

390/1639

पावती

Original/Duplicate

Thursday, January 25, 2024

4:01 PM

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 1768 दिनांक: 25/01/2024

गावाचे नाव: मोहीली

दस्तऐवजाचा अनुक्रमांक: करल3-1639-2024

दस्तऐवजाचा प्रकार: करारनामा

सावर करणाऱ्याचे नाव: महेंद्र कुमार श्रीराम गिरी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1900.00

दस्तावेजाची संख्या: 95

**DELIVERED**

एकूण:

रु. 31900.00

वापपास-मूळ दस्त-यंबनेल-प्रिंट-सूची-२ अंदाजे

4:21 PM ह्यावेळेस मिळेल.

सह दुनिवांस कुर्ला-३

वाजार मूल्य: रु. 8352277.29/-

मोबदला रु. 9792800/-

भरलेले मुद्रांक मूल्य: रु. 587600/-

सह. दुय्यम निबंधक  
कुर्ला-३ (वर्ग-२)

1) देयकाचा प्रकार: By.Cash रक्कम: रु. 1900/-

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

डीडी/घनादेश/पे-ऑर्डर क्रमांक: MH014494728202324E दिनांक: 25/01/2024

बँकेचे नाव व पत्ता:

**DELIVERED**

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1/25/2024





**CHALLAN**  
**MTR Form Number-6**



|  |  |         |               |   |   |  |                       |
|--|--|---------|---------------|---|---|--|-----------------------|
| MH014494728202324E   |  | BARCODE |               | Date  | 25/01/2024-07:42:52   | Form ID  | 25.2                  |
| Department Inspector General Of Registration                                       |  |         |               | Payer Details                                 |   |  |                       |
| Type of Payment Stamp Duty   |  |         |               | TAX ID / TAN (If Any)                         |   |  |                       |
| Registration Fee   |  |         |               | PAN No.(If Applicable)                        |   |  |                       |
| Office Name KRL1_JT SUB REGISTRAR KURLA NO 1                                       |  |         |               | Full Name                                     |   | MAHENDRA KUMAR SHREERAM GIRI and SURAJ MAHENDRA GIRI |                       |
| Location MUMBAI  |  |         |               | Flat/Block No.                                |   | Flat No.1006, 10th Floor, B Wing, Swaminarayan Dham, |                       |
| Year 2023-2024 One-Time  |  |         |               | Premises/Building                             |   |  |                       |
| Account Head Details   |  |         | Amount In Rs. |   |   |  |                       |
| 030045501 Stamp Duty   |  |         | 587600.00     |   | Road/Street Andheri Kurja Road, Saknaka,                            |  |                       |
| 030063301 Registration Fee   |  |         | 30000.00      |   | Area/Locality Mumbai  |  |                       |
|  |  |         |               |   | Town/City/District  |  |                       |
|  |  |         |               |   | PIN 4 0 0 0 7 2   |  |                       |
|  |  |         |               | Remarks (If Any)                              |   |  |                       |
|  |  |         |               | SecondPartyName=ARA BUILDERS PRIVATE LIMITED- |   |  |                       |
| Total  |  |         | 6,17,600.00   |   | Amount In Words Six Lakh Seventeen Thousand Six Hundred Rupees Only |  |                       |
| Payment Details INDIAN OVERSEAS BANK   |  |         |               | FOR USE IN RECEIVING BANK                     |   |  |                       |
| Cheque-DD Details  |  |         |               | Bank CIN                                      | Ref. No.  | 02700452024012550027                                 | 202401250971756       |
| Cheque/DD No.  |  |         |               | Bank Date                                     | RBI Date  | 25/01/2024-07:45:22                                  | Not Verified with RBI |
| Name of Bank   |  |         |               | Bank-Branch                                   |   | INDIAN OVERSEAS BANK                                 |                       |
| Name of Branch   |  |         |               | Scroll No. , Date                             |   | Not Verified with Scroll                             |                       |

Department ID :

Mobile No. : 9869389688

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

सदर चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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**AGREEMENT FOR SALE**

**THIS AGREEMENT FOR SALE** ("this Agreement") is made and entered into at Mumbai this 25 Day of Jan, 2024 BETWEEN

**ARA BUILDERS PRIVATE LIMITED** earlier known as **SPENTA RESIDENCY PRIVATE LIMITED**, (PAN NO. AAMCS2210H) a Company registered under the Companies Act, 1956 and having its registered office 102, 1st Floor, Rajveer Royals, Andheri Ghatkopar Link Road, Near Dragonfly Hotel - The Art Hotel, Andheri (East), Mumbai - 400 093. hereinafter called "the DEVELOPER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and permitted assigns) of the First Part:

AND

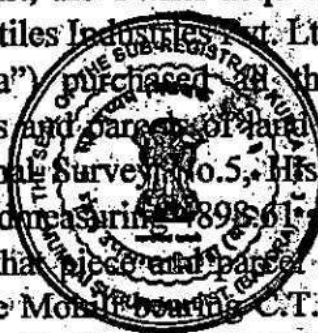
**MAHENDRA KUMAR SHREERAM GIRI** (PAN NO. AEHPG8277J) & **SURAJ MAHENDRA GIRI** (PAN NO. BLKPG0249K)

having their residence address at F/1, Sai Leela CHS, 90 ft Road, Lal Bahadur Shastri Nagar, Kurla West, Mumbai 400072. hereinafter collectively referred to as "**THE ALLOTTEE**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in the case of individuals his/her/ their heirs and legal representatives, in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives in the case of a corporate body, its successors and assigns) **Of The Second Part;**

**WHEREAS: —**

- (a) Under a Deed of Conveyance dated 16/04/2007 made between Aditya Textiles Industries Pvt. Ltd. therein called "the Vendors" of the One part and the said Future Communications Ltd. (the Owner herein) and therein called "the Purchaser" of the Other part, the Owner acquired and purchased of and from the said Aditya Textiles Industries Pvt. Ltd. (hereafter for brevity's sake called "Aditya") purchased all that reversionary rights concerning all those pieces and parcels of land at Village Mohili bearing C.T.S. No.837 (original Survey No.5, Hissa No.1 (part), 2 (part), 3, 5, 7, 8 and 9 (part) admeasuring 898.61 sq. mtrs. and also, the reversionary rights in all that piece and parcel of land, ground, hereditaments in the said village Mohili bearing C.T.S. No. 837 (part) being original Survey No.5, Hissa No.6 and admeasuring 493.89 sq. mtrs. or thereabouts for the price and on the terms and conditions more particularly recorded in the said Deed of Conveyance dated 16/4/2007. The said Deed of Conveyance was duly registered with the Sub-Registrar of Assurances Kurla No.3 under Sr. No.BDR-7-0225-2007 dated 16/4/2007.

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*Suraj* *MAHENDRA GIRI* *AS*

*AS*  
*Suraj*

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(b) One Dominic Manuel Pereira (hereinafter called the "said Pereira") had demised into and in favour of Aditya Textiles Industries Pvt. Ltd. a piece and parcel of land lying, being and situated at Mouje Mohili, in the Registration Sub-District of Bandra, Bombay Suburban, bearing Survey No. 05 Hissa No. 1 (p), 2(p), 3,5,7,8 and 9 (p) and CTS No. 837 of Village Mohili admeasuring 5182.77 sq. mtrs. or thereabouts and as per the documents but as per layout 4898.61 sq. mtrs., and more particularly described Firstly in the First Schedule thereunder written. The said Indenture of Lease is duly registered with the Sub-Registrar at Bombay under Sr. No. R-1581 of 1962 in Book No. I dated 19.12.1962. On the expiration of the said Lease on or about 24.04.1982, the said Lease was renewed for a further period of 20 years as provided in the said Indenture of Lease dated 24.04.1962;

(c) By another Indenture of Lease dated 10.02.1967, the said Pereira demised into the said Aditya another piece and parcel of land described Secondly in the First Schedule thereunder written bearing Survey No. 05 Hissa No. 06 and CTS No. 837 (p) of Village Mohili together with all the structures standing thereon and admeasuring 497.89 sq. mtrs. or thereabouts and which Indenture of Lease dated 10.02.1967 is duly registered with the Sub-Registrar at Mumbai under Sr. No. R-1589 of 1967 dated 17.11.1973;

(d) Upon the demise of the said Pereira on or about 19.06.1973, his Last Will and Testament dated 24.01.1973 was Probated from the High Court at Bombay in Petition No. 146/1974 and accordingly the Reversionary Rights of the said Leasehold property, described in the Schedule hereunder written came to be vested in Terence Joseph Pereira and Jamshed Framrose Motafram;

(e) Due to the road Widening by the MCGM, the area of the said leasehold premises under the possession of the said Aditya was reduced and the particulars of the said reduced leasehold premises are contained Firstly and Secondly in the Schedule hereunder written;

(f) By Deed of Conveyance dated 14.03.1986, the said Original Owners assigned in favour of the said Aditya all the Reversionary rights of the said Original Owners in the said property more particularly described in the Schedule appearing hereinafter for the price and upon terms and conditions contained therein, so that Aditya became the Owner of the Freehold land together with structures thereon with the possession thereof as more particularly described in the Schedule.

(g) Several structures were erected by the said Aditya on the said larger property;

(h) On or about 10/10/1988, the premises admeasuring about 14734 sq. ft. of a built-up area comprising Ground + Two Upper floors was given on lease by Aditya to the State Bank of India for a period of 9.5 years for

Singh *[Signature]*



lease rent and upon such terms and conditions as were agreed upon by and between the parties therein.

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- (i) On the expiry of the said lease, a fresh Indenture of Lease dated 19.10.2000 was made by and between the said Aditya as a Lessor and the said State Bank of India as a Lessee whereby the lease was extended for a further period up to 31.03.2008 against lease rent and upon such terms and conditions as were more particularly set out in the said Indenture of Lease. The said Indenture of Lease was duly registered with the Sub-Registrar of Assurances at Kurla vide Registration No.7848 of 2000 Book No.1 dated 21.11.2000;
- (j) As per order dated 28.10.2005 of the Hon'ble High Court Bombay in Company Petition No.809 of 2004 read with Company Application No.259 of 2004, RCN Ltd was formed and the said SBI building area approx. 14734 sq. ft. came to be owned by RCN and as per Deed of Conveyance dated 16.04.07 between Aditya & Future Communications Ltd., registered under Sr. No. BDR 2225 of 2007 area comprising Ground + Two upper Floor, having a total built-up area of about 14734 sq. ft. or thereabout with land admeasuring about 387.63 sq. mtrs. underneath the building and about 404.57 sq. mtrs. appurtenant thereto marked as "D" on the plan Annexed came to be owned by the said RCN who were also entitled to the right of way from the entrance gate from Kurla Andheri Road as marked on the said plan.
- (k) By a Deed of Conveyance dated 16.04.2007 made by and between the said Aditya as the Vendor and the said Owner and (therein called the Purchaser of the Other part), the said larger property was sold to the Owner herein subject to right, interest and title of the other Owners/Occupants of parts thereof which inter alia included the rights of RCN Ltd. from Andheri Kurla Road as more particularly set out hereinabove.
- (l) Prior to the said Deed of Conveyance dt.16/4/2007, the said Aditya Textiles Industries Pvt. Ltd. had entered into an Agreement dt.11/10/1997 in favour of M/s. Ashta Vinayak Developers being a firm, having its place of business at Manu Bharti Co-op. Hsg. Scty. Ltd., 3rd floor, S.V. Road, Andheri (West), Mumbai - 400 058 and the said Ashta Vinayak Developers entered into an Agreement dt.14/8/1997 in favour of the Jeet Machine Tools Ltd. concerning Gala No.4; though the beneficial right, interest and title in the SBI building is vested with RCN Ltd, the said property along with the rest of the larger property bearing CTS No.837 (p) continued to stand in the name of Aditya in the records of rights as reflected in the PR Card extract a copy. In these circumstances Aditya, at the request of RCN agreed to join RCN in the execution of the Deed of Conveyance dated 19.03.2008 as the Co-Vendor in the said Deed of Conveyance dated 19.03.2008.



Sunraj Min AShta

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(m) Accordingly, as per the said Deed of Conveyance dated 19.03.2008 the said Aditya of the First Part; the said RCN Ltd of the Second Part and the said Owner mentioned hereinabove (and therein called the Allottee of the Third Part), the said Owner herein acquired and purchased of and from the said Aditya and the said RCN all the right, interest and title of the said Aditya and the said RCN in all that structures of ground + two upper floors admeasuring about 14734 sq. ft. built-up area or thereabouts together with the land admeasuring about 387.63 sq. mtrs. underneath the said building and the land admeasuring about 404.57 sq. mtrs. appurtenant thereto and aggregating to 792.20 sq. Mtrs. of CTS No.837(p) of Village Mohili, Taluka Kurla, MSD and more particularly described in the Fourth Schedule to the said Deed of Conveyance dated 19.03.2008, subject to the leasehold rights of the said SBI acquired by the said Bank as per the terms of the Indenture of Lease dated 19.10.2000 duly registered with the Sub-Registrar at Sr. No.7848 of 2000 dated 21.11.2000. The said Deed of Conveyance dated 19.03.2008 is duly registered with the Sub-Registrar of Assurances Kurla-I (Kurla) MSD at Sr. No. BDR-III-03739-2008 dated 06.05.2008.

(n) Pursuant to the premises that have happened, the said Future Communication Ltd., became the Sole and absolute owners of the said property which is more particularly described in the Schedule hereunder written and hereinafter for brevity's sake called the said "property"

(o) By and under an agreement of Joint Development dated 15/02/2010 made between the said M/s Future Communication Ltd. therein called the Owner of the One Part and The Builders herein and therein called the Developers of the other Part, the said Future Communication Ltd. The said property described the Schedule hereunder written belonging to the said Future Communication Ltd., being developed by the builder herein on the terms and conditions recorded in the said agreement.;

(p) Accordingly, as per the said Agreement of Joint Development dated 15/02/2010 made between the said M/s Future Communication Ltd., therein called the owner of the one part and the Developer herein and therein called the Builder of the other Part and which is being registered with the sub-Registrar at Kurla No. III, MSD (Bandra) under Sr BDR-13-01637-2010, the parties thereto agreed to carried out the joint Development of the said Property on the terms and Conditions recorded therein;

(q) By virtue of the above The Developer is fully entitled to develop the Subject Properties and construct building/s thereon in accordance with the plans sanctioned by the Municipal Corporation of Greater Bombay ("Sanctioning Authority"). The Developer has got the plans, the specifications, elevations, sections and details of the said building/s to be constructed on the Subject Properties approved from the Sanctioning Authority. The sanctioned plans including the building plans, sections,

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and specifications (including all the amendments thereof) is hereinafter referred to as "Building Plan".

