditions and restrictions, if any, which may have been imposed by the concerned local authorities at the time of sanctioning the plans or thereafter in relation to the said Property.

**6. DECLARATION AS TO DEVELOPMENT POTENTIAL:**

The Developers hereby declares that the FSI at present maximum available in respect of the said Property is 3.375 FSI on the plot potential and that no part of the FSI has been utilized by the Developers elsewhere for any purpose whatsoever. The Developers have furnished to the Purchaser all the detailed particulars in respect of such utilization of said FSI by them. The Developers shall be entitled to utilize the unutilized FSI on the said property. The residual unutilized F.S.I. of the said property or the layout not consumed will be available to the Developers. Notwithstanding the above, the Developer hereby entitled for any additional FSI generated from the said property shall be utilized by them on the said property or as Transferable Development Rights ("TDR") elsewhere for any purpose whatsoever and the Purchaser has no objection for the same. In case the said FSI has been used by the Developers elsewhere, then the Developers shall furnish to the purchaser, all the detailed particulars in respect of such utilization of the said floor space index by them. Notwithstanding the above the Developer hereby entitled for any additional FSI generated

from the said property shall be utilized by them on the said property or as Transferable Development Rights ("TDR") elsewhere for any purpose whatsoever and the Purchaser has no objection for the same. In case the said FSI has been used by the Developers elsewhere, then the Developers shall furnish to the purchaser, all the detailed particulars in respect of such utilization of the said floor space index by them.

**7. PLANNING AND DESIGN SUBJECT TO AMENDMENTS AND CHANGES:**

The planning and design of the said Premises is subject to amendments and changes as may be stipulated by the planning authority, Government, local authority and as per the requirements of the Developers. The Purchaser/s hereby further agree/s and covenant/s with the Developers to render full co-operation to the Developers and to sign and execute all papers and documents, in favour of the Developers or otherwise as may be necessary for the purpose of enabling the Developers to construct the Proposed Building/s or to put up additional construction on the said Property as stated in this Agreement, in accordance with the approved or such other plans, with such additions and alterations as the Developers may in its sole and absolute discretion deem fit and proper and/or for the purpose of applying for and/or obtaining the approval or sanction of the planning authority or any other appropriate authorities in that behalf as well as for the approval or sanction relating thereto. **PROVIDED** that the Purchaser/s shall not object to any variations in the dimensions or location of the said Premises as may be necessitated by such amendments, alterations, modifications or variations in constructing the said Premises **PROVIDED FURTHER** that it is possible that the areas of the said Premises may undergo certain minor changes due to construction related exigencies and change in dimensions of the said Premises; and accordingly the Parties agree and acknowledge that a change/variation in such areas up to 3% (plus or

minus) in the said Premises is acceptable to each Party.

**8. DESCRIPTION OF AMENITIES:**

The Purchasers have agreed to purchase the said premises as a raw flat without any internal amenities and the Developer shall not be liable to give any fixtures, fittings and amenities in the said premises and shall not be responsible for the quality of fixtures, fittings and amenities into the said Premises.

**Or**

It is expressly agreed that the said premises contained specifications, fixtures, fitting, and amenities as set out in **Annexure "10"** hereto (hereinafter referred to as the "said amenities") and Purchaser/s confirm/s that the Developers is not liable to provide any other additional specifications fixtures, fitting, and amenities in the said premises.

**9. PURCHASER/S SATISFACTION ON TITLE:**

The Purchaser/s is/are aware that the Developers have acquired title to the said Property in the manner recited hereinabove and the Purchaser/s hereby acknowledge/s that the Developers have made a full and true disclosure of the nature of its rights to the said Property. The Purchaser/s has/have independently inspected and verified the title deeds and all papers and documents hereinabove recited and has/have fully satisfied himself/herself/ themselves about the title of the Developers to the said Property and the entitlement of the Developers to develop the said Property by construction of the Proposed Building/s and enter into these presents and the Purchaser/s shall not be entitled to further investigate the title of the Developers to the said Property or the entitlement of the Developers to undertake the development and construction of the same and/or be entitled to make any requisition or raise any objection with regard to any other matters relating thereto.

**10. PURCHASER/S TO BECOME MEMBER OF THE SAID SOCIETY:**

The Purchaser/s at his/her own costs along with the other premises holders and holders of additional structure/s to be constructed on the said

Property, (and on any additional lands, the development whereof may be amalgamated with the development on the said Property) shall become the member of the said Society For the said purposes of being admitted as member/s of the said Body, the Purchaser/s shall from time to time, sign and execute the application for membership and other papers and documents necessary for becoming a member, and duly fill in sign and return to the Developers within 7 (seven) days of the same being forwarded by the Developers to the Purchaser/s.

**11. INCIDENTAL RIGHTS OF THE DEVELOPERS:**

The Developers has further informed the Purchaser/s that the Developers retains the right to sell, transfer, assign in favour of any person/s and/or deal with **(a)** future rights in respect of the said Property; **(b)** the balance development potential/rights in respect of the said Property (i.e. after having utilized the FSI available for the construction of the Proposed Building/s and as per the plans already submitted and/or to be submitted by the Developers from time to time and as per the proposed total scheme of development and construction); **(c)** various rights that may accrue to and over the said Property in the future including additional development potential as recited above; and **(d)** the rights for advertising, signage and hoarding for advertising in the compound, common areas and facade of the said Property (the rights referred to in above are hereinafter collectively referred to as "**the Incidental Rights**"). The Developers is also entitled from time to time to deal with and/or dispose of all or any of the Incidental Rights, by way of sale, assignment, lease, transfer, mortgage and/or in any other manner whatsoever as it may in its absolute discretion think fit and proper from time to time and at its entire discretion and convenience transfer such rights to any person/s.

