



CHALLAN
MTR Form Number-6



GRN	MH012937398202324P	BARCODE		Date	26/12/2023-13:32:24	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
Office Name	BDR15_JT SUB REGISTRAR ANDHERI 4	PAN No.(If Applicable)	AAFCEM9590H				
Location	MUMBAI	Full Name	MAHESH DEVELOPERS LTD				
Year	2023-2024 One Time	Flat/Block No.	502 KRISHNA DARSH CHANDRAKIRAN CHS				
		Premises/Building	LTD E 693 VILLAGE BANDRA PLOT NO 217 SS				

Account Head Details	Amount In Rs.								
0030045501 Stamp Duty	3120000.00	Road/Street	VII						
0030063301 Registration Fee	30000.00	Area/Locality	JUNCTION OF 6TH AND 11TH ROADS KHAR WEST						
		Town/City/District	MUMBAI						
		PIN		4	0	0	0	5	2
		Remarks (If Any)	PAN2=CAVPT3080L~SecondPartyName=YOGEE NARENDRA TAVADE-						
		Amount In	Thirty One Lakh Fifty Thousand Rupees Only						
Total	31,50,000.00	Words							



Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK					
Cheque/DD Details		Bank CIN	Ref. No.	10000502023122603320	1156451169533		
Cheque/DD No.		Bank Date	RBI Date	26/12/2023-13:32:54	Not Verified with RBI		
Name of Bank		Bank Branch	STATE BANK OF INDIA				
Name of Branch		Bank 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.
 सादर नमन करत येदना निवाक कार्यालयत नोंदणी करायलायला जाय. नोंदणी न करायलायला येदना सादर नमन लागू नाही.



Mobile No. : 9819769797
 पुस्तक क्र. १ २०६९९ / ९५
 २०२३

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-378-20661	0006797257202324	26/12/2023-14:05:03	IGR188	30000.00

378/20661

पावती

Tuesday, December 26, 2023

2:06 PM

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 22619

दिनांक: 26/12/2023

गावाचे नाव: बांद्रा

दस्तऐवजाचा अनुक्रमांक: वदर9-20661-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: योगी नरेंद्र तावडे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1900.00

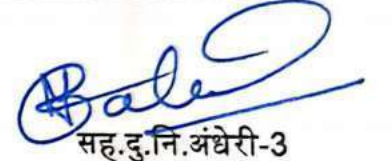
पृष्ठांची संख्या: 95

एकूण:

रु. 31900.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

2:24 PM ह्या वेळेस मिळेल.



सह. दु. नि. अंधेरी-३

बाजार मुल्य: रु. 27221024.98 /-

मोबदला रु. 52000000/-

भरलेले मुद्रांक शुल्क : रु. 3120000/-

एम. एन. गायकवाड
सह दुय्यम निबंधक, अंधेरी क्र ३,
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु. 1900/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1223261106577 दिनांक: 26/12/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH012937398202324P दिनांक: 26/12/2023

बँकेचे नाव व पत्ता:

Y. Tavade

REGISTERED ORIGINAL DOCUMENT

DELIVERED ON.....

27 DEC 2023

bLWa

12/26/2023



GRN : MH012937398202324P Amount : 31,50,000.00

Bank : STATE BANK OF INDIA

Date : 26/12/2023-13:32:24

2	(IS)-378-20661	0006797257202324	26/12/2023-14:05:03	IGR188	3120000.00
Total Defacement Amount					31,50,000.00



बंदर-१		
पुस्तक क. १	२०६९९ २	९५
२०२३		



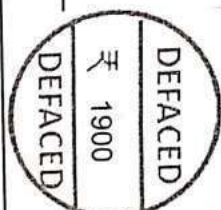
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1223261106577 Receipt Date 26/12/2023

Received from DHC, Mobile number 0000000000, an amount of Rs. 1900/-, towards Document Handling Charges for the Document to be registered on Document No. 20661 dated 26/12/2023 at the Sub Registrar office Joint S.R. Andheri 3 of the District Mumbai Sub-urban District.

Payment Details



Bank Name	RBLC	Payment Date	26/12/2023
Bank CIN	10004152023122606154	REF No.	2644263107
Deface No	1223261106577D	Deface Date	26/12/2023

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



बंदरा-३		
पुस्तक क्र. १	१०६६१३	२५
		२०२३

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID

202312263156

26 December 2023.12:54:44 PM

मूल्यांकनाचे वर्ष 2023
जिल्हा मुंबई(उपनगर)
मूल्य विभाग 24-बांद्रा - ई (अंधेरी)
उप मूल्य विभाग भूभाग :उत्तरेस चित्रकार धूरंदर मार्ग,पूर्वेस रेल्वे. दक्षिणेस पी.डी. हिंदूजा मार्ग व पश्चिमेस व्ही.पी.रोड
सर्व्हे नंबर /न. भू. क्रमांक : सि.टी.एस. नंबर#693

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
189330	343880	395470	519000	343880	चौरस मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	72.07चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	बांधकामाचा दर -	Rs.30250/-
उद्भवाहन सुविधा-	आहे	मजला -	5th floor To 10th floor		

रस्ता सन्मुख -

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ

= 105% apply to rate= Rs.361074/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर

=((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)

= ((361074-189330) * (100 / 100)) + 189330)

= Rs.361074/-

A) मुख्य मिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

= 361074 * 72.07

= Rs.26022603.18/-

E) बंदिस्त वाहन तळाचे क्षेत्र

13.94चौरस मीटर

= 13.94 * (343880 * 25/100)

= Rs.1198421.8/-

Applicable Rules

= .10.4.16

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त वाल्कनी + मॅकेनिकल वाहनतळ

= A + B + C + D + E + F + G + H + I + J

= 26022603.18 + 0 + 0 + 0 + 1198421.8 + 0 + 0 + 0 + 0 + 0

=Rs.27221024.98/-



Home

Print



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1223261106577

Date 26/12/2023

Received from DHC, Mobile number 0000000000, an amount of Rs.1900/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Andheri 4 of the District Mumbai Sub-urban District.

Payment Details

Bank Name RBLC

Date 26/12/2023

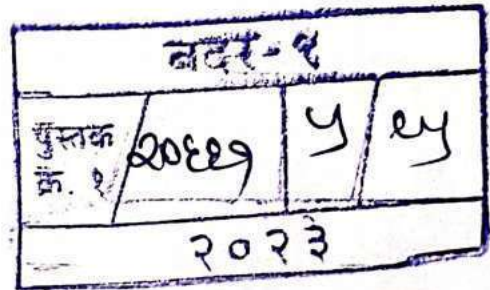
Bank CIN 10004152023122606154

REF No. 2644263107

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

Manesh Kabirol

W. T. Vadde





CHALLAN
MTR Form Number-6



GRN	MH012937398202324P	BARCODE			Date	26/12/2023-13:32:24	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
Office Name	BDR15_JT SUB REGISTRAR ANDHERI 4			PAN No.(If Applicable)	AAFCM9590H					
Location	MUMBAI			Full Name	MAHESH DEVELOPERS LTD					
Year	2023-2024 One Time			Flat/Block No.	502 KRISHNA DARSH CHANDRAKIRAN CHS					
				Premises/Building	LTD E 693 VILLAGE BANDRA PLOT NO 217 SS					
Account Head Details			Amount In Rs.	VII						
0030045501	Stamp Duty		3120000.00	Road/Street	JUNCTION OF 6TH AND 11TH ROADS KHAR WEST					
0030063301	Registration Fee		30000.00	Area/Locality	MUMBAI					
				Town/City/District						
				PIN	4	0	0	0	5	2
				Remarks (If Any)	PAN2=CAVPT3080L-SecondPartyName=YOGEE NARENDRA TAVADE-					
				Amount In	Thirty One Lakh Fifty thousand Rupees Only					
				Words						
Total			31,50,000.00							
Payment Details			STATE BANK OF INDIA							
Cheque/DD Details			Bank CIN	Ref. No.	10000502023122603320-1156451169533					
Cheque/DD No.			Bank Date	RBI Date	26/12/2023-13:32:54	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 :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Maheshkajal

M. N. T. Narendra

बंदर-९		
पुस्तक क्र. १	२०८९	२/५
२०२३		

Print Date 26-12-2023 01:35:55

AGREEMENT FOR SALE

MMS
THIS AGREEMENT made at Mumbai this 26th day of December 2023

BETWEEN *Narend*

MAHESH DEVELOPERS LIMITED (Previously Know as Mahesh Developers Pvt. Ltd.), a company incorporated and registered under the Companies Act, 1956, having its registered office at G-1, Uma Shikhar, Ground Floor, 13th Road, Behind Khar Telephone Exchange, TPS III, Khar (West), Mumbai 400 052, holding Permanent Account Number (PAN) AAFCM9590H, hereinafter referred to as "The Developer" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its legal heirs, administrators, executors and assigns) of the One Part

AND

Yogee Narendra Tavade having PAN No. CAVPT3080L hereinafter called "the Purchaser), an Adults, Indian Inhabitants, residing at 3001/A ESTRELLA, WADALA EAST, LODHA NCP, MUMBAI -400037 (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/ her/ their respective heirs, executors administrators and permitted assigns / its successors and its permitted assigns) of the Other Part.



WHEREAS:

- A. Under Indenture dated 15th February, 1965 executed by and between Govendrao A. Kulkarni & another, (therein referred to as the Vendors) and Leela Pradhan & others, (therein referred to as the First Confirming Party) and Dipchand Gandhi, (therein referred to as the Second Confirming Party) and Manoharlal R. Chugh, the chief promoter of Chandrakiran Co-operative Housing Society Limited, (therein referred to as the Third Confirming Party) and the Society herein being Chandrakiran Co-operative Housing Society Limited, (therein referred to as Purchasers), the Vendors therein with the consent and confirmation of the First, Second and Third Confirming Parties, transferred, conveyed and assured unto the Purchaser therein and the Purchaser therein purchased and acquired from the Vendors therein all that piece or parcel of land admeasuring an area of 592 square yards

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दिनांक	2023	02/12
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(equivalent to 495 square meters and 5328 square feet) and bearing Plot No. 217 of the Suburban Scheme No. VII and registered in the books of the Collector of Land Revenue under City Survey-No. E/693 and lying, being and situated at Khar, Village Danda in the Registration Sub-District of Bandra, District Mumbai Suburban (hereinafter referred to as the "said Plot");

B. In view of the aforesaid, the said society through its Members are absolutely seized and possessed and is well and sufficiently entitled to all that piece or parcel of land admeasuring an area of 592 square yards (equivalent to 495 square meters and 5328 square feet) and bearing Plot No. 217 of the Suburban Scheme No. VII and registered in the books of the Collector of Land Revenue under City Survey-No. E/693 and lying, being and situated at Khar, Village Danda in the Registration Sub-District of Bandra, District Mumbai Suburban, along with the society building known as "Chandrakiran" consisting of ground floor plus [02] floors is presently standing on the said Plot and containing 12 residential flats totally admeasuring an area of 5328 square feet carpet situated at 217, 11th Road, Khar (West), Mumbai - 400 052 (hereinafter the said Plot of Land and said building structure shall be collectively referred to as the "said Property" and more particularly described in the **Schedule - 1** hereunder written).

C. The Development Rights Agreement dated 09/12/2014 is duly registered with Sub-Registrar of Assurance, Andheri Taluka, Bandra, Mumbai on 09/12/2014 under Sr. No. BDR4-8285-2014 (hereinafter referred to as the "said DA"). Under the said DA executed by Society herein, and the Developers herein, the Society has granted development rights in respect of the said Property for valid

2023-24		consideration and on the terms and conditions as recorded in the said
2023	2024	DA. 24
D.		In terms of the said DA, the Developers are authorised to develop the
2023		said property by demolishing the existing building known as

"Chandrakiran" standing thereon and constructing a new building and provide the members with new flats on ownership basis as and by way of Permanent Alternate Accommodation.

E. The said DA inter alia provides as follows-

(a) The Developer shall construct and hand over to the existing members of the Society, free of cost, a flat in the new building,



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having carpet area, which shall be 42% more than the carpet area of the existing flat of each member in the new building as Permanent Alternate Accommodation, as set out in Annexure I to the said DA (hereinafter referred to as the "Members' Flats").

(b) The Developer shall be entitled to sell the remaining residential flats in the new building (hereinafter referred to as the "Developer's Flats") to the Purchasers.

(c) The Society shall admit the Purchasers of the Developer' Flats as the member of the Society only on or after the Members have been offered possession of their respective flat in the new building and on receipt of Occupation Certificate from the MCGM.

F. The Developer has employed the services of an Architect registered with the Council of Architects and have also appointed a Structural Engineer for the preparation of the structural designs and drawings of the proposed building to be constructed on the said property.

G. The Developer has registered the said Property under the provisions of the Real Estate (Regulation & Development) Act, 2016 (hereinafter referred to as "the said Act") with the Real Estate Regulatory Authority at MUMBAI No. P51800029427. Hereto annexed and marked as **Annexure "A"** is an authenticated copy of the registration of RERA in respect of the said property.



H. The Plans of the building proposed to be constructed on the said Property, submitted to the Municipal Corporation of Greater Mumbai (MCGM) were sanctioned as per DCPR 2034 vide IOD bearing No. CHE/WS/1530/H/337 (NEW)/IOD/1/New, dated 29/10/2020 and the Commencement Certificate was issued on 01.12.2021-A copy of the IOD & Commencement Certificate is hereto annexed and marked as **Annexure "B1 & B2" Respectively.**

I. In view of the Covid-19 pandemic the Real Estate situation in an around the city of Mumbai got worsened, due to which the Developer hereon was required to give a revised Offer Letter dated 10.01.2021 to the said Society thereby revising its original offer of additional area from 42% to 35% over and above the existing area to the members of the said Society.

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J. Initially the Society was against the said revised offer of the Developer and had against the same filed a Commercial Arbitration Petition bearing No. 415 of 2021 in the High Court of Mumbai.

K. That after filing of the said Suit Commercial Arbitration Petition bearing No. 415 of 2021 by mutual understanding and negotiation the dispute between the said Society and Its Members and the Developer herein came to be settled and a Consent term dated 16/02/2021 came to be filed before the Honorable High Court, Mumbai on 16/02/2021, thereby putting an end to the dispute between the said Society its members and the Developer herein,

L. That as per the said Consent Term and more particularly paragraph 6 of the said Consent Term the Developer and the said Society were required to enter into a Supplemental Agreement thereby recording the revised commercial terms as per the said Consent Terms and accordingly a Supplemental Agreement to the said Development agreement dated 09.12.2014 came to be executed on 07.09.2021 and registered under serial No. 11701 of 2021 thereby-recording all the revised terms and condition between the said Society and the Developer herein. Copies of the said revised Offer letter dated 10.01.2021, the Consent Term dated 16.02.2021 and Index II of the said Supplemental Agreement dated 07.09.2021-are annexed hereto and marked as Annexure 'C1 & C2'.



M. The Developer accordingly, is constructing a new multi-storied building on the said property, as per the sanctioned plans, consisting of stilts, 12 numbers of upper floors, containing residential Flats, with car parking spaces in the stilts and the podium level of the said building.

N. At the request of the Flat Purchaser/s, the Developer has given inspection to the Flat Purchaser/s of all the documents of title relating

बदल-२		to the said property, the plans, designs and specifications prepared by	
पुस्तक क्र. १	२०६२९	१०	२५
२०२३		A Certificate of Title of the Owner and Developer to the said property	

the Developer, IOD and Commencement Certificate and such other documents as are specified the said Act and the rules made thereunder.

issued by Adv. Kirti Nagda, is annexed hereto and marked as Annexure 'D'.

P. The Flat Purchaser/s, who has/have inspected the sanctioned plans of the said building and the specifications and amenities provided therein, being Annexure "E" hereto, requested the Developer for the allotment

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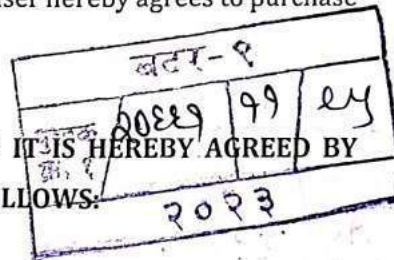
T. K.

of Flat No. 502 on 5th floor of the said building and 1 No. of car parking space/s in the said new building (hereinafter referred to as "the said Flat").

- Q. The Flat Purchaser has applied to the Developer for allotment of a Flat No. 502 on 5th Floor.
- R. The RERA carpet area of the said Flat is 65.50 square meters and "RERA carpet area" means the net usable floor area of an Flat, excluding the area covered by the external walls, areas under services shaft, exclusive balcony appurtenant to the said Flat for exclusive use of the Flat Purchaser or verandah area and exclusive open terrace area.
- S. Prior to the execution of these presents the Flat Purchaser has paid to the consideration to the Developers a sum of Rs. 5,20,00,000/- (Rupees Five Crores Twenty Lakhs only), after deduction of TDS @1% i.e. Rs. 5,20,000/-, being part payment of the sale consideration of the Flat agreed to be sold by the Developer to the Flat Purchaser as advance payment or application fee (the payment and receipt whereof the Developer both hereby admit and acknowledge) and the Purchaser has agreed to pay to the Developer the balance of the sale consideration in the manner hereinafter appearing.
- T. Under section 13 of the said Act the Developer is required to execute a written Agreement for Sale of the said Flat with the Flat Purchaser, being in fact these presents and also to register said Agreement under the Registration Act, 1908.
- U. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Developer hereby agrees to sell and the Flat Purchaser hereby agrees to purchase the said Flat.



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



1. The Developer shall construct the said building "CHANDRA KIRAN", on the said property described in the First Schedule hereunder written in accordance with plans, designs or specifications approved by the concerned authorities from time to time. However, the Developer shall have to obtain prior consent in writing of the Flat Purchaser in respect of any variations or modifications which may adversely affect the said

Handwritten mark

Handwritten signature: Khavadi

Flat of the Flat Purchaser except any alteration/ addition required by the Government authorities or due to change in law.

2. The Flat Purchaser/s hereby agree/s to purchase from the Developer and the Developer hereby agrees to sell and allot to the Flat Purchaser/s flat No. 502 admeasuring 705 sq. ft. RERA carpet area on the 5th floor of the building, to be named "KRISHNA DARSH" constructed on the said Plot described in the First Schedule hereunder written, at or for lump sum consideration of Rs. 5,20,00,000/- (Rupees Five Crores Twenty Lakhs Only). The said flat is more particularly described in the **Second Schedule** hereunder written and is shown on floor plan of the 5th floor hereto annexed and marked as **Annexure 'F'** by red outline. As incidental to the sale of the said Flat, the Developer shall allot to the Flat Purchaser/s 1 no. of car parking space/s under the stilt/podium/mechanized in the compound of the building. The consideration aforesaid includes the proportionate price of the 'Common areas and facilities' which are more particularly described in the **Third Schedule** hereunder written. The particulars of specifications and amenities provided in the said Flat are given in the Annexure 'E' hereto.



CONSIDERATION:

- The Flat Purchaser hereby agrees to purchase from the Developer and the Developer hereby agrees to sell to the Flat Purchaser the said Flat.
- (b) The total aggregate consideration amount for the said Flat is Rs. 5,20,00,000/- (Rupees Five Crores Twenty Lakhs Only) less 1% TDS Amounting to Rs. 5,20,000/-
- (c) The Flat Purchaser has paid on or before execution of this agreement a sum of Rs 98,50,000/- (Rupees Ninty Eight Lakhs Fifty Thousand only) as advance payment and hereby agrees to pay to that Developer the balance amount of Rs 4,21,50,000/- (Rupees Four Crores Twenty One Lakhs Fifty Thousnad Only) after Deducting 1% TDS amounting to Rs. 5,20,00,000/- as per the Schedule of the payment annex as **Annexure "G"**: The flat purchaser is availing housing loan of Rs. 3,90,00,000/- (Rupees Three Crores Ninety lakhs only) from BANK OF MAHARASTRA for the purchase of the said flat. The balance consideration of Rs.

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74,80,000/- after deduction TDS of Rs. 5,20,000/- shall be paid on or before execution of this present.