- (r) In accordance with the plans sanctioned by the Sanctioning Authority the Developer is developing the Subject Properties and is constructing thereon building/s ("the said building/s") to be known as "SWAMINARAYAN DHAM" consisting inter alia of 5 wings + Ground + 12 Storeys.
- (s) The Developer has entered into a standard agreement with an Architect M/s. Concrete Designs, registered with the Council of Architects as prescribed by the Council of Architects appointed them for this project. The Developer has appointed structural Engineers M/s. Sita Associates for the preparation of the structural design and drawings of the said building/s and the Development of the Subject Properties shall be under the professional supervision of the Architects and the structural Engineers till completion of the said building/s. The Developer is entitled to appoint any other licensed architects/surveyors and/or structural engineers in place of them if so desired by the Developer till the completion of the Real Estate Project.
- (t) The Developer, as the owner, alone have the sole and exclusive right to sell the units in the said building/s to be constructed on the Subject Properties and to enter into agreement/s with the Allottee/s of the said premises in the said building/s and to receive the purchase price/sale consideration in respect thereof.
- (u) The development of the Subject Properties proposed as a "real estate project" by the Developer has been registered as a "real estate project" with the Real Estate Regulatory Authority ("Authority"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the provisions of the Maharashtra Real Estate (Regulation and Development) and (Registration of Real Estate projects, Registration of Real Estate agents, rates of interest and disclosures on Website) Rules, 2017 ("RERA Rules"); hereinafter referred to as "the Real Estate Project". The Authority has duly issued a Certificate of Registration for the Real Estate Project bearing No. P51800033497 dated 22/02/2022 the "RERA Certificate". and referred to as Annexure 1. The Allottee has demanded inspection/information from the Developer and the Developer has given inspection to the Allottee of all the documents of title by which the Developer has acquired right, title and interest to develop; all the approvals and sanctions issued by relevant authorities for the development of the Subject Properties/ the Real Estate Project; such other documents as are specified under RERA and the Rules and Regulations made thereunder and all other documents as demanded by the Allottee.



Sunaj (M) Bin A. B. B. B.



(v) The Allottee has, prior to the date hereof, examined a copy of the RERA Certificate and has caused the RERA Certificate to be examined in detail by his/her/their advisors and consultants. The Allottee has agreed and consented to the development of the Subject Properties and has also examined all documents and information uploaded by the Developer on the website of the Authority as required by RERA and the RERA Rules.

(w) The Allottee has perused a copy of the layout plan which specifies the location of the said building/s to be built on the Subject Properties together with a proforma specifying the total FSI proposed to be utilized on the same and also, the locations where common areas, facilities and amenities, reservations and other open and built-up spaces are proposed to be situated.



The MCA 21 has issued an amended approval letter on 30th June 2022 as per which it is required to be provided that the wet and dry garbage shall be separated by members of the society.

The Developer has got some of the approvals from the concerned local authority to Building Plan of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupation Certificate of the said building/s.

(z) While sanctioning the plans, approvals and permissions as referred hereinabove, the competent authorities have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developer while developing the Real Estate Project and upon due observance and performance of which only, the Occupation Certificate in respect of the Real Estate Project shall be granted by the Competent Authority.

(aa) The Developer has accordingly commenced construction of the Real Estate Project in accordance with the sanctioned plans, proposed plans, approvals and permissions on the Subject Properties approved from the Sanctioning Authority, as referred hereinabove.

(a) The Allottee is desirous of purchasing on "ownership basis," residential premises/flat bearing No. 1006 " B" Wing on the 10<sup>th</sup> floor ("the said Apartment") in the Building known as "SWAMINARAYAN DHAM" and more particularly described in the SECOND SCHEDULE hereunder written, hereinafter referred to as "the said Premises".

(a) The material aspects of the development of the Real Estate Project are:

i. The common areas, facilities and amenities in the Real Estate Project which shall be usable by the Allottee along with other Allottee/s are

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listed in the **THIRD SCHEDULE** hereunder written ("Real Estate Project Amenities") and shall be completed/delivered with the completion of the Real Estate Project;

- ii. The internal fitting and fixtures in the Units/Apartments that shall be provided by the Developer are listed in the **FOURTH SCHEDULE** hereunder written ("fixtures, fittings and amenities within the said premises");
- iii. The Real Estate Project shall be known by such name as mentioned in the **FIFTH SCHEDULE** hereunder written or by any such other name as may be decided by the Developer;
- iv. The Real Estate Project shall consist and comprise of such number and type of floors which are more particularly mentioned in the **FIFTH SCHEDULE** hereunder written and hereinafter referred to as "Floor Composition"; and
- v. The total Floor Space Index ("FSI") consumed/proposed to be consumed in the Real Estate Project is more particularly set out in the **FIFTH SCHEDULE** here underwritten.



The above details along with the Annexures to the RERA Certificate are available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in>. MAHARERA Registration No. P51800033497 Dated 22nd February 2022.

- (b) The Developer has agreed to sell to the Allottee and the Allottee has agreed to purchase and acquire from the Developer, the said Premises, at or for the price more particularly mentioned in the **FIFTH SCHEDULE** hereunder written and hereinafter referred to as "Sale Consideration" payable by the Allottee to the Developer in the manner set out in the **SIXTH SCHEDULE** hereunder written. Prior to the execution of these presents, the Allottee has paid to the Developer part payment of the Sale Consideration of the said Premises as more particularly mentioned in the **SIXTH SCHEDULE** hereunder written (the payment and receipt whereof the Developer doth hereby confirm, admit and acknowledge).
- (c) The list of Annexures attached to this Agreement are stated hereinbelow: —

- |              |   |
|--------------|---|
| Annexure "1" | Copy of the Title Certificate/Report                                  |
| Annexure "2" | Copy of the Property Cards/Revenue Records                            |
| Annexure "3" | Copy of the RERA Certificate  |
| Annexure "4" | Copy of the Layout Plan   |
| Annexure "5" | Commencement Certificate issued by MCGM                               |
| Annexure "6" | Copy of typical floor plan (being the extract of the sanctioned plan) |

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Under Section 13 of RERA, the Developer is required to execute a written agreement for the sale of the said Premises with the Allottee 2028 this Agreement and is also required to register this Agreement under the provisions of the Registration Act, 1908 provided that the Allottee has paid all the necessary and applicable charges including but not limited to the Stamp Duty, Registration Charges, GST as may be required for registration of this agreement.

- (e) The Parties relying on the confirmation, representations and assurance of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now entering into this Agreement on the terms and conditions as appearing hereinafter.

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

## 1) RECITALS

The aforesaid recitals shall form an integral part of this Agreement. The captions given in this Agreement are for the sake of convenience and are not intended in derogation of RERA.

## 2) DEVELOPMENT OF THE SUBJECT PROPERTIES

2.1 The Developer shall construct the Real Estate Project on the Subject Properties more particularly mentioned in the **First Schedule** hereunder written comprising of the Floor Composition more particularly mentioned in the **Fifth Schedule** hereunder written in accordance with the plans, designs and specifications as recited hereinabove, and as approved by the Concerned Sanctioning Authority from time to time.

2.2 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 Building Plan or thereafter and shall, before handing over possession of the said Premises (as described above) to the Allottee, obtain from the concerned local authority Occupancy and/or Completion certificates (as may be the case) in respect of the same.

2.3 The Developer shall obtain prior consent in writing of the Allottee in respect of any variations or modifications which may adversely affect the area of the said Premises (as described above) of the Allottee except, any alteration or addition required by Sanctioning Authority or any Government Authorities, or due to change in law, or any change as contemplated by any of the discourses ready made to the Allottee.



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2.4 The Developer hereby declares that the Floor Space Index available as on date in respect of the Subject Properties and their intent and planning to utilize Floor Space Index by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation ("DCPR, 2034") or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project are as disclosed in the **Fifth Schedule** hereunder written. The Developer has disclosed the Floor Space Index as proposed to be utilized by them on the Subject Properties in the Real Estate Project and the Allottee has agreed to purchase the said Premises based on the proposed construction and sale of apartments to be carried out by the Developer by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to the Developer only.



**3) PURCHASE OF THE SAID PREMISES AND SALE CONSIDERATION**

3.1 The Allottee hereby agrees to purchase and acquire from the Developer, and the Developer hereby agrees to sell to the Allottee, the said Premises (i.e. the said Apartment) as more particularly described in the **Second Schedule** hereunder written and shown in red hatched lines on the typical floor plan (**Annexure "6"** hereto) at and for the Sale Consideration more particularly mentioned in **Fifth Schedule** here underwritten;

3.2 The Developer shall confirm the final carpet area that has been allotted to the Allottee after the construction of the said building/s is complete and the Occupation Certificate is granted by the Sanctioning authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three (3) per cent. The total price payable for the carpet area shall be recalculated upon confirmation by the Developer. If there is any reduction in the carpet area within the defined limit then the Developer shall refund the excess money paid by the Allottee within forty-five days with annual interest at the rate specified in the RERA and the RERA Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to the Allottee, the Developer shall demand additional amount from the Allottee as per the next milestone of the payment plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in this Agreement.

3.3 The Allottee has paid before execution of this Agreement, part payment (as mentioned in the **Sixth Schedule**) of the Sale Consideration of the said Premises as more particularly mentioned in the **Fifth Schedule**, hereunder written and has hereby agreed to pay to the Developer the balance amount of the Sale Consideration as and by way of installments

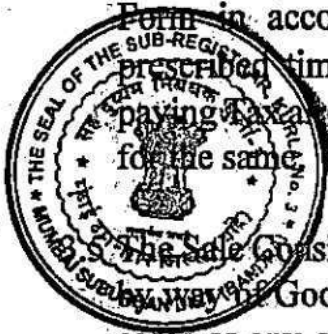
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Suraj [Signature] [Signature] [Signature]

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in the agreed manner more particularly mentioned in the Sixth Schedule hereunder written. It is clarified that the Sale Consideration shall be payable by the Allottee in the Project Bank Account more particularly mentioned in the Fifth Schedule hereunder written. The Developer shall not be responsible towards any third-party making payments/remittances on behalf of the Allottee and such third party shall not have any right in the said Premises in any way and the Developer shall issue the payment receipts only in favour of the Allottee.

3.4 The Allottee shall deduct Tax At Source ("TDS") from each instalment of the Sale Consideration as required under provisions of the Income Tax Act, 1961 and shall pay the same to the Government Treasury within the prescribed time under the Income Tax Act, 1961 and shall furnish the requisite TDS Certificate to the Developer in the prescribed Form in accordance with the Income Tax Act, 1961 within the prescribed time. The Allottee shall be responsible for any delay in paying Tax already deducted and the Developer shall not be responsible for the same.



The Sale Consideration excludes taxes consisting of tax paid or payable by way of Goods and Services Tax ("GST") and all levies, duties and cases or any other indirect taxes which may be levied, in connection with the construction of and carrying out the Real Estate Project and/or with respect to the said Premises and/or Sale Consideration and/or this Agreement up to the date of handing over the possession of the said Premises by the Developer to the Allottee.

3.6 The Sale Consideration is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the Competent Authority and/or any other increase in charges, taxes which may be levied or imposed by the Competent Authority/Local Bodies/Government from time to time. The Developer shall while raising a demand on the Allottee for increase in development charges, costs or levies imposed by the competent authorities etc., shall enclose the said notification/order/ regulation/ demand, published/issued in that behalf to the effect along with the demand letter being issued to the Allottee.

3.7 The Allottee 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 Allottee undertakes not to object/demand/direct the Developer to adjust his/her payments in any manner.

3.8 The Developer has neither charged nor recovered any price for the limited common areas and the common areas facilities and amenities (except as specified in this Agreement) nor shall in future charge any amount for the same and is provided free of cost to the Allottee subject

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to payment of maintenance charges and expenses of the same by the Allottee as provided hereinafter.

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3.9 The Allottee agrees and confirms that the Sale Consideration is derived on the basis of the Allottee having agreed to pay the Sale Consideration as per the payment schedule more particularly specified in the **Sixth Schedule** hereunder written and having agreed to comply with the terms and conditions of this transaction (including as mentioned herein).

3.10 On a written demand being made by the Developer to the Allottee in respect to any amount (whether Sale Consideration or any amount payable in terms of this Agreement), the Allottee shall pay such amount to the Developer, within 15 (fifteen) days of the Developer's said written demand, without any delay, demur or default.



#### 4) OTHER CHARGES AND EXPENSES

4.1 The Allottee shall on or before taking possession of the said Premises deposit the property taxes, maintenance charges and other onetime charges as more particularly mentioned in Part-A and Part-B of the **SEVENTH SCHEDULE** hereunder written ("Other Charges"). It is hereby clarified that with respect to the amounts listed in Part-A of the **Seventh Schedule** hereunder written, the Developer at the appropriate time shall transfer the balance and/or the Surplus amount (if any) without any interest to the body of the said Premises Allottees in the project.

4.2 Within 15 days after notice in writing is given by the Developer to the Allottee that the said Apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the said Apartment) of outgoings in respect of the said Premises namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government, water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the Real Estate Project. Until the Society or Limited Company is formed and the said structure of the said building/s is transferred to it, the Allottee shall pay to the Developer such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Developer provisional Yearly contribution of Rs. 66,080 /- (Rupees Sixty Six Thousand Eighty only). The amounts so paid by the Allottee to the Developer shall not carry any interest and remain with the Developer until a conveyance/assignment of lease of the structure of the said building/s is executed in favour of the Society or Limited Company mentioned hereinafter. On such conveyance/ assignment of lease being executed for the said building/s the aforesaid deposits (less deduction provided

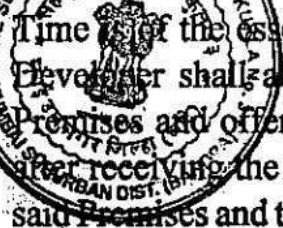
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for in ~~the agreement~~) shall be paid over by the Developer to the Society or Limited Company, as the case may be.

4.3 The Allottee hereby agrees that, in the event of any further and other amounts becoming payable to any of the authorities or the State Government, by way of betterment charges, development taxes or any other payment of a similar nature in respect of the said Premises and/or the Real Estate Project thereon, the same shall be paid/reimbursed by the Allottee to the Developer, in the proportion of the Area of the said Premises to the ultimate total area of all the flats/units/premises in the Real Estate Project.

#### 5) POSSESSION DATE, DELAYS, EVENTS IN CASES OF DELAYS AND TERMINATION



Time is of the essence for the Developer as well as the Allottee. The Developer shall abide by the time schedule for completing the said Premises and offering possession of the said Premises to the Allottee after receiving the Occupation Certificate in respect of the floor of the said Premises and the common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee which are listed in the **Fourth Schedule** hereunder written. Similarly, the Allottee shall make timely payments of all installments of the Sale Consideration and other amounts/dues payable by him and meeting, complying with and fulfilling all his/her other obligations under this Agreement.