**12. NO OBJECTION TO DEVELOPMENT / CONSTRUCTION:**

It is expressly agreed by and between the Parties as follows :-

- (i) As aforesaid, the Developers shall be constructing the Proposed Building/s and additional structures/wings/floors therein as stated above on the said

Property and the Purchaser/s is/are not entitled to and shall not object to such construction for any reasons whatsoever and howsoever arising, at any time hereafter;

- (ii) It is further agreed that save and except the terrace over the top most floor in the Proposed Building/s, the Developers are entitled to sell or allot on an exclusive basis, the terrace/s or pocket terrace/s or extended balcony/ies or verandah, which may be abutting the premises in the Proposed Building/s for the exclusive use of the purchaser/s of such premises.
- (iii) As recited above, it is reasonably expected by the Developers that the FSI for consumption on the said Property shall be increased, from what is presently approved as per the sanctioned plans and thereby the Developers will be able to construct further constructions in addition to the presently approved construction as recited above.
- (iv) The Purchaser/s confirm/s that the Purchaser/s have no objection and shall not raise any objection to the Developers putting up additional construction on the said Property by increasing the number of buildings / Apartments as or by construction of additional wings and/or structures on the said Property.
- (v) The Developers shall have full power and absolute authority, if so permitted by the concerned authorities, to make additions to and/or construct additional building/s or structure/s or wing/s on the said Property including *interalia* as stated herein above and such additional building / s / structure / s / wing / s / storey / s shall be the sole, exclusive and absolute property of the Developers. The Developers shall be entitled to dispose of such additional building/s/ structure/s/ wing/s/ storey/s in such manner as the Developers may deem fit and proper in its sole and absolute discretion. The Developers shall be entitled to amend/alter/modify the layout plan of the said Property as also construct additional building/s /structure/s /wing/s/ storey/s on the said Property or any portion or portions thereof and the Developers shall be entitled to dispose of the premises in



such additional building/s/ structure/s/wing/s /storey/s as the Developers may deem fit proper in its sole and absolute discretion.

- (vi) It is further clarified that certain amenities (if provided on the said Property) like internal access road, bore wells, underground water tank, sewage treatment plant, recreation spaces, may at the discretion of the Developers be shared between the Proposed Building/s and the other structure/s, if any constructed on the said Property and the Purchaser/s hereby confirm/s that the Purchaser/s has/have no objection to the same.

**13. PURCHASER/S' ENTITLEMENT TO RAISE LOAN:**

The Purchaser/s is/are, at his/her/their sole risk, liability and responsibility, free to raise a loan from any financial institution or bank, limited for the purpose of enabling the Purchaser/s to make payment of the amounts hereunder payable to the Developers for acquiring the said Premises, by offering the rights of the Purchaser/s hereby granted in respect of the said Premises as security to such financial institution or bank. However, such loan should be strictly personal to the Purchaser/s and the right of the Developers to receive the balance consideration and all other sums as hereunder provided from the Purchaser/s including the sums as and by way of reimbursement of any amounts hereunder agreed to be paid by the Purchaser/s or otherwise recoverable from the Purchaser/s as damages or otherwise, shall override the rights of the financial institution/ bank/ organization/ employer in respect of the loan so availed of by the Purchaser/s. The repayment of the loans, interest and other charges on such loan shall be the sole responsibility of the Purchaser/s. Once the Purchaser/s has/have paid the full consideration and other amounts as payable under this Agreement and has/have taken possession of the said Premises, thereafter due to non-payment of the loan by the Purchaser/s,

the recourse available to the financial institution would be against the said Premises and against the Purchaser/s personally.

**14. COMMON AREAS:**

It is expressly agreed that the Purchaser/s along with the other purchasers/occupants of premises on the said property shall be proportionately entitled to use, occupy and enjoy the common areas and facilities and the nature, extent and description of such common areas and facilities which the Purchaser/s will proportionately enjoy in the common areas and facilities is set out in **Part A (Limited Common Areas)** and **Part B (Common Areas)** of the Third Schedule hereunder written.

**15. RIGHT OF THE PURCHASER/S RESTRICTED TO THE SAID PREMISES ONLY:**

It is clarified that the right of the Purchaser/s is restricted to the said Premises agreed to be sold to him/her/them by the Developers as per the typical floor plan annexed hereto as Annexure "7" and use and enjoyment of common areas and utilities in common as aforesaid and the Purchaser/s shall not be entitled to claim any right to any open space or passage, staircase, open parking space, stilt parking spaces, or any other area in to or upon the said Property and/or the Proposed Building/s or any other space surrounding the Proposed Building/s or any of them in any manner whatsoever, as the same belongs to and are the sole, exclusive and absolute property of the Developers and/ or Management Organization.

**16. NO CHANGE OF USER:**

It is expressly agreed, by and between the Developers and the Purchaser/s that the said Premises agreed to be hereby sold to the Purchaser/s is for residential use and it shall be utilized by the Purchaser/s for the purpose for which it is sold to the Purchaser/s and for no other purpose or purposes whatsoever. The Purchaser/s agree/s not to

change the user of the said Premises, without prior written consent in writing of the Developers and the concerned authorities.

**17. PARKING SPACES:**

The Developer has agreed to earmark and allot \_\_\_\_ (\_\_\_\_) mechanized Car Parking Spaces under Basement/Stilt/Stack/Pit parking, to the Purchasers alongwith the said Premises agreed to be sold and transferred to the Purchasers. For the effective management of parking spaces in the Proposed Building/s and in order to avoid any later disputes, the Developers shall be entitled to and the Purchaser/s hereby specifically authorise/s the Developers to carry out a tentative earmarking parking spaces for exclusive use thereof by certain purchasers of premises depending on availability. The Purchaser/s agree/s that the Developers shall be entitled to do such earmarking at its discretion and the Purchaser/s hereby accept/s the decisions taken by the Developers in relation to such earmarking of car parking spaces. The Purchaser/s further agree/s and undertake/s that pursuant to admission of the Purchaser/s to the said Society as member/s thereof, the Purchaser/s shall cast his/her/their votes in the first general meeting, as the case may be, of the said Society in favour of approving such car parking earmarking as done by the Developers so that the respective person/s in whose favour the Developers has earmarked the car parking spaces, will be allotted such respective car parking space/s by the said Society for exclusive use along with rights of transferability in respect thereof.