(d) The above Consideration shall be payable by the Flat Purchaser to the Developer in favour of "Mahesh Developers Ltd." in Current Account No. 409001059275 at RBL Bank Ltd., Khar West Branch, Mumbai - 400052, IFSC Code: RATN0000252.

4. The total consideration mentioned above excludes Taxes (consisting of tax paid or payable by the Developer by way of Value Added Tax, Service Tax, GST and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Property payable by the Developer) up to the date of handing over the possession of the said Flat.

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

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



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7. Time is essence for the Developer as well as the Flat Purchaser. The Developer shall abide by the time schedule for completing the project and handing over the said Flat to the Flat Purchaser after receiving the occupancy certificate or the completion certificate or both, as the case may be.

8. Similarly, the Flat Purchaser shall make timely payments of the instalment and other dues payable by him/her and meeting the other

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obligations under the Agreement subject to the simultaneous completion of construction by the Developer as provided in hereinabove at clause No. 7.

9. If the Developer fails to abide by the time schedule for completing the Property and handing over the said Flat to the Flat Purchaser, the Developer agrees to pay to the Flat Purchaser, who does not intend to withdraw from the project, interest as specified in the RERA Rule, on all the amounts paid by the Flat Purchaser, for every month of delay, till the handing over of the possession. The Flat Purchaser agrees to pay to the Developer, interest as specified in the RERA Rule, on all the delayed payment which become due and payable by the Flat Purchaser to the Developer under the terms of this Agreement from the date the said amount is payable by the Flat Purchaser to the Developer.

10. Without prejudice to the right of Developer to charge interest in terms of clause No. 9 above, on the Flat Purchaser committing default in payment on due date of any amount due and payable by the Flat Purchaser to the Developer under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Flat Purchaser committing three defaults of payment of instalments, the Developer shall at his own option, may terminate this Agreement:



Provided that, Developer shall give notice of fifteen days in writing to the Flat Purchaser, by Registered Post AD at the address provided by the Flat Purchaser and mail at the e-mail address provided by the Flat 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 Flat Purchaser fails to rectify the breach or breaches mentioned by the Developer within the period of notice then at the end of such notice period, Developer shall be entitled to terminate this Agreement.

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

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the termination, the instalments of sale consideration of the Flat which may till then have been paid by the Flat Purchaser to the Developer.

- 11. The Developer shall give possession of the Flat to the Flat Purchaser on or before 31ST day of March 2024. If the Developer fails or neglects to give possession of the Flat to the Flat Purchaser on account of reasons beyond his control and of his agents by the aforesaid date then the Developer shall be liable on demand to refund to the Flat Purchaser the amounts already received by him in respect of the Flat with interest as per the prevailing bank rate.

Provided that the Developer shall be entitled to reasonable extension of time for giving delivery of Flat on the aforesaid date, if the completion of building in which the Flat is to be situated is delayed on account of:



- (i) war, civil commotion or act of God;
- (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.
- (iii) Any Lock Down Like Situation Due to COVID Pandemic.
- (iv) Non-Availability of labors, Material Like Steel, Cement etc.

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PROCEDURE FOR TAKING POSSESSION:

- 12. The Developer, upon obtaining the occupancy certificate from the competent authority and the payment made by the Flat Purchaser as per the agreement shall offer in writing the possession of the said Flat, to the Flat Purchaser in terms of this Agreement to be taken within 15 Days (Fifteen Days) from the date of issue of such notice and the Developer shall give possession of the said Flat to the Flat Purchaser. The Developer agrees and undertakes to indemnify the Flat Purchaser in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Developer. The Flat Purchaser agrees to pay the maintenance charges as determined by the Developer or Society/association of Flat Purchasers, as the case may be. The Developer on its behalf shall offer the possession to the Flat Purchaser in writing within 7 days of receiving the occupancy certificate of the Project.

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13. The Flat Purchaser shall take possession of the Flat within 15 days of the written notice from the Developer to the Flat Purchaser intimating that the said Flats are ready for use and occupancy.

FAILURE OF FLAT PURCHASER TO TAKE POSSESSION OF SAID FLAT:

14. Upon receiving a written intimation from the Developer as per clause No. 13, the Flat Purchaser shall take possession of the said Flat from the Developer by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Developer shall give possession of the said Flat to the Flat Purchaser. In case the Flat Purchaser fails to take possession within the time provided in clause No. 13 such Flat Purchaser shall continue to be liable to pay maintenance charges as applicable.

15. If within a period of five years from the date of handing over the Flat to the Flat Purchaser, the Flat Purchaser brings to the notice of the Developer any structural defect in the Flat or the building in which the Flat are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Developer at his own cost, and in case it is not possible



rectify such defects, then the Flat Purchaser shall be entitled to receive from the Developer, compensation for such defect in the manner as provided under the Act. However if the purchaser carried out any structural alteration or addition or changes in the flat and/or any changes which are against MCGM rules and regulations without obtaining prior written permission of the developers and/or concern authorities wherever required, without the knowledge of the developer, then in that case the developers shall not be liable and purchaser shall be responsible to rectify such defect or changes at his

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16. The Flat Purchaser shall use the Flat or any part thereof or permit the same to be used only for purpose of residence and shall use the car parking space only for purpose of keeping or parking the car/ vehicle.	
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17. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Flats or

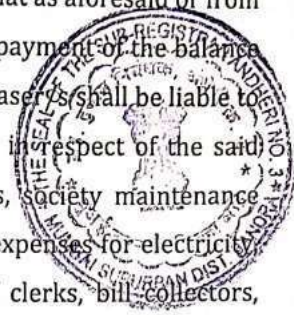
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of the said Plot and Building or any part thereof. The Flat Purchaser shall have no claim save and except in respect of the Flat hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Society.

18. From the date of taking possession of the said flat as aforesaid or from the expiry of 7 days from the due date for the payment of the balance consideration mentioned above, the Flat Purchaser/s shall be liable to pay the proportionate share of the outgoings in respect of the said property and the building namely local taxes, society maintenance charges by the concerned local authority and expenses for electricity water, common lights, repair and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the property and building. Until the actual question of the aforesaid taxes and outgoings are determined, the Flat Purchaser/s shall pay a sum of Rs. 10,000/- per month on ad-hoc basis, as his/her/its/their proportionate contribution towards the said taxes and outgoings, to the Developer until the Flat Purchaser/s is/are admitted as a Member of the said Society as mentioned in clause 19 hereinafter; and thereafter to the said Society. The Flat Purchaser/s undertake/s to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever. If the amount so paid by the Flat Purchaser/s is less than the actual amount worked out, the flat Purchaser/s shall immediately pay on demand to the Developer / Society, the differential amount.



19. Upon the Purchaser paying to the Developers the balance consideration, together with the amounts mentioned in clause 23 hereinafter and taking possession of the said Premises, the Developer shall cause the said Society to admit the Flat Purchaser/s as a Member/ joint members of the Society. The Flat Purchaser/s shall sign all necessary applications, memorandum, letters, documents and other papers and writings, and shall pay the Share Money and entrance fee to the Society, as may be necessary for becoming a member of the said

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Society and shall abide by the rules, regulations and Bye-laws of the said Society. The Flat Purchaser/s shall occupy the said premises subject to the rules and regulations and Bye-laws of the Society.

20. The Flat Purchaser/s shall use the said premises for residential purposes and for no other purpose and use the car parking space for parking his/her vehicle only. The Flat Purchaser/s agree/s not to change the user of the said Flat.

21. The Flat Purchaser/s confirm that they have accepted the Title Certificate issued being Annexure 'D' hereto and the Flat Purchaser/s shall not raise any objection and/or requisition on the title of the Society to the said property and/or the right of the Developer to develop the said property.

22. The Flat Purchaser/s shall have no claim save and except in respect of the flat agreed to be purchased hereunder. The remaining Developers' flats (i.e. save and except the Members' flats) shall remain the property of the Developer; and common areas such as lobby etc. un-allotted parking spaces etc. shall belong to the Society.



23. Flat Purchaser/s shall on or before taking possession of the said pay to the Developer the following amounts:

- (i) Rs. 50,000/- non-refundable for legal charges.
- (ii) Rs. 500/- share money application entrance fee of the Society.
- (iii) Rs. 75,000/- Non-refundable deposit towards installation of transformer, cable & Pipe Gas etc.
- (iv) Rs. 15000/- as deposit towards electrical meter and Proportionate share of the Deposit for water meter.
- (v) Rs. 1,20,000/- deposit towards proportionate share, taxes, maintenance and other charges, (10,000 x 12 Months).
- (vi) Rs. 2,11,500/- As proportionate contribution towards development Charges @ Rs. 300/- per sq.ft. of carpet area

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Total Rs 4,72,000/-

(Rupees Four Lakh Seventy Two Thousand only)

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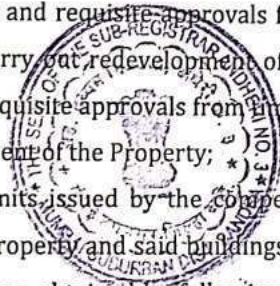
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24. The Developer shall utilize the sum of Rs. 50,000/- referred to in Clause No. 23 (i) for meeting all legal costs, charges including the professional cost of their Advocates for preparing and engrossing this Agreement.

REPRESENTATIONS AND WARRANTIES OF THE DEVELOPER:

25. The Developer hereby represents and warrants to the Flat Purchaser as follows:

- (a) The Society has granted to and conferred upon the Developers, development rights in respect of the said Property, by demolishing the said Buildings and constructing a composite new building by utilizing the entire FSI, TDR/FSI as well as fungible compensatory FSI, in the name of the Society, as per the prevailing D.C. regulations, at Developer's cost, for the consideration and on the terms and conditions mentioned in the said DA;
- (b) The Developer has lawful rights and requisite approvals from the competent Authorities to carry out redevelopment of the said Property and shall obtain requisite approvals from time to time to complete the redevelopment of the Property;
- (c) All approvals, licenses and permits issued by the competent authorities with respect to the Property and said buildings are valid and subsisting and have been obtained by following due process of law;
- (d) The Developer has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Flat Purchaser created herein, may prejudicially be affected;
- (e) The Developer has 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 said Property and the said Flat which will, in any manner, affect the rights of Flat Purchaser under this Agreement;
- (f) The Developer confirms that the Developer is not restricted in any manner whatsoever from selling the said Flat to the Flat Purchaser in the manner contemplated in this Agreement;



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26. The Flat Purchaser/s, with an intention to bring all persons in whose hands the said premises may come, doth hereby covenant/s with the Developer as follows:

(a) **TO USE** the said Flat for residential purpose only and for no other purpose.

(b) **TO MAINTAIN** the said premises at the Flat Purchaser/s' own cost in good tenantable repairs and condition from the date of possession of the said premises is taken and shall not do or suffer to be done anything in or to the said building, staircase or passage which may be against the rules, regulations or bye-laws of concerned local authority or change/alter or make addition in or to the building or the said premises or part thereof,

(c) **NOT TO STORE** in the said premises any goods which are of hazardous, combustible or dangerous nature (save and except cooking fuel) or are so heavy so as to damage the construction of the building or storing of which goods is objected by the concerned local or other authority; and shall not carry or caused be carried heavy packages whereby upper floors may be damaged or that is likely to damage the staircase, common passage or any other structures of the building including the entrance thereof. In case any damage is caused to the said flat or the said building on account of the negligence or default of the Flat Purchaser/s in this behalf, the Flat Purchaser/s shall be liable for the consequences of the breach,



(d) **TO CARRY** at the Flat Purchaser/s own cost all internal repairs to the said premises and maintain it in the same condition, state and order in which it was delivered by the Developer to the Flat Purchaser/s and not to do or suffer to be done anything in the said premises or the building which is in contravention of rules, regulations or bye-laws of the concerned local public authority.

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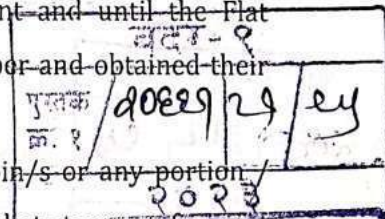
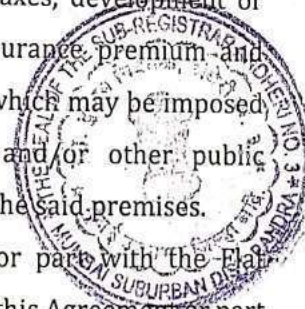
NOT TO DEMOLISH or caused to be demolished the said premises or any part thereof nor at any time make or caused to be made any addition or alteration of whatsoever nature in or to the said premises or any part thereof nor alter the elevation and outside colour scheme of the said building and to keep the portion, sewers, drain pipes in the said premises and

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appurtenances thereto in good tenantable repair and condition so as to support, shelter and protect other part of the building and not to chisel or in any other manner damage the columns, beams, walls, slabs or RCC pardsis or other structural members in the said premises without the prior permission of the Developers and/or the Society

- (f) **NOT TO DO** or permit to be done any act which may render void or voidable any insurance of the building or any part thereof or whereby any increase in premium shall be payable in respect of the insurance,
- (g) **NOT TO THROW** dirt, rage, garbage or other refuse or permit the same to be thrown from the said premises in the compound or any portion of the said plot and the building,
- (h) **TO PAY** to the Developer within 7 days of demand by the Developer, his/her/their share of security deposit demanded by the concerned local authority or government for giving water, electricity or any other service in connection to the building,
- (i) **TO BEAR AND PAY** increase in local taxes, development or betterment charges, water charges, insurance premium and such other levies, if any, which are and which may be imposed by the M.C.G.M. and/or government and/or other public authority on account of change of use of the said premises.
- (j) **NOT TO LET**, sublet, transfer, assign or part with the Flat Purchaser/s' interest or benefit factor of this Agreement or part with the possession of the said premises until all the dues payable by the Flat Purchaser/s to the Developer under this agreement are fully paid up and only if the Flat Purchaser/s has not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Flat Purchaser/s have intimated the Developer and obtained their prior consent in writing in that behalf.
- (k) **NOT TO CHANGE** the use of meter cabin/s or any portion/ society office/servant, toilets/part/pocket terrace for any unauthorized purpose.
- (l) till the management of the building is handed over to the said Society **TO ALLOW** the Developer, its surveyors and agents at



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all reasonable time to enter into or upon the said property to view and examine the state and condition thereof.

- (m) **TO MAINTAIN** the external elevation of the building in the same form as constructed by the Owner.
- (n) **NOT TO DO** any act or deed which shall be in violation of the terms and conditions attached to the various sanctions/ approvals/NOCs etc. set out in the recitals hereinabove.
- (o) **NOT TO USE** the refuge area for any purpose whatsoever as the same is provided as a refuge in case of fire.
- (p) **NOT TO** enclose the elevation features of the building, like flower beds and make them a part of room/hall. The Flat Purchaser/s has/have been clearly informed that these elevation features have been approved free of FSI and cannot be converted as a habitable area of the Flat. The elevation features shall continue to remain as elevation features.
- (q) **TO ABIDE** by all the rules and regulations and bye-laws of the Society.

27. Nothing contained in this Agreement is intended to be or shall be construed as a grant, or assignment in law of the said flat or of the said plot or building or any part thereof. The Flat Purchaser/s shall have no claim save and except in respect of the said flat and that all the open spaces, parking spaces, lobbies, staircases, terraces, etc. will remain the property of the Developer.



28. The Purchaser shall be liable to pay any form of levy, payable either to the State Government and/or Central Government, as per the applicable law. The purchaser hereby agrees to contribute and pay in time the amount decided by the Developer & Society to matchup the amount in old fund of the Society.

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Any delay tolerated or indulgence shown by the Developer in enforcing the terms of this Agreement or any forbearance or giving of time to the Flat Purchaser/s by the Developer shall not be construed as a waiver on part of the Developer of any of the terms and conditions of this Agreement by the Flat Purchaser/s nor shall the same in any manner prejudice the rights of the Developer, in any manner.

30. The Flat Purchasers/s is/are also an Investor (or person) within the meaning of Article 5 (g-a) (ii) of Schedule I of the Bombay Stamp Act 1958 and the subsequent Purchaser/s under a subsequent sale shall within a period of one year from the date of this Agreement be entitled for adjustment of duty if any paid on this Agreement. Provided that this clause shall automatically lapse if no such transfer as above is made within the said period of one year. Further provided that, in the event of any change in the provisions of law in this respect, this clause shall stand amended mutatis mutandis. The Promoter shall have no liability in the matter of adjustment of duty.

31. The stamp duty and registration charges and all other charges incidental to this Agreement shall be borne and paid by the Developer. The Flat Purchaser/s shall at his/her/their cost and expenses, lodge this Agreement before the concerned Sub-Registrar of Assurances, within the time prescribed by the Indian Registration Act, 1908 and after due notice in this regard the Developer shall attend such office and admit the execution thereof.

32. All notices to be served on the Flat Purchaser/s & Developer as contemplated by this Agreement shall be deemed to have been duly served if sent to the Flat Purchaser/s under Registered Post A.D. and notified Email ID/ Certificate of Posting at the address specified below:

Yogee Narendra Tavade
3001/A, Estrelia. Wadala East,
NCP, Mumbai 400037
Notified Email ID -



MAHESH DEVELOPERS LIMITED
G-1, Uma Shikhar, Ground Floor
13th Road, Behind Khar Telephone Exchange,
TPS III, Khar (West), Mumbai 400 052
Notified Email ID - mdplgroup@gmail.com

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It shall be the duty of the Flat Purchaser and the Developer to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters and notices posted at the above address shall be deemed to have been received by the Developer or the Flat Purchaser, as the case may be.

33. SEVERABILITY:

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

34. FURTHER ASSURANCES:

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



35. DISPUTE RESOLUTION:

Any dispute between the Parties shall be settled amicably; in case of failure to settle the dispute amicably, which shall be referred to the Authority as applicable as per the provisions of the said Act and the rules made thereunder.

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36. GOVERNING LAW:

That the rights and obligations of the parties under/ arising out of this Agreement shall be construed and enforced in accordance with the

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laws of India for the time being in force and the Mumbai courts will have jurisdiction for this Agreement.

37. Permanent Account No. (PAN) of the Developer is **AAF9590H**
Permanent Account No. (PAN) of the Flat Purchaser/s is/are **CAVPT3080L**

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



THE FIRST SCHEDULE ABOVE REFERRED TO

("said Property")

All the piece or parcel of land admeasuring an area of 592 sq. yard (equivalent to 495 sq. meters and 5328 sq. ft.) together with building standing thereon known as "Chandrakiran" consisting of ground floor plus [2] floors and bearing Land No. 217 of the Suburban Scheme No. VII and registered in the books of the Collector of Land Revenue under City Survey No. E/693 and lying, being and situated at Khar, Village Danda in the Registration Sub-District of Bandra, District Bombay Suburban Greater Bombay and bounded as follows:-

- On or towards the North : 6th Road,
On or towards the South : CTS No. 694
On or towards the West : 11th Road
On or towards the East : CTS No. 708

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THE SECOND SCHEDULE ABOVE REFERRED TO

("said Flat")

Flat No. 502, admeasuring 705 sq.ft. (REAR carpet area) on 5th floor of the building KRISHNA DARSH being constructed on the said property described in the First schedule hereinabove.

THE THIRD SCHEDULE ABOVE REFERRED TO

1. Entrance Lobby
2. Landing on each floor

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3. 2 number of Lifts.
4. Stilt area - subject to the right of flat holders in respect of the respective car parking spaces allotted to him/her/it in the stilt area.
5. Electric meter room
6. Overhead water tank,
7. Underground Water tank
8. Stair case leading from the ground level to the top terrace

SIGNED & DELIVERED

by the within named Developer
 M/s. MAHESH DEVELOPERS LIMITED,
 by the hand of its authorized Director
 Mr. Mahesh R. Sapariya or
 in the presence of

1) Sumit Bhosle.

2) Ramni



Manesh Rajal

SIGNED & DELIVERED

by the within named Flat Purchaser/s

SHREE NARENDRA TAVADE



In the presence of

1) Sumit Bhosle.