5.2 The Developer shall give possession of the said Apartment to the Allottee on or before the 31st day of December, 2025. Provided that the Developer shall be entitled to a reasonable extension of time for giving delivery of the said Premises on the aforesaid date if the completion of the said building/s in which the said Premises is to be situated is delayed on account of \_\_\_\_\_

- i. war, civil commotion or an act of God; and
- ii. any notice, order, rule, notification of the Government and/or other public or competent authority/court.
- iii. any other eventuality whereby it becomes impossible to complete the construction within the time stipulated.

5.3 The Developer shall maintain a separate account in respect of sums received by the Developer from the Allottee as an advance or deposit, sums received on account of the share capital for the formation of the Co-operative Society or Association or Company or towards the outgoings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

5.4 The Developer on its behalf shall offer the possession of the said Premises to the Allottee in writing within 7 days of receiving the Occupation Certificate of the Real Estate Project against the payment of the balance Sale Consideration and other amounts payable in terms

of this Agreement, to be taken within 3 (three months) from the date of issue of such notice.

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5.5 Upon receiving a written intimation from the Developer as provided, the Allottee shall take possession of the said Premises 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 Premises to the Allottee. Irrespective of whether the Allottee fails to take possession of the said Premises within the prescribed period, the Allottee shall continue to be liable to pay interest on the balance Sale Consideration amounts and maintenance charges and all other charges with respect to the said Premises from the date of offer of possession and further that the said Premises shall be at the risk of the Allottee in all respects including loss or damage arising from the destruction, deterioration, or injury of the said Premises. Provided further that the Developer shall be entitled to levy and the Allottee shall bear and pay to the Developer, holding charges at the rate of Rs. 10 /- (Rupees Ten only) per square feet, per month calculated on the carpet area of the said Premises for the entire period of such delay in taking possession. The Allottee agrees and confirms that the said sum of Rs.10/- (Rupees Ten only) per square feet, per month (or part thereof) shall be considered as holding charges as stipulated under this Clause and shall be a distinct charge not related to and shall be in addition to all other amounts/deposits payable by the Allottee to the Developer under this Agreement.



5.6 The Allottee agrees to pay to the Developer, interest as specified in the RERA and the RERA Rules, on all the delayed payment which become due and payable by the Allottee to the Developer under the terms of this Agreement from the date the said amount is due and payable by the Allottee to the Developer.

5.7 If the Developer fails or neglects to abide by the time schedule for completing the project and handing over the said Premises to the Allottee, the Developer agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the RERA and the RERA Rules, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession of the said Premises.

5.8 If the Developer fails or neglects to abide by the time Schedule for completing the project and handing over the said Premises to the Allottee, the Developer agrees to refund and shall be liable to refund to the Allottee, who does not want to remain in the project and who intends to withdraw from the project, all the amount paid by the Allottee to the Developer along with the amount spent, paid and/or incurred by the Allottee on account of stamp duty, registration fee and other government levies together with interest as provided in the RERA and the RERA Rules thereof. Till such time the aforesaid amount is paid by

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the Developer to the Allottee, the Allottee shall have first charge and interest on the said Premises.

5.9 Without prejudice to the rights of the Developer to charge and receive interest in terms of sub-clause 5.6 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Developer under this Agreement (including his/her proportionate share of taxes levied by the concerned local authority and other outgoings) and on the Allottee committing three defaults of payment of instalments, the Developer shall at their/his/her own option, may terminate this Agreement. Provided that, the Developer shall give notice of fifteen days in writing to the Allottee, by Registered Post A/D. at the address provided by the Allottee and mail at the email address provided by the Allottee, of its intention to terminate this Agreement and of the specific breach/ es of terms and conditions in respect of which it is intended to terminate this Agreement.

5.10 If the Allottee fails to rectify the breaches mentioned by the Developer within the period of notice then at the end of such notice period, the Developer shall be entitled to terminate this Agreement. Provided further, that upon termination of this Agreement as aforesaid, the Developer shall refund to the Allottee the amount received from the Allottee (subject to adjustment, deduction and recovery of mutually agreed liquidated damages @ 25% on the total and aggregate Sales consideration amount and of all Government levies) within a period of thirty days of the termination, the installments of Sale Consideration of the said Premises which may till then have been paid by the Allottee to the Developer.



5.11 In the event the Allottee is desirous of voluntarily terminating the transaction of sale/purchase of the said Premises as recorded in this Agreement, the Allottee shall give a prior written notice of at least 30 (thirty) days to the Developer stating the Allottee's intention for termination of the transaction of sale/purchase of the said Premises. Upon such termination, the Developer shall refund to the Allottee the amount received by them without any interest subject to the deduction of (a) 20% of the total and aggregate Sale Consideration; (b) the Government levies (including GST), taxes and outgoings, if any, due and payable by the Allottee in respect of the said Premises upto the date of termination of this Agreement by the Allottee; (c) processing fee and brokerage paid, if any, etc. in respect of the said Premises; (d) the amount of interest payable by the Allottee to the Developer in terms of this Agreement from the dates of default in payment till the date of termination; and (e) in the event of the resale price of the said Premises to a prospective Allottee being less than the Sale Consideration mentioned herein, the amount of such difference. Provided further that, the Allottee executes and registers the Deed of Cancellation of this Agreement and simultaneously upon the Allottee executing and registering Deed of Cancellation of the said Premises.

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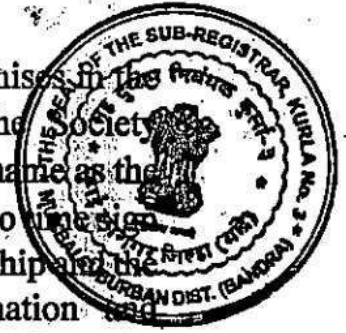


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The Developer shall refund the balance amount of the Sale Consideration to the Allottee without any interest and exclusive of any direct/indirect taxes, stamp duty, brokerage, registration charges, other payments/outgoings etc.

**6) FORMATION OF BODY OF THE ALLOTTEES AND TRANSFER OF THE PROPERTY**

- 6.1 The Allottee along with other Allottees(s) of the said Premises in the Real Estate Project shall join in forming and registering the Society or Association or Limited Company to be known by such name as the Developer may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Developer within seven days of the same being forwarded by the Developer to the Allottee, so as to enable the Developer to register the common organization of the Allottee. No objection shall be taken by the Allottee if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.
- 6.2 The Developer shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to same all the rights, titles and interests of the Vendor/Lessor/Original Owner/Developer and/or the Owners in the said structure of the said building/s in which the said Premises are situated.
- 6.3 The Developer shall, within three months of registration of the Society or Limited Company or Association, as aforesaid, cause to be transferred to the same all the rights, titles and interests of the Vendor/Lessor/Original Owner/Developer and/or the Owners in the project land on which the said building/s are constructed.
- 6.4 The Allottees declare and confirm that all the payments under this Agreement made by The Allottees shall always be from the bank account of the Allottees /Joint Allottees only. In the event of any payment being made by the Allottees, from any other person's account (excluding Joint Allottees then the same shall be deemed to have been made by such other person at the request and behest of the Allottees /Joint Allottee. It is agreed between the parties hereto that any payment made by any person other than the Allottees will not create any right, title or interest in the said Apartment in favour of such other person.



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6.5 The Developer herein has specifically informed the Allottees that if in case, any inquiry is raised by any statutory or Government or Semi-Government Authority or an agency or Revenue Authorities or any other statutory authority pertaining to the amount paid by the Allottees to the Vendor, prior or after handing over the possession of the said Apartment, the Allottees shall be liable to provide the source of the amount paid by the Allottees to the satisfaction of such authorities or an agency. The Allottees hereby indemnifies the Vendor and continue to keep the Vendor indemnified against all the expenses, charges and payments arising out of failure of providing satisfactory reply to the statutory or Government or Semi-Government Authority or an agency or Revenue Authorities or any other statutory authorities for any amount paid by the Allottees either from his/her/their own account or made through third party.

6.6 In the event the Allottees is not able to satisfy the statutory Authorities about the source of the payment made to the Developer then, the Developer shall be entitled to withhold the possession of the Flat or exercise the option to terminate the Agreement for Resale.

6.7 In the event of the termination of this Agreement at the option of the Vendor for aforesaid reason, then any amount which is found to be refundable over and above the amounts retained as and for mutually agreed liquidated damages such as the earnest money, interest on delayed payments any interest paid, due or payable, any other amount of non-refundable nature, shall be refunded to the Allottees or Statutory Authority by the Vendor subject to terms and conditions (if any) of any such order issued by any of the statutory authorities or agency.

6.8 It is expressly agreed that upon such termination by the Vendor, the Allottees shall have no right, title, interest, demand, claim or lien over the said Flat and the Car Parking Space(s) in any manner whatsoever.

6.9 The Allottees agrees declare and confirm that in the event of default in payment of any amounts due to be paid by the Allottees to the Seller herein, then in such an event the Allottees shall pay to the Seller interest @18% p.a. on all the amounts, which become due and payable by the Allottees to the Seller, under the terms of this Agreement from the date the said amount is payable by the Allottees to the Seller until such amounts are actually paid. The Allottees further agrees declares and confirms that in the event of default in payment of any amounts due to be paid by the Allottees to the Promoter/Society herein (including the amounts then in such an event the Allottees shall pay to the Promoter interest @18% p.a. on all the amounts, which become due and payable by the Allottees to the Promoter, under the terms of this Agreement from the date the said amount is payable by the Allottees to the Promoter. The Allottees further agrees that any payments made by the Allottees shall be first be adjusted towards

interest payable and any other due from the Allottees and the balance, if any, shall be adjusted against the payment which is due to the Seller and Promoters/Society as the case may be. In case of delay in payment of any amounts as specified above, the Allottees shall also be liable to pay to the Seller/Promoter as the case may be additional charges of Rs. 5000/- per instalment towards administration charges for such delayed payment.

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## 7) REPRESENTATIONS AND WARRANTIES OF DEVELOPER

The Developer hereby, subject to what is stated in recitals and other parts of this Deed, represents and warrants to the Allottee as follows:



- 7.1 The Developer has clear and marketable title or right for development of the Subject Properties; and has the requisite rights to carry out development upon the Subject Properties and also has actual, physical possession of the Subject Properties for the implementation of the Real Estate Project.
- 7.2 The Developer has lawful rights and requisite approvals from the Sanctioning Authority/Competent Authorities to carry out development of the Real Estate Project and shall obtain requisite approvals from time to time to complete the development of the Real Estate Project.
- 7.3 There are no encumbrances upon the Subject Properties or the Project except those disclosed in the title report or uploaded with the MahaRERA.
- 7.4 There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report or with MahaRERA.
- 7.5 All approvals, licenses and permits issued by the competent authorities with respect to the Real Estate Project are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the Sanctioning Authority with respect to the Real Estate Project shall be obtained by following due process of law and the Developer has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Real Estate Project, Subject Properties, the said building/s and common areas.
- 7.6 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 Allottee created herein, may prejudicially be affected.
- 7.7 The Developer has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any



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person of party with respect to the Subject Properties, including the Real Estate Project and the said Premises which will, in any manner, affect the rights of the Allottee under this Agreement.

7.8 The Developer is not restricted in any manner whatsoever from selling the said Premises to the Allottee in the manner contemplated in this Agreement.

7.9 At the time of execution of the conveyance deed of the structure to the Association of the Allottees, the Developer shall hand over lawful, vacant, peaceful and physical possession of the common areas of the structure to the Association of the Allottee.

7.10 The Developer has duly paid and shall continue to pay and discharge undischarged governmental dues, rates, charges and taxes and other monetary levies, impositions, premiums, damages and/or penalties and other outgoings whatsoever, payable with respect to the Real Estate Project to the Sanctioning Authority/competent Authorities till the issuance of Part/Full Occupation Certificate and thereafter.

7.11 No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the Subject Properties) has been received or served upon the Developer in respect of the Subject Properties and/or the Real Estate Project except those disclosed in the title report.

7.12 The Developer agrees to and hereby to indemnifies the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Developer.

7.13 If within a period of one year from the date of handing over the said Premises to the Allottee, the Allottee brings to the notice of the Developer any structural defect in the said Premises or the said building/s in which the said Premises 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 their own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Developer, compensation for such defect in the manner as provided under RERA.

### 8) COVENANTS AND UNDERTAKINGS OF THE ALLOTTEE

The Allottee/s or himself/herself/themselves with intention to bring all persons into whomsoever hands the said Apartment may come, hereby covenants with the Developer as follows: —

8.1 The Allottees shall use the said Apartment or any part thereof or permit the same to be used only for the purpose of residence.

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The Allottee acknowledge that the said Apartment and the said/Car Parking Spaces if any allotted, shall be held by the Allottee as one composite unit and the Allottee shall not be entitled to transfer the use and enjoyment of anyone without the other.

8.2 To maintain the said Apartment at the Allottee's own cost in good tenantable repair and condition from the date of possession of the said Apartment is offered by the Developer and shall not do or suffer to be done anything in or to the said building/s in which the said Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the said building/s in which the said Apartment is situated and the said Apartment itself or any part thereof without the consent of the local authorities, if required.



8.3 Not to store in the said Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the said building/s in which the said Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the said building/s in which the said Apartment is situated, including entrances of the said building/s in which the said Apartment is situated and in case any damage is caused to the said building/s in which the said Apartment is situated or the said Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach. The Allottee shall make provisions for separation of dry waste and wet waste while disposing off the garbage.

8.4 To carry out at his/her own cost all internal repairs to the said Apartment and maintain the said Apartment in the same condition, state and order in which it was delivered by the Developer to the Allottee and shall not do or suffer to be done anything in or to the said building/s in which the said Apartment is situated which may be contrary to the rules, regulations and bye-laws of the concerned local authority or other public authority and/or body of all the said Premises Allottees. In the event, the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority and/or body of all the said Premises Allottees.

8.5 Not to demolish or cause to be demolished the said Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Apartment or any part thereof, nor any alteration in the elevation and outside Colour scheme of the said building/s in which the said Apartment is situated and shall keep the portion, sewers, drains and pipes in the said Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the said

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building/s in which the said Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Raftis or other structural members in the said Apartment without the prior written permission of the Developer and/or the Society or body of all the said Premises Allottees as the case may be.

8.6 Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Subject Properties and the said building/s in which the said Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

8.7 To confirm and comply the NOC of the Chief Fire Officer including in respect of the refuge area of the said building/s.

8.8 Not to throw out rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the Subject Properties and the said building/s in which the said Apartment is situated.

8.9 Pay to the Developer within fifteen days of demand his/her share of the security deposit demanded by the concerned local authority or Government for giving water, electricity or any other service connection to the said building/s in which the said Apartment is situated.