**18. PROCEDURE FOR TAKING POSSESSION:**

The Developers, upon obtaining the occupancy certificate from the competent authority and the payment made by the Purchaser as per this Agreement 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 Developers shall accordingly give possession of the said premises to the purchaser. The

Purchaser agree(s) to pay the maintenance charges as determined by the Developers or association of purchaser, as the case may be.

**19. DATE OF POSSESSION OF THE SAID PREMISES:-**

**19.1.** The Developers agree to offer to hand over possession of the said Premises to the Purchaser/s on or before 30<sup>th</sup> April 2028, subject to **Force Majeure**.-

For the purpose of this clause, the expression "force majeure" shall mean an act of God, act of War, act of Nature such as flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the resultant development of the Project and also includes stay or injunction orders relating to the Project from any Court of Law or Tribunal, competent authority, statutory authority, high power committee etc.

**19.2.** The Developers shall not put the Purchaser/s in possession of the said Premises unless and until :-

**(a)** The Purchaser/s has/have paid the entire aggregate consideration as provided by Annexure "8" hereto and all the other amounts payable by him/her/them hereunder and/or otherwise in respect of the said Premises to the Developers as specified herein.

**(b)** The Developers have made application for the Occupancy/Completion Certificate; or part Occupation/Completion Certificate and/or applied for tax assessment to the local authorities/panchayat in relation to the said Premises.

**20. DEFECT LIABILITY :**

**20.1.** The Promoter shall remedy without any cost to the Purchaser any defects / seepages / leakages that may occur in the new intended building which may appear within the specified defects liability period of 5 years from the date of occupation certificate. The Purchaser shall give notice of the observed defects to the Promoter within reasonable time. However, it is clarified that in the event the Purchaser carry out any change/modification or alteration, resulting into such defect, the Promoter shall stand discharge from its responsibility to rectify the said

defect.

- 20.2.** In spite of all the necessary steps and precautions taken while designing and constructing the Real Estate Project, the concrete slabs/beams may deflect due to self-weight, imposed load, creep and/or shrinkage phenomena (the inherent properties of concrete), for years after construction. Further, the Purchaser may come across cracks in finishes, flooring, ceiling, slab gypsum etc. as a result of such slab/beam deflection and also caused due to any renovation and /or alterations etc. carried out by the Purchaser and any other Purchaser s/occupants of the other apartments/flats in the Real Estate Project. The Purchaser /s agree(s) and covenant(s) not to hold the Promoter liable and/or responsible for any such defects arising out of inherent properties of concrete and/or caused due to any renovations and/or alterations etc. carried out by the Purchaser /s and any other Purchaser /s/occupants of the Real Estate Project and the Allottee/s shall not raise any claim(s) against the Promoter in this regard.
- 20.3.** All materials including marble, granite, tiles, timber etc., contain veins and grains with tonality differences and though the Promoter had pre-selected such natural materials for installation in the Real Estate Project, their non- conformity, natural discolouration or tonal differences at the time of installation is unavoidable and the Promoter shall not be responsible and/or liable for the same and the Allottee/s shall not raise any claim(s) against the Promoter in this regard.

**21. REIMBURSEMENT OF COSTS AND MAINTENANCE CHARGES:**

**(a) MEMBERSHIP APPLICATION AND OTHER CHARGES:**

After completion of the Project, the said Society shall be solely responsible for the Maintenance, Management, Supervision and over all control of all the common areas and facilities of the project, or any part or portion thereof and, correspondingly, shall be entitled to receive and collect the pro-rata share of each holder of the said premises and to utilize all such contributions towards the purposes mentioned above. The pro-rata contribution of each

holder of the said premises towards the cost of maintenance, management and supervision of the project or any part or portion thereof shall be determined by the said Society. The Purchaser shall pay a sum in the proportion of the contribution of the existing Society fund towards common maintenance Fund/ Sinking fund / corpus/ in respect to the said premises to the said Society at the time of possession.

**(b)** Due compliance of such rules, regulations and bye-laws by the purchasers herein shall be the essence of this Contract in pursuance hereof. The Purchaser/s shall before taking possession of the said Premises also pay to the Society the following amounts:-

**(A)** A sum of **Rs. 20,000/- (Rupees Twenty Thousand Only)** towards acquiring of 400 (Four Hundred) shares of **Rs. 50/- (Rupees Fifty Only)** each.

**(B)** Entrance fee of **Rs. 100/- (Rupees One Hundred Only)**.

All the above payments shall be paid by the Purchaser to the Society within a period of 7 (Seven) days from the date of notice of such payment and in any event before possession of the said Premises is handed over to the Purchaser/s.

**21.2.** It is further agreed that the Purchaser/s will be liable to pay interest @ 21% p.a. or as otherwise demanded by the said Society for any delay in payment of such outgoings.

**(c ) MAINTENANCE & OTHER CHARGES:**

- The Purchasers hereby agree/s to pay to the Promoters a lump sum amount as more particularly stated in **Annexure "9"** by way of re-imbusement of the expenses that have been incurred by the Developers and/or that have become payable and/or that shall become payable by the Developers to various third parties and/or authorities under law. The said Charges are non-refundable. The said Charges are over and above and in addition to the purchase price referred to hereinabove. The Purchasers confirm/s that he/she/they shall not raise any further queries in respect of the said Charges

and neither shall the Purchaser/s call upon the Developers to submit any further account of the said Charges.