2) Ramni



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RECIPT

Received with the Thanks from YOGEE NARENDRA TAVADE a Sum of Rs.98,50,000/- (Rupees Ninety Eight Lakhs Fifty Thousand Only) against part payment for purchaser of Flat No 502 at Redevelopment Project of Chandrakiran CHS Ltd., Plot No 217 bearing CTS No E/693 of Village Bandra at the Junction of 6th & 11th Roads, Khar West, Mumbai 400052. The Details of the Payments are as mention in the below table.

Amount	Cheque/RTGS/IMP S No	Date	Name of Bank	Name
RS. 50,00,000/-	MAHBR5202312191 6075615	19.12.2023	BANK OF MAHARASTRA	YOGEE N TAVADE
Rs. 48,50,000/-	MAHBR5202312221 6106781	22.12.2023	BANK OF MAHARASTRA	YOGEE N TAVADE
—	—	—	—	YOGEE N TAVADE.
Rs, 98,50,000/-	Total Amount			

FOR MAHESH DEVELOPERS LTD.

Ganeshkantilal
DIRECTOR



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मालमत्ता पत्रक
Annexure ()

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तालुका/न.भू.मा.का. -- न.भू.अ.वांद्रा

सार भूपापन क्रमक/स.सं.नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	घारणाधिकार	जिल्हा --
E/६९३	E/६९३				शासनाला दिलेल्या अकरापंचा किंवा भाड्याच्या तपशील आणि मधील पर तपशील नित्य वळे
			sq.yds. [५९२]	C	[Rs.१३-१-०]
			४९५.० चौ.मि.		हजुर ३२-७-७८ रु.७९=०० पैसे १-८-७८ पासून.



सुविधाधिकार
हक्काचा मुळ धारक वर्ष १९४८ [Mr.A.L.Pradhan - By lease from Govt.w]

पट्टेदार

इतर धार

इतर शोरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (धा)	साक्षार्कन
३०/१२/१९५२	By Consent joint Owners	S.I. Appl.dt.२५-१-५२	(H) A.L.Pradhan and Ramabai Anantrao Pradhan.	सही - १९५३-०१-०२ ००:००:०० C.T.S.O.
२६/०६/१९६७	खरेदी रु.८५०००/- १५-२-६५		(H) चंद्रकिरण को.ऑपरेटिव्ह हौसिंग सोसायटी लि.	सही - १९६७-०६-२७ ००:००:०० न.भू.अ.क्र. ३मु.उ.मु.
३०/०५/१९६९	भा.स.च्या १९५६ च्या वजन मापाचे कायद्यालगत म.रा.स.च्या १९५८ अंमलबजावणी कायदानुसार व भा स च्या नाणे संबंधी कायदानुसार क्षेत्र आकाराचे रूपांतर केले.			सही - १९६९-०९-२० ००:००:०० वि.नि.मि.मू.अ. (२)कृ.वा.वा.
०६/१९७९	उ.जि.अधि.मुं.उ.मुंबई यांचेकडील क्रं.डी.एल.एन./एल.एन. डी/३४२१ दि.५-११-७८ प्रमाणे मुदतवाढीची/ वि.शे.सारा नोंद घेतली. रु.७९=०० पैसे दि.१-८-७८ पासून.	rUw.		सही - १९६९-०९-२० ००:००:०० न.भू.अ.क्र. ३मुं.उ.मु.

त्यासणी करणारा - खरी नकल - न.भू.अ.वांद्रा मुंबई उपनगर जिल्हा

नकल खर्च रु. १०००० मकलेचा प्रचार १/१५
 खर्ज दाखल दि. २२/५/७९ नोंदी ५ खरी प्रत
 नकल तयार दि. २३/५/७९ नकल मूल्य १००००
 नकल दिव्याची दि. २५/५/७९ नकल मूल्य २००००
 नकल करणारा : Chavan पूर्णांक मूल्य २००००
 नकल मूल्य २००००
 नकल मूल्य २००००
 नकल मूल्य २००००



(पान नं.- 1)

बंदर-१
 पुस्तक क्र. १ २०६९२२५
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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P51800029427**

Project: **Chandrakiran CHS Ltd** , Plot Bearing / CTS / Survey / Final Plot No.: **Plot No. 217, CTC No. E/693 at Andheri, Andheri, Mumbai Suburban, 400052;**

1. **Mahesh Developers Limited** having its registered office / principal place of business at Tehsil: **Andheri, District: Mumbai Suburban, Pin: 400052.**

2. This registration is granted subject to the following conditions, namely:-

- o The promoter shall enter into an agreement for sale with the allottees;
- o 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;
- o 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.

- o The Registration shall be valid for a period commencing from **29/05/2021** and ending with **31/03/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- o 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.



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

Dated: **29/05/2021**

Place: **Mumbai**

2021	
2021	2021
2021	

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. CHE/WS/1530/H/337(NEW)/IOD/1/New

MEMORANDUM

Municipal Office,

Mumbai

To,

Shri. Mahesh Sapariya

Uma Shikhar, Gr. Floor, 13th Road, Behind Khar Telephone Exchange, Khar(W), Mumbai-52.



With reference to your Notice 337 (New), letter No. 791 dated 4/2/2019 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed Residential Building at Plot Bearing CTS No. E/693 of Village Bandra at Junction of 11th & 6th Road, Khar(W).E/693 furnished to me under your letter, dated 4/2/2019. 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. Regulation No.38(27) before starting the work.
- 3 That the low lying plot will not be filled upto a reduced level of atleast 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled and consolidated and sloped towards road side, before starting the work.
- 4 That the Structural Engineer will not be appointed. Supervision memo as per appendix XI (regulation 5(3)(ix)) will not be submitted by him.
- 5 That the structural design and calculations for the proposed work and for existing building showing adequacy thereof to take up the additional load will not be submitted before C.C.
- 6 That the sanitary arrangement shall not be carried out as per Municipal specifications and drainage layout approved by Ch.Eng.(S.P.). will not be submitted before C.C.

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- 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 Programme with agreement will not be submitted and got approved before C.C.
- 11 That the requirements of N.O.C. of (i) Reliance Energy /Tata Power, [ii] S.G. [iii] P.C.O., [iv] A.A. & H/West, [v] S.P. [vi] S.W.D., [vii]M.T.N.L., [viii] H.E. will not be obtained and the requisitions if any will not be complied with before occupation certificate / 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. [H/West Ward] shall not be submitted before applying for C.C.
- 14 That the NOC from Society alongwith certified extract of General Body Resolution for development/additions and alterations will not be submitted before C.C.
- 15 That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.
- 16 That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible FSI shall not be submitted before asking for C.C.
- 17 That the requisite premium as intimated will not be paid before applying for C.C.
- 18 That the registered undertaking shall not be submitted for payment of difference in premium paid as calculated as per revised land rates.
- 19 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.
- 20 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.

- 21 That the N.O.C. from Superintendent of Garden for tree authority shall not be submitted.
- 22 That the soil investigation will not be done and report thereof will not be submitted with structural design
- 23 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 that effect will be insisted.
- 24 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.



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- 25 That all the cantilevers [projections] shall not be designed for five times the load as per I.S. code 1893-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
- 26 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.
- 27 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.
- 28 That the phasewise programme for removal of the debris shall not be submitted and got approved.
- 29 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.
- 30 That the registered undertaking for water proofing of terrace and Nahani traps shall not be submitted.
- 31 That the Indemnity Bond for compliance of I.O.D. conditions shall not be submitted.
- 32 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.
- 33 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.
- 34 That the authorized Pvt .Pest Control Agency to give anti malaria treatment shall not be appointed in consultation with P.C.O.[H/West].
- 35 That the RUT shall not be submitted by the developer to sell the tenements/flats on carpet area basis only and to abide by the provision of MOFA (Act) amended upto date and the I.B. indemnifying the MCGM and its employees from any legal complications arising due to MOFA, will be submitted.
- 36 That the debris removal deposit of Rs. 45,000/- or Rs. 2/- per sq.ft. of the built up area, whichever is less will not be paid before further C.C.
- 37 That the 'Debris Management Plan' shall not be got approved from Executive Engineer [E.V.] and the conditions therein shall not be complied with.
- 38 That the N.O.C. from Collector - M.S.D. for excavation of land shall not be submitted.
- 39 That the labour welfare tax as per circular No. Dy.Ch.Eng/3663/BP (City) Dt. 30.9.2017 shall not be paid before asking for C.C.
- 40 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.

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- 41 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 neighbourhood 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.
- 42 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 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.
- 43 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.
- 44 That the NOC from the Registrar of Societies under Section 79A shall not be submitted.
- 45 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.
- 46 That the RUT shall not be submitted stating that the difference of payment for additional 33% FSI shall be paid and calculated as per the revision of rates by the Government from time to time as per the condition No.5 mentioned in Notification and circular before requesting for C.C.
- 47 That the RUT shall not be submitted regarding any adverse clarification received from Government of Maharashtra in respect of condition No.7 of Govt. notification No.TPB-4308 /776/CR-127/2008/UD-11 dtd. 10.4.2008 and new Govt. notification dtd. 24.10.2011 i.e. regarding consent of society / occupants regarding utilization of 0.33 FSI on prorata basis.
- 48 That the letter from owner stating that they will accept the refund of additional 33% FSI premium paid, without claiming any interest thereon, if the development proposal is not approved / rejected by M.C.G.M. shall not be submitted.
- 49 That the demarcation of plot boundary carried out by C.S.L.R. and M.R. Plan to that effect shall not be submitted.
- 50 That the work shall not be carried out between sunrise and sunset.
- 51 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) Owner's original 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 in case 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.



That all the structural members below the ground shall not be designed considering the effect of

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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.

53 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.

54 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 3.50 mt. for two way maneuvering of vehicles instead of 6.00 mt. shall not be submitted.

C: CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C

- 1 That the notice in the form of appendix XVI of D.C.R. shall not be submitted on completion of plinth.
- 2 That N.O.C. from Civil Aviation department will not be obtained for the proposed height of the building.
- 3 That the 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. [H/West] 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.
- 11 That the NOC from Railway Authorities shall not be 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.



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- 8 That the parking spaces will not be provided as per D.C.R. No.36.
- 9 That B.C.C. will not be obtained and TOD and debris deposit etc. will not be claimed for refund within 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.
- 13 That the infrastructural works such as construction of hand-holes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, room/space for telecom installations etc. required for providing telecom services shall not be provided.
- 14 That the regulation No.45 and 46 of D.C. Reg. 1991 shall not be complied with.
- 15 That the necessary arrangement of borewell shall not be made/provided and necessary certificates to that effect from the competent authority shall not be obtained before C.C.
- 16 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.
- 17 That the requisition from fire safety point of view as per D.C.R.91 shall not be complied with.
- 18 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.
- 19 That the Drainage Completion Certificate shall not be obtained from Ch.E.(S.P.) & shall not be submitted.
- 20 That the Lift Inspector's completion certificate shall not be submitted.
- 21 That the structural stability certificate shall not be submitted.
- 22 That the Site Supervisor's completion certificate shall not be submitted.
- 23 That the smoke test certificate shall not be submitted.
- 24 That the water proofing certificate shall not be submitted.
- 25 That the N.O.C. from A.A. & C. [H/West] shall not be submitted.
- 26 That the final completion certificate from C.F.O. shall not be submitted.
- That the completion certificate for Rain Water Harvesting System from Consultant shall not be submitted.
- That the construction of road including S.W. Drain and footpath, providing central dividers, lane marking and providing street furniture and obtain completion certificate from E.E. [Roads]W.S. shall not be submitted before applying for occupation.
- That the Energy Conservation Systems as stipulated vide circular under No.ChE/M&E/1063 dt.16/06/2008 shall not be complied with.



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- 30 That the list of documents required to be scanned and legible scanned image shall not be submitted.
- 31 That terraces, sanitary blocks, nahanis in kitchen will not be made Water proof and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test will not be done in presence of licensed plumber .



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- () That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of 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 req. but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 28 October day but not so as to contrivance any of the provision of the said Act, as amended as aforesaid or any rule, regulations or 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 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 plan be-

- Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the sewer from such building can be connected with the sewer than existing or thereafter to be laid in such street
- Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.) of such building
- 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 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 permit before occupation and to levy penalty for non-compliance under Section 471 if necessary.

Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.

One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburbs District.

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No. CHEWS/1530/H/337(NEW)/IOD/1/New
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.



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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 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 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 the owner/ architect /their contractors, etc without obtaining prior permission from the Ward Officer of area.
- 8) The work should not be started unless the manner in obviating all the objection is approved by this department.



- 9) The work should not be started unless the structural design is approved.
- 10) The work above ground should not be started before the same is shown to this office Sub-Engineer concerned and acknowledged receipt obtained from him regarding correctness of the open spaces & dimension.
- 11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road and footpath.

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No. CHEWS/1530/H/337(NEW)/IOD/1/New

- 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 f 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 with drawn.
- 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 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.

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- 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 1.2 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 cap highly serving the purpose of lock and the warning pipes of the rabbit pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perforations each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder. The upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed 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 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 at your own risk.



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No. CHE/WS/1530/H/337(NEW)/IOD/1/New

Executive Engineer, Building Proposals
Zones wards.

CHE/WS/1530/H/337(NEW)/IOD/1/New

- Copy To :-
1. RAVINDRA SHRIDHAR JAWALE
1, Sweet Home, 19th A Road, Anand Vihar, Khar (west)
 2. Asst. Commissioner H/W Ward.
 3. A.E.W.W. H/W Ward,
 4. Dy.A & C. Western Suburb I
 5. Chief Officer, M.B.R. & R. Board H/W Ward .
 6. Designated Officer, Asstt. Engg. (B. & F.) H/W Ward ,
 7. The Collector of Mumbai

Name : Vijay Sherkarrao
Tawde
Designation : Executive
Engineer
Organization : MCGM
Date : 29-Oct-2020 14: 07:00



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Appld By: Smit Kirati Nagda
O/U No. 1233 / 20 21
Charges @ Rs. 2.50/5.00. 52.50
Certified Copy / Xerox Copy
Issued by Certified Copy Dept.

11-CARBPL415-2021.DOC

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IN THE HIGH COURT OF JUDICATURE AT BOMBAY
ORDINARY ORIGINAL CIVIL JURISDICTION
IN ITS COMMERCIAL DIVISION
COMMERCIAL ARBITRATION PETITION (L) NO. 415 OF 2021

Chandrakiran CHS Ltd

Versus

...Petitioner

Mahesh Developers Ltd

...Respondent

Mr Pankaj Pandey, with Smit K Nagda, for the Petitioner.
Mr Ram U Singh, for the Respondent.

CORAM: G.S. PATEL J
DATED: 16th February 2021

PC:-

1. The parties have settled their disputes. Consent Terms are tendered. These are signed by the parties and their respective Advocates. The Consent Terms are taken on record and marked "X1" for identification with today's date. I am satisfied that the Consent Terms are in order, not contrary to law and have been drawn by the parties of their own volition in reflection of their true intentions.

2. The Arbitration Petition is disposed of in accordance with the Consent Terms.

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16th February 2021

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... CERTIFIED TO BE TRUE AND CORRECT COPY OF THE ORIGINAL SIGNED JUDGMENT/ORDER.

3. The undertakings are accepted as undertakings to the Court.
4. A soft copy of the Consent Terms will be uploaded as the second order in the matter. The Registry is to ensure that the hard copy of the signed Consent Terms is permanently retained on file as part of the record and is not sent for destruction in the ordinary course.
5. This order will be digitally signed by the Private Secretary of this Court. All concerned will act on production of a digitally signed copy of this order.

HIGH COURT OF JUDICATURE AT BOMBAY
(G.S. PATEL, J)



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CORAM : G. S. PATEL J.
Date: 16/2/2021

16/2/2021
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IN THE HIGH COURT OF JUDICATURE AT BOMBAY
ORDINARY ORIGINAL CIVIL JURISDICTION
COMMERCIAL ARBITRATION PETITION (L) NO 415 OF 2021

CHANDRAKIRAN CO-OPERATIVE]
HOUSING SOCIETY LIMITED]
A Co-operative Society registered under the]
Provisions of Maharashtra Co-operative]
Societies Act, 1960 and having its address]
At Plot No. 6th & 11th Road Junction,]
Khar (West), Mumbai- 400 052.]

... PETITIONER

VERSUS

MAHESH DEVELOPERS LIMITED]
A public limited company incorporated]
Under the provisions of Companies Act]
Having its registered office address at]
Uma Shikhar, Ground Floor, 13th Road,]
Behind Khar Telephone Exchange,]
Khar (West), Mumbai-400 052.]



CONSENT TERMS

1. The Petitioner has filed the above Commercial Arbitration Petition under section 9 of Arbitration and Conciliation Act, 1996 seeking interim measures and particularly direction against the Respondent to pay outstanding displacement compensation of Rs. 55,75,200/- till October-2020 in addition to the unpaid Hardship Compensation of Rs. 79,45,470/- and Rs. 1,60,000/- towards shifting charges, total aggregating to Rs. 1,36,80,670/- as per Development Agreement dated 09-12-2014.
2. The parties hereto have mutually decided to settle their dispute and differences amicably on the terms and conditions appearing hereunder.
3. It is hereby agreed, declared and confirmed that the Development Agreement dated 09-12-2014 is valid, binding and subsisting between the parties, save and except what is stated herein. It is clarified that this Consent Terms shall not amount to waiver of any rights and entitlements of the Petitioner.



For Chandra Kiran Co-operative Housing Socy Ltd.

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Chairman: K.D. Bhambhani
Secretary: S.S. Vaidya
Treasurer: [Signature]

4. The Petitioner has placed the revised offer dated 10-01-2021 before the members during the Special General Body Meeting dated 17-01-2021 and the said revised offer is accepted and approved by the members of Petitioner Society and accordingly resolution dated 17-01-2021 is passed accepting the said revised offer. Hereto annexed and marked as **ANNEXURE-A** is the resolution dated 17-01-2021 passed during SGM dated 17-01-2021.

5. The parties herein undertake to this Hon'ble Court as follows:

a) It is hereby agreed, declared and confirmed that the Respondent shall provide additional area of 35% over and above the existing carpet area of the flats of the members of the Petitioner instead of 42% additional area on the existing carpet area of the flats.

b) It is hereby agreed, declared and confirmed that the displacement compensation shall be paid by the Respondent to the Petitioner's members from 10-11-2020 to 09-04-2022 in the following manner:

i) The Respondent shall pay the displacement compensation at the rate agreed in Development Agreement dated 09-12-2014 to each members of the Petitioner Society for initial period of 6 months i.e. 10-11-2020 to 09-04-2021 by way of cheques, on signing and execution of present Consent Terms.



ii) The Respondent shall pay the displacement compensation at the rate agreed in Development Agreement dated 09-12-2014 to each members of the Petitioner Society for 10-04-2021 to 09-04-2022 by way of 2 (two) post dated cheques on signing and execution of present Consent Terms.

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iii) In the event, the redevelopment project is not completed within period of 18 months, then the Respondent shall pay displacement compensation for the period of next 6 months i.e. 10-04-2022 to 09-09-2022 by way of 6 (six) post dated cheques on expiry of 18 months to each members of Petitioner Society.



For Chandra Kiran Co-operative Housing Society Ltd.
 Secretary
 Chairman
 Secretary
 Treasurer

Mad. K.D. Bhojani
 S.S. Vasay

- iv) In the event the redevelopment of the Petitioner Society does not complete in period of 24 months i.e. 09-09-2022, the Respondent shall pay increased displacement compensation at the rate of Rs. 132/- per Sq. Ft. carpet area per month after expiry of 24 months by post dated cheques for entire extended period till the Respondent procures Full Occupation Certificate and intimates the receipt of same to the Petitioner Society and offer possession of new flats to the existing members.
- v) It is agreed, confirmed and declared that the development period for redevelopment commences from 10-11-2020.
- c) It is hereby agreed, declared and confirmed that the Respondent has already paid 25% of hardship compensation to the members of Petitioner Society and the Respondent shall pay the remaining 75% hardship compensation within 9 (nine) months from commencement of Development Period i.e. till 12-08-2021. The Respondent has already deposited post-dated cheques for remaining hardship compensation with each members of Petitioner against the execution of present consent terms.
- d) It is hereby agreed, declared and confirmed that the Respondent shall deposit the Bank Guarantee of Rs. 1.5 crore with the Petitioner before issuance of Commencement Certificate by the Municipal Corporation of Greater Mumbai. In the event, the Respondent is unable to deposit the said Bank Guarantee with the Petitioner even after receiving commencement certificate; than the Respondent shall mortgage one flat i.e. Flat No. 402, admeasuring 550 Sq. Ft. Carpet area in the proposed new building in favor of the Petitioner and the said mortgage shall subsists till completion of the entire RCC work of the Petitioner's new building.