8.10 To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the said Apartment by the Allottee for any purpose other than for which it is sold. However, it is clarified that the Allottee is not entitled to directly and/or indirectly change the user of the said Apartment. The above provision is by way of abundance and precaution.

8.11 The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the said Premises until all the dues payable by the Allottee to the Developer under this Agreement are fully paid up and only after the written Consent of the Developer or body of all the said Premises Allottees, as the case may be.

8.12 The Allottee shall observe and perform all the rules and regulations which the Society or Limited Company or Apex Body or Federation (as may be the case) may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building/s and the said Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the



concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation (as may be the case) regarding the occupancy and use of the said Apartment in the said building/s and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement. The Allottee agree that the aforesaid amount to be collected from the Allottee/s of the said Premises shall be collected and paid on an ad hoc basis till the Apartment/Unit/Premises in the said building/s are sold and the quantum of taxes for the said Premises is determined.

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- 8.13 To sign from time to time, all papers and documents and to do all deeds, matters and things as may be necessary from time to time, for safeguarding the interests of the Developer and of the Allottees of the other Apartments in the said Building.
- 8.14 Till a conveyance of the structure of the said building/s in which the said Apartment is situated is executed in favour of Society/Limited Company, the Allottee shall permit the Developer and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said building/s or any part thereof to view and examine the state and condition thereof.
- 8.15 Till a conveyance of the Subject Properties on which the said building/s is constructed and in which said Apartment is situated is executed in terms of this Agreement, the Allottee shall permit the Developer and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Subject Properties or any part including the said building/s thereof to view and examine the estate and condition thereof.
- 8.16 The recreational zone and clubhouse/fitness Centre to be constructed on the 1<sup>st</sup> Floor of the said building/s shall be for the exclusive use of all the residents/Allottees/occupiers/Allottees/ existing Members of the Society of the flats/units/premises of the Real Estate Project and the same shall not be commercially exploited and shall not be used for any other purpose. The Allottee undertakes to comply with all the terms/conditions/stipulations framed by the Developer/Society with respect to the use of the recreational zone and clubhouse/fitness Centre on the "B" Wing of the 1<sup>st</sup> Floor of said building/s. The Allottee confirm/s and acknowledge/s that the amenities shall be utilized by all the members of the society.
- 8.17 The Allottee will not claim compensation from any competent authority or from the Developer in respect of inadequate open space around the Real Estate Project. The Allottee is aware and hereby confirms that he/she shall not object to concessions availed by the Developer for

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deficiency in open space nor will he/she object for any deficiency in neighborhood development.

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8.18 The Developer shall be entitled to construct site offices/sales lounge/viewing gallery on the Subject Properties and/or within the said building/s and shall have the right to access the same at any time without any restriction whatsoever until the development of the Subject Properties has been completed in all respects and the full development potential has been utilized by the Developer.

8.19 It is agreed between the parties that, if the Allottee intends to visit the under construction project then it shall make a written request to the Developer for a site visit and the Developer if it so deems fit, shall within seven working days from receipt of the request intimate the Allottee the date and time for such visit. The Allottee shall accordingly be entitled to site visit on the date and the time as intimated by the Developer accompanied by site staff of the Developer and the Allottee agrees to follow all the safety precautions during the site visit. It is further clarified that, no children below the age of 15 years shall be allowed to enter the site. The Allottee hereby undertakes not to hold the Developer responsible for any loss or damage or harm incurred or suffered by the Allottee or any person accompanying the Allottee, due to negligence or wrongful acts or otherwise, during the site visit.

8.20 The Allottee is aware that the sample/show flat if any, constructed by the Developer and all furniture, items, electronic goods, amenities etc. provided therein are only for the purposes of showcasing the said Premises, and the Developer is not liable, required and/or obligated to provide any furniture items, electronic goods, amenities etc. as displayed in the said sample/show flat, other than as expressly agreed by the Developer under this Agreement.

8.21 The Allottee is aware that all-natural materials including tiles, marble and granite (if provided), natural timber, etc. and the factory produced materials like tiles, paint etc. contain veins and grains with tonality differences and are also susceptible to inherent shade and Colour variations. The Developer represents that though it shall pre-select such natural and factory produced materials for installation/application in the Real Estate Project and the same is on a best endeavour basis, the Allottee shall not hold the Developer liable for their non-conformity, natural discolouration, tonal differences or inconsistency at the time of installation/application.

8.22 The Allottee has satisfied himself/herself with respect to the design and materials for construction on the Subject Properties as intimated in the brochure/allotment letter. The brochure/allotment letter is only indicative and for the purpose of design, materials, amenities and facilities the details given in this Agreement shall be final.



8.23 The Allottee shall be permitted/allowed to commence interior works in the said Premises only upon obtaining the Occupation Certificate/ Part Occupation Certificate till the floor wherein the said Premises is situated and after making all payments in pursuance of this transaction/as per this Agreement and after complying with the terms and conditions of this Agreement after execution of necessary documents including the Undertaking, Indemnity etc. as may be required by the Developer. The Allottee shall not directly and indirectly occupy the said Premises until the Occupation Certificate from the Appropriate Authority is issued.



8.24 The Allottee hereby agrees and declares that he/she shall submit the pledged drawings with all specifications before starting interior work in the said Premises and approval/NOC shall be obtained from the Developer/Society. The Allottee prior to commencing the interior works deposit certain amount as a security deposit, such amounts as may be intimated by the Developer/Society at the relevant time for carrying out interior work in the said Premises and to ensure that there is no damage to the exterior of the said Premises or any damage to any part of the Real Estate Project, Amenities etc. whatsoever ("Fit Out Deposit"). The Fit-Out Deposit shall be forfeited in the event of non-compliance by the Allottee with any of the terms and conditions as stated herein and/or in the Developer's NOC and/or any other documents and/or writings executed by and between the Parties hereto with respect thereof. The Developer shall be entitled to inspect all interior works carried out by the Allottee. In the event the Developer finds that the nature of interior work being executed by the Allottee is harmful to the said Premises or to the structure, façade and/or elevation of the said building/s or any part of thereof, the Developer can require the Allottee to stop such interior work and the Allottee shall stop such interior work at once, without raising any dispute and restore the said Premises to its original condition at the Allottee's costs and expenses.

8.25 Notwithstanding the other provisions of this Agreement, the Allottee hereby confirms that the Developer shall at their option be fully entitled to nominate any one or more persons including itself or any of its subsidiaries to manage the operation and maintenance of the Real Estate Project to be constructed on the Subject Properties, common amenities, common areas, facilities and infrastructure on the Subject Properties after the completion of the development of the Subject Properties. The Developer shall have the authority and discretion to negotiate with such Facility Management Agency and to enter into and execute formal agreement/s for maintenance and management of infrastructure with it/them. The cost incurred/to be incurred in appointing and operating the Facility Management Agency shall be borne and paid by all the Occupants/Allottees on a pro-rata basis. Such charges may vary and the Allottee agrees that it shall neither raise any dispute regarding the appointment of any Facility Management Agency by the Developer for the Real Estate Project nor directly and/or



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indirectly dispute the payment agreed by the Developer to be payable to the Facility Management Agency towards the maintenance charges determined by such agency. The Allottee agrees to abide by any and all terms, conditions, rules and/or regulations that may be imposed by the Developer and/or the Facility Management Agency including for the smooth working and proper use of the amenities and facilities, including without limitation, payment of the Allottee's share of the service charges that may become payable, from time to time. The Allottee is aware that the Developer is not in the business of providing services proposed to be provided by the Facility Management Agency. The parties hereto agree that the Developer is not and shall not be responsible or liable in connection with any defect or the performance or non-performance or otherwise of the services provided by the Facility Management Agency.



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

**9) LOANS AND MORTGAGES**

9.1 The Allottee shall be entitled to avail loan from a Bank/Financial Institution and to mortgage the said Premises by way of security for repayment of the said loan to such Bank/Financial Institution, with the prior written consent of the Developer. The Developer shall permit and issue its no objection letter to the Allottee to enable him/her at his/her sole risk, costs and expenses to obtain loans from the Banks and/or the Financial Institutions by mortgaging the said Premises. The Developer shall, however, be entitled to refuse permission to the Allottee for availing any such loan and for creation of any such mortgage/charge, in the event the Allottee has/have defaulted in making payment of the Sale Consideration and/or other amounts payable by the Allottee under this Agreement.

9.2 If the Allottee enters into any loan/financing arrangement with any Bank/ Financial Institution, it shall be the responsibility and obligation of the Allottee to ensure that such Bank/Financial Institution shall be required to disburse/pay all such amounts due and payable to the Developer under this Agreement, as per the installment payment schedule mentioned in the Sixth Schedule hereunder written (which will not absolve Allottee of his/her/their responsibilities under this Agreement) and the Allottee shall be responsible and obliged to arrange, discharge and pay all due amounts prudently to the Developer notwithstanding any delay or default in issuing the payment by the Bank/Financial Institution.

Suraj [Signature] [Signature]

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9.3 All the costs, expenses, fees, charges and ~~taxes in connection with~~ procuring and availing of the said loan, mortgage ~~on the~~ said Premises, servicing and repayment of the said loan, and any ~~default with respect~~ to the said loan and/or the mortgage of the said Premises, shall be solely and exclusively borne and incurred by the Allottee. The Developer shall not incur any liability or obligation (monetary or otherwise) with respect to such loan or mortgage. Notwithstanding any of the provisions hereof, the Allottee hereby agrees that the Developer shall have first lien/charge on the said Premises until all the amounts including the Sale Consideration, taxes and other charges and amounts payable in respect of the said Premises have not been paid and the Allottee has no objection and hereby waives to raise any objection in that regard.



9.4 The agreements and contracts pertaining to such loan and mortgage shall not impose any liability or obligation upon the Developer in any manner, and shall be subject to and shall ratify the right and entitlement of the Developer to receive the balance Sale Consideration and other balance amounts payable by the Allottee under this Agreement.

9.5 The Allottee hereby indemnifies and shall keep indemnified the Developer from and against all claims, costs, charges, expenses, damages and losses which the Developer may suffer due to any action that may be initiated by the Bank/Financial Institution on account of such loan or for recovery of loan on account of any breach by the Allottee of the terms and conditions governing the said loan. Notwithstanding any of the provisions hereof, the Allottee hereby agrees that the Developer shall have first lien/charge on the said Premises towards all the claims, cost, charges, expenses, and losses incurred by the Developer and the Allottee undertakes to reimburse the same to the Developer without any delay or demur or default. The Allottee hereby further indemnifies and shall keep indemnified the Developer, its partners, agents, executives and officers by and against any action, damages or loss due to breach of any terms and conditions and/or the covenants given by the Allottee under this Agreement for which the Allottee shall be solely liable and responsible.

9.6 In the event of any enforcement of security/mortgage by the Bank/ Financial Institution, the Developer shall be entitled to extend the necessary assistance/support as may be required under applicable law till the extent the title and provided interest of the Developer is not jeopardize in any manner.

9.7 After the Developer executes this Agreement, it shall not mortgage or create a charge on the said Premises and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take the said Premises. Without affecting the said Premises, the Developer is at

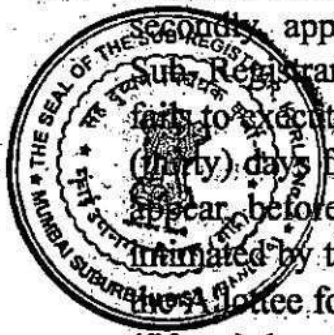
Suraj [Signature] [Signature] [Signature]

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liberty to avail loans and financial facilities from the Banks/ Financial Institutions/NBFC or Private parties without any consent or permission or knowledge of the Allottee.

## 10) BINDING EFFECT

10.1 Forwarding this Agreement to the Allottee by the Developer does not create a binding obligation on the part of the Developer or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Developer. If the Allottee fails to execute and deliver to the Developer this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or fails to appear before the Sub-Registrar for its registration as and when intimated by the Developer, then the Developer shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be refunded to the Allottee without any interest or compensation whatsoever.



## 11) ENTIRE AGREEMENT

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

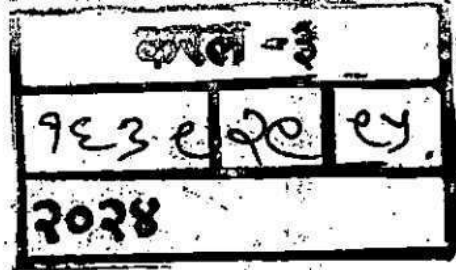
11.2 This Agreement may only be amended through written consent of the Parties.

11.3 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.

Suryaj [Signature] [Signature]



## 12) NOTICES AND CORRESPONDENCE



That all notices to be served on the Allottee and the Developer as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Developer by Registered Post A.D. and notified

E-mail ID at their respective addresses specified below: —

Name of Allottee Mahendra Kumar Shreeram Giri &  
Suraj Mahendra Giri

(Allottee's Address) : F/1, Sai Leela CHS, 90 ft Road, Lal Bahadur  
Shastri Nagar, Kurla West, Mumbai 400072.

Notified E-mail ID: girimahendra4079@gmail.com

M/s. ARA BUILDERS PVT. LTD.

102, 1st Floor, Rajveer Royals, Andheri Ghatkopar Link Road, Near  
Dragonfly Hotel - The Art Hotel, Andheri (East), Mumbai - 400 093.

Notified E-mail ID: ara.builders2021@gmail.com

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

## 13) GOVERNMENT LEVIES

- (i) All out of pocket costs, charges and expenses including Registration Charges of and incidental to this Agreement; Goods and Service Tax i.e. (GST); Local Body Tax; and all other Government levies shall be borne and paid by the Allottee alone. If due to any changes in Government Policy and by virtue of the same any additional Stamp Duty, Registration Charges and/or any other taxes/rates are levied the same shall also be paid by the Allottee alone.
- (ii) At the time of registration of conveyance or Lease of the structure of the said building/s or wing of the said building/s, the Allottee shall pay to the Developer, the Allottees' share of stamp duty and registration charges payable, by the said Society or Limited Company or any other body of the said Premises Allottees in the Real Estate Project on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said building/s.
- (iii) At the time of registration of conveyance or Lease of the Subject Properties, the Allottee shall pay to the Developer, the Allottees'



share of stamp duty and registration charges payable, by the said Society or Limited Company or any other body of the said Premises Allottees in the Real Estate Project, Apex Body or Federation (as the case may be) on such conveyance or lease or any document or instrument of transfer in respect of the Subject Properties to be executed in favour of the Apex Body or Federation.

#### 14) REGISTRATION OF THE AGREEMENT

The Allottee and/or Developer shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act, 1908 and the Developer will attend such office and admit execution thereof.