- The Purchasers hereby agree/s to pay to the Promoters an amount as more particularly stated in **Annexure "9"** a sum of **Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only)** towards provisional maintenance charges for 12 (Twelve) months in advance, to the Promoters, commencing a week after notice in writing is given to the Purchaser/s that the said Premises, is ready for being occupied, the Purchaser/s shall be liable to bear and pay the proportionate share of the maintenance charges and other monthly outgoings in respect of the said Premises. After the completion of the initial 12 (Twelve) months as aforesaid or the Provisional maintenance charges, the Purchaser/s shall be liable to bear and pay the maintenance charges in respect of the said Premises to the said society. It is further agreed that the Purchaser/s will be liable to pay interest @ 21% p.a. or as otherwise demanded by the Developers for any delay in payment of such outgoings. The Developer may appoint facility management company to manage and maintain the Society until the same handed over to the Society. The maintenance charges would include, *interalia*, the following:-
  - i. The expenses of routine maintenance, repairing, of the main common structures and in particular the gutters and rain water pipes of the Proposed Building/s, water pipes and electric wires upto the Proposed Building/s used by the premises/ premises holder/s in common with the other occupiers of premises and internal access roads, recreation grounds/spaces, of the said Property and other common areas and amenities as enjoyed by the premises acquirers in common as aforesaid and the boundary walls of the Proposed Building/s, compounds etc.
  - ii. The cost of the salaries of certain workers like clerks, accountant, watchmen, security guards, pump man, sweepers, drivers of water tankers etc., common house-keeping charges, etc., and the proportionate salary of certain part time workers like engineers,



- supervisors etc. their traveling expenses, welfare expenses like tea, coffee etc., the bonus to be given to them etc.;
- iii. The cost of maintaining the electrical and mechanical fittings and equipment installed in the Proposed Building/s and of all other environment management facilities to be installed on the said Property;
  - iv. The cost of working and maintenance of common lights, water pump, lifts, common sanitary Premises and other services charges;
  - v. Premium for insurance of the Proposed Building/s / the said premises (if and when taken);
  - vi. The maintenance charges, cost, expenses and amounts required for maintenance of various common equipment that may be installed on the said property including interalia street lights, sewer line, storm water drain, water lines, internal roads, garden, civil, mechanical and electrical system installed for reuse of the waste water including sewage treatment plant, firefighting systems, car parking, civil, mechanical and electrical system for rain water harvesting, high speed lifts, submersible pumps installed in tank/s for municipal water and tank for storage of tanker/bore well water, pumps installed for firefighting, tank for municipal water, overhead tank and other water tanks by whatever name called, firefighting system, common electric system (which may be installed for the lights, pumps, equipment, lifts, security system etc.), common plumbing system, common security system and such other expenses as are necessary or incidental for the maintenance and upkeep of the said property.
  - vii. The above Maintenance charges are only provisional, (excluding expenses for major repair and/or up-gradation of infrastructure), and any excess expenses or charges shall be immediately paid.
  - viii. Any other charges that may have to be incurred over and above aforesaid shall be paid by the Allottee promptly on demand and in the event of the Allottee not able to pay, the same shall be paid by the

Promoter on behalf of the Allottee/Purchaser, and shall be re-imbursed and paid by the Allottee to the Promoter promptly.

- The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee/s as deposit, sums received on account of the share capital, and shall utilize the amounts only for the purpose for which they have been received.
- After completion of the Project, the said Society shall be sole responsible for the Maintenance, Management, Supervision and over all control of all the common areas and facilities of the project, or any part or portion thereof and, correspondingly, shall be entitled to receive and collect the pro-rata share of each holder of the said premises and to utilize all such contributions towards the purposes mentioned above. The pro-rata contribution of each holder of the said premises towards the cost of maintenance, management and supervision of the project or any part or portion thereof shall be determined by the said Society. Due compliance of such rules, regulations and bye-laws by the purchasers herein shall be the essence of this Contract in pursuance hereof.

## **22. TAXES:**

- 22.1.** The State and Central Government through their respective Finance Acts and various clarifications/notifications have made Goods and Services Act (hereinafter referred to as "**the said Taxes**") applicable to transactions for sale of under- construction premises. The Purchaser/s hereby irrevocably agree/s and undertake/s to pay the said Taxes to the Developers within a period of 7 (seven) days from the date of the Developers calling upon the Purchaser/s to pay, without any delay or demur.
- 22.2.** In accordance with the provisions of the Income Tax Act, 1961 the Allottee/s is under obligation to deduct the TDS at the rate as applicable in law of the consideration amount and the Allottee/s shall deduct at the rate as applicable in law at the time of payment of each installment

and pay the same to the Government Treasury and within seven days of such payment obtain and furnish the required Challan/Certificate to the Promoter. In the event that the Allottee/s fails to deduct such amount and/or to pay such amount to the Government Treasury then the Allottee/s shall be liable to suffer or incur all the consequences including to reimburse the damages or loss which may be suffered or incurred by the Promoter by reason of non-deposit of such amount in the Government Treasury and/or upon the failure to furnish the Challan/TDS Certificate evidencing such payment to the Promoter.

**23. STAMP DUTY AND REGISTRATION CHARGES:**

The Purchaser shall pay the stamp duty and registration in respect of this Agreement alongwith applicable GST and any other taxes that may arise in future.

**24. BREACHES:**

The Purchaser/s agree/s and undertake/s to and shall observe perform and comply with all the terms and conditions and covenants to be observed performed and complied with by the Purchaser/s as set out in this Agreement (save and except the obligation of the Purchaser/s to pay the balance consideration and other sums payable hereunder as aforesaid, for which the consequences as mentioned in Clause above would apply) if the Purchaser/s neglect/s, omit/s, or fail/s to observe and/or perform the said terms and conditions and covenants for any reason whatsoever then in such an event, the Developers shall be entitled after giving 1 (one) months' notice to remedy or rectify the default and in the event of the Purchaser/s failing to remedy or rectify the same within the said notice period, this Agreement shall be voidable at the option of the Developers and in the event of the Developers so treating this Agreement void, the Developers shall be entitled to forfeit any amount/s till then paid by the Purchaser/s to the Developers and thereupon the Developers shall be free and entitled in its own right to deal with the said Premises and their rights therein in any manner as the Developers in its sole

and absolute discretion deems fit and proper without any reference and/or payment of any sums whatsoever to the Purchaser/s. In such an event, the Purchaser/s hereby agree/s and undertake/s that he/she/they are not entitled to and shall not claim anything against the Developers/their transferee/s/allottee/s/ nominees. It is clarified that any breach/es of the terms and conditions of this Agreement committed by any person/s inducted or permitted to enter upon the said Premises by the Purchaser/s including *inter alia* any servants, agents, family members, guests, etc. of the Purchaser/s shall be deemed to be a breach committed by the Purchaser/s.