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For Chandra Kiran Co-operative Housing Society Ltd.

BS. Mandi K. D. Bhojani S. P. Nayak
Chairman Secretary Treasurer

6. It is agreed, declared and confirmed that the parties herein shall execute and register Supplemental Agreement to the Development Agreement dated 09-12-2014, thereby recording the changes in the commercial terms. The parties agree that they shall co-operate in registering the said Supplemental Agreement and make themselves or their authorised representatives available during the registration of said Supplemental Agreement. The Respondent undertakes to pay necessary stamp duty and registration charges, if any, payable on documents/ deeds between the parties herein including that on the said Supplemental Agreement. The parties further agree to enter into and execute respective Tripartite Agreement and register the same. The parties undertake to make themselves available before the office of sub-registrar of assurances for registration of Tripartite Agreement at the cost and expenses of the Respondent including that of stamp duty payable on the said Tripartite Agreement.

7. It is agreed, declared and confirmed that the time shall always be an essence to the contract between the parties and the Respondent undertakes that the Respondent shall not seek any extension of whatsoever nature in complying and/or adhering to the timelines recorded in Supplemental Agreement to the Development Agreement dated 09-12-2014



8. The Respondent undertakes to not handover possession of the free sale tenements to the new purchasers even for fit outs prior to obtaining full occupation certificate.

The Respondent undertakes to pay all the statutory dues relating to and arising out of the said project including property tax, both arrears and future, levied by the statutory authorities including Municipal Corporation of Greater Mumbai till the full occupation certificate is obtained.

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10. It is clarified that upon default of any of the terms of this Consent Terms, the Petitioner shall be entitled to execute this Consent Terms against all the assets of Respondent and its directors.



For Chandra Kiran Co-operative Housing Society Ltd.

BS. Madh K.D. Bhojani
Chairman Secretary

S.S. Vasay
Treasurer

- 11. It is further clarified that any breach of any of the undertakings will not only result in the default provisions in this Consent Terms but will immediately be viewed as contumacious and an interference with/or objections to administration of justice apart from a breach of undertakings themselves.
- 12. Petitioner undertakes to this Hon'ble Court that they will pass appropriate resolution authorising the Society to collect the amounts as mentioned above in respect of the displacement compensation and hardship compensation in favor of members of Petitioner Society and to get this Consent Terms approved in the Special General Body Meeting.
- 13. It is agreed, declared and confirmed that in case of any breach of the present consent terms the parties shall be at liberty to apply before this Hon'ble Court and the above said Comm. Arbitration Petition will be revived, by the permission of this Hon'ble Court.
- 14. The parties have obtained due authorization to execute and file this Consent Terms.
- 15. No order as to costs.



Dated this 16th day of February, 2021

For Chandra Kiran Co-operative Housing Society Ltd.

BS Meach: K.D. Bhojani
Chairman Secretary
S.S. Vaidya
Treasurer
For Petitioner

For MAHESH DEVELOPERS LTD.
Manesh Khabal
DIRECTOR
For Respondent

For Smit
Smit Kirti Nagda
Advocate for Petitioner

For Ram Ugrah Singh
Advocate for Respondent.

For Chandra Kiran Co-operative Housing Society Ltd.

BS Meach: K.D. Bhojani
Chairman Secretary
S.S. Vaidya
Treasurer

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EXHIBIT- A

6

CHANDRA KIRAN CO-OPERATIVE HOUSING SOCIETY LTD.

Plot No. 217/. 6/11th Road Corner, Guru Gangeswar Marg, Khar (W),
Mumbai 400 052.
(Regd. No. BOM/HSG/751 of 1964)

Ref: SPGBM on 17/01/2021.

RESOLUTION PASSED UNANIMOUSLY AS UNDER :-

Date Place Time of Meeting: 201, Mukta Apts, 10th Road, Khar (W),
Mumbai 400 052 at 7.00 p.m. on 17/1/21.

SUBJECT: Ref. Development Agreement for Chandra Kiran CHS Bldg.
at Plot No. 217, 11th Road, Khar (West), Mumbai 400 052, Development
Agreement dated 9.12.2014 between Society & Mahesh Developers.

RESOLUTION:

1. For Accepting the revised offer of M/s. Mahesh Developers,
the matter was discussed by the members with all Pros. & Cons.
Accordingly all members with open mind on basis of a Positive
Mutual Approach decided to accept the Revised Offer and it is
hereby Resolved that the revised offer attested by Members for
Record sake as annexed be and is hereby approved and accepted
by society members.

2. The committee members are authorised to sign the consent
to be submitted before the Hon'ble Court .

Proposed by : Mrs. Chanda Hasija

Seconded by : Mr. Rajan Srinivasan

Approved Unanimously



S.S. Valay
TREASURER

S.S. Madh K.D. Bhojani
Chairman / Secretary

For Chandra Kiran Co-operative Housing Society Ltd.

Chairman Secretary
S.S. Valay
Treasurer

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Ref: _____

Date: 17/01/2021

MEMBER ATTENDED
 THE SPGB MEET ON 17/01 @ 7PM
 @ 201 MUKTA APTS. 201, 10TH ROAD
 KHAR WEST MUMBAI 400052

- x

FLAT NO.	NAME & SIGNATURE
1	- Gargy Arand Ms. Gargy Arand
2	-
3	- S.D. Naray. Saraswati Srinivasan
4	- D. Naray RAJAM SRINIVASAN
5	- C.J. Hassija Chander J. Hassija
9	- K.D. Bhojani Kamla D. Bhojani Devchand. B. Bhojani
10	- Bh...
11 & 12	- B.S. Modi Bhagwati. S. Mandani



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MAHESH DEVELOPERS LIMITED

(Erstwhile Mahesh Developers Pvt Ltd.)

(CIN: L45200MH2008PLC186276)

Registered Office: Uma Shikhar, 13th Road Behind Khar Telephone Exchange, Khar (West), Mumbai-400052, Maharashtra, India

Contact No: 022-26000038 Email ID: mdplgroup@gmail.com Website: www.maheshdevelopers.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF MAHESH DEVELOPERS LIMITED (ERSTWHILE MAHESH DEVELOPERS PVT LTD.) ON SATURDAY, FEBRUARY 13TH, 2021 AT 03.30 P.M. AT UMA SHIKHAR, 13TH ROAD BEHIND KHAR TELEPHONE EXCHANGE, KHAR (WEST), MUMBAI-400052, MAHARASHTRA, INDIA

TO AUTHORISE MANAGING DIRECTOR FOR THE MATTERS REGARDING TO REDEVELOPMENT OF SOCIETY:

The Chairman placed before the Board that any one director need to be authorised for the Signing Consent term of Chandrakiran CHS LTD and other Redevelopment Projects. The Chairmen proposed himself to give authority to sign and execute such documents or papers. After discussion, the following resolutions were passed.

"RESOLVED THAT Mr. Mahesh Ratilal Sapariya, Managing Director of the Company be and is hereby authorised to sign Consent term with Chandrakiran CHS LTD.

RESOLVED FURTHER THAT Mr. Mahesh Ratilal Sapariya, Managing Director of the Company be and is hereby authorised to sign, execute and represent any such documents or papers with regard to Redevelopment of Society on behalf of Company towards legal authorities.

RESOLVED FURTHER THAT Mr. Mahesh Ratilal Sapariya, Managing Director of the Company be and is hereby authorised to appear, sign and execute such documents and deeds as may be required and to represent himself on behalf of the Company in case of legal matters (if arises) and to do all such act which is for the benefit of the Company."

**//CERTIFIED TRUE COPY//
FOR MAHESH DEVELOPERS LIMITED
(Erstwhile Mahesh Developers Pvt Ltd.)**

Mahesh Ratilal Sapariya

Managing Director
DIN: 00414104



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C - 3

MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
No CHE/WS/1530/H/337(NEW)/FCC/1/Amend
COMMENCEMENT CERTIFICATE

To,
Shri. Mahesh Sapariya
Uma Shikhar, Gr. Floor, 13th Road, Behind Khar
Telephone Exchange, Khar(W), Mumbai-52

Sir,
With reference to your application No. CHE/WS/1530/H/337(NEW)/FCC/1/Amend Dated. 04 Feb 2019 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 04 Feb 2019 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. -- C.T.S. No. E/693 Division / Village / Town Planning Scheme No. BANDRA-EAST situated at 11TH ROAD Road / Street in H/W 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.
 - 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. Asst. Engineer BP -H Ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 11/5/2022

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Issue On : 12 May 2021

Valid Upto : 11 May 2022

Application Number :

CHE/WS/1530/H/337(NEW)/CC/1/New

Remark :

C. C. up to top of still floor slab level (i.e. height up to 5.55m AGL) and pit below ground level as per approved plan dated 29.10.2020.

Note:

- 1) The Deep / Major excavation shall not be carried out during monsoon.
- 2) That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
- 3) To carry out the work strictly under the supervision of Structural Engineer and L.S./Architect.
- 4) Approval is given on the basis of documents submitted by L.S./Architect.
- 5) To follow all the guidelines of central Gov. / State Gov. / Local planning authority in respect to covid-19 pandemic.

Approved By

Exe Engineer (BP) H Ward

Executive Engineer

Issue On : 01 Dec 2021

Valid Upto : 30 Nov 2022

Application Number :

CHE/WS/1530/H/337(NEW)/FCC/1/New

Remark :

Re-endorsement of earlier C.C. and Further CC up to top of 10th floor (i.e. 34.35 M AGL) as per approved plan dated 03.11.2021.

Note:

- 1) That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out work to avoid the mishaps and accident.
- 2) To carry out the work strictly under the supervision of Structural Engineer and L.S./Architect.
- 3) Approval is given on the basis of documents submitted by L.S./Architect.
- 4) To follow all the guidelines of central Gov. / State Gov. / Local planning authority in respect to covid-19 pandemic.

Approved By

Shri.Sanjiv Pandhare AE(B.P) H



CHE/WS/1530/H/337(NEW)/CC/1/Amend

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Issue On : 06 Mar 2023

Application Number :

Remark :

Valid Upto :

05 Mar 2024

Assistant Engineer (BP)

CHE/WS/1530/H/337(NEW)/FCC/1/Amend

Further C.C. up to top of 11th Floor level i.e. height up to 40.75 mts AGL, as per approved plan dated 03.11.2021.

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.
- 2] To carry out the work strictly under the supervision of Structural Engineer and L.S./Architect.
- 3] Approval is given on the basis of documents submitted by L.S./Architect. This further C.C. is without prejudice to legal matters pending in court of law if any..
- 4] To follow all the guidelines of central Gov. / State Gov. / Local planning authority in respect to covid-19 pandemic.

Approved By

Asst. Engineer BP -H Ward

Assistant Engineer (BP)

Issue On : 08 Jun 2023

Application Number :

Remark :

Valid Upto :

11 May 2024

CHE/WS/1530/H/337(NEW)/FCC/1/Amend

Further C.C. up to top of 12th floor level (i.e. height up to 43.95 mt. AGL) + (LMR + OHT) i.e. total height 47.95mt. AGL as per approved plan dated 03.11.2021.

Note :-

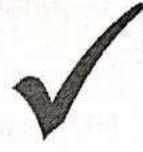
- 1] That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
- 2] To carry out the work strictly under the supervision of Structural Engineer and L.S./Architect.
- 3] Approval is given on the basis of documents submitted by L.S./Architect. This further C.C. is without prejudice to legal matters pending in court of law if any.



CHE/WS/1530/H/337(NEW)/FCC/1/Amend

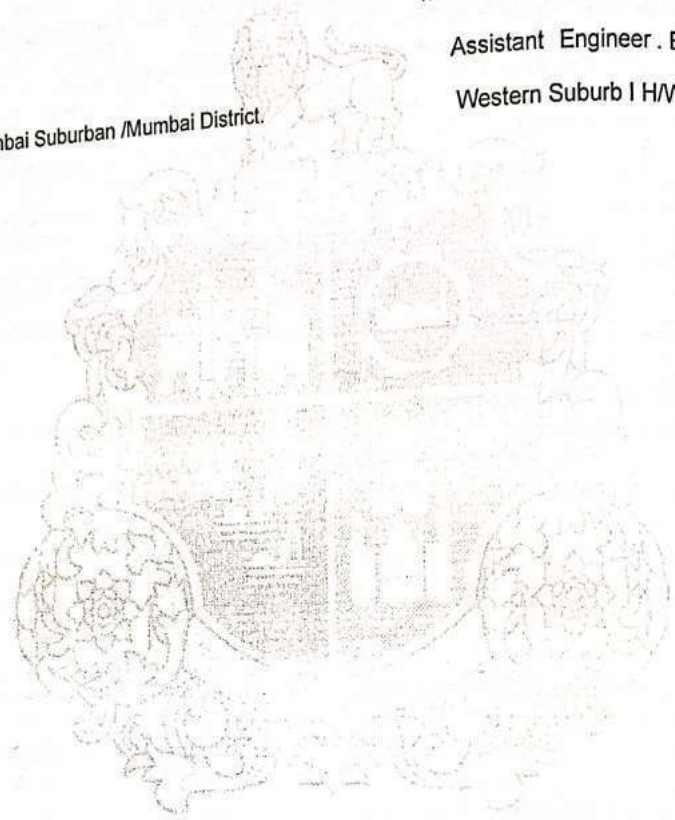
बदर-९	
पुरसक क्र. १	००६६९ ५५ ६५
२०२३	

Digitally signed by SHAMSH ABRIF MUSA
Date: 08 Jun 2023 20:08:41
Organization: Brihanmumbai Municipal Corporation
Designation: Assistant Engineer (SP)



For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai
Assistant Engineer . Building Proposal
Western Suburb I H/W Ward Ward

- Cc to:
1. Architect.
 2. Collector Mumbai Suburban /Mumbai District.



CHE/WS/1530/H/337(NEW)/FCC/1/Amend

Page 4 of 4 On 08-Jun-2023

बदर-९		
पुस्तक अ. ९	20229	4/4
२०२३		

(1) वित्तेखाचा प्रकार

(2) मोबदला

(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो वी पट्टेदार ते नमुद करावे)

(4) 1-गायन,पोटहिस्सा व घरक्रमांक(असल्यास)

(5) क्षेत्रफळ

(6) आकारणी क्विआ जुधी देण्यात असेल तेव्हा.

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



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

(9) दस्तऐवज करून दिल्याचा दिनांक

(10) दस्त नोंदणी केल्याचा दिनांक

(11) अनुक्रमांक, खंड व पृष्ठ

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

(14) थोरा

सप्लीमेंट्री अॅग्रीमेंट

0

90234000

1) पालिकेचे नाव: Mumbai Ma.na.pu. इतर वर्णन : इतर माहिती: जमीन व बांधकाम - चंद्रकिरण विलिंग, चंद्रकिरण को ऑप हो सोसा लि, सॅण्ड नं 217, 11वा रोड, सबबन स्कीम नं 7, सिटीएस नं 4/693, सबबन स्कीम नं 7, खार पश्चिम मुंबई 400052-- क्षेत्र 495 चौ.मी.- मुख्य दस्त क्र बद्र4/8285/2014 व पुरवणी दस्त (C.T.S. Number : 4-693 ;))
1) 495 चौ.मीटर

1): नाव:-चंद्रकिरण को ऑप हो सोसा लि तर्फे चेंअरमन भावती मंदानी - वय:-85; पत्ता:-प्लॉट नं: 217, माळा नं: - इमारतीचे नाव: चंद्रकिरण को ऑप हो सोसा लि, ब्लॉक नं: खार पश्चिम मुंबई, रोड नं: 11वा रोड, महाराष्ट्र, मुंबई.
पिन कोड:-400052 पॅन नं:-BGDPM8947A
2): नाव:-चंद्रकिरण को ऑप हो सोसा लि तर्फे सेक्रेटरी कमला भोजणी तर्फे मुख्यार चेतन भोजणी - वय:-44; पत्ता:-प्लॉट नं: 217, माळा नं: - इमारतीचे नाव: चंद्रकिरण को ऑप हो सोसा लि, ब्लॉक नं: खार पश्चिम मुंबई, रोड नं: 11वा रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400052 पॅन नं:-AAAPB9307P
3): नाव:-चंद्रकिरण को ऑप हो सोसा लि तर्फे देहार सरस्वती श्रीनिवासन - वय:-75; पत्ता:-प्लॉट नं: 217, माळा नं: - इमारतीचे नाव: चंद्रकिरण को ऑप हो सोसा लि, ब्लॉक नं: खार पश्चिम मुंबई, रोड नं: 11वा रोड, महाराष्ट्र, मुंबई.
पिन कोड:-400052 पॅन नं:-
4): नाव:-चंद्रकिरण को ऑप हो सोसा लि तर्फे मेबर गार्गी आनंद - मान्यता देणार वय:-53; पत्ता:-प्लॉट नं: -सदनिका क्र 1, माळा नं: - इमारतीचे नाव: चंद्रकिरण को ऑप हो सोसा लि, ब्लॉक नं: खार पश्चिम मुंबई, रोड नं: 11वा रोड, महाराष्ट्र, मुंबई. पिन कोड:-400052 पॅन नं:-AAQPA4320H
5): नाव:-चंद्रकिरण को ऑप हो सोसा लि तर्फे मेबर सुंदर बी लांबा - मान्यता देणार वय:-52; पत्ता:-प्लॉट नं: -सदनिका क्र 2, माळा नं: - इमारतीचे नाव: चंद्रकिरण को ऑप हो सोसा लि, ब्लॉक नं: खार पश्चिम मुंबई, रोड नं: 11वा रोड, महाराष्ट्र, मुंबई. पिन कोड:-400052 पॅन नं:-AAAPL7128C
6): नाव:-चंद्रकिरण को ऑप हो सोसा लि तर्फे मेबर सरस्वती श्रीनिवासन - मान्यता देणार वय:-75; पत्ता:-प्लॉट नं: -सदनिका क्र 3, माळा नं: - इमारतीचे नाव: चंद्रकिरण को ऑप हो सोसा लि, ब्लॉक नं: खार पश्चिम मुंबई, रोड नं: 11वा रोड, महाराष्ट्र, मुंबई. पिन कोड:-400052 पॅन नं:-
7): नाव:-चंद्रकिरण को ऑप हो सोसा लि तर्फे मेबर आर श्रीनिवासन - मान्यता देणार वय:-81; पत्ता:-प्लॉट नं: -सदनिका क्र 4, माळा नं: - इमारतीचे नाव: चंद्रकिरण को ऑप हो सोसा लि, ब्लॉक नं: खार पश्चिम मुंबई, रोड नं: 11वा रोड, महाराष्ट्र, मुंबई. पिन कोड:-400052 पॅन नं:-AAAP14404Q
8): नाव:-चंद्रकिरण को ऑप हो सोसा लि तर्फे मेबर सरस्वती श्रीनिवासन - मान्यता देणार वय:-75; पत्ता:-प्लॉट नं: -सदनिका क्र 4, माळा नं: - इमारतीचे नाव: चंद्रकिरण को ऑप हो सोसा लि, ब्लॉक नं: खार पश्चिम मुंबई, रोड नं: 11वा रोड, महाराष्ट्र, मुंबई. पिन कोड:-400052 पॅन नं:-
9): नाव:-चंद्रकिरण को ऑप हो सोसा लि तर्फे मेबर चंदा जयकिशन हर्साजा - मान्यता देणार वय:-76; पत्ता:-प्लॉट नं: -सदनिका क्र 5, माळा नं: - इमारतीचे नाव: चंद्रकिरण को ऑप हो सोसा लि, ब्लॉक नं: खार पश्चिम मुंबई, रोड नं: 11वा रोड, महाराष्ट्र, मुंबई. पिन कोड:-400052 पॅन नं:-AAAPH1589B
10): नाव:-चंद्रकिरण को ऑप हो सोसा लि तर्फे मेबर गिरीश एत परमार - मान्यता देणार वय:-56; पत्ता:-प्लॉट नं: -सदनिका क्र 7, माळा नं: - इमारतीचे नाव: चंद्रकिरण को ऑप हो सोसा लि, ब्लॉक नं: खार पश्चिम मुंबई, रोड नं: 11वा रोड, महाराष्ट्र, मुंबई. पिन कोड:-400052 पॅन नं:-
11): नाव:-चंद्रकिरण को ऑप हो सोसा लि तर्फे मेबर देवचंद बी भोजणी तर्फे मुख्यार चेतन भोजणी - मान्यता देणार वय:-44; पत्ता:-प्लॉट नं: -सदनिका क्र 9, माळा नं: - इमारतीचे नाव: चंद्रकिरण को ऑप हो सोसा लि, ब्लॉक नं: खार पश्चिम मुंबई, रोड नं: 11वा रोड, महाराष्ट्र, मुंबई. पिन कोड:-400052 पॅन नं:-AAAPB9306N
12): नाव:-चंद्रकिरण को ऑप हो सोसा लि तर्फे मेबर कमला देवचंद भोजणी तर्फे मुख्यार चेतन भोजणी - मान्यता देणार वय:-44; पत्ता:-प्लॉट नं: -सदनिका क्र 10, माळा नं: - इमारतीचे नाव: चंद्रकिरण को ऑप हो सोसा लि, ब्लॉक नं: खार पश्चिम मुंबई, रोड नं: 11वा रोड, महाराष्ट्र, मुंबई. पिन कोड:-400052 पॅन नं:-AAAPB9307P
13): नाव:-चंद्रकिरण को ऑप हो सोसा लि तर्फे मेबर भावती शिवलाल मंदानी - मान्यता देणार वय:-85; पत्ता:-प्लॉट नं: -सदनिका क्र 11, माळा नं: - इमारतीचे नाव: चंद्रकिरण को ऑप हो सोसा लि, ब्लॉक नं: खार पश्चिम मुंबई, रोड नं: 11वा रोड, महाराष्ट्र, मुंबई. पिन कोड:-400052 पॅन नं:-BGDPM8947A
14): नाव:-चंद्रकिरण को ऑप हो सोसा लि तर्फे मेबर भावती शिवलाल मंदानी - मान्यता देणार वय:-85; पत्ता:-प्लॉट नं: -सदनिका क्र 12, माळा नं: - इमारतीचे नाव: चंद्रकिरण को ऑप हो सोसा लि, ब्लॉक नं: खार पश्चिम मुंबई, रोड नं: 11वा रोड, महाराष्ट्र, मुंबई. पिन कोड:-400052 पॅन नं:-BGDPM89:7A