#### 15) APPLICABILITY OF ACT

This Agreement shall always be subject to the provisions of The Real Estate (Regulation and Development) Act, 2016 ("RERA") and the rules, regulations, office orders, circulars made thereunder and as also subject to all other applicable laws.

- (ii) 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 insofar as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to RERA 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.

#### 16) DISPUTE RESOLUTION

Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, the same shall be referred to the Competent Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder. For all other purposes the Courts at Mumbai alone shall have exclusive jurisdiction.

+IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signatures to this writing the day and year hereinbefore mentioned.

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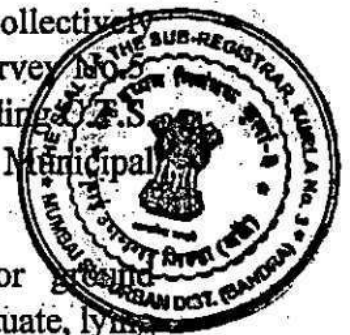
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**THE FIRST SCHEDULE ABOVE REFERRED TO:**

**("the Subject Properties")**

(Give detailed description of the Subject Properties)

FIRSTLY, all that pieces and parcels of land or ground hereditaments and premises together structures thereon situate, lying and being at Revenue Village Mohili, Taluka-Kurla, in the registration District Mumbai and Sub-District Mumbai Suburban collectively admeasuring 4898.61 Sq. Meters comprising original Survey No.5 Hissa No.1 (part), 2(Part), 3, 5, 7, 8, & 9 (Part) corresponding C.T.S No.837 within the limits of the L Ward of the Municipal Corporation of Greater Mumbai.



SECONDLY all that pieces and parcels of land or ground hereditaments and premises together structures thereon situate, lying and being at Revenue Village Mohili, Taluka-Kurla, in the registration District Mumbai and Sub-District Mumbai Suburban admeasuring 497.89 Sq. Meters comprising original Survey No.5, Hissa No. 6 corresponding C.T.S. No.837 (Part) within the limits of the L Ward of the Municipal Corporation of Greater Mumbai.

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

**("the said Premises")**

Apartment/Flat No. 1006 "B" Wing on 10<sup>th</sup> Floor of the proposed building to be known as "SWAMINARAYAN DHAM" admeasuring 516.25 sq. ft. of carpet area as shown in the Plan annexed as Annexure "6" here to which building is being constructed on the Subject Properties described in the First Schedule hereinabove referred to. The Carpet Area means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts and exclusive open terrace area appurtenant to the said Apartment (if any) for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment as specified under the RERA, 2016.

**THE THIRD SCHEDULE ABOVE REFERRED TO:**

**("Real Estate Project Amenities")**

- ✓ ROOF GARDEN
- ✓ GYM FULLY EQUIPMENT
- ✓ GRAND ENTRANCE LOBBY
- ✓ ELEVATOR (LIFT)

Suraj (Signature) (Signature) A. Gupta (Signature)



**THE FOURTH SCHEDULE ABOVE REFERRED TO:**

(“fixtures, fittings and amenities within the said Premises”)

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| 2028 AREA      | SPECIFICATIONS   |
|----------------|--|
| KITCHEN        | Countertop in Kitchen with Stainless Steel Sink.   |
| BEDROOMS       | Tiles Flooring in the bedrooms.<br>Electric Points for essential Appliances.   |
| Living/Dining  | Tiles Flooring in the Living room.<br>Stylish Designed Glass Railing for French Windows.<br>Sliding Windows with Aluminum Frames.<br>Video Door Phone.<br>Electric Points for essential Appliances.<br>Plastic Emulsion Paint. |
| Water Bathroom | Anti-Skid Flooring in Shower Area.<br>Waterproof Wall Tiles in Bathrooms.<br>Branded Sanitary Ware.<br>Jaguar or Equivalent Brand CP fittings.<br>Plastic Emulsion Paint.  |



**THE FIFTH SCHEDULE ABOVE REFERRED TO:**

(“Meaning of the Terms and Expressions defined in this Agreement”)

| Sr. No. | Terms and Expressions                         | Meaning and Description   |
|---------|---|---|
| 1.      | Name, address and e-mail-id of the Developer  | Name: ARA BUILDERS PVT LTD<br>Address: 102, 1st Floor, Rajveer Royals, Andheri Ghatkopar Link Road, Near Dragonfly Hotel - The Art Hotel, Andheri (East), Mumbai – 400 093.<br>E-mail: ara.builders2021@gmail.com |
| 2.      | Name, address and e-mail id of the Allottee/s | Name: Mahendra Kumar Shreeram Giri & Suraj Mahendra Giri<br>Address: F/1, Sai Leela CHS, 90 ft Road, Lal Bahadur Shastri Nagar, Kurla West, Mumbai 400072.<br>E-mail: girimahendra4079@gmail.com                  |

Suraj Giri A. Gupta

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| 3.  | Wing  | "B"   | 923e 33 ey |
| 4.  | Real Estate Project   | "SWAMINARAYAN DHAM"   |            |
|     | (a) RER Certificate   | Certificate bearing No. P51800033497<br>Dated 22/02/2022  |            |
| 5.  | Note: - Refer to other relevant permissions/sanctions obtained  |   |            |
| 6.  | Intimation of Disapproval (IOD) Or Intimation of Approval (IOA) Or Any other applicable permission    | CHE/ES/1920/L/337(NEW)33<br>AMEND Dated 10/08/2023  |            |
| 7.  | CC (Commencement Certificate)   | CHE/ES/1920/L/337(NEW)/FCC/5/<br>AMEND Dated:10/11/2023   |            |
| 8.  | The said Premises (agreed to be allotted to the Allottee)   | As described in the Second Schedule above referred to   |            |
| 9.  | Sale Consideration for the said Premises (excluding government taxes, levies, Passover expenses etc.) | Rs.97,92,800/- (Rupees Ninety Seven Lakh Ninety Two Thousand Eight Hundred Only)                          |            |
| 10. | Possession Date   | 31/12/2025  |            |
| 11. | Project Bank Account  | Name: ARA Builders Pvt. Ltd. Swami Narayan Dham Rera A/c<br>Account No. 000472500000019<br>Bank: YES BANK |            |
| 12. | PAN   | Developer: AAMCS2210H<br>Allottee :AEHPG8277J<br>BLKPG0249K   |            |



**THE SIXTH SCHEDULE ABOVE REFERRED TO:**

**("Schedule/manner of payment of Sale Consideration by the Allottee to the Developer")**

Suraj

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| 9E3e | Sr. No. | Payment Schedule (Milestone)             | (Percentage) % |
|------|---------|--|----------------|
| 2028 | 1.      | The Time of Booking                      | 19,58,560      |
|      | 2.      | Completion of Plinth                     | 9,79,280       |
|      | 3.      | Completion of 1st Slab                   | 6,85,496       |
|      | 4.      | Completion of 2nd Slab                   | 6,85,496       |
|      | 5.      | Completion of 3rd Slab                   | 6,85,496       |
|      | 6.      | Completion of 4th Slab                   | 6,85,496       |
|      | 7.      | Completion of 5th Slab                   | 4,89,640       |
|      | 8.      | Completion of 6th Slab                   | 4,89,640       |
|      | 9.      | Completion of 7th Slab                   | 4,89,640       |
|      | 10.     | Completion of 8th Slab                   | 3,91,712       |
|      | 11.     | Completion of 9th Slab                   | 3,91,712       |
|      | 12.     | Completion of 10th Slab                  | 3,91,712       |
|      | 13.     | Completion of 11th Slab                  | 2,93,784       |
|      | 14.     | Completion of 12th Slab                  | 2,93,784       |
|      | 15.     | Completion of Brick and plaster Work     | 2,93,784       |
|      | 16.     | Completion of Electrical & Plumbing Work | 2,93,784       |
|      | 17.     | Possession                               | 2,93,784       |



**THE SEVENTH SCHEDULE ABOVE REFERRED TO:**

**("Being the list of the "Other Charges" to be paid by the Allottee in accordance with this Agreement")**

**PAYABLE BEFORE RECEIVING POSSESSION OF THE SAID PREMISES: -**

| PART-A  |  |          |
|---------|--|----------|
| Sr. No. | Particulars  | Amounts  |
| 1.      | Legal & Other Charges (including GST)  | 50,000   |
| 2.      | Expenses for formation of the Society  |          |
| 3.      | Charges towards installation of Electric Meter, Water Meter & Gym Equipment etc. (Including GST) | 1,83,287 |

Suraj [Signature] [Signature]



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| 4.           | Maintenance/Outgoings/Charges<br>(Including GST) for a period of 12 months<br>in advance |          |
| <b>TOTAL</b> |  | 2,99,367 |

| PART-B       |  |         |
|--------------|--|---------|
| Sr.<br>No.   | Particulars  | Amounts |
| 1.           | Share Application and Entrance Fees of the<br>said Society | 600     |
| 2.           | Corpus Fund (if any)                                       | 0       |
| <b>TOTAL</b> |  | 600     |



**SIGNED AND DELIVERED**

By the within named **THE DEVELOPER**  
**ARA BUILDERS PVT. LTD.**

, by *[Signature]*  
 its Authorized **Mrs. Anjali Gupta**

in the presence of.....

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



**SIGNED, AND DELIVERED**

By the within named  
**Mr. Mahendra Kumar Shreeram Giri &**

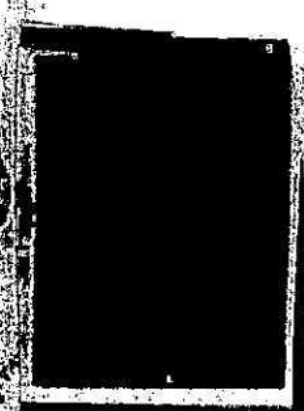
**Mr. Suraj Mahendra Giri**

In the presence of.....

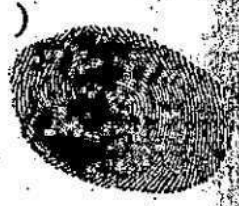
1. *[Signature]*
2. *[Signature]*



*[Signature]*



*[Signature]*



**SURAJ .M. GIRI**

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**RECEIPT**

**RECEIVED** of and from the within named Allottee/s an aggregate sum of Rs. 3,64,190/- (Rupees Three Lakh Sixty Four Thousand One Hundred Ninety Only) vide following cheque/ Transfer in our favour towards on account payment of the Purchase Price amount as mentioned in Fifth Schedule.

| Sr. No. | Date       | Mode of Payment (Cheque/Cash/ RTGS/NEFT) | Name of the Bank    | Amount            |
|---------|------------|--|---------------------|-------------------|
| 1       | 06-11-2023 | Chq. No. 259322                          | Union Bank of India | 1,00,000          |
| 2       | 25-11-2023 | Chq. No. 609020                          | State Bank of India | 2,64,190          |
|         |            | <b>TOTAL</b>                             |                     | <b>3,64,190/-</b> |

(\* Subject to realization of Cheque and receipt of TDS Certificate

**WE SAY RECEIVED**

**For ARA BUILDERS PVT. LTD.**

*A. Gupta*

**Authorized Signatory**





...the above facts, we certify the title of Mrs. ...

The documents and evidence produced indicate that title of Mrs. ...

3. Mrs. ... (Now retained as ... Builders P. Ltd.) are ...

2. The title of said property stands in name of Mrs. ...



1. I have been asked to verify and investigate the title of ...

TO WHOMSOEVER IT MAY CONCERN

Ref. No. ...

07.12.2022

Dr. ... Above ...

Handwritten form with dates and numbers: 2028, 9332, 2028, 3-104





Development rights in favour of M/s. Spentix Residence Pvt. Ltd. (Now re-named as  
AAA Builders P. Ltd.)

कॉन्स्ट्रक्शन रिपोर्ट for 30 years as per available records is annexed hereto as Ann.A

|      |  |                                |
|------|--|--------------------------------|
| 7E3e | 3Cey   | THE SCHEDULE ABOVE REFERRED TO |
| 2028 | All that piece or parcel of land with Construction bearing C/S No. 837 (Original Survey No. 5 H. No. 1007) 2 (Part) 3, 5, 7, 8, 9 (E) 1008 sq. mtrs. and C/S No. 837 (1) 107, 89 sq. mtrs. (Original Survey no. 5 H. No. 6) both of village MOHNI, Taluka Kurla, Dist. Mumbai Suburbs. |                                |

Dated at Mumbai on this 2<sup>nd</sup> day of December, 2022

Yours faithfully,

**HANDEKUMAR P. MERAN**

Advocate, W.L.B. CALL

Lawyer, 1001, C/1, Mumbai

M/s. Future Communications Pvt. Ltd.

Goregaon East, Mumbai



Note: Report is for use of Addressee only  
Report is provided on the basis of copies  
Of documents perused.







This Search Report is subject to Form, Withdrawal records and withdrawal of Registrar for certain years.  
 There is no record maintained pertaining to the total number of books or total number of entries for number of pages or the period of age.  
 This Search Report is prepared on the basis of documents/entries available in Sub-Registrar Office.

**NOTES**

SE No. 15310202-19 09 2022 Kurla-3  
 The future communications to and from Mumbai, Ltd.  
 To Zaveri Street, Mumbai and Siddhivinayak, Mumbai.  
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Registrar of Companies Ltd. for Municipal Corporation of Greater Mumbai.









Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'

[See rule 6(a)]

|         |    |    |
|---------|----|----|
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This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51800033497**

Project: **SWAMINARAYAN DHAM**, Plot Bearing / CTS / Survey / Final Plot No.: 837 at Andheri East, Mumbai  
Suburban: 400072;

- Ara Builders Private Limited** having its registered office / principal place of business at  
**Mumbai-Suburban, Pin: 400093.**
- This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (i) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project...
  - The Registration shall be valid for a period commencing from **22/02/2022** and ending with **30/12/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
- 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 valid  
Digitally Signed by  
Dr. Vasant Premnand Prabhu  
(Secretary, MahaRERA)  
Date: 22-02-2022 13:27:56

Dated: 22/02/2022  
Place: Mumbai

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



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

Office of the Dy. Chief Fire Officer - (R-V), Wadala Fire Station, Shaikh Mistry Dargah  
Road, C.G.S. Colony, Opposite MHADA Colony, Antop Hill, Wadala (East),  
Mumbai - 400 037.

Telephone No. 24132058, Fax No. 24153027.

**Sub:** Stipulating Fire-Protection measures & Fire-Fighting Safety requirements to the Revised Building plans to the Construction of High-Rise Composite Building (05 Wings (02 High-Rise, Wing A & B, High-Rise, Wing C Low-rise commercial Wing D & E Low-rise residential)/ Wings C.T.S. Nos. 837, of Village Mohili, at Kurla Western Road, Kurla (W), Mumbai.