**25. COVENANTS OF THE PURCHASER:**

The Purchaser/s with an intention to bring all persons into whose hands the said Premises may come, doth/do hereby represent/s and assure/s to and undertake/s and covenant/s with the Developers as follows:-

- 25.1.** To maintain the said Premises at the Purchaser's own cost in good and tenantable repair and condition from the date the possession of the said Premises is offered and shall not do anything or suffer anything to be done in or to the said premises and to the balconies, specified elevation-projections, staircase or any passage or open space which may be against the rules, regulations or bye-laws of the concerned local or any other authority nor to the said Premises itself or any part thereof;
- 25.2.** Not to enclose the open balcony, flower bed, ducts or any other open area pertaining to the said Premises, whereby any FSI whatsoever is deemed to be consumed and/or there is a violation or misuse of any approvals, sanctions and/or terms and conditions as may be prescribed by any concerned authorities are and without prejudice thereto not to do any act, deed, matter or thing, whereby any rights of the Developers/the said Body are in any manner whatsoever prejudiced/ adversely affected.
- 25.3.** Not to carry out in or around the said Premises any alteration/changes of structural nature without the prior written approval of the Developers and

the Structural Engineers / RCC Consultants of the Proposed Building/s and local authority.

- 25.4.** Not to install or fix any grills outside the window either in the form of a grill box, or in any other form. Not to install air conditioning outdoor unit except the designated area provided by the Developer and to ensure that no nuisance/annoyance/ inconvenience is caused to the other occupants of the Proposed Building/s by any act of the Purchaser/s.
- 25.5.** Not to store in the said Premises any goods which are of hazardous, combustible or dangerous nature, save and except domestic gas for cooking purposes or goods is objected to by the concerned local or other authority. On account of any negligence or default of the Purchaser/s (whether deliberate or willful or not) in this behalf and as mention in above clauses, the Purchaser/s shall be personally liable for the consequence of the breach and shall be liable to bear and pay the damages as may be determined by the Developers and the same shall be final and binding upon the Purchaser/s and the Purchaser/s shall not be entitled to question the same. In such event the Purchaser shall pay Rs. 1,00,000/- (Rupees One Lakh only) per month as and by way of penalty for such breach till the rectification of the same
- 25.6.** To carry out at his/her/their own cost all the 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 Developers to the Purchaser/s (usual wear and tear excepted).
- 25.7.** To obtain annual maintenance contracts only from the authorized maintenance agencies/suppliers of the equipment installed in or around the said premises.
- 25.8.** Not to demolish the said Premises or any part thereof including *interalia* the walls, windows, doors, grills etc., thereof, nor at any time make or cause to be made any addition or any alteration in the elevation and outside colour scheme of the said premises and shall keep the portion, sewers, drains, pipes, in the said Premises and appurtenance/s thereto in

good, tenantable repair and condition without the prior written permission of the Developers and/or the said Body, when formed.

- 25.9.** Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Permission the compound or in the other premises or any other part or portion of the said Property.
- 25.10.** To bear and pay any increase in local taxes, water charges, insurances and such other levy/ if any which are imposed by the concerned local/public authority either on account of change of user or otherwise in respect of the said Premises by the Purchaser/s.
- 25.11.** The Purchaser/s shall not be entitled to transfer, assign or part with the interest or any benefit of this Agreement, without the prior written permission of the Developers, until all the dues payable by the Purchaser/s to the Developers hereunder and/or otherwise are fully paid up.
- 25.12.** The Purchaser/s shall abide by, observe and perform all the rules, regulations and bye-laws of the said Body as also the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said property and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and the Government and other public bodies and not commit breach thereof and in the event of the Purchaser/s committing breach thereof and/or any act in contravention of the above provision, the Purchaser/s shall be personally responsible and liable for the consequences thereof to the said Body and/or the concerned authority and/or other public authority.
- 25.13.** The Purchaser/s shall also observe, perform and comply with all the stipulations, terms and conditions laid down by the said Body regarding the occupation and use of the said Premises and shall bear and pay and contribute regularly and punctually towards the taxes, expenses or other outgoings as may be required to be paid from time to time.
- 25.14.** The Purchaser/s shall permit the Developers and its surveyors and agents with or without workmen and others, at all reasonable times, to enter into

and upon the said Premises and/or any part thereof to view and examine the state and condition thereof, and to carry out the repair or replacements therein.

- 25.15.** The Purchaser/s shall permit and have no objection with respect to the Developers and its surveyors and its agents, at all reasonable times to enter into and upon the said Premises, Building/ and/or any part thereof as an site visit for the Prospective Buyers / Societies approaching for Redevelopment.
- 25.16.** The Purchaser/s undertake/s not to enclose any passage/s, lobby or other common areas of the Proposed Building/s in any manner whatsoever and not to cover the voids in any place in the Proposed Building/s or store any goods/chattels in the common areas.
- 25.17.** The Purchaser/s shall not dispose off or throw any garbage or dirt or rubbish in the sinks of the toilets or basins in the said Premises. The Purchaser/s shall at all times co-operate with the Developers for adoption of any mechanism or common scheme of garbage collection, garbage disposal including inter alia by segregating various types of garbage as may be communicated by the Developers from time to time.
- 25.18.** The Purchaser/s shall ensure that all the family members, agents, staff, employees, etc., of the Purchaser/s shall actively participate in all fire, earthquake, terror and other safety drills as may be conducted by the Developers or by any concerned authorities from time to time.
- 25.19.** The Developers shall provide to the Purchaser/s the water connection in respect to said Premises. The Developers shall not be held liable or responsible in any respect whatsoever if the concerned authorities are unable to provide the water supply to the said Premises.
- 25.20.** As a part of a marketing exercise or otherwise in the event if the Developers is required under law, the Developers may disclose and/or publish the name of the Purchaser/s and/or other acquirers of the premises (jointly and/or severally) and/or their family members along with their occupation and also use their photographs to such third parties as



the Developers may deem fit and the Purchaser/s either in their individual capacity or as members of the said Society shall not object thereto.