1): नाव:-महेश डेव्हलपर्स लि (आधीचे नाव महेश डेव्हलपर्स प्रा लि)चे संचालक महेश रतिलात सापरिया - वय:-41; पत्ता:-प्लॉट नं: - माळा नं: - इमारतीचे नाव: उमा शिखर, ब्लॉक नं: देवचंद एक्सप्रेसव्हा पाठीमागे, खार पश्चिम मुंबई, रोड नं: 13वा रोड, महाराष्ट्र, मुंबई. पिन कोड:-400052 पॅन नं:-AAAPB9309H

03/08/2021

20/09/2021

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मुल्यांकनासाठी विचारात घेतलेला सपशील: :

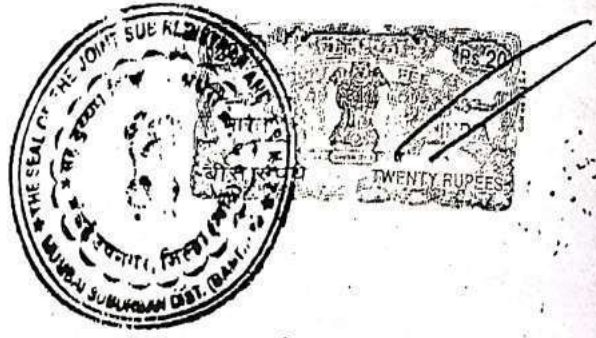
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

बद्र-९	
पुस्तक क्र. १	20669 40/24
2023	

9/20/2021

Payment Details				Amount	Used At	Deface Number
Sr.	Purchaser	Type	Verification no./Vendor	GRN/Licence		
1	MAHESH DEVELOPERS LTD Previously Known as Mahesh Developers Pvt Ltd	eChallan	03006172021080300354	MH004457492202122E	2170000.00	SD 0002837422202122
2	MAHESH DEVELOPERS LTD Previously Known as Mahesh Developers Pvt Ltd	eChallan		MH004457492202122E	30000	RF 0002837422202122
3		DHC		0709202106585	1500	RF 0709202106585D

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



दस्तावेज सची. क्र. II

खरी प्रत

सह. दुय्यम निबन्धक, अहिरा क्र. 10
मुंबई उपनगर जिल्हा

बंदर-१		
पुस्तक क्र. १	००६९५८	९५
२०२३		

mdplgroup@gmail.com
Tel: 2600 0038, 2648 2909
Fax: 2648 0102



Mahesh Developers Ltd.
Erstwhile Mahesh Developers Pvt. Ltd.

Uma Shikhar, Ground Floor, 13th Road,
Behind Khar Tele. Exch., Khar West,
Mumbai - 400 052.

GST NO. 27AAFCM9590H1ZY

9

To,
The Members,
Chandrakiran HSG. Society Ltd.
11th Road, Khar West,
Mumbai 400052

Date : 10.01.2021

Ref : Redevelopment of the Society Building
Sub : Revised Offer

Dear Members,

With reference to the meeting dated 20th December, 2020 held at our office with the members of the society, we submit our final offer as against the term as agreed between us wide Development Agreement dated 09.12.2014.

We have requested society to reconsider following.

1. We agreed to give additional area of 35% instead of 42% as agreed before Development Agreement.
2. We will not claim the rent paid for 1 year from the members of the society, we will issue fresh cheques for new period from now onwards from the date of issue of fresh IOD from MCGM as per DCPR 2034.
3. We will pay balance 75% corpus amount after 9 months of plinth completion, PDC will be given on handing over possessions of the society plot for redevelopment after issue of fresh IOD from MCGM as per DCPR 2034.



www.mdplgroup.com

बदर-९		
पुस्तक नं. ९	2022/42/4	4
२०२३		

4. We will pay rent at the same rate as agreed but for the period of 6 months at the time of handing over possession along with 6 months x 2 PDC's that becomes entire period of 18 months' rent PDC, further if project takes more time the PDC before a month will be issued, (all the rent cheques PDC will be issued after issue of fresh IOD from MCGM as per DCPR 2034).

4. We are trying to provide bank Guarantee as agreed by Development Agreement but in any case if it is not possible to get BG instead of Bank Guarantee we will keep one flat from our sales component as security with society till completion of RCC work.

We would not like to make any other change in any of the terms with the society.

Thanking you

Yours Truly

Mahesh Developers Ltd
Ganesh Rajal
Director



बदर-१			
पुस्तक क्र. १	२०६९	६०	९५
२०२३			

RBL BANK
 RBL Bank Limited
 BANDRA WEST BRANCH
 UNIT NO.3 AND 3, GROUND FLOOR, KALA KHANU BUILDING, PLOT NO.718
 LINGSHI ROAD, POVAI WEST, MUMBAI - 400 062
 MUMBAI - 400062
 IFSC CODE : RBLIN0000223

Pay Chanda J Hassija
 अक्षर Rupees Three Lakh Sixty
Hundred Sixty Nine Only Three Thousand Two
 या धारक को Or Bearer
 अका नं ₹ 363269/-
 Valid for 3 months from the date of issue
 दिनांक Date 12/11/2020
 0 0 0 0

अका नं. A/c No. 409001059275

For MAHESH DEVELOPERS LIMITED
Manesh Kaniyal
 Authorised Signatory
 Please sign above

Payable At Par At All RBL Bank Branches in India

⑈000062⑈ 400176033⑈ 010046⑈ 29

RBL BANK
 RBL Bank Limited
 BANDRA WEST BRANCH
 UNIT NO.3 AND 3, GROUND FLOOR, KALA KHANU BUILDING, PLOT NO.718
 LINGSHI ROAD, POVAI WEST, MUMBAI - 400 062
 MUMBAI - 400062
 IFSC CODE : RBLIN0000223

Pay Chanda J Hassija
 अक्षर Rupees Three Lakh Sixty Three Thousand
Two Hundred Sixty Nine Only Three Thousand
 या धारक को Or Bearer
 अका नं ₹ 363269/-
 Valid for 3 months from the date of issue
 दिनांक Date 09/04/2021
 0 0 0 0

अका नं. A/c No. 409001059275

For MAHESH DEVELOPERS LIMITED
Manesh Kaniyal
 Authorised Signatory
 Please sign above

Payable At Par At All RBL Bank Branches in India

⑈000072⑈ 400176033⑈ 010046⑈ 29



RBL BANK
 RBL Bank Limited
 BANDRA WEST BRANCH
 UNIT NO.3 AND 3, GROUND FLOOR, KALA KHANU BUILDING, PLOT NO.718
 LINGSHI ROAD, POVAI WEST, MUMBAI - 400 062
 MUMBAI - 400062
 IFSC CODE : RBLIN0000223

Pay Chanda J Hassija
 अक्षर Rupees Three Lakh Sixty Three Thousand
Two Hundred Sixty Nine Only Three Thousand
 या धारक को Or Bearer
 अका नं ₹ 363269/-
 Valid for 3 months from the date of issue
 दिनांक Date 10/11/2021
 0 0 0 0

अका नं. A/c No. 409001059275

For MAHESH DEVELOPERS LIMITED
Manesh Kaniyal
 Authorised Signatory
 Please sign above

Payable At Par At All RBL Bank Branches in India

⑈000102⑈ 400176033⑈ 010046⑈ 29

पुस्तक क्र. १	२०२१	१९	१५
Valid for 3 months from the date of issue			
दिनांक Date	<u>12/08/2021</u>		

RBL BANK
 RBL Bank Limited
 BANDRA WEST BRANCH
 UNIT NO.3 AND 3, GROUND FLOOR, KALA KHANU BUILDING, PLOT NO.718
 LINGSHI ROAD, POVAI WEST, MUMBAI - 400 062
 MUMBAI - 400062
 IFSC CODE : RBLIN0000223

Pay Chanda J Hassija
 अक्षर Rupees Eleven Lakh Thirty Six Thousand
Two Hundred Eighty Only Six Thousand
 या धारक को Or Bearer
 अका नं ₹ 1136250/-
 Valid for 3 months from the date of issue
 दिनांक Date 12/08/2021
 0 0 0 0

अका नं. A/c No. 409001059275

For MAHESH DEVELOPERS LIMITED
Manesh Kaniyal
 Authorised Signatory
 Please sign above

Payable At Par At All RBL Bank Branches in India

⑈000092⑈ 400176033⑈ 010046⑈ 29

RBL BANK
 RBL Bank Limited
 BANDRA WEST BRANCH
 UNIT NO 2 AND 3, GROUND FLOOR, KALA KHAI BUILDING, PLOT NO. 716,
 LINGSHI ROAD, BANDRA WEST, MUMBAI - 400 052
 MUMBAI - 400052
 IFSC CODE : RBL0000252

Valid for 3 months from the date of issue
 दिनांक Date 12/11/2020
 D D M M

Pay **Bhagwab Mandani** या धारक को Or Bearer

रुपय Rupees **Two Lakh Seventy One Thousand Eight Hundred Twenty Nine only** अवा करें ₹ 2,71,829/-

उपरोक्त अकाउंट नं. A/c No. 409001059275

For MAHESH DEVELOPERS LIMITED
Manesh Kashyap
 Authorised Signatory
 Please sign above

Payable At Par At All RBL Bank Branches In India

000119 4001760331 010046* 29

RBL BANK
 RBL Bank Limited
 BANDRA WEST BRANCH
 UNIT NO 2 AND 3, GROUND FLOOR, KALA KHAI BUILDING, PLOT NO. 716,
 LINGSHI ROAD, BANDRA WEST, MUMBAI - 400 052
 MUMBAI - 400052
 IFSC CODE : RBL0000252

Valid for 3 months from the date of issue
 दिनांक Date 09/04/2021
 D D M M

Pay **Bhagwab Mandani** या धारक को Or Bearer

रुपय Rupees **Two Lakh Seventy One Thousand Eight Hundred Twenty Nine only** अवा करें ₹ 2,71,829/-

उपरोक्त अकाउंट नं. A/c No. 409001059275

For MAHESH DEVELOPERS LIMITED
Manesh Kashyap
 Authorised Signatory
 Please sign above

Payable At Par At All RBL Bank Branches In India

000119 4001760331 010046* 29

RBL BANK
 RBL Bank Limited
 BANDRA WEST BRANCH
 UNIT NO 2 AND 3, GROUND FLOOR, KALA KHAI BUILDING, PLOT NO. 716,
 LINGSHI ROAD, BANDRA WEST, MUMBAI - 400 052
 MUMBAI - 400052
 IFSC CODE : RBL0000252

Valid for 3 months from the date of issue
 दिनांक Date 10/10/2021
 D D M M

Pay **Bhagwab Mandani** या धारक को Or Bearer

रुपय Rupees **Two Lakh Seventy One Thousand Eight Hundred Twenty Nine only** अवा करें ₹ 2,71,829/-

उपरोक्त अकाउंट नं. A/c No. 409001059275

For MAHESH DEVELOPERS LIMITED
Manesh Kashyap
 Authorised Signatory
 Please sign above

Payable At Par At All RBL Bank Branches In India

000121 4001760331 010046* 29

RBL BANK
 RBL Bank Limited
 BANDRA WEST BRANCH
 UNIT NO 2 AND 3, GROUND FLOOR, KALA KHAI BUILDING, PLOT NO. 716,
 LINGSHI ROAD, BANDRA WEST, MUMBAI - 400 052
 MUMBAI - 400052
 IFSC CODE : RBL0000252

Valid for 3 months from the date of issue
 दिनांक Date 12/08/2021
 D D M M

Pay **Bhagwab Mandani** या धारक को Or Bearer

रुपय Rupees **Eight Lakh Fifty Thousand Five Hundred only** अवा करें ₹ 8,50,500/-

उपरोक्त अकाउंट नं. A/c No. 409001059275

For MAHESH DEVELOPERS LIMITED
Manesh Kashyap
 Authorised Signatory
 Please sign above

Payable At Par At All RBL Bank Branches In India



RBL BANK

RBL Bank Limited
BANDRA WEST BRANCH
UNIT NO. 2 AND 3, GROUND FLOOR, KALA KHAJU BUILDING, PLOT NO. 71A
LINGNONG ROAD, 19th FLOOR WEST, MUMBAI - 400 052
MUMBAI - 400052
IFSC CODE : RATN0002282

Pay Saraswati Srinivasan
रुपय Rupees Eight Lakhs Twelve Thousand Eight Hundred Fifty only

आका नं. / A/c No. 409001058275

Valid for 3 months from the date of issue
Date 12/08/2021 **13**
D D M M Y Y

या धारक को Or Bearer

अदा करें ₹ 812,500/-

Payable At Par At All RBL Bank Branch/ee In India

For MAHESH DEVELOPERS LIMITED

Ganeshkajal
Authorised Signatory
Please sign above

"000090" 4001760331 010046" 29

RBL BANK

RBL Bank Limited
BANDRA WEST BRANCH
UNIT NO. 2 AND 3, GROUND FLOOR, KALA KHAJU BUILDING, PLOT NO. 71A
LINGNONG ROAD, 19th FLOOR WEST, MUMBAI - 400 052
MUMBAI - 400052
IFSC CODE : RATN0002282

Pay Saraswati Srinivasan
रुपय Rupees Two Lakh Fifty Nine Thousand Five Hundred Eighty Nine only

आका नं. / A/c No. 409001058275

Valid for 3 months from the date of issue
Date 10/10/2021
D D M M Y Y

या धारक को Or Bearer

अदा करें ₹ 2,59,589/-

Payable At Par At All RBL Bank Branch/ee In India

For MAHESH DEVELOPERS LIMITED

Ganeshkajal
Authorised Signatory
Please sign above

"000100" 4001760331 010046" 29

RBL BANK

RBL Bank Limited
BANDRA WEST BRANCH
UNIT NO. 2 AND 3, GROUND FLOOR, KALA KHAJU BUILDING, PLOT NO. 71A
LINGNONG ROAD, 19th FLOOR WEST, MUMBAI - 400 052
MUMBAI - 400052
IFSC CODE : RATN0002282

Pay Saraswati Srinivasan
रुपय Rupees Two Lakh Fifty Nine Thousand Five Hundred Eighty Nine only

आका नं. / A/c No. 409001058275



अदा करें ₹ 2,59,589/-

For MAHESH DEVELOPERS LIMITED

Ganeshkajal
Authorised Signatory
Please sign above

Payable At Par At All RBL Bank Branch/ee In India

"000070" 4001760331 010046" 29

RBL BANK

RBL Bank Limited
BANDRA WEST BRANCH
UNIT NO. 2 AND 3, GROUND FLOOR, KALA KHAJU BUILDING, PLOT NO. 71A
LINGNONG ROAD, 19th FLOOR WEST, MUMBAI - 400 052
MUMBAI - 400052
IFSC CODE : RATN0002282

Pay Saraswati Srinivasan
रुपय Rupees Two Lakh Fifty Nine Thousand Five Hundred Eighty Nine only

आका नं. / A/c No. 409001058275

बदल-१
पुस्तक/ २०८९ ए/ ए
Date 12/11/2021
D D M M Y Y

या धारक को Or Bearer

अदा करें ₹ 2,59,589/-

For MAHESH DEVELOPERS LIMITED

Ganeshkajal
Authorised Signatory
Please sign above

Payable At Par At All RBL Bank Branch/ee In India

RBL BANK
 RBL Bank Limited
 BANDRA WEST BRANCH
 UNIT NO.2 AND 3, 2RD FLOOR, KALA KUNJI BUILDING, PLOT NO.71A
 LINKING ROAD, BANDRA WEST, MUMBAI - 400 052
 BRANCH - 400052
 IFSC CODE: RBLIN0002282

Valid for 3 months from the date of issue
 Issue Date: 12/09/2021
 D O M M Y Y Y Y

Pay to the order of **R. Srinivasan & Saraswati Srinivasan**

अवकाश रुपये **Seven Lakh Ninety Four Thousand** अवा करें ₹ **794,250/-**
Two Hundred Fifty Only

उपरोक्त अ/c नं. **409001058275**

For MAHESH DEVELOPERS LIMITED
Maneshkashpal
 Authorised Signatory
 Please sign above

Payable At Par At All RBL Bank Branches In India

000091 4001760331: 010046* 29

RBL BANK
 RBL Bank Limited
 BANDRA WEST BRANCH
 UNIT NO.2 AND 3, 2RD FLOOR, KALA KUNJI BUILDING, PLOT NO.71A
 LINKING ROAD, BANDRA WEST, MUMBAI - 400 052
 BRANCH - 400052
 IFSC CODE: RBLIN0002282

Valid for 3 months from the date of issue
 Issue Date: 10/10/2021
 D O M M Y Y Y Y

Pay to the order of **R. Srinivasan & Saraswati Srinivasan**

अवकाश रुपये **Two Lakh Seventy One Thousand Eight** अवा करें ₹ **271,829/-**
Hundred Twenty Nine Only

उपरोक्त अ/c नं. **409001058275**

For MAHESH DEVELOPERS LIMITED
Maneshkashpal
 Authorised Signatory
 Please sign above