**Ref:** Letter from Mr. Jay H. Solanki, Architect for M/s Concrete Designs  
File No. CHE/ES/1920/L/337(NEW)



**Mr. Jay H. Solanki, Architect  
for M/s. Concrete Designs.**

In this case, please refer to this office Fire-Protection measures & Fire-Fighting Safety requirements issued u/r. no. FB/HR/R-V/123 dated 04/09/2015, for the Construction of High-Rise Residential Sale Building & Low-Rise Economical Weaker Section Building (E.W.S. Building), with Common 03 level basements for Horizontal car parking by using 02 Car lifts (Located in Wing 'C'), U.G. Tank, S.T.P. Plant & Fan room etc. High-Rise Residential Sale Composite Building, comprising 02 Wings, designated as Wing 'A & B'. Wing 'A' & Wing 'B', having common 03 level basements for car parking by using 02 car lifts + Ground floor Commercial offices + 1<sup>st</sup> to 11<sup>th</sup> upper floors, with a total height of 35.70 mtrs. from general ground level up to terrace level & Low-Rise Economical Weaker Section Building (E.W.S. Building) i.e., Wing 'C' having Common 03 level basements for car parking by using 02 car lifts + Ground floor for shops & Car lifts + 1<sup>st</sup> to 5<sup>th</sup> floors + 6<sup>th</sup> part floor with a total height of 21.20 mtrs. from general ground level up to terrace level & proposed Electric sub-station.

➤ **Now, the Architect has submitted Revised plans for approval, as follows;**

This is Proposal for the Construction of High-Rise Composite Buildings / Wings, comprising of 05 Wings, designated as High-Rise Residential Wing 'A & B', Low Rise Commercial Wing 'C' & Low-Rise Residential Wing 'D & E'.

The High-Rise Composite Buildings / Wings are having Common Part Basement (-03.90 mtrs.); thereafter the Building / Wings divided on to 03 different structures i.e., High-Rise Residential Wing 'A & B', Low-Rise Commercial Wing 'C' & Low-Rise Residential Wing 'D & E'.

The High-Rise Residential Wing 'A & B' are having Common Ground floor on stillt & thereafter, both wings are having 1<sup>st</sup> to 12<sup>th</sup> upper floors each, with a total height of 39.15 mtrs. measured from ground level up to terrace level. The Low-Rise Commercial Wing 'C' having Ground floor + 1<sup>st</sup> to 9<sup>th</sup> upper floors, with a total height of 31.98 mtrs. measured

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from ground level up to terrace level, along-with Automated Mechanized Car Parking Tower with a total height of 31.98 mtrs. up to top of Machine room level. Low-Rise Residential Wing 'D & E' are having Common Ground floor on stilt & thereafter both wings are having 1<sup>st</sup> to 9<sup>th</sup> upper floors with a total height of 30.45 mtrs. measured from ground level up to terrace level.

➤ **The description of High-Rise Composite Buildings / Wings are as follows:**

**Building Composition Table:**

| Building;  | Description of each building;   | Height of the Building; |
|--|---|-------------------------|
| High Rise Residential Wing 'A'                         | Common Part Basement + Common Ground floor on stilt & thereafter both wings are having 1 <sup>st</sup> to 12 <sup>th</sup> upper floor. | 39.15 mtrs.             |
| Low Rise Commercial Wing                               | Common Part Basement + Ground floor + 1 <sup>st</sup> to 9 <sup>th</sup> upper floors.  | 31.98 mtrs.             |
| Automated Mechanized Car Parking Tower Annexed to Wing | Automated Mechanized Car Parking Tower with Pit.  | 31.98 mtrs.             |
| Low-Rise Residential Wing 'D & E'                      | Common Part Basement + Common Ground floor on stilt & thereafter both wings are having 1 <sup>st</sup> to 9 <sup>th</sup> upper floor   | 30.45 mtrs              |

**The Details of Occupancy for the Proposed High Rise Composite Buildings / Wings are as follows:**

| Floors;  | High Rise Residential Wing 'A & B'   |  |
|--|--|--|
|  | Occupancy per floor for building / wing:   |  |
|  | Wing 'A'   | Wing 'B'   |
| Part Basement (-03.90 mtrs.).  | -----  | For Services i.e., Underground water storage tanks, Fire Pump room for Wing A & B & for Hydro Pneumatic System for Domestic & Flushing tank along with Fresh Air & M.V. Duct cutouts at ceiling, Service Shaft cutouts & Services. |
| Ground floor part on stilt   | Entrance lobbies, 02 Electric meter panels, Fire pump switch panel, & Stilt for 02 Tier Stack car parking & 03 Tier Stack car parking with pit (-02.30 mtrs.), (02 Above & 01 In Pit). |  |
| 1 <sup>st</sup> floor.   | 06 nos. of Residential flats.  | 05 nos. of Residential flats & 01 Fitness center.  |
| 2 <sup>nd</sup> to 7 <sup>th</sup> & 9 <sup>th</sup> to 12 <sup>th</sup> floors. | 06 nos. of Residential flats on each floor.  | 06 nos. of Residential flats on each floor.  |
| 8 <sup>th</sup> floor.   | 05 nos. of Residential flats   | 05 nos. of Residential flats & 01 Society office   |
|  | & Common Refuge area.  |  |
| Terrace.   | Overhead Fire-Fighting tank & Part terrace, Open to sky  |  |

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| Low-Rise Commercial Wing 'C'               |   |
|--|---|
| Floors;                                    | Occupancy per floor for wing:   |
| Part Basement (-03.90 mtrs.).              | For Services i.e., Underground water storage tanks & Fire Pump room for Wing 'C' & For Pit of Automated Mechanized car parking tower with Pit (-02.50 mtrs.) along-with Fresh Air & M.V. Duct cutouts at ceiling, Service Shaft cutouts & Services. |
| Ground floor.                              | For Entrance lobby, Space for Meter panels, Fire pump switch panel & 02 nos. of Offices.  |
| 1 <sup>st</sup> to 9 <sup>th</sup> floors. | For 01 Commercial office on each floor.   |
| Terrace.                                   | Open to sky.  |



| Low-Rise Residential Wing 'D' & 'E'        |   |   |
|--|---|---|
| Floors;                                    | Occupancy per floor for building / wing:  |   |
|  | Wing 'D'  | Wing 'E'                                    |
| Part Basement (-03.90 mtrs.).              | For Services i.e., 02 Fire Pump rooms for Wing D & E along-with Fresh Air & M.V. Duct cutouts at ceiling, Service Shaft cutouts & Services.             |   |
| Ground floor part on stilt                 | Entrance lobbies, 02 Electric meter panels, Fire pump switch panel, & Stilt for 02-03 Tier Puzzled & Stack car parking with pit (02 Above & 01 in Pit). |   |
| 1 <sup>st</sup> to 9 <sup>th</sup> floors. | 04 nos. of Residential flats on each floor.   | 04 nos. of Residential flats on each floor. |
| Terrace.                                   | Open to sky.  |   |

> Details of Staircase & Lifts are as follows:

| Building / Wings                                | No. of staircase | Type of staircase               | Width       | From - to   |
|---|------------------|---------------------------------|-------------|---|
| <b>High Rise Residential Wing 'A' &amp; 'B'</b> |                  |                                 |             |   |
| Wing 'A'  | 01               | Enclosed (Naturally Ventilated) | 01.50 mtrs. | Leading from Basement level to Terrace level.                       |
| Wing 'B'  | 01               | Enclosed (Naturally Ventilated) | 01.50 mtrs. | Leading from Basement level to Terrace level.                       |
| <b>Low-Rise Commercial Wing 'C'</b>             |                  |                                 |             |   |
| Wing 'C'  | 01               | Enclosed (Naturally Ventilated) | 01.50 mtrs. | Leading from Basement level to Terrace level.                       |
|   | 01               | Enclosed (Naturally Ventilated) | 01.50 mtrs. | Leading from Ground level to Terrace level.                         |
| Automated Mechanized Car Parking Tower.         | 01               | R.C.C. Ladder.                  | 01.00 mtrs. | Leading from Ground level up to top of the Car Parking Tower level. |



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| Low-Rise Residential Wing 'D & E' |    |      |             |   |
|-----------------------------------|----|------|-------------|---|
| Wing 'D'                          | 01 | Open | 01.50 mtrs. | Leading from Basement level to Terrace level. |
| Wing 'E'                          | 01 | Open | 01.50 mtrs. | Leading from Basement level to Terrace level. |

The proposed staircases of each building / wing as shown in plans are enclosed type & are externally located & adequately ventilated to outside air.

| Building                           | No. of Lifts | Passenger Lift | Fire Lifts | From - to  |
|------------------------------------|--------------|----------------|------------|--|
| High Rise Residential Wing 'A & B' |              |                |            |  |
| Wing 'A'                           | 03           | 01             | 02         | Leading from Ground level up to Top Habitable floor level. |
| Wing 'B'                           | 03           | 01             | 02         | Leading from Ground level up to Top Habitable floor level. |
| Low-Rise Commercial Wing 'C'       |              |                |            |  |
| Wing 'C'                           | 03           | 01             | 02         | Leading from Ground level up to Top Habitable floor level. |
| Low-Rise Residential Wing 'D & E'  |              |                |            |  |
| Wing 'D'                           | 02           | 01             | 01         | Leading from Ground level up to Top Habitable floor level. |
| Wing 'E'                           | 02           | 01             | 01         | Leading from Ground level up to Top Habitable floor level. |

The lift lobby & common corridor at each floor level in each building / wing is directly ventilated to outside air, as shown on the plans.

The entire plot / layout abuts on 21.34 mtrs. Andheri-Kurla Road on East side, each Building of Proposed Composite Building is having separate structure, which are accessible by side open spaces.

**The side open spaces around the High-Rise Residential Wing 'A & B' are as under:**

The Proposed High Rise Residential Wing 'A & B', are accessible through side open spaces varying from 07.94 mtrs. to 12.20 mtrs. on South side, as shown on the plan.

| High Rise Residential Wing 'A & B' |   |
|------------------------------------|---|
| Sides                              | Building line to Plot boundary;   |
| North                              | 03.67 mtrs. to 05.77 mtrs.  |
| South                              | 08.37 mtrs. including R.G. to 12.20 mtrs. Joint open space up to Low-Rise Residential Wing 'D & E'. |
| East                               | 06.00 mtrs. to 12.52 mtrs.  |
| West                               | 03.60 mtrs.   |

**The side open spaces around the Low-Rise Commercial Wing 'C' are as under:**

The Proposed Low-Rise Commercial Wing 'C', Partly abuts on 21.34 mtrs. Andheri-Kurla Road on East side, as shown on the plan.

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| Low-Rise Commercial Wing 'C' |  |
|------------------------------|--|
| Sides                        | Building line to Plot boundary   |
| North                        | 09.00 mtrs. Joint open space up to High Rise Residential Wing 'A & B', to 10.80 mtrs.                    |
| South                        | 01.52 mtrs. from Automated Mechanized Car Parking Tower, to 04.77 mtrs.                                  |
| East                         | 04.31 mtrs. including R.G. to 07.49 mtrs. + 21.34 mtrs. Andheri-Kurla Road                               |
| West                         | 07.02 mtrs. to 08.55 mtrs. Joint open space up to Low-Rise Residential Wing 'D & E' including Paved R.G. |

**The side open spaces around the Low-Rise Residential Wing 'D & E' are as under:**

The Proposed Low-Rise Residential Wing 'D & E', are accessible through side open spaces varies from 07.94 mtrs. to 12.20 mtrs. on North side, as shown on the plan.



| Low-Rise Residential Wing 'D & E' |  |
|-----------------------------------|--|
| Sides                             | Building line to Plot boundary   |
| North                             | 08.37 mtrs. including R.G. to 12.20 mtrs. Joint open space up to High-Rise Residential Wing 'A & B'. |
| South                             | 05.88 mtrs. to 08.71 mtrs. including R.G. & Paved R.G.   |
| East                              | 07.02 mtrs. to 08.55 mtrs. Joint open space up to Low-Rise Commercial Wing 'C' including Paved R.G.  |
| West                              | 07.38 mtrs. to 07.92 mtrs.   |

**The Common Refuge area provided for Proposed High Rise Residential Wing 'A & B' are as follows:**

| Floors;   | Refuge area in Sq. mtrs. (Required) | Refuge area in Sq. mtrs. (Proposed) | At the height of Refuge levels from ground level in mtrs. |
|---|-------------------------------------|-------------------------------------|---|
| 8 <sup>th</sup> floor.  | 112.11 sq. mtrs.                    | 112.11 sq. mtrs.                    | 24.65 mtrs.   |
| In addition to above, terrace of the building treated as refuge area. E.E. (B.P.) E.S., shall verify the Refuge area calculation. |                                     |                                     |   |
| Excess refuge area shall be counted in F.S.I. as per D.C.P.R. 2034.   |                                     |                                     |   |

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

1. Fire Safety Requirements u/r. no. FB/HR/R-V/123 dated 04/09/2015 for the proposal was already issued by this office.
2. The entire plot / layout abuts on 21.34 mtrs. Andheri-Kurla Road on East side, each Building of Proposed Composite Building is having separate structure, which are accessible by separate side open spaces varies from 07.94 mtrs. to 12.20 mtrs, which are well accessible for firefighting in case of emergency.
3. The Proposed High Rise Residential Wing 'A & B', is accessible through side open spaces varies from 07.94 mtrs. to 12.20 mtrs. on South side, & The Proposed Low-Rise Residential Wing 'D & E', is accessible through side open spaces varies from

करल 3 to 12:20 mtrs. on North side, which are well accessible for firefighting in case of emergency.

9E38 4. The building shall be protected with advance In built Fixed Fire Fighting system such as wet riser cum down comer system.

2028 5. 02 hours fire resistance shall be provided for Staircase doors, Office entrance doors or Shutters of Corton steel & Half an hour for Flat entrance & Kitchen doors.

6. The fire resistance rating for staircase F.R.D., lift lobby / protected lobby & the lift doors shall be as per N.B.C. Provisions.

7. The Automatic sprinkler system shall be provided in each habitable room of each Residential flat of Wing A & B, entire Commercial Office premises of Wing 'C', Society office, Fitness center, entire lift lobby / common passage at each floor level of each wing as well as in entire car premises of the building / wings including Automated Mechanized car parking tower of Wing 'C'.

8. Automatic smoke detection system shall be provided in entire Commercial office premises, Electric meter rooms, Lift Machine rooms, Pump rooms, Society office, Fitness centre & entire lift lobby / common corridor of each floor of the entire Commercial Wing 'C', as well as in Electric shaft at every floor level with response indicator & same should be connected to main consol panel on ground floor of each building Wing, as per I.S. Specification.

In electrical shafts, shall be provided with electrical cables of low smoke hazard type & fire resistant. Automatic Smoke detection system incorporate with response indicator shall be installed in electric duct on each floor level & same shall be sealed with 02 hours fire rating vermiculate cement.