**25.21.** The Developers may permit various consultants, service providers, financiers, manufacturers, suppliers and other third parties to publish the image of the Proposed Building/s and the names of the Proposed Building/s in advertisements, publications, brochures, and such other marketing and/or promotional materials as the Developers may deem fit and the Purchaser/s either in their individual capacity or as members of the said Society shall not object thereto. The Promoters shall have branding rights in/upon the Project.

**25.22.** The Purchaser shall not have any right, title and/or interest of any nature whatsoever in respect of the internal / access road of the said property/larger property save and except the permissive right to use the same subject to payment of all the maintenance cost, charges and expenses to be incurred by the Developers or any other person or entity duly authorised by the Developers to maintain and/or upkeep the same.

**25.23.** The Purchaser has no objection to the internal roads of the said property/larger property being allowed to be used by for the occupiers/ owners/ prospective owners of any further/adjoining development/ land (including and specifically by any resort/ club/ hotel complex) that may be developed now or in future in any adjoining lands owned by the Developers.

**25.24.** In the event the Purchaser/s intend(s) to sell, transfer, lease, license, assign and/or deal with or dispose of the said Premises and/or the Purchaser /s' benefit/s under this Agreement, then the Promoter shall be

entitled to a right of first refusal to the said Premises as well as the Purchaser /s' right(s), title and interest under this Agreement ("ROFR").

**26. REPRESENTATIONS AND WARRANTIES OF THE DEVELOPERS**

The Developers hereby represent and warrant to the Purchaser as follows:

- (i) The Developers have clear and marketable title with respect to the project land as declared in the title report annexed to this Agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- (ii) The Developers have lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- (iii) There are no encumbrances upon the project land or the Project except those disclosed in the title report and in this Agreement;
- (iv) There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in this Agreement;
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and 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 to the Project, project land and said building/wing shall be obtained by following due process of law and the Developers have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;
- (vi) The Developers have 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 prejudicially be affected;
- (vii) The Developers have not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said Premises which will, in any manner, affect the rights of Purchaser under this Agreement save and except what is stated in this Agreement;
  - (viii) The Developers confirm that the Developers are not restricted in any manner whatsoever from selling the said Premises to the Purchaser in the manner contemplated in this Agreement;
  - (ix) The Developers have 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 till the Developers handover possession of the said premises or till the date of occupation certificate, whichever is earlier;
  - (x) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Developers in respect of the project land and/or the Project except those disclosed in this Agreement.
  - (xi) The Developers has submitted various undertakings, Indemnity Bonds etc. to the MCGM, while approving plans, obtaining parking NOC, IOD, CFO NOC, and the same are binding upon the Purchaser herein as well as to the said Society.
  - (xii) After completion of the Project with Full Occupation Certificate it shall also be sole responsibility of the Society/Purchaser to ensure proper operation and maintenance of all pollution control equipment viz;

Sewage Treatment Plant (STP) and Organic Composting Machine inclusive fire- fighting etc. from the Original Equipment Manufacturer (OEM) only.

- (xiii) The Purchaser hereby agrees and undertake that he/she/they shall observed and complied with the conditions of fire noc, EE(T&C)/parking consultant's NOC and kept the same in good and working condition and necessary AMC etc. shall be executed by the purchasers/society to avoid any mishap in that regard.
- (xiv) The Purchaser is aware of the IOD conditions that the developer has availed concessions for deficiency in open space, the inadequate height of the habitable room, inadequate maneuvering space etc. prospective purchasers as well as will not object neighborhood development alongwith deficiency in open space etc. at any time in future. Also the dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by the resident/occupants of the building in the jurisdiction of M.C.G.M.
- (xv) The Promoter shall be entitled to allot open space/Otla in front of Commercial Premises /Shop alongwith a right to have name board/hoarding displaying name of the respective commercial Premises as per MCGM Rules without affecting the residential view and such open space/Otla shall be for the exclusive use of the Purchaser of such Shop/Commercial Premises. The Purchaser shall not object to the same at any time. The Purchaser/Occupant of commercial premises shall maintain the said front area at his own cost and expenses and necessary outgoings thereof shall be paid to the Society. The Purchaser hereby agree/s and undertake/s to pay the regular maintenance and outgoing to the Society to maintain the front and side open space on the ground floor of the Building.
- (xvi) The Promoter shall be entitled to put hoarding/boards of their Brand Name (including any brand name the Promoter is permitted to use), in

the form of Neon Signs, MS Letters, Vinyl & Sun Boards and/or such other form as the Promoter may in its sole discretion deem fit on the said Property and on the façade, terrace, compound wall or other part of the buildings/towers/wings as may be developed from time to time. The Promoter shall also be entitled to place, select, decide hoarding/board sites.

- (xvii) The Developer shall be entitled to construct and allot flat/s with adjacent pocket terrace/s for the exclusive use of the flat Purchasers of such flat and the Purchaser shall not object to the same at any time. Moreover, the pocket terrace allotted for sole, exclusive use and enjoyment forever. The Purchaser agree to pay the regular maintenance and outgoing concerning the pocket terrace to the Society. The Purchaser shall not cover the said Terrace with any roof and shall not store any goods, which are of hazardous, combustible or dangerous nature or heavy so as to damage the structure and/or construction of the Building.