Payable At Par At All RBL Bank Branches In India

000101 4001760331: 010046* 29



RBL BANK
 RBL Bank Limited
 BANDRA WEST BRANCH
 UNIT NO.2 AND 3, 2RD FLOOR, KALA KUNJI BUILDING, PLOT NO.71A
 LINKING ROAD, BANDRA WEST, MUMBAI - 400 052
 BRANCH - 400052
 IFSC CODE: RBLIN0002282

Valid for 3 months from the date of issue
 Issue Date: 09/04/2021
 D O M M Y Y Y Y

Pay to the order of **Srinivasan & Saraswati Srinivasan**

अवकाश रुपये **Two Lakh Seventy One Thousand Eight** अवा करें ₹ **271,829/-**
Hundred Twenty Nine Only

उपरोक्त अ/c नं. **409001058275**

For MAHESH DEVELOPERS LIMITED
Maneshkashpal
 Authorised Signatory
 Please sign above

Payable At Par At All RBL Bank Branches In India

000071 4001760331: 010046* 29

2022
 2023

RBL BANK
 RBL Bank Limited
 BANDRA WEST BRANCH
 UNIT NO.2 AND 3, 2RD FLOOR, KALA KUNJI BUILDING, PLOT NO.71A
 LINKING ROAD, BANDRA WEST, MUMBAI - 400 052
 BRANCH - 400052
 IFSC CODE: RBLIN0002282

Valid for 3 months from the date of issue
 Issue Date: 12/11/2020
 D O M M Y Y Y Y

Pay to the order of **R. Srinivasan & Saraswati Srinivasan**

अवकाश रुपये **Two Lakh Seventy One Thousand Eight** अवा करें ₹ **271,829/-**
Hundred Twenty Nine Only

उपरोक्त अ/c नं. **409001058275**

For MAHESH DEVELOPERS LIMITED
Maneshkashpal
 Authorised Signatory
 Please sign above

Payable At Par At All RBL Bank Branches In India

RBL BANK
 RBL Bank Limited
 BANDRA WEST BRANCH
 UNIT NO.2 AND 3, GROUND FLOOR, KALA KUNJ BUILDING, PLOT NO.71A
 LINGHOJI ROAD, 4TH FLOOR WEST, MUMBAI - 400 052
 MUMBAI - 400052
 IFSC CODE: RBL0000225

Pay Gargy Anand
 रुपर Rupees Three Lakh Sixty Three Thousand Two
Hundred Sixty Nine only

Valid for 3 months from the date of issue
 Issue Date: 12/11/2020 15
 O D M V

खाता नं. / A/c No. 409001059275

अदा करें ₹ 363269

For MAHESH DEVELOPERS LIMITED
Manesh Kantale
 Authorised Signatory

Payable At Par At All RBL Bank Branches In India

000058 4001760331: 010046* 29

RBL BANK
 RBL Bank Limited
 BANDRA WEST BRANCH
 UNIT NO.2 AND 3, GROUND FLOOR, KALA KUNJ BUILDING, PLOT NO.71A
 LINGHOJI ROAD, 4TH FLOOR WEST, MUMBAI - 400 052
 MUMBAI - 400052
 IFSC CODE: RBL0000225

Pay Gargy Anand
 रुपर Rupees Eleven Lakh Thirty Six Thousand Two
Hundred Fifty Only

Valid for 3 months from the date of issue
 Issue Date: 12/08/2020
 O D M V

खाता नं. / A/c No. 409001059275

अदा करें ₹ 1136250

For MAHESH DEVELOPERS LIMITED
Manesh Kantale
 Authorised Signatory

Payable At Par At All RBL Bank Branches In India

000088 4001760331: 010046* 29



RBL BANK
 RBL Bank Limited
 BANDRA WEST BRANCH
 UNIT NO.2 AND 3, GROUND FLOOR, KALA KUNJ BUILDING, PLOT NO.71A
 LINGHOJI ROAD, 4TH FLOOR WEST, MUMBAI - 400 052
 MUMBAI - 400052
 IFSC CODE: RBL0000225

Pay Gargy Anand
 रुपर Rupees Three Lakh Sixty Three Thousand Two
Hundred Sixty Nine only

Valid for 3 months from the date of issue
 Issue Date: 12/11/2020
 O D M V

खाता नं. / A/c No. 409001059275

अदा करें ₹ 363269

For MAHESH DEVELOPERS LIMITED
Manesh Kantale
 Authorised Signatory

Payable At Par At All RBL Bank Branches In India

000058 4001760331: 010046* 29

मुद्रांकित 29/11/20	अदा करें ₹ 363269
Valid for 3 months from the date of issue Issue Date: <u>09/09/2020</u> O D M V	

RBL BANK
 RBL Bank Limited
 BANDRA WEST BRANCH
 UNIT NO.2 AND 3, GROUND FLOOR, KALA KUNJ BUILDING, PLOT NO.71A
 LINGHOJI ROAD, 4TH FLOOR WEST, MUMBAI - 400 052
 MUMBAI - 400052
 IFSC CODE: RBL0000225

Pay Gargy Anand
 रुपर Rupees Three Lakh Sixty Three Thousand Two
Hundred Sixty Nine only

Valid for 3 months from the date of issue
 Issue Date: 12/11/2020
 O D M V

खाता नं. / A/c No. 409001059275

अदा करें ₹ 363269

For MAHESH DEVELOPERS LIMITED
Manesh Kantale
 Authorised Signatory

Payable At Par At All RBL Bank Branches In India

000058 4001760331: 010046* 29

RBL BANK
 RBL Bank Limited
 BANDRA WEST BRANCH
 UNIT NO.2 AND 3,GROUND FLOOR, KALA KHAN BUILDING, PLOT NO.716
 LINKING ROAD, BANDRA WEST, MUMBAI - 400 052
 MUMBAI - 400052
 IFSC CODE : RBL0000293

Valid for 3 months from the date of issue
 दिनांक Date 10/10/2021
 D O M M Y Y Y Y

16

या धारक को Or Bearer

Pay Kamla D Bhejani

रुपय Rupees Three Lakh Eighty Nine Thousand Nine
 Hundred Nine only अवा करें ₹ 389909/-

उत्तर व/ A/c No. 409001058275

For MAHESH DEVELOPERS LIMITED
 Maneshkantil
 Authorised Signatory
 Please sign above

Payable At Par At All RBL Bank Branches in India

⑈000104⑈ 400176033⑈ 010046⑈ 29

RBL BANK
 RBL Bank Limited
 BANDRA WEST BRANCH
 UNIT NO.2 AND 3,GROUND FLOOR, KALA KHAN BUILDING, PLOT NO.716
 LINKING ROAD, BANDRA WEST, MUMBAI - 400 052
 MUMBAI - 400052
 IFSC CODE : RBL0000293

Valid for 3 months from the date of issue
 दिनांक Date 09/04/2021
 D O M M Y Y Y Y

या धारक को Or Bearer

Pay Kamla D Bhejani

रुपय Rupees Three Lakh Eighty Nine Thousand
 Nine Hundred Nine only अवा करें ₹ 389909/-

उत्तर व/ A/c No. 409001058275

For MAHESH DEVELOPERS LIMITED
 Maneshkantil
 Authorised Signatory
 Please sign above

Payable At Par At All RBL Bank Branches in India

⑈000075⑈ 400176033⑈ 010046⑈ 29

RBL BANK
 RBL Bank Limited
 BANDRA WEST BRANCH
 UNIT NO.2 AND 3,GROUND FLOOR, KALA KHAN BUILDING, PLOT NO.716
 LINKING ROAD, BANDRA WEST, MUMBAI - 400 052
 MUMBAI - 400052
 IFSC CODE : RBL0000293

Valid for 3 months from the date of issue
 दिनांक Date 12/08/2021
 D O M M Y Y Y Y

या धारक को Or Bearer

Pay Kamla D Bhejani

रुपय Rupees Twelve Lakh Nineteen Thousand Five
 Hundred only अवा करें ₹ 1219500/-

उत्तर व/ A/c No. 409001058275

For MAHESH DEVELOPERS LIMITED
 Maneshkantil
 Authorised Signatory
 Please sign above

Payable At Par At All RBL Bank Branches in India

⑈000094⑈ 400176033⑈ 010046⑈ 29



RBL BANK
 RBL Bank Limited
 BANDRA WEST BRANCH
 UNIT NO.2 AND 3,GROUND FLOOR, KALA KHAN BUILDING, PLOT NO.716
 LINKING ROAD, BANDRA WEST, MUMBAI - 400 052
 MUMBAI - 400052
 IFSC CODE : RBL0000293

Valid for 3 months from the date of issue
 दिनांक Date 12/11/2020
 D O M M Y Y Y Y

या धारक को Or Bearer

Pay Kamla D Bhejani

रुपय Rupees Three Lakh Eighty Nine Thousand
 Nine Hundred Nine only अवा करें ₹ 389909/-

उत्तर व/ A/c No. 409001058275

For MAHESH DEVELOPERS LIMITED
 Maneshkantil
 Authorised Signatory
 Please sign above

Payable At Par At All RBL Bank Branches in India

⑈000064⑈ 400176033⑈ 010046⑈ 29

वदर - ₹	
मुसाक क्र. १	००८८९ ८८/९५
	२०२३

RBLBANK

RBL Bank Limited
BANDRA WEST BRANCH
UNIT NO. 2 AND 3 GROUND FLOOR, KALA KURU BUILDING, PLOT NO. 718
LINKING ROAD, BANDRA WEST, MUMBAI - 400 052
MUMBAI - 400052
IFSC CODE : RBLIN000227

Pay Devchand Bhojani
रुपर Rupees Three Lakh Sixty Three Thousand Two
Hundred Sixty Nine Only

Valid for 3 months
दिनांक Date 11/01/2021

उपाना. A/c No. 409001059275

अदा करें ₹ 363269/-

For MAHESH DEVELOPERS LIMITED

Mahesh Kulkarni
Authorised Signatory
Please sign above

Payable At Par At All RBL Bank Branches In India

⑈000103⑈ 400176033⑈ 010046⑈ 29

RBLBANK

RBL Bank Limited
BANDRA WEST BRANCH
UNIT NO. 2 AND 3 GROUND FLOOR, KALA KURU BUILDING, PLOT NO. 718
LINKING ROAD, BANDRA WEST, MUMBAI - 400 052
MUMBAI - 400052
IFSC CODE : RBLIN000227

Pay Devchand Bhojani
रुपर Rupees Three Lakh Sixty Three Thousand Two
Hundred Sixty Nine Only

Valid for 3 months from the date of issue
दिनांक Date 11/21/2020

उपाना. A/c No. 409001059275

अदा करें ₹ 363269/-

For MAHESH DEVELOPERS LIMITED

Mahesh Kulkarni
Authorised Signatory
Please sign above

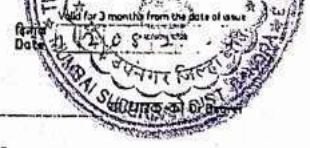
Payable At Par At All RBL Bank Branches In India

⑈000063⑈ 400176033⑈ 010046⑈ 29

RBLBANK

RBL Bank Limited
BANDRA WEST BRANCH
UNIT NO. 2 AND 3 GROUND FLOOR, KALA KURU BUILDING, PLOT NO. 718
LINKING ROAD, BANDRA WEST, MUMBAI - 400 052
MUMBAI - 400052
IFSC CODE : RBLIN000227

Pay Devchand Bhojani
रुपर Rupees Eleven Lakh Thirty Six Thousand Two
Hundred Fifty Only



उपाना. A/c No. 409001059275

अदा करें ₹ 1136250/-

For MAHESH DEVELOPERS LIMITED

Mahesh Kulkarni
Authorised Signatory
Please sign above

Payable At Par At All RBL Bank Branches In India

⑈000093⑈ 400176033⑈ 010046⑈ 29

RBLBANK

RBL Bank Limited
BANDRA WEST BRANCH
UNIT NO. 2 AND 3 GROUND FLOOR, KALA KURU BUILDING, PLOT NO. 718
LINKING ROAD, BANDRA WEST, MUMBAI - 400 052
MUMBAI - 400052
IFSC CODE : RBLIN000227

Pay Devchand Bhojani
रुपर Rupees Three Lakh Sixty Three Thousand Two
Two Hundred Sixty Nine Only

Valid for 3 months from the date of issue
दिनांक Date 09/04/2021

उपाना. A/c No. 409001059275

अदा करें ₹ 363269/-

For MAHESH DEVELOPERS LIMITED

रुपर - ₹	
₹ 363269/-	₹
रुपये 20229	₹
₹ 2023	₹

Authorised Signatory

RBLBANK
 BANDRA WEST BRANCH
 UNIT NO.3 AND 3.GROUND FLOOR, KALA KHAI BUILDING, PLOT NO.718
 LINKING ROAD, KOWAR WEST, MUMBAI - 400 052
 MUMBAI - 400052
 IFSC CODE : RBLN0002282

Valid for 3 months from the date of issue
 दिनांक Date 12/11/2021
 D O M M

या धारक को Or Bearer 18

Pay Surendra Lamba

रुपर Rupees Three Lakh Eighty Nine Thousand Nine
Hundred Nine only

अवा करें ₹ 389909/-

उपरो. A/c No. 409001059275

For MAHESH DEVELOPERS LIMITED
Maheshkanti
 Authorised Signatory
 Please sign above

Payable At Par At All RBL Bank Branches In India

⑈000059⑈ 400176033⑈ 010046⑈ 29

RBLBANK
 BANDRA WEST BRANCH
 UNIT NO.3 AND 3.GROUND FLOOR, KALA KHAI BUILDING, PLOT NO.718
 LINKING ROAD, KOWAR WEST, MUMBAI - 400 052
 MUMBAI - 400052
 IFSC CODE : RBLN0002282

Valid for 3 months from the date of issue
 दिनांक Date 12/05/2021
 D O M M

या धारक को Or Bearer

Pay Surendra Lamba

रुपर Rupees Twelve Lakh Nineteen Thousand Five
Hundred only

अवा करें ₹ 1219500/-

उपरो. A/c No. 409001059275

For MAHESH DEVELOPERS LIMITED
Maheshkanti
 Authorised Signatory
 Please sign above

Payable At Par At All RBL Bank Branches In India

⑈000089⑈ 400176033⑈ 010046⑈ 29

RBLBANK
 BANDRA WEST BRANCH
 UNIT NO.3 AND 3.GROUND FLOOR, KALA KHAI BUILDING, PLOT NO.718
 LINKING ROAD, KOWAR WEST, MUMBAI - 400 052
 MUMBAI - 400052
 IFSC CODE : RBLN0002282

Valid for 3 months from the date of issue
 दिनांक Date 01/04/2021
 D O M M

या धारक को Or Bearer

Pay Surendra Lamba

रुपर Rupees Three Lakh Eighty Nine Thousand
Nine Hundred Nine only

अवा करें ₹ 389909/-

उपरो. A/c No. 409001059275

For MAHESH DEVELOPERS LIMITED
Maheshkanti
 Authorised Signatory
 Please sign above

Payable At Par At All RBL Bank Branches In India

⑈000069⑈ 400176033⑈ 010046⑈ 29

बदल
 2022
 2021

RBLBANK
 BANDRA WEST BRANCH
 UNIT NO.3 AND 3.GROUND FLOOR, KALA KHAI BUILDING, PLOT NO.718
 LINKING ROAD, KOWAR WEST, MUMBAI - 400 052
 MUMBAI - 400052
 IFSC CODE : RBLN0002282

Valid for 3 months from the date of issue
 दिनांक Date 10/10/2021
 D O M M

या धारक को Or Bearer

Pay Surendra Lamba

रुपर Rupees Three Lakh Eighty Nine Thousand
Nine Hundred Only

अवा करें ₹ 389909/-

उपरो. A/c No. 409001059275

For MAHESH DEVELOPERS LIMITED
Maheshkanti
 Authorised Signatory
 Please sign above

Payable At Par At All RBL Bank Branches In India

RBLBANK
 RBL Bank Limited
 BANDRA WEST BRANCH
 UNIT NO.2 AND 3,GROUND FLOOR, KALA KHANU BUILDING, PLOT NO.718,
 LINKING ROAD, 10th FLOOR, MUMBAI - 400 062
 MUMBAI - 400062
 IFSC CODE: RBL0000223

Valid for 3 months from the date of issue
 दिनांक Date 12/11/2019 19

Pay Bhagwati Mandani या धारक को Or Bearer

रुपर Rupees Two Lakh Fifty Nine Thousand Five
Hundred Eighty nine only अवा करें ₹ 2,59,589/-

उपरोक्त अ/c No. 409001059275

Payable At Par At All RBL Bank Branches In India

For MAHESH DEVELOPERS LIMITED
 Mahesh Kanjale
 Authorised Signatory

RBLBANK
 RBL Bank Limited
 BANDRA WEST BRANCH
 UNIT NO.2 AND 3,GROUND FLOOR, KALA KHANU BUILDING, PLOT NO.718,
 LINKING ROAD, 10th FLOOR, MUMBAI - 400 062
 MUMBAI - 400062
 IFSC CODE: RBL0000223

Valid for 3 months from the date of issue
 दिनांक Date 07/04/2019

Pay Bhagwati Mandani या धारक को Or Bearer

रुपर Rupees Two Lakh Fifty Nine Thousand Five
Hundred Eighty nine only अवा करें ₹ 2,59,589/-

उपरोक्त अ/c No. 409001059275

Payable At Par At All RBL Bank Branches In India

For MAHESH DEVELOPERS LIMITED
 Mahesh Kanjale
 Authorised Signatory

RBLBANK
 RBL Bank Limited
 BANDRA WEST BRANCH
 UNIT NO.2 AND 3,GROUND FLOOR, KALA KHANU BUILDING, PLOT NO.718,
 LINKING ROAD, 10th FLOOR, MUMBAI - 400 062
 MUMBAI - 400062
 IFSC CODE: RBL0000223

Valid for 3 months from the date of issue
 दिनांक Date 07/04/2019

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Hundred Eighty nine only अवा करें ₹ 2,59,589/-

उपरोक्त अ/c No. 409001059275

Payable At Par At All RBL Bank Branches In India

For MAHESH DEVELOPERS LIMITED
 Mahesh Kanjale
 Authorised Signatory



RBLBANK
 RBL Bank Limited
 BANDRA WEST BRANCH
 UNIT NO.2 AND 3,GROUND FLOOR, KALA KHANU BUILDING, PLOT NO.718,
 LINKING ROAD, 10th FLOOR, MUMBAI - 400 062
 MUMBAI - 400062
 IFSC CODE: RBL0000223

Valid for 3 months from the date of issue
 दिनांक Date 12/08/2019

Pay Bhagwati Mandani या धारक को Or Bearer

रुपर Rupees Eight Lakh Twelve Thousand Two
Hundred Fifty only अवा करें ₹ 8,12,250/-

उपरोक्त अ/c No. 409001059275

Payable At Par At All RBL Bank Branches In India

For MAHESH DEVELOPERS LIMITED
 Mahesh Kanjale
 Authorised Signatory

बदर-ए
 मुस्तक 20089 ए/ए
 फ. १
 2023

RBL BANK

RBL Bank Limited
BANDRA WEST BRANCH
UNIT NO.2 AND 3, GROUND FLOOR, KALA KHAI BUILDING, PLOT NO.716,
LINKING ROAD, KHAR WEST, MUMBAI - 400 062
MUMBAI - 400062
IFSC CODE: RBLM0000283

Pay Bhagwabi Mandani

Valid for 3 months from the date of issue
दिनांक Date 12/11/2020

19

रुपर Rupees Two Lakh Fifty Nine Thousand Five
Hundred Eighty Nine only

या धारक को Or Bearer

ब्रान्च नं. A/c No. 409001059275

अदा करें ₹ 253583/-

For MAHESH DEVELOPERS LIMITED

Maheshkhanal
Authorised Signatory
Please sign above

Payable At Par At All RBL Bank Branches In India

⑈000118⑈ 4001760333 010046⑈ 29

RBL BANK

RBL Bank Limited
BANDRA WEST BRANCH
UNIT NO.2 AND 3, GROUND FLOOR, KALA KHAI BUILDING, PLOT NO.716,
LINKING ROAD, KHAR WEST, MUMBAI - 400 062
MUMBAI - 400062
IFSC CODE: RBLM0000283