10. Efficient P. A. System is recommended for entire building with standard Building Management System for Low-Rise Commercial Wing 'C'.

11. Feasible active & passive fire-protection & fire-fighting requirements or any additional fire recommendation / requirements if any for proposed building will be recommended in future from Mumbai Fire Brigade Officer before Final Occupation

In the view of the above, as far as this Department is concerned there would be no objection for the Construction of High-Rise Composite Buildings / Wings, comprising of 05 Wings, designated as High-Rise Residential Wing 'A & B', Low-Rise Commercial Wing 'C' & Low-Rise Residential Wing 'D & E', as details shown on enclosed plans, signed in token of approval, subject to satisfactory compliances of the following requirements.

1. All the Fire-Protection & Fire-Fighting requirements stipulated for proposed building vide Recommendation letter of Fire Safety measures u/r. no. FB/HR/R-V/123. dated 04/09/2015, shall be treated as cancelled & compliance of the following requirements stipulated by this Department.

**2. ACCESS:**

- i. There shall be no compound wall at all Road side / Internal Access Road.
- ii. There shall not be any of the trees obstructing maneuvering of fire appliances.
- iii. All access & fire tender access should be free of encumbrances.

**3. COURTYARDS, (Separate for each Buildings / Wings):**

- i. The available courtyards / open space, paved R.G. on all the sides of the building shall be paved, suitably to bear the load of fire engines / Special appliances upto with load of 48 kgs. / sq. cms.



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**9. LIFTS (For Wing A, B, C, D & E):**

**PASSENGER LIFT:**

- i. Walls enclosing lift shaft shall have a fire resistance of not less than 02 hour.
- ii. Shafts shall have permanent vent of not less than 0.2 sq. mtrs. in clear area immediately under the machine room.
- iii. Landing doors & lift car doors of the lifts shall be of steel shuttered with fire resistance of 01 hour. No collapsible shutter shall be permitted.
- iv. Fire lifts shown in the plan shall be as per specifications laid down under the regulations, a toggle switch shall be provided to this lift for the use of firemen.
- v. Threshold of non combustible material shall be provided at the entrance of each landing door.



**FIRE LIFTS:**

- i. Walls enclosing lift shafts shall have 02 hours fire resistance.
- ii. The shafts shall have permanent vent equal 0.2 sq.mtr. clear area under the Lift Machine room.
- iii. Landing doors & lift car doors shall be of steel shuttered type with 01 hour fire resistance. No collapsible shutters shall be provided.
- iv. To enable fire services personnel to reach the upper floor with the minimum delay, one fire lift shall be provided & shall be available for the exclusive use of the firemen in an emergency & the directly accessible to every dwelling of each floor.
- v. The lift shall have a floor area of not less than 01.40 sq. mtrs. with a minimum dimension of 01.12 mtrs. It shall have loading capacity of not less than 545 k.g. (08 Persons lift) with automatic closing doors.
- vi. There shall be an alternate electric supply of an adequate capacity apart from the normal electric supply the building & the cables run in a route safe from fire, i.e. within the lift shaft. In case of failure normal electric supply, it shall automatically trip over to alternate supply.
- vii. The operation of fire lift should be by a simple toggle or two button switch situated in glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call points will become inoperative and the lift will be on car control only or on priority control device. When the switch is off, the lift will return to normal working. This lift can be used by the occupants in normal times.
- viii. The words 'Fire lift' shall be conspicuously displayed in florescent paint on the lift landing door at each floor level & Threshold of non combustible material shall be provided at the entrance of each landing door.
- ix. Passenger lifts shall be converted into Fire Lift for each building / wing conforming to relevant regulations.

**10. STACK CAR PARKING WITH PIT (For High Rise Residential Wing 'A & B, & Low Rise Residential Wing 'D & E'):**

- i. Structural design: The SA-FAMCP shall be constructed of structural steel construction.

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- ii. Vertical deck separation for SA-FAMCP having multi car parking levels, vertical separation between upper & lower decks by using the non-perforated & non-combustible materials (Structural steel plate) shall be provided. This is to minimize direct impingement of flame to the car in the upper deck & also to prevent dripping of any possible leaking fuel to the lower deck.
  - iii. Stack car parking shall be protected with automatic sprinkler system.
  - iv. Elements of the stacked car parking structure shall have 01-hour fire resistance.
  - v. Parking area shall be accessible by trained staff when carrying out the maintenance work.
  - vi. The parking system is to be ceased during the maintenance operation.

**11. MECHANIZED PUZZLE CAR PARKING with PIT (For Low-Rise Residential Wing 'D & F'):**

- i. All the structural steel members of the parking block i.e., columns, beams, external cladding with coated steel sheets etc. shall be protected with the fire-resisting retardant materials and methods as stipulated under relevant I.S. specification. A certificate to that effect that the fire resistance protection has been provided as above shall be furnished from the Chartered Structural Engineer.
- ii. Drainage of the car parking area shall be laid independent from that of the buildings & it shall be provided with catch pit & fire trap before connecting the building drainage or Municipal drainage.
- iii. Smoking, use of naked light / flame, repairing / maintenance of vehicles shall be strictly prohibited in the parking area.
- iv. Structural design shall be constructed of steel construction.
- v. Vertical deck separation having multi car parking level, vertical separation between the upper & lower decks by using the non-perforated & non-combustible materials (Structural steel plate) shall be provided. This is to minimize direct impingement of flame to the car in the upper deck & also to prevent dripping of any possible leaking fuel to the lower deck.
- vi. The cars shall be separated by perfect partition of 4.5 mm thick steel pallets between two cars; to prevent spread of fire from one level to next level.
- vii. The electrical cables used internally shall be fire-retardant, & heat-resistant of 105 degree centigrade.
- viii. Stopper shall be installed on each pallet for the maximum position to which the car can be driven onto the pallet.
- ix. Blue & Red display lamps indicating whether system is ready to accept the car shall be installed at the entry point of the car. When the red lamp is on, car should not enter into the tower.
- x. Automatic sprinkler system conforming to the standards lay down by T.A.C. & relevant I.S. specification shall be provided with sprinkler head at each level below each pallet on engine side & side wall shall be provided with medium-velocity water spray projector system.
- xi. Fire detectors (Heat) shall be installed below each pallet to detect any increased temperature beyond 80 degrees centigrade Control Panel on the ground floor.
- xii. A fire service inlet for sprinkler of puzzle car parking on the external face of the building directly fronting the courtyards shall be provided to connect the mobile pump of the fire service to the sprinkler riser of puzzle car parking.
- xiii. The car's engine shall be shut off at ground level before parking at higher level.



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- ii. All the courtyards shall be in one plane & mandatory open spaces shall be clear of any obstructions including tree.
- iii. The courtyards shall be kept free from obstruction at all times.

**4. STAIRCASE (Separate for each Buildings / Wings):**

- i. The flight width of staircase shall be maintained, as shown in the enclosed plans.
- ii. The layout of staircase shall be enclosed type for High-Rise Residential Wing 'A & B' & Low-Rise Commercial Wing 'C', as shown in the plan throughout its height & shall be approached (gained) at each floor level at least 02 hours fire resistant self-closing door placed in the enclosed wall of the staircase.
- iii. The layout of staircase shall be open type for Low-Rise Residential Wing 'D & E'.
- iv. Externally located staircases & lobbies adequately ventilated to outside.
- v. Permanent vent at the top equal to 5% of the cross-sectional area of the staircases shall be provided.
- vi. Openable sashes or R.C.C. grills with clear opening of not less than 0.5 sq. m. on the landing on the external wall of the staircase shall be provided.
- vii. No combustible material shall be kept or stored in staircase / passage & shall be kept unobstructed all time.



**The staircase door at terrace level shall be provided in the manner as follows:**

- i. The top of portion of the door shall be provided with louvers.
- ii. The single latch lock shall be installed from the terrace side at the height of not more than 01.00 mtr.
- iii. The glass front of 6 inch dia. with the breakable glass shall be provided just above the single latch lock, as to open the latch in emergency.
- iv. The door shall either be fitted with magnetic lock or shall be synchronize with fire detection & alarm system.

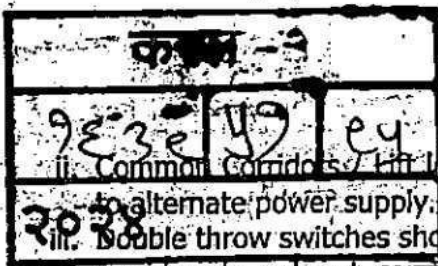
**5. CORRIDOR / LIFT LOBBY (Separate for each Buildings / Wings):**

- i. Corridor / lift lobby at each floor level shall be naturally ventilated.
- ii. The common corridor / lift lobby at each floor level shall be kept free from obstructions at all times.
- iii. Proper signages for way to staircase, escape routes, staircase, floor nos. etc. shall be provided at each floor of building.
- iv. Self glowing / fluorescent exit signs in green color shall be provided showing the means of escape for entire building.
- v. Portable lights / instant lights shall be provided at strategic locations in the staircase as well as Common Corridors / Lift lobbies / Common Passages.

**6. STAIRCASE AND CORRIDOR LIGHTINGS (For Wing A, B, C, D & E):**

- i. The Common Corridors / Lift lobbies / Common Passages lighting shall be on separate circuits & shall be independently connected so that they could be operated by one switch installation on the ground floor control room easily accessible to fire fighting staff at any time irrespective of the position of the individual control of the light points, if any.





- ii. Common Corridors / Lift Lobbies / Common Passages lighting shall also be connected to alternate power supply.
- iii. Double throw switches should be installed to ensure that lighting in the staircase & the corridor do not get connected to two sources of supply simultaneously. A double throw switch shall be installed in the service room to terminate the stand-by supply.
- iv. Portable lights / instant lights or Battery / UPS operated lights shall be provided at strategic locations in the staircase & lift lobby of each floor.

**7. FLATS, OFFICES, KITCHEN, VARIOUS AMENITY ROOMS & STAIRCASE ENTRANCE DOORS, (For Wing A, B, C, D & E):**

- i. All entrance doors including Flats & Kitchen Doors (if provided) of Wing A, B, D & E, Various Amenity rooms, Staircases of Wing A, B & C, shall be of solid core having fire resistance of not less than 02 hour.
- ii. The fire resistance rating for staircase F.R.D., Lift lobby / protected lobby & the lift doors shall be as per N.B.C. provisions:

**8. ELECTRIC CABLE SHAFTS & METER ROOM, (For Wing A, B, C, D & E):**

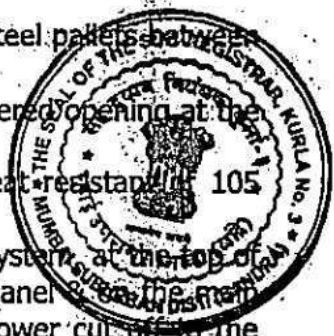
- i. Electric cable shafts shall be exclusively used for electric cables & should not open in staircase enclosure.
- ii. Inspection doors for electric shafts shall have 02 hours fire resistance.
- iii. Electric shafts shall be sealed at each floor level with non-combustible materials such as vermiculite concrete. No storage of any kind shall be done in electric shaft.
- iv. Electric wiring / cable shall be non-toxic, non-flammable, low smoke hazard having copper core / fire resistance for the entire building with provision of E.L.C.B. / M.C.B.
- v. Electric Meter Rooms shall be provided at ground floor & shall be adequately ventilated & easily accessible.
- vi. Low & medium voltage wiring running in shaft & in false ceiling should run in separate conduits.
- vii. Electric wiring shall be having copper core having the fire resistance & low smoke hazard cables for the entire building, with the provision of E.L.C.B. / M.C.B. Low & Medium voltage wiring running in shaft & in false ceiling should run in separate conduits.
- viii. Water mains, telephone lines, intercom lines, gas pipes or any other service line should not be laid in the duct for electrical cables, use of bus bar / solid rising mains instead of cables is preferred.
- ix. Separate circuits for fire-fighting pumps, lifts, staircases & corridor lighting & blowers for pressurizing system shall be provided directly from the main switch gear panel & these circuits shall be laid in separate conduit pipes, so that fuse in one circuit will not affect the others. Such circuits shall be protected at origin by an automatic circuit breaker with its no-volt coil removed.
- x. Automatic smoke detector system shall be provided in each electric shaft on each floor of each wing along with response indicator which shall be connected to main console panel board on ground floor level & each floor level.
- xi. Master switches controlling essential service circuits shall be clearly labeled.
- xii. Water mains, Telephone lines, Intercom lines, Gas pipes or any other service line should not be laid in the duct for electrical cables, use of bus bar / solid rising mains instead of cables is preferred.

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xiv. Only trained operator certified by company installing car parking system shall operate automatic car parking.

**12. MECHANIZED CAR PARKING TOWER (For Low Rise Commercial Wing 'C'):**

- i. All the structural steel members of the tower i.e., columns, beams, external cladding with coated steel sheets etc. shall be protected with the fire resisting / retardant materials & methods as stipulated under relevant I. S. specification. A certificate to that effect that the fire resistance protection has been provided as above shall be furnished from the Chartered Structural Engineer.
- ii. The cars shall be separated by perfect partition of 4.5 mm thick steel pallets between two cars to prevent spread of fire from one level to next level.
- iii. The Mechanized Car Parking Tower has door at the bottom & covered opening at the top to create natural drafts, to prevent spreading of fire.
- iv. The electrical cables used internally shall be fire retardant & heat resistant up to 105 degree centigrade.
- v. Emergency Stop switch shall be installed inside the auto parking system at the top of the tower, near the driving unit, outside the tower on operation panel control panel for activation in case of any emergency, for the power cut-off to the main motor & all operations to stop.
- vi. Stopper shall be installed on each pallet for the maximum position to which the car can be driven onto the pallet.
- vii. Blue & Red display lamps indicating whether system is ready to accept the car shall be installed at the entry point of the car. When the red lamp is on, car should not enter into the tower.
- viii. Below mentioned Photo Sensors & devise shall be installed for:



- a. Photo Sensor Front-mounted on the front of the pallet. If the car entering in the tower goes beyond maximum permissible limit, it should be detected by the sensor & **GO BACK** indicator lamp should be activated. When the sensor is activated, the system should not operate at all.
- b. Photo Sensor Rear-mounted at the rear of the pallet. If the car has not fully entered onto the pallet, the same should be detected by this sensor & warning lamp **GO AHEAD** comes on to alerts the driver & prevents wrong parking. If this sensor is activated, the system should not operate at all.
- c. Photo Sensor Entrance Gate -To detect the entrance & exit of a person or car through a combination of photo sensors. This sensor should interlocks with the operation of the system in such a way that unless a person or a car comes out from the tower, the system trips automatically.
- d. Car Detection Sensor -Shall detect a car parked on the pallet.
- e. Door Protection Device -Is installed on the right of the pallet & when activated, shall prevent car door from opening during parking operation. Door Guard Sensor detect if the door protection device is activated. If not, the auto parking system should disabled from operating.
- f. Car Door Sensor to detect if a car door is in open position. If detected, the system should not work at all.
- g. Guidance Device -Shall be installed to broadcast as soon as the driver the car to correct location on the pallet & makes following announcements.