**27. THE DEVELOPERS SHALL CREATE A MORTGAGE /CHARGE:**

The Purchase agrees that the Developer shall be entitled to raise construction finance, project finance or any other finance or loan against the said property/ unit/ premises proposed to be constructed, by mortgaging, hypothecating receivables and/or developable property (including but not limited to mortgage by way of deposit of title deeds), from any bank / financial institution/ non banking financial institution and without having to seek further consent from Purchaser being responsible / liable towards its repayment and incurring any liability in any manner whatsoever (financial or otherwise). However, the Promoters shall not be entitled to create a charge on the said premises, and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Purchaser qua the said Premises.

**28. INDEMNITY:**

The Purchaser/s is/are aware that only on the basis of and relying on the representations, assurances, declarations, covenants and warranties made by him/her/them herein, the Developers have agreed to and is executing this Agreement and Purchaser/s hereby agree/s to indemnify and keep indemnified the Developers absolutely and forever from and against all and any damage or loss that may be caused to the Developers including *inter alia* against and in respect of all actions, demands, suits, proceedings, penalties, impositions, losses, damages, costs, charges and expenses, that may be caused to or incurred, sustained or suffered by the Developers, by virtue of any of the aforesaid representations, assurances, declarations, covenants and warranties made by the Purchaser/s being untrue and/or as a result of the Developers entering in to this Agreement and/or any other present/future writings with the Purchaser/s and/or arising there from.

**29. MISCELLANEOUS:**

**29.1. Co-operation:** The Purchaser/s shall, from time to time, sign and execute all applications, papers and documents, and do all the acts, deeds, matters and things as the Developers may require, for safeguarding the interest of the Developers to the Proposed Building/s and/or the said property.

**29.2. Name of the said project/complex:** The name of the said project and / or complex shall at all times remain as "**ATHARV AARADHYAM**" and the same shall not be changed without the prior written permission or approval of the Developers. However, the society name shall remain as "Chandrashekhar Co-operative Housing Society Limited". The Developers shall be entitled to add at such places on the façade or terrace/s or compounds or common areas of the said property placards, sign boards, neon signs, hoardings etc. indicating to the public at large that the said project/complex is being constructed and/or developed or has been constructed and/or developed by the

Developers. **Notices:** All letters, circulars, receipts and/or notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served, if posted or dispatched to the Purchaser/s by Registered Post Acknowledgement Due ("RPAD") or hand delivered at the address hereunder stated and shall effectually and completely discharge the Developers:

**Developers:**

**Address:** Atharv House, Plot No. 229A, TPS No. V, Nariman Road, Vile Parle (East), Mumbai - 400 057.

**Purchaser/s:**

**Address:** \_\_\_\_\_

The Parties are setting out here under their respective Income Tax Permanent Account Numbers:

(a) **Developers** : **ABKFA3634R**  
 (b) **Purchaser/s** : \_\_\_\_\_

- 29.3. Obligations:** All obligations of the Purchaser/s and covenants made by the Purchaser/s herein shall be deemed to be obligations and/or covenants, as the case may be, running with immovable property and the observance, performance and compliance with such obligations and/or covenants shall be the responsibility of all persons into whose hands the said Premises may come.
- 29.4. Right to amend:** this agreement may only be amended through written consent of the Parties.
- 29.5. Provisions of this agreement applicable to Purchaser/ subsequent Purchaser:** 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 Purchaser of



the said Premises, in case of a transfer, as the said obligations go along with the said Premises for all intents and purposes.

- 29.6. Lien and Charge of the Developers:** Notwithstanding anything contained herein, the Developers shall, in respect of any amount remaining unpaid by Purchaser/s under the terms of this Agreement, have a first lien and charge on the said Premises agreed to be purchased by the Purchaser/s hereunder.
- 29.7. Dispute Resolution:** any dispute between the parties shall be settled amicably. In case of failure to settle the dispute amicably, this shall be referred to the Competent Authority as per the provisions of the RERA and RERA Rules, thereunder.
- 29.8. 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 in Mumbai shall have exclusive jurisdiction for this Agreement.
- 29.9. No Demise or Grant or Assignment:** The Purchaser/s shall have no right, title, interest, share, claim demand of any nature whatsoever and howsoever arising in to upon the said Property and/or the Proposed Building/s and/or otherwise howsoever against the Developers, save and except in respect of the said Premises. Nothing contained in this Agreement is intended to be nor shall be constructed as a grant, demise or assignment in law, of the said Property and/or the Proposed Building/s and/or any part thereof.
- 29.10. No Waiver:** Any delay or indulgence shown by the Developers in enforcing the terms of agreement or any forbearance or giving of time to the Purchaser/s shall not be constructed as a waiver on the part of the Developers of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser/s nor shall the same

in any manner prejudice any rights of the Developers hereunder or in law.

**29.11. RERA and RERA Rules:** This Agreement shall always be subject to the provisions contained in the RERA and the RERA Rules and the stamp duty and registration charges in respect of this Agreement as well as other documents executed hereafter in the manner stated in Clause hereof, shall be borne and paid by the Purchaser/s only to the exclusion of the Developers and the Developers is not and shall not be liable to and/or be called upon to contribute anything in that behalf.

**29.12. Entire Agreement:** This Agreement sets forth the entire agreement between the Parties with respect to the subject matter of this Agreement and supersedes all prior and contemporaneous agreements, understandings and representations, written or oral. The terms and conditions and the subject matter hereof shall supersede all representations, warranties implied and/or express made whether directly or indirectly (including by virtue of any brochures, advertisements, pamphlets, statements on the Developer's website/s, model/s of the Proposed Building/s, etc.). In case of any inconsistency between this Indenture and any other document, this Indenture shall prevail. Each Party shall exercise all his/its respective rights and do all such things as may be necessary to give full effect to, and ensure compliance with, the provisions of this Indenture.