Valid for 3 months from the date of issue
दिनांक Date 07/04/2021

Pay Bhagwabi Mandani

या धारक को Or Bearer

रुपर Rupees Two Lakh Fifty Nine Thousand Five
Hundred Eighty Nine only

अदा करें ₹ 253583/-

ब्रान्च नं. A/c No. 409001059275

For MAHESH DEVELOPERS LIMITED

Maheshkhanal
Authorised Signatory
Please sign above

Payable At Par At All RBL Bank Branches In India

⑈000118⑈ 4001760333 010046⑈ 29

RBL BANK

RBL Bank Limited
BANDRA WEST BRANCH
UNIT NO.2 AND 3, GROUND FLOOR, KALA KHAI BUILDING, PLOT NO.716,
LINKING ROAD, KHAR WEST, MUMBAI - 400 062
MUMBAI - 400062
IFSC CODE: RBLM0000283



Pay Bhagwabi Mandani

For MAHESH DEVELOPERS LIMITED

रुपर Rupees Two Lakh Fifty Nine Thousand Five
Hundred Eighty Nine only

अदा करें ₹ 253583/-

ब्रान्च नं. A/c No. 409001059275

Maheshkhanal
Authorised Signatory
Please sign above

Payable At Par At All RBL Bank Branches In India

⑈000120⑈ 4001760333 010046⑈ 29

RBL BANK

RBL Bank Limited
BANDRA WEST BRANCH
UNIT NO.2 AND 3, GROUND FLOOR, KALA KHAI BUILDING, PLOT NO.716,
LINKING ROAD, KHAR WEST, MUMBAI - 400 062
MUMBAI - 400062
IFSC CODE: RBLM0000283

Valid for 3 months from the date of issue
दिनांक Date 12/08/2021

Pay Bhagwabi Mandani

या धारक को Or Bearer

रुपर Rupees Eight Lakh Twelve Thousand Two
Hundred Fifty only

अदा करें ₹ 812250/-

ब्रान्च नं. A/c No. 409001059275

For MAHESH DEVELOPERS LIMITED

बदर-९
पुस्तक २०२९
क्र. ९
२०२३

Maheshkhanal
Authorised Signatory
Please sign above

Payable At Par At All RBL Bank Branches In India

KIRTI NAGDA & ASSOCIATES (ADVOCATES & NOTARY)

+91 98672 45256 2610 1747 / 48 / 55

Kirti K. Nagda B.com.LLM
Smit K. Nagda B.sc.(IT).LL.B
Subhangi S. Choudhari B.com.LL.B
Bhavini M. Chheda B.com.LL.B
Priya N. Gala B.com.LL.B
Aml A. Shah M.c
Rajesh Nair B.com
Rasika R. Aneraj

No.:

Date: _____

FORMAT - A (Circular No.28/2021)

To
MahaRERA
HousefinBhavan,
Near Reserve Bank of India, "E" Block,
BandraKurla Complex, Bandra (East),
Mumbai - 400 051

Date: 21/06/2021

LEGAL TITLE REPORT



Sub: Title Clearance Certificate with respect to all that piece or parcel of land admeasuring an area of 592 square yards, equivalent to 495 square meters i.e. 5328 square feet and bearing Plot No. 217 of the Suburban Scheme No. VII and registered in the books of the Collector of Land Revenue under City Survey-No. E/693 and lying, being and situated at Khar, Village - Bandra "E" Ward, Taluka - Andheri, in the Registration Sub-District of Bandra, District Mumbai Suburban situated at 217, 11th Road, Khar (West), Mumbai - 400 052 (Hereinafter referred to as "the said Property").

1. We have investigated the title of the above property belonging to Chandrakiran Co-operative Housing Society Ltd. a co-operative Society registered under the provisions of Maharashtra Co-operative Societies Act, 1960 bearing Registration No.BOM/HSG/751 of 1964 having its registered office address at Plot No. 217, 11th Road, Khar (West), Mumbai 400 052 (Hereinafter referred to as "the said Society") on request of MAHESH DEVELOPERS LTD. (previously Known as MAHESH DEVELOPERS PVT. LTD), a company, incorporated under the

अक्षर - १			
पुस्तक क्र. १	२०६९	४०	२५
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Companies Act, 1956 and having its registered office at Uma Shikhar, Ground Floor, 13th Road, Behind Khar Telephone Exchange, Khar (West), Mumbai 400 052, (Hereinafter referred to as "the said Developers").

1) **Description of the Property:** All that piece or parcel of land admeasuring an area of 592 square yards, equivalent to 495 square meters i.e. 5328 square feet and bearing Plot No. 217 of the Suburban Scheme No. VII and registered in the books of the Collector of Land Revenue under City Survey-No. E/693 and lying, being and situated at Khar, Village - Bandra "E" Ward, Taluka - Andheri, in the Registration Sub-District of Bandra, District Mumbai Suburban situated at 217, 11th Road, Khar (West), Mumbai - 400 052

2) **The documents of allotment of the property**



- i. Indenture dated 15th February, 1965
- ii. Development Agreement Dt.09/12/2014
- iii. Irrevocable General Power of Attorney Dt.09/12/2014
- iv. Deed of Reconveyance Dt.21/04/2001

3) Property Card of property bearing C.T.S. No. E/693 of Village - Bandra "E" Ward, Taluka - Andheri, Issued by City Survey Office, Bandra, Mutation Entry Dt.26/06/1967

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पुस्तक क्र. ?	२०६६९	०९/२५
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- 4) Search Report for 52 years (1962-2014) from search clerk S.D.JADHAV, as per Search Report Dt.29/12/2014
- 5) Search Report for 60 years (1962-2021) from search clerk MANOJ V KUNDE, as per Search Report Dt.20/05/2021
- 6) Title Certificate Dt.08/01/2015 issued by us
- 7) Public notice in two newspapers namely Times of India in English and Nav Shakti in Marathi on 19/05/2021
- 8) Certificate of Incorporation Dt.11/12/2017 consequent upon conversion from private company to Public Company.
- 9) Consent Terms Dt.18/12/2017 filed in S.C. Suit No, 2206 of 2013 in the matter of Bombay Isle Developers Pvt, Ltd v/s. Chandrakiran CHS Ltd and Ors before Bombay City Civil Court, Dindoshi Branch.
- 10) Consent Terms Dt.16/02/2021 filed in Commercial Arbitration Petition (L) No.415 of 2021 in the matter of Chandrakiran CHS Ltd v/s. Mahesh Developers Ltd. before Bombay High Court
- 11) Order Dt.16/02/2021 passed by HHJ G.S.Patel in Commercial Arbitration Petition (L) No.415 of 2021 in the matter of Chandrakiran CHS Ltd v/s. Mahesh Developers Ltd. before Bombay High Court

2. On perusal of the above mentioned documents and all other relevant documents relating to the said property we are of the opinion that the title of MAHESH DEVELOPERS I.TD. (previously known as MAHESH DEVELOPERS PVT. LTD relating to development of the said property, is clear, marketable subject to the following encumbrances.



(1) **Owners of the land:** CHANDRAKIRAN CO-OPERATIVE HOUSING SOCIETY LTD., a co-operative Society registered under the provisions of Maharashtra Co-operative Societies Act, 1960 bearing Registration No.BOM/HSG/751 of 1964 having its registered office address at Plot No. 217, 11th Road, Khar (West), Mumbai 400 052 for Property bearing CTS No.E/693, of Village - Bandra "E" Ward, Taluka - Andheri, District - Mumbai Suburban

(2) **Qualifying comments/remarks if any:**

(a) It appears that, under Indenture dated 15th February, 1965 executed by and between Govindrao Anandrao Kulkarni & Shankar Shantaram Gupte (therein referred to as the Vendors) and Miss Leela Pradhan & others, (therein referred to as the First Confirming Party) and Dipchand Gandhi, (therein referred to as the Second Confirming Party) and Manoharlal R. Chugh, the chief promoter of Chandrakiran Co-operative Housing Society Limited, (therein referred to as the Third Confirming Party) and Chandrakiran Co-operative Housing Society Limited therein referred to as Purchasers), the Vendors therein with the consent and confirmation of the First, Second and Third Confirming Parties, transferred, conveyed and assured unto the Purchaser therein and the Purchaser therein purchased and acquired from the Vendors therein; all that piece or parcel of land or ground with messuages, tenement or dwelling house standing thereon situate lying and being at Khar, Village - Danda in the Registration Sub-District of Bandra, District Bombay Suburban containing by admeasuring 592 square yards or thereabouts and bearing Plot No. 217 of the



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पुस्तक क्र. १	२०६९	३/९
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Suburban Scheme No. VII and registered in the books of the Collector of Land Revenue under City Survey-No. E/693 (hereinafter referred to as the "said Plot"). The said Indenture dated 15th February, 1965 was lodged for registration with Sub-Registrar of Bombay on 18/04/1965 under Sr. No. BOM/R/1080/1965 and the same was indexed and registered on 01/07/1965.

- (b) It appears that, in the premises aforesaid the Society became the owner of the said Plot.
- (c) It appears that, the said society thereafter constructed a building on the said plot known as "Chandrakiran" consisting of ground floor plus two floors
- (d) It appears that, pursuant to the construction of the Existing Building, the Society had allotted 12 (twelve) flats in the Existing Building to its 12 (twelve) members and the society had allotted shares to the Members having a paid up share capital of Rs.19,200 /- (Rupees Nineteen Thousand only) comprising of 684 fully paid up shares of face value of Rs.50/= each.
- (e) It appears that, under the circumstances aforesaid, the said society became owner of, and also seized and possessed off and otherwise well and sufficiently entitle to all that piece and parcel of land or ground bearing Land No. 217 of the Suburban Scheme No.VII and registered in the books of the Collector of Land Revenue under City Survey No.E/693, admeasuring 592 sq. yds. Equivalent to 495 sq.mtrs and 5328 sq.ft.) of village - Bandra "E" Ward, Taluka - Andheri, District - Mumbai suburban



S. S. & ASSOCIATES ADVOC.	
Sole Practitioner (E)	
Mumbai	
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alongwith the building structure standing thereon and known as "Chandrakiran" consisting of ground plus Two stories having 12 Flats lying, being and situate at 217, 11th Road, Khar (West), Mumbai - 400 052 and the name of the society is also recorded on the property card of the said property as "the Holder" of the said Property.

(f) It appears that, under Development Rights Agreement Dt.09/12/2014 executed by and between CHANDRAKIRAN CO-OPERATIVE HOUSING SOCIETY LTD. therein referred to as 'the Society', and MAHESH DEVELOPERS PVT. LTD. a Company registered under the Indian Companies Act, 1956, having its administrative office address at Uma Shikhar, Ground Floor, 13th Road, Behind Khar Telephone Exchange, Khar (West), Mumbai - 400 052 therein referred to as "the Developer", the Developer has acquired development rights with respect to the captioned property for the consideration and on the terms and conditions more particularly mentioned in Development Rights Agreement Dt.09/12/2014. The said Development Rights Agreement is duly registered with Sub-Registrar of Assurance, Andheri Taluka, on 09/12/2014 under Sr. No. BDR-4-8285-2014.



(g) It appears that, pursuant to the said Development Rights Agreement Dt.09/12/2014, the said Society has also executed a Irrevocable General Power of Attorney in favour of the said Developer MAHESH DEVELOPERS PVT. LTD. with respect to Development of the said Property. The said Irrevocable General Power of Attorney is also duly registered with Sub-Registrar of Assurance, Andheri Taluka on 09/12/2014 under Sr. No. BDR-4-8286-2014.

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पुस्तक क्र. १	२०६६९	०५	०५
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(h) It appears that, pursuant thereto the said MAHESH DEVELOPERS PVT. LTD converted itself into limited company in the name and style of MAHESH DEVELOPERS LTD. and obtained Fresh Certificate of Incorporation Dt.11/12/2017 consequent upon conversion from private company to Public Company.

(i) It appears that, thereafter disputes and differences arose between the Society and the Developers as regards payment of outstanding displacement compensation, unpaid hardship compensation, shifting charges etc., which led to filing of Arbitration Petition by the Society against the Developers before Bombay High Court being Commercial Arbitration Petition (L) No.415 of 2021. It is further observed that in the said Arbitration Petition, Consent Terms Dt.16/02/2021 were filed by the Society and Developer and ultimately the said Commercial Arbitration Petition (L) No.415 of 2021 was disposed of by the Hon'ble Bombay High Court vide its Order Dt.16/02/2021 passed by HHJ G.S.Patel

(j) We had published public notice in two newspapers namely Times of India in English and Nav Shakti in Marathi on 19/05/2021 inviting objection from any person having any share, right, title and interest in the said Property and to be submitted to us within 7 days from the date of publication of the said Public Notice. In response to the said Public Notice we have not received any objection from any one till the date of issue of this Certificate.

(k) We refer to and rely upon the search carried out by S.D.JADHAV and as per his search report Dt.29/12/2014

THE SEAL OF THE SUB-REGISTRAR, MUMBAI

श्री. ज. ड. जाधव

पुस्तक क्र. ?

2023

It was pointed out that society had mortgaged the aforesaid plot of land to the Maharashtra Co-operative Housing Finance Society Ltd. For Rs.12,50,000/- which mortgage deed is duly registered with Sub-Registrar of Assurance on 08/09/1966 under Sr. No. BOM/4/3290/1968. It is however observed that, thereafter under Deed of Reconveyance Dt.21/04/2001 executed by and between Maharashtra State Co-operative Housing Finance Corporation Limited (formerly known as Maharashtra Co-operative Housing Finance Society Ltd.) as the Mortgagees and the said Chandrakiran Co-operative Housing Society Ltd. as the Mortgagors, the Mortgagees therein reconveyed and released unto the mortgagors therein the said plot of land on the terms and conditions stated therein. The said Deed of Reconveyance Dt.21/04/2001 was lodged for registration with Sub-Registrar, Mumbai on 21/04/2001 under Sr. No. BBJ-3552-2001 and the same was indexed and registered on 24/04/2001

(I) It is also pointed out in the said search report Dt.29/12/2014 that one Bombay Isle Developers Pvt. Ltd. Through its director Amit Narang had filed S. C. Suit bearing No.2206/2013 in Bombay City Civil Court at Bombay, Borivali Division, Dindoshi Goregaon. The plaintiff had lodged necessary Lis Pendence Notice for registration with Sub-Registrar of Assurance, Andheri-1 under Sr. No. 8336/2013 on 08/06/2013. It is however observed that in the said matter Consent Terms Dt.18/12/2017 were filed by and between the said Bombay Isle Developers Pvt. Ltd, the Society and the said



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पुस्तक क्र. १	२०२२९	७०० २
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MAHESH DEVELOPERS LTD. (previously Known as MAHESH DEVELOPERS PVT. LTD and In terms of the said consent terms the said Sult was disposed off accordingly on 11/04/2019. Save and except whatever stated above no other charge or encumbrance is found on the said property.

(m) We also refer upon the search carried out by MANOJ V KUNDE and as per his search report Dt.20/05/2021 no such charge or encumbrance is found on the said property.

(n) We also refer and rely upon our earlier Title Certificate Dt.08/01/2015 issued in favour of the said MAHESH DEVELOPERS LTD. (previously Known as MAHESH DEVELOPERS PVT. LTD.

(o) In the circumstances, we hereby certify that, in our opinion, subject to whatever stated above, the prima facie title of MAHESH DEVELOPERS LTD. (previously Known as MAHESH DEVELOPERS PVT. LTD to develop the said Property more particularly stated in Schedule hereunder written as disclosed by the relevant documents, is marketable, free from all encumbrances and charges and that the said MAHESH DEVELOPERS LTD. (previously Known as MAHESH DEVELOPERS PVT. LTD. is entitle to develop the said property. This Title Certificate has been issued on the strict understanding and agreement that the same is for the limited purpose of prima facie certification of title for the development of the said Property and for no other purpose, it being clearly agreed and understood that the certification for any other purpose shall be



बदर-९	
पुस्तक क्र. ३	२०६६७ ७५२५
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issued after due investigation of title, as such advocate may deem fit.

(p) Further it being clearly agreed and understood that this Title Certificate is issued on perusal of the photocopies of documents and averments made in Agreements, Papers and Documents referred above and that no original documents are produced before us and we have relied upon the photocopies of documents produced before us

3. The report reflecting the flow of the title of the property for which Development rights is granted to MAHESH DEVELOPERS LTD. (previously Known as MAHESH DEVELOPERS PVT. LTD is enclosed herewith as Annexure "1"

Encl.: Annexures

Yours Truly,

(Advocate)



Date: 21/06/2021



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पुसाक क्र. १	२०२२९	७२	२५
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Annexure "1"
FLOW OF THE TITLE OF THE SAID LAND

Sr. No.	Particulars	Particulars
1	P.R.Card	Property Card of property bearing C.T.S. No. E/693 of Village -Bandra "E" ward, Taluka - Andheri, issued by City Survey Office, Bandra
2	Mutation Entry	Mutation Entry Dt.26/06/1967
3	Search Report	Search Report for 52 years (1962-2014) from search clerk S.D.JADHAV, as per Search Report Dt.29/12/2014 Search Report for 60 years (1962-2021) from search clerk MANOJ V KUNDE, as per Search Report Dt.20/05/2021
4	Any other relevant title	<ul style="list-style-type: none"> i. Indenture dated 15th February, 1965 ii. Development Agreement Dt.09/12/2014 iii. Irrevocable General Power of Attorney Dt.09/12/2014 iv. Deed of Reconveyance Dt.21/04/2001 v. Title Certificate Dt.08/01/2015 vi. Certificate of Incorporation Dt.11/12/2017 consequent upon conversion from private company to Public Company. vii. Public notice in two newspapers namely Times of India in English and Nav Shakti in Marathi on 19/05/2021 viii. Consent Terms Dt.18/12/2017 executed in S.C.



11




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		<p>Suit No. 2206 of 2013 filed in the matter of Bombay Isle Developers Pvt. Lts v/s. Chandrakiran CHS Ltd and Ors before Bombay City Civil Court, Dindoshi Branch</p> <p>ix. Consent Terms Dt.16/02/2021 filed in Commercial Arbitration Petition (L) No.415 of 2021 in the matter of Chandrakiran CHS Ltd v/s. Mahesh Developers Ltd. before Bombay High Court</p> <p>x. Order Dt.16/02/2021 passed by HHJ G.S.Patel in Commercial Arbitration Petition (L) No.415 of 2021 in the matter of Chandrakiran CHS Ltd v/s. Mahesh Developers Ltd. before Bombay High Court</p>
5	Litigations if any:	N.A.

Yours Truly,


(Advocate)

Date:21/06/2021



बंदर-९		
पुस्तक क्र. १	२०२१	१९/६
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ADVOCATE
**Bar Council of
 Maharashtra & Goa**
 HIGH COURT, BOMBAY



Name : NAGDA KIRTI KARAMSHI
 Residence : ANDHERI, Dist. MUMBAI
 Roll No. : MAH/1298/1987
 Enrolled On : 05-10-1987
 Date Of Birth : 18-08-1963
 29910 B0000024798

Satish
 CHAIRMAN



Certified
TRUE COPY
11/11/2012

Satish Keshav Rikhra
 ADVOCATE & NOTARY
 301, Chintamani Plaza,
 Shiv-Vallabh Road, Ashokvan,
 Dahisar (East), Mumbai-400 088.

IN CASE OF MISUSE OF THIS IDENTITY CARD,
 DISCIPLINARY ACTION SHALL BE TAKEN.

IF THE HOLDER OF THIS CARD CEASES TO PRACTICE
 FOR WHATEVER REASONS OR IF HIS NAME IS
 TRANSFERRED TO ANOTHER STATE, THIS CARD
 SHOULD BE SURRENDERED TO THE BAR COUNCIL.