**"PULL THE HAND BRAKE",**  
**"STOP THE ENGINE",**  
**"CLOSE THE DOOR"**

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& reverse announcements when driver enters the pallet to retrieve the car.

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ix. Automatic sprinkler system conforming to the standards laid down by N.B.C. & relevant I.S. specification shall be provided with sprinkler head at each level below each pallet on engine side.

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- x. Fire detectors (Heat) shall be installed below each pallet to detect any increased temperature beyond 80 degrees centigrade Control Panel on the ground floor.
- xi. A Drencher System shall be provided at each floor level at the periphery of Mechanized Car parking tower.
- xii. Dry riser of internal dia. of 10 cms. G.I. 'C' Class pipe shall be provided on external platform with staircase on alternate car cage level with twin hydrant outlet & connected to the fire service outlet on the external face of the building directly fronting the courtyards shall be provided to connect the mobile pump of the fire service to the wet riser-cum-down comer.
- xiii. The car's engine shall be shut off at ground level before parking at higher level.
- xiv. Only trained operator certified by company installing car tower shall operate automatic car parking.

### 13. BASEMENT:

i. The basement slab forming part of the courtyard shall be designed suitably to bear the load of the fire engine weighting up to the 45 m. tones.

ii. Entry from basement areas through staircase shall be gained through 02 hours fire resistant self closing door (45 mm thickness) placed in the enclosing walls of the staircase.

iii. The basement shall be used from the designated purpose.

iv. Natural ventilation to the basement shall be provided through side ventilators/voids/vent shaft/ cutouts/ trench.

v. The staircases of the basement shall be of enclosed type & entry to basement areas shall be through 02 hours fire resistance self-closing door provided in the enclosed wall of the staircase.

vi. In additions to the natural ventilation, mechanical ventilation shall be provided to the basement with 6 air changes per hour with an arrangement to accelerate the rate of air changes to 12 per hour in the event of a fire emergency.

vii. In additions to the Natural ventilation, Mechanical Ventilation / Smoke Extraction System facilitating 10 air changes per hour in normal course & 20 air changes in case of fire shall be provided for basement & certificate to that effect shall be obtained from Chief Engineer (Mech. & Elec.) of M.C.G.M. & shall be submitted at the time of N.O.C. for occupation.

viii. Each staircase & Lift lobby shall have Illuminated inverter operated Exit signs with IP54 enclosure. Luminance of the signages shall be such that they are visible from a distance of 12 to 16 mtrs.

ix. The Basement shall be properly lighted. All escape routes shall be lighted to have a minimum luminance of 2.5 lux & all such lights shall be connected to an emergency course such as better backed invertors or D. G. sets.

x. The ducts of the mechanical ventilations system shall be of substantial metal gauge as per the relevant I.S. standard.

xi. The operating switches of the mechanical ventilation shall be located in the fire control room with appropriate zonal indications.

xii. Exhaust duct shall be provided to draw out exhaust at ground level of the basement.





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- xiii. Suitable signage's shall be provided in the basement showing exit direction way to exits etc.
- xiv. Automatic sprinkler system shall be provided in basement area. The automatic sprinkler system shall be installed as per the standard laid down by N.B.C. & relevant I.S. specifications.

**14. SMOKE MANAGAEMENT SYSTEM, (For Low-Rise Commercial Wing 'C'):**

- i. Escape routes like staircase, common corridor, lift lobbies, etc. shall not be used as return air passages.
- ii. Direct expansion system shall not be used.
- iii. The ducting shall be constructed of substantial gauge / metal in accordance with 655:1963 metal air duct (devised).
- iv. Wherever the ducts pass through fire walls or floors, the opening around the ducts shall be sealed with fire resisting material such as vermiculite concrete or glass wool. A.C. ducting shall not pass through staircase wall.
- v. As far as possible metallic ducts shall be used even for return air instead of plastic above false ceiling.
- vi. The material used for insulating the ducts (inside or outside) shall be non-combustible type such as glass wool or spun glass with neoprene facing etc.
- vii. A.H.U.'s shall be provided of adequate size & shall be separate for each floor & air ducts for each floor / each theatre shall be separate & in no way inter connected with the ducting of any other floor.
- viii. Automatic fire dampers shall be provided at the inlet of fresh air duct & the return air duct of each compartment on every floor. They shall be so arranged as to close by gravity in the direction of air movement & to remain tightly closed upon operation of a smoke detector.
- ix. Air filters of A.H.U.'s shall be of non-combustible material.
- x. A.H.U. room shall not be used for storage of any combustible material and shall be provided with half an hour fire resistance door.
- xi. Inspection panel shall be provided in main trunking to facilitate the cleaning of the duct of accumulated dust and to obtain access for maintenance of fire dampers.
- xii. No combustible material shall be fixed nearer than 15 cms. To any duct unless such duct is properly enclosed & protected with non-combustible material (glass wool) or spun glass with neoprene facing wrapped with aluminum foil of at least 3.2 mm thick & which does not readily conduct heat.
- xiii. The AHU system shall be switch-off automatically when either sprinklers system or detector system operate.
- xiv. There shall be adequate arrangement of smoke & fire venting & enclosure of service duct etc.



**15. FALSE CEILING (if provided), (Separate for each Buildings / Wings):**

False ceiling if provided in the building shall be of non-combustible material. Similarly, the suspenders of the false ceiling shall be of non-combustible materials.

**16. MATERIALS FOR INTERIOR DECORATION / FURNISHING, (Separate for each Buildings / Wings):**

The use of materials which are combustible in nature & may spread toxic fume / gases should not be used for interior decoration / furnishing, etc.

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**17. COMMERCIAL AREA, (For Low-Rise Commercial Wing 'C'):**

- i. Necessary permissions for Fire Safety requirements, for licensable trade activity under Section 390 / 394 of MMC-Act., Addition / Alteration, Interior Work, etc. shall be obtained from competent Municipal Authorities.
- ii. No loft shall be constructed in commercial area i.e., office without prior permission of this Department's
- iii. Any addition or alterations in utility services, escape route shall be strictly done with prior permission & sanction of C.F.O. & other competent concerned authorities.

**18. FIRE-FIGHTING REQUIREMENTS:**



**a) Underground Water Storage Tank:**

**High-Rise Residential Wing A & B:**

A Common underground water storage tank of 1,50,000 liters capacity shall be provided for High-Rise Residential Wing 'A & B', & shall be as per the design specified in the rules with baffle wall & fire brigade collecting breaching.

**ii. Low-Rise Commercial Wing 'C':**

An underground water storage tank of 1,00,000 liters capacity shall be provided for Low-Rise Commercial Wing 'C', & shall be as per the design specified in the rules with baffle wall & fire brigade collecting breaching.

**iii. Low-Rise Residential Wing 'D & E':**

A Common underground water storage tank of 50,000 liters capacity shall be provided for Low-Rise Residential Wing 'D & C', & shall be as per the design specified in the rules with baffle wall & fire brigade collecting breaching.

**b) Overhead Water Storage Tank:**

**i. High-Rise Residential Wing A & B:**

An Overhead water storage tanks of 30,000 liters capacity each for wing of High-Rise Residential Wing 'A & B', The design & layout shall be got approved from H.E.'s Department prior to erection. This tank shall be connected to the wet riser through a booster pump through a non-return valve & gate valve.

**ii. Low-Rise Commercial Wing 'C':**

Separate Overhead water storage tank of 30,000 liters capacity for Low-Rise Commercial Wing 'C', The design & layout shall be got approved from H.E.'s Department prior to erection. This tank shall be connected to the wet riser through a booster pump through a non-return valve & gate valve.

**iii. Low-Rise Residential Wing 'D & E':**

Overhead water storage tanks of 15,000 liters capacity for each for wing of Low-Rise Residential Wing 'D & E', The design & layout shall be got approved from H.E.'s



Department prior to erection. This tank shall be connected to the wet riser through a booster pump through a non-return valve & gate valve. 2028

**iv. Wet Riser cum Down Comer (Separate for High-Rise Residential Wing A & B, Low-Rise Commercial Wing 'C' & Low-Rise Residential Wing 'D & E'):**

Wet riser cum down comer of internal dia. of 15 cms. of G.I. 'C' Class pipe shall be provided in the duct adjoining each staircase, with twin hydrant outlet & hose reels at each floor in such a way as not to reduce the width of the common corridor. Pressure reducing discs or orifices shall be provided at lower level, so as not to exceed the pressure of 5.5 kgs. per sq. cms.

**c) Fire Service Inlet (Separate for High-Rise Residential Wing A & B, Low-Rise Commercial Wing 'C' & Low-Rise Residential Wing 'D & E'):**

- A fire service inlet on the external face of the building near the tank and the courtyards shall be provided to connect the mobile pump of the fire service. The wet riser (b) Sprinkler system.
- Breeching connection inlet shall be provided to refill U.G. tank.
- Operating switches of fire pumps shall be also provided in glass fronted boxes at ground floor.

**d) Automatic Sprinkler System (Separate for High-Rise Residential Wing A & B, Low-Rise Commercial Wing 'C' & Low-Rise Residential Wing 'D & E'):**

Automatic sprinkler system shall be provided in each habitable room of each Residential flat of Wing A & B, entire Commercial Office premises of Wing 'C', Society office, Fitness center, entire lift lobby / common passage at each floor level of each wing as well as in entire car premises of the building / wings including Automated Mechanized car parking tower of Wing 'C'.

**e) Automatic Smoke Detection System (Separate for High-Rise Residential Wing A & B, Low-Rise Commercial Wing 'C' & Low-Rise Residential Wing 'D & E'):**

Automatic smoke detection system shall be provided in entire Commercial office premises, Electric meter rooms, Lift Machine rooms, Pump rooms, Society office, Fitness center & entire lift lobby / common corridor of each floor of the entire Commercial Wing 'C', as well as in Electric shaft at every floor level with response indicator & same should be connected to main consol panel on ground floor of each building / Wing, as per I.S. Specification.

**f) Fire Pump, Booster Pump, Sprinkler Pump & Jockey Pump (Separate for High-Rise Residential Wing A & B, Low-Rise Commercial Wing 'C' & Low-Rise Residential Wing 'D & E'):**

- Wet riser cum down comer shall be connected to a fire pump at ground level of capacity of not less than 2,400 liters / min. capable of giving a pressure of not less than 3.2 kgs. / sq. cms. at the top most hydrant.
- Booster pump of 900 liters/min. capacity giving a pressure of not less than 3.2 kgs. sq. cms. at the top most hydrant out let of the wet-riser shall be provided



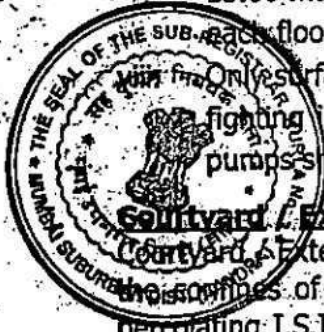
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at the terrace level.

- iii. Sprinkler pump of suitable capacity along with jockey pump shall be provided for automatic sprinkler system.
- iv. Electric supply (normal) to these pumps shall be independent circuit.
- v. Operating switches for booster pumps shall be also provided in glass fronted boxes in lift lobbies on each floor at prominent place.
- vi. Operating switches of fire pumps shall be also provided in glass fronted boxes at ground floor.
- vii. Hose box with two non percolating ISI marked hoses (length not less than 15.00 mtrs.) & branch shall be equally distributed on ground floor as well as on



Only surface mounted pump or vertical turbine pumps shall be installed for fire-fighting installation with adequate size pump room. Operating switches for all pumps shall be also provided in glass fronted boxes in ground floor.

**Courtyard External Hydrants, (Separate for each Buildings / Wings):**

Courtyard External Hydrants shall be provided at distance of 30.00 mtrs each within the confines of the site of the wet riser-cum-down comer. Hose box with two non percolating I.S.I. marked hoses (length not less than 15.00 mtrs.) & branch shall be equally distributed at ground floor near the wet riser outlet.

- ii. **Hose & Hose Boxes, (Separate for each Buildings / Wings):**  
01 Hose Box, each with 02 non-percolating I.S.I. marked hoses (length not less than 15.00 mtrs. & dia 63 mm.) & branch shall be equally distributed on ground floor, as well as on alternate floor near the hydrant outlet.
- iii. **Alternate Source of Power Supply, (Separate for each Buildings / Wings):**  
An alternate source of L.V. / H.V. supply from a separate sub-station as well as from a diesel generator with Auto / Manual changeover over switch shall be provided for Fire pumps, Booster pump, Sprinkler pump, Jockey pump, Staircase & Corridor lighting circuits & Fire alarm system, Detection system, public address system, etc. It shall be housed in separate cabin.
- iv. **Portable Fire Extinguishers, (Separate for each Buildings / Wings):**
  - i. 01 Dry chemical powder type fire extinguisher of 10 kgs. capacity having B.I.S. certification mark & 02 nos. of sand buckets filled with dry cleaned sand shall be kept at the entrance of each electric meter room in each lift machine room as well as in Pump room.
  - ii. 01 Dry chemical powder type fire extinguisher of 10 kgs capacity having B.I.S. certification mark shall be kept at Society office & Fitness center.
  - iii. 02 nos. of Dry chemical powder type fire extinguishers of 09 Kgs. capacity having I.S. certification mark & 02 bucket filled with dry clean sand shall be kept at each 100.00 sq. mtrs. at car parking premises of each Building / Wing.
  - iv. 02 nos. of Dry chemical powder type fire extinguishers of 09 Kgs. capacity having I.S. certification mark shall be kept at each 100.00 sq. mtrs. premises at each floor level of Low-Rise Commercial Wing 'C'.
  - v. 01 Dry chemical powder type fire extinguisher of 06 kgs. capacity having B.I.S. certification mark shall be kept on each floor level at prominent place & refuge area.

**Fire Fighting Requirements At The Construction Stage Of Building (Separate for each Buildings / Wings):**

Following fire protection arrangement shall be provided with the following fire protection measures shall be provided & same shall be maintained in good working condition at all the times.

- i. Dry riser of minimum 15 cm diameter pipe with hydrant outlets on the floor constructed with fire service inlet to boost the water in the dry riser & maintenance should be in accordance with good practice.
- ii. Drums of 2,000 liters capacity filled with water & two fire buckets shall be kept on each floor for every 100.00 sq