**29.13. Headings:** The headings, subheadings, titles, subtitles used for the Clauses under this Agreement are only for the sake of convenience and easy identification of the provisions and headings, subheadings, titles, subtitles to Clauses, Sub-Clauses and paragraphs are for information only and shall not form part of the operative provisions of this Agreement or

the Schedules and Annexures hereto and shall be ignored in construing and interpreting the same.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**(The said Property)**

All that piece or parcel of land or ground situated and lying at Vile Parle (East), Mumbai in the Registration District and Sub-District of Bombay City Suburban admeasuring about 5953.70 square meters, bearing Town Planning Scheme II corresponding to C.T.S. No. 460A and 460B of village Gundavali, Taluka Andheri within the registration district of Mumbai Suburban alongwith buildings consisted in "**Chandrashekhar Co-Operative Housing Society Limited**" having 90 premises, situated at Swami Nityanand Road, Andheri (East), Mumbai - 400 069.

On or towards East : Flyover Apartment and Sai Nagar BMC Garden

On or towards West : Vijaynagar Society and Paranjape School

On or towards North : N. S. Phadke Road

On or towards South : Sai Wadi Layout

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

**(For Flat)**

ALL THAT Flat No. \_\_\_\_\_, on the \_\_\_\_\_ floor, in Wing/Tower No. "\_\_\_\_", admeasuring area \_\_\_\_\_ square feet (RERA Carpet Area) including balcony area alongwith \_\_\_\_\_ (\_\_\_\_\_) car parking space in Basement/Stilt/Stack/Pit, in the Proposed Building/s Known as "**ATHARV AARADHYAM**" in the society named **CHANDRASHEKHAR CO-OPERATIVE HOUSING SOCIETY LIMITED**", lying being and situated at Swami Nityanand Road, Andheri (East), Mumbai - 400 069 to be constructed on the Property more particularly described in the First Schedule hereinabove written.

THE THIRD SCHEDULE ABOVE REFERRED TO

Common Areas and Facilities

PART A - LIMITED COMMON AREAS

Limited Common areas shall include:-

- Staircases, landing and landing on each floor will be limited amongst the occupants of that particular floor.
- Lobbies/ Passage in front of Lifts and staircases on each floor, will be limited amongst the occupants of that particular floor
- \_\_\_\_\_ Car parking spaces accordance with the provisions contained herein.

PART B - COMMON AREAS

Common areas shall include:-

- Common terraces over the topmost for buildings habitable floor (all terraces on the other habitable floors, if approved and provided will not be included in common areas and may be designated as limited common areas).
- Water Tank and overhead water tanks, water pipes and water meters, water pumps.
- Electric Common board, all common wiring and common switches.
- Common lights on internal roads, staircases and landings.
- Storm water drains.
- Common pathways.
- Compound Wall.

**IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribe their respective hands on the day and year the first above written.**

SIGNED and DELIVERED

By the withinnamed "Developers"

M/S. ATHARV INFRA LLP

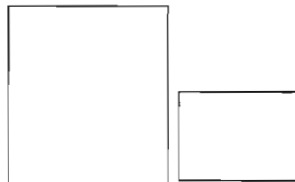
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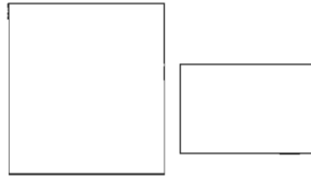


MR. SHAILESH N. SHAH )

In the presence of..... )

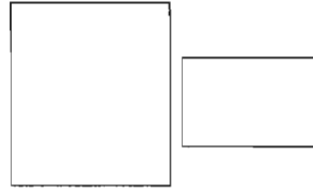
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SIGNED AND DELIVERED by the )  
withinnamed "Purchaser/s" )  
\_\_\_\_\_ )



*In the presence of*..... )

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- 2.



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**RECEIPT**

RECEIVED of and from the within named Purchaser/s a sum of **Rs.**  
\_\_\_\_\_/ - (**Rupees** \_\_\_\_\_ **Only**) on execution of this  
Agreement being earnest money vide RTGS/Cheque bearing no.  
\_\_\_\_\_ dated \_\_\_\_\_, through \_\_\_\_\_ Bank,  
\_\_\_\_\_ Branch.

WE SAY RECEIVED

For **M/S. ATHARV INFRA LLP:-**

**Partner- MR. SHAILESH N. SHAH**

**ANNEXURE "8"****DETAILS OF CONSIDERATION AND INSTALLMENTS OF CONSIDERATION:**

The total consideration payable by the Purchaser/s to the Developers in respect of the said Premises shall be **Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only/-)** and shall be paid by the Purchaser/s to the Developers as per RERA schedule as follows:-

(Note: - following payment to be made on the milestone achieved of the building or wing in which the said apartment is located)

<b>Sr. No.</b>	<b>Particular</b>	<b>Amount (Rs.)</b>
1	9% of the Total consideration as advance payment or application fee.	
2	20% of the Total consideration to be paid to the promoter as and by way of earnest money at the execution of Agreement.	
3	20% of the total consideration on completion of Plinth of respective wing	
4	30% of the Total consideration on completion of the slabs (3% on completion of each slab) of the respective wing	
5	8% of the Total consideration to be paid on completion of the Internal Plaster of the said Apartment/Flat	
6	4% of the Total consideration on completion of External Plaster of the building or wing in the said apartment/flat is located	



7	4% of the Total consideration on completion of the flooring, Bathroom Tiles, Kitchen Platform of the said apartment/flat.	
8	3% of the Total consideration on completion of lifts, water pumps, of respective building/wing.	
9	2% of the Total Consideration against and at the time of handing over of the possession of the Apartment to the Purchaser on or after receipt of the Occupation Certificate or Completion Certificate	
		<b>TOTAL</b>

**ANNEXURE "9"**

The other charges payable as under, which are excluding GST as applicable from time to time and the same shall be borne by the allottee without any dispute.

Sr. No.	Particulars	Amt. (RS.)
1	Your share of Development charges @ Rs. 450/- per sq. ft.	_____/-
2	12 months advance maintenance Charges @ Rs. 10/- per square feet, per month.	_____/-
3	Towards Legal, electrical power supply system, Sub Station, Water Connection etc.	_____/-