IF IT IS LOST, THE SAME SHOULD BE REPORTED TO
 THE BAR COUNCIL IMMEDIATELY:

BAR COUNCIL OF MAHARASHTRA & GOA
 HIGH COURT EXTENSION, FORT, BOMBAY - 400 032.
 TEL : 2265 6567, 2267 7608, www.barcouncilmahgoa.org



बदर-९	
पुस्तिका क्र. १	२०२३
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10/11/87

BAR COUNCIL of Maharashtra



बदल-१	
मुलाक क्र. १	2029 12/25
2023	

FOR the Chairman, Vice-Chairman and Members of the Bar Council of Maharashtra certify that the name of Shri Yashu Narayanshi Naigda B. Com. LL.B. is entered on the Fifth day of October 1987 in the Roll of Advocates maintained by the Bar Council of Maharashtra under the provisions of Section 17 of the Advocates Act, 1961 (Act No 25 of 1961) as a person admitted to be an Advocate on the Roll of this Bar Council.

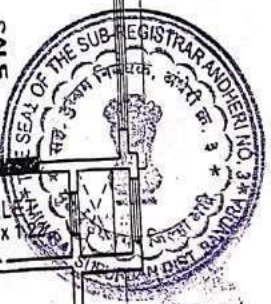
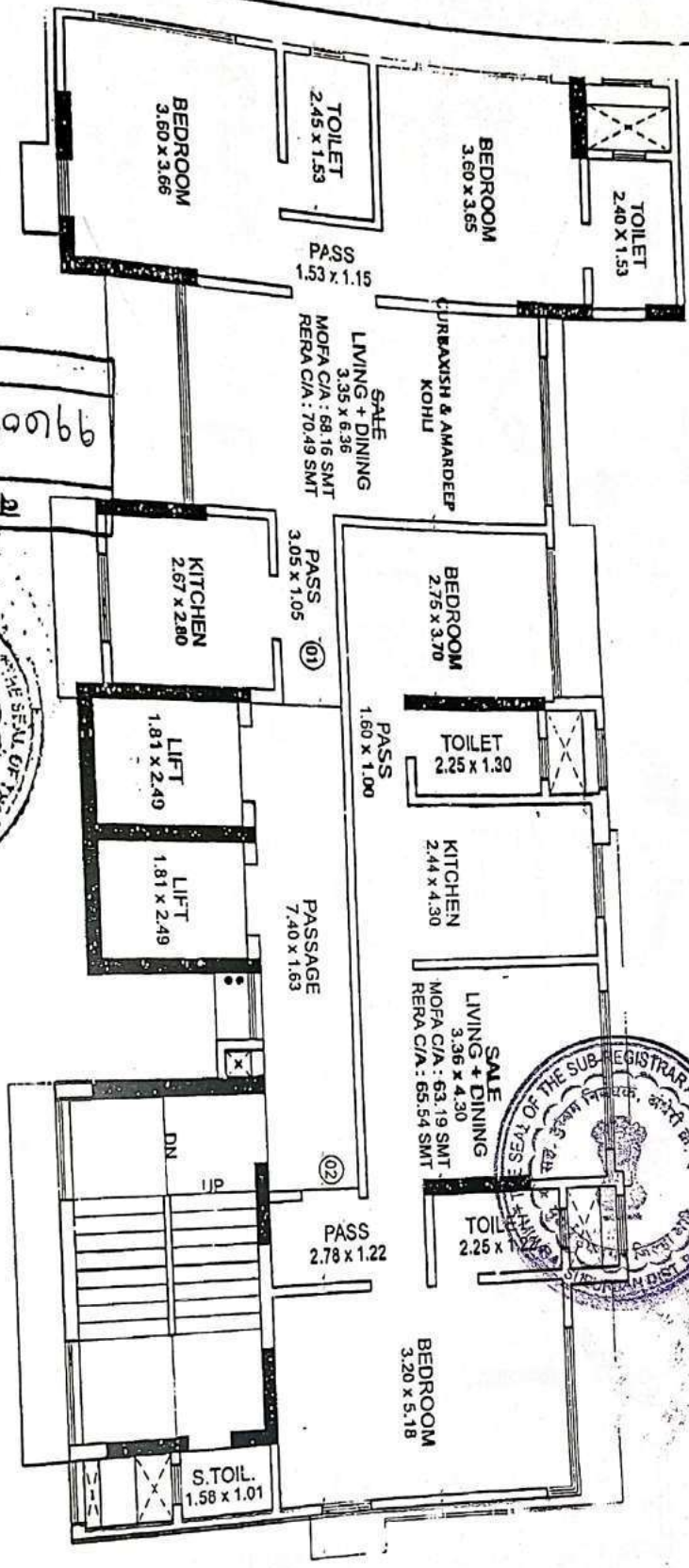
In Testimony whereof this certificate is granted to him at Bombay on the Fifth day of the month of October in the year One Thousand nine hundred and Eighty Seven under the seal of the said Bar Council and the signature of the said Chairman.



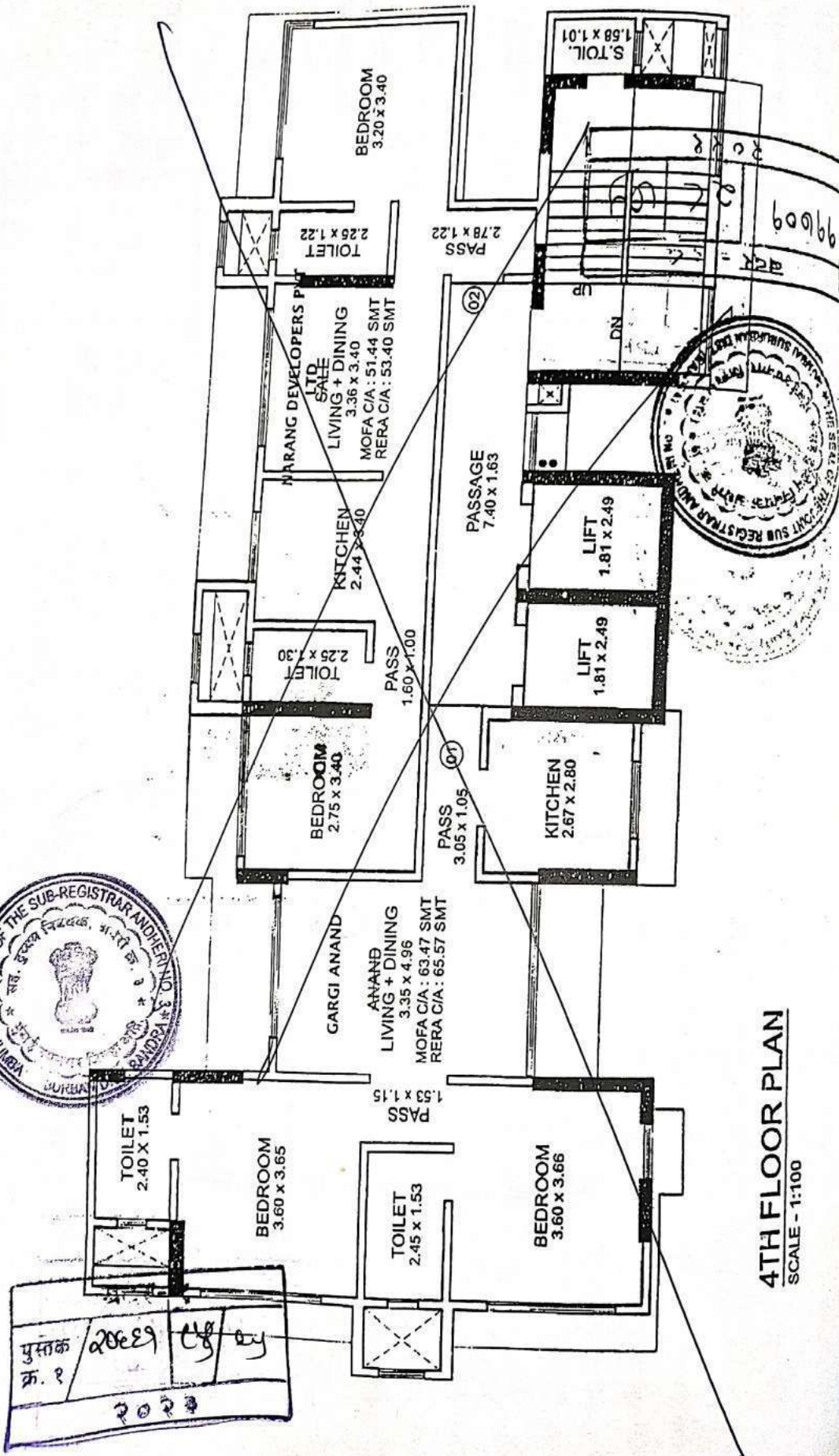
Shashikumar Chaudhary
Chairman

5TH FLOOR PLAN
SCALE - 1:100

99009 22/04
2023



बदल-१
2023
2023/08/04



4TH FLOOR PLAN
SCALE - 1:100

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
AAFCM9590H

नाम / Name
MAHESH DEVELOPERS LIMITED

निगमन/गठन की तारीख
 Date Of Incorporation/Formation
28/08/2008

07122018



Manesh Kahlal



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MAHESH RATILAL SAPARIYA
RATILAL AMBA SAPARIYA

23/08/1979
 Permanent Account Number
ASYPS5464Q

Manesh Kahlal
 Signature

31072015

Manesh Kahlal

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पुस्तक नं. ९	20229 16/ey
2023	



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२०६३			



भारत सरकार
Government of India



Issue Date: 17/08/2013



योगी नरेंद्र तावाडे
Yogee Narendra Tavade
जन्म तारीख / DOB: 07/05/1981
पुरुष / Male

4290 9340 9098

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



Print Date: 27/06/2021

पत्ता 3001/ए एस्ट्रेला, वडाळा पूर्व, लोढा एनसीपी, मुंबई,
मुंबई सिटी, महाराष्ट्र, 400037

Address: 3001/A Estrella, Wadala East,
Lodha NCP, Mumbai, Mumbai City,
Maharashtra, 400037



4290 9340 9098

बदर-१	
क्र. १	२०२३

M. Tavade

1947

help@uidai.gov.in

www.uidai.gov.in

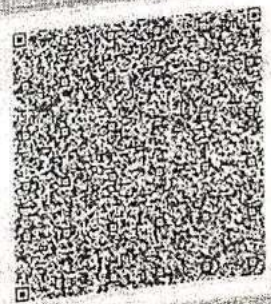
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CAVPT3080L



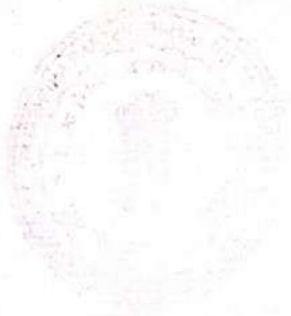
नाम / Name
TAVADE YOGEE N

पिता का नाम / Father's Name
NARENDRA TUKA TAVADE

जन्म की तारीख /
Date of Birth

Y. Tavade
हस्ताक्षर / Signature

18042021



पत्र-१			
पुस्तक क्र. १	२०२१	७	८५
२०२१			

भारत सरकार
GOVERNMENT OF INDIA

आधार कार्ड / Aardhar Card
Registration No: 11042015145010

आधार - सामान्य माणसाचा अधिकार
आपला आधार क्रमांक / Your Aardhar No.:
8524 3596 7951

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

गणेश धोंडिराम कांबळे
Ganesh Dhondiram Kamble
जन्म वर्ष / Year of Birth: 1160
पुरुष / Male

8524 3596 7951

आधार - सामान्य माणसाचा अधिकार

[Handwritten signature]



भारत सरकार
GOVERNMENT OF INDIA

आधार कार्ड / Aardhar Card

नाम
Ravi
DOB: 10-06-1986
Gender: Male

9681 0802 8230

आधार - आम आदमी का अधिकार

बदर-९	
पुस्तक क्र. ९	२०२३

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
S/o: Gundappa Mahendrakar,
Khajikotnur, Hire Bemmur,
Afzalpur, Gulbarga, Karnataka,
585102

S/O: rameshwar mahendrakar,
khajikotnur, Hire Bemmur,
Afzalpur, Gulbarga, 585102

1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947,
Bengaluru-560 061

[Handwritten signature]



बंद-२			
पुस्तक क्र. १	२०२९	१९	२५
२०२३			

ANNEXURE : G

Shree Ganeshaya Namaha

Schedule of Payment

Sr no	Particulars	Area of Flat in Sq.ft	Rate Per Sq.ft	Amount
	Flat No 502	705	73,759.00	5,20,00,000
1	Booking Amount		14.00%	72,80,000
2	On Plinth Completion		15.00%	78,00,000
3	On 1st to 3rd Slab Completion (Each slab 4%)		12.00%	62,40,000
4	On 4th to 6th Slab slab Completion (Each Slab 4%)		12.00%	62,40,000
5	On 7th to 9th Slab Completion (Each Slab 4%)		12.00%	62,40,000
6	On 10th to 12th Slab Completion (Each Slab 4%)		12.00%	62,40,000
7	On Completion of Brick Work		3.00%	15,60,000
8	On Completion of Plastering		3.00%	15,60,000
9	On Tiling Completion		3.00%	15,60,000
10	On Painting Completion		3.00%	15,60,000
11	On Plumbing Completion		3.00%	15,60,000
12	On Electrical Work Completion		3.00%	15,60,000
	On Occupation Certificate		5.00%	26,00,000
	Total		100.00%	5,20,00,000



बदर = ९	
पुरस्तक क्र. १	२०२१ २५/५
२०२३	



बदर-१			
पुस्तक क्र. १	२०२१	०३	२५
२०२३			

दस्त गोपवारा भाग-1

वदर9

दस्त क्रमांक: 20661/2023

378/20661
मंगळवार, 26 डिसेंबर 2023 2:06 म.नं.

दस्त क्रमांक: वदर9 /20661/2023

वाजार मूल्य: रु. 2,72,21,025/-

मोवदला: रु. 5,20,00,000/-

भरलेले मुद्रांक शुल्क: रु.31,20,000/-

दु. ति. सह. दु. ति. वदर9 यांचे कार्यालयात

अ. क्र. 20661 वर दि.26-12-2023

गेजी 2:04 म.नं. वा. हजर केला.

पावती:22619

पावती दिनांक: 26/12/2023

मादरकरणाराचे नाव: योगी नरेंद्र तावडे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1900.00

पृष्ठांची संख्या: 95

एकूण: 31900.00

दस्त हजर करणाऱ्याची सही:

Bala
मह.दु.नि.अंधेरी-3
सह दुय्यम निबंधक अंधेरी क्र. 3.

Bala
मह.दु.नि.अंधेरी-3
सह दुय्यम निबंधक अंधेरी क्र. 3.

दस्ताचा प्रकार: करारनामा

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

शिक्रा क्र. 1 26 / 12 / 2023 02 : 04 : 17 PM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 26 / 12 / 2023 02 : 04 : 57 PM ची वेळ: (फी)

प्रतिज्ञापत्र

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

Vanesh Kishal
लिहून घेणारे:

Wavade
लिहून घेणारे:

वदर-९
पुस्तक
क. १/20६६9 er/ey



दस्त गोपवारा भाग-2




नदर9

दस्त क्रमांक:20661/2023

12/2023 2 06:40 PM

दस्त क्रमांक : वदर9/20661/2023

दस्ता प्रकार :- करारनामा

क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव: महेश डेव्हलपर्स लिमिटेड चे जुने नाव महेश डेव्हलपर्स प्राव्हेट लिमिटेड तर्फे संचालक महेश आर सपरिया पत्ता: प्लॉट नं: ऑफिस न. जी -1, माळा नं: -, इमारतीचे नाव: उमा शिखर, ब्लॉक नं: तेरावा रोड पाठीमागे खार टेलिफोन च्या पाठीमागे, रोड नं: खार पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर: AAFCM9590H	लिहून देणार वय :-45 स्वाक्षरी:-		
2	नाव: योगी नरेंद्र तावडे पत्ता: प्लॉट नं: 3001/ए, माळा नं: -, इमारतीचे नाव: इसट्रेला, ब्लॉक नं: लोधा एनसीपी, रोड नं: वडाला पूर्व मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर: CAVPT3080L	लिहून घेणार वय :-42 स्वाक्षरी:-		

दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
क्र.3 ची वेळ: 26 / 12 / 2023 02 : 05 : 47 PM

दं:-

ल इतम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

क्र. पक्षकाराचे नाव व पत्ता

नाव: रवि - महिद्रेकर
वय: 36
पत्ता: जि 1 उमा शिखर खार पश्चिम मुंबई
पिन कोड: 400052

नाव: गोरख डि कांबळे
वय: 54
पत्ता: टि 35 206 प्रतिक्षा नगर सायन मुंबई
पिन कोड: 400022

छायाचित्र	ठसा प्रमाणित
	
	

क्र.4 ची वेळ: 26 / 12 / 2023 02 : 06 : 13 PM

सह दुय्यम निबंधक अंधेरी क्र. ३.
मुंबई उपनगर जिल्हा

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

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

ent Details.

Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
MAHESH DEVELOPERS .TD	eChallan	10000502023122603320	MH012937398202324P	3120000.00	SD	0006797257202324	26/12/2023
	DHC		1223261106577	1900	RF	1223261106577D	26/12/2023
MAHESH DEVELOPERS .TD	eChallan		MH012937398202324P	30000	RF	0006797257202324	26/12/2023

Stamp Duty [RF-Registration Fee] [DHC: Document Handling Charge]

2023
2023



वदर-९/२०६६९ २०६६९ वर 20661/2023

पुस्तक क्रमांक १ क्रमांक 26 DEC 2023

नांदेला
दिनांक
एम. एन. गायकवाड
सह दुय्यम निबंधक, अंधेरी क्र. ३
मुंबई उपनगर जिल्हा

सूची क्र.2

दुय्यम निबंधक : मह दु.नि. अंधेरी 3

दस्त क्रमांक : 20661/2023

नोंदणी :

Regn:63m

गावाचे नाव : बांद्रा

1) विनेखाचा प्रकार	करारनामा
2) मोबदला	52000000
3) बाजारभाव (भाडेपट्ट्याच्या अवतितपट्टाकार आकारणी देतो की पट्टेदार ते सुद करावे)	27221024.98
4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: प्लॉट न. 502 कृष्णा दर्श विल्डिंग, माळा नं: 5 वा मजला, इमारतीचे नाव: चंद्रकिरण को-ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: खार दांडा व्हिलेज, रोड : खार पच्छिम मुंबई 400052, इतर माहिती: मोबत 1 कार पार्कींग ((C.T.S. Number : E/693 ;))
5) क्षेत्रफळ	1) 72.07 चौ.मीटर
6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	1): नाव:- महेश डेव्हलपर्स लिमिटेड चे जुने नाव महेश डेव्हलपर्स प्राव्हेट लिमिटेड तर्फे मंचालक महेश आर सपरिया वय:-45; पत्ता:- प्लॉट नं: ऑफिस न. जी -1, माळा नं:-, इमारतीचे नाव: उमा शिखर, ब्लॉक नं: नेरावा रोड पाठीमागे खार टेलिफोन च्या पाठीमागे, रोड नं: खार पच्छिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400052 पॅन नं:-AAFCEM9590H
7) दस्तगवेज करून देणा-या/लिहून ठेवणा-या काराचें नाव किंवा दिवाणी न्यायालयाचा मनामा किंवा आदेश असल्यास, प्रतिवादिचे व व पत्ता.	1): नाव:- योगी नरेंद्र तावडे वय:-42; पत्ता:- प्लॉट नं: 3001/ए, माळा नं:-, इमारतीचे नाव: इस्टेला, ब्लॉक नं: लोडा एनसीपी, रोड नं: वडाला पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400037 पॅन नं:-CAVPT3080L
8) दस्तगवेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	26/12/2023
9) दस्तगवेज करून दिल्याचा दिनांक	26/12/2023
10) दस्त नोंदणी केल्याचा दिनांक	20661/2023
11) अनुक्रमांक, खंड व पृष्ठ	3120000
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	30000
13) बाजारभावाप्रमाणे नोंदणी शुल्क	
14) शंरा	



कनामाटी विचारान घेतलेला तपशील:-

शुल्क आकारनामा निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



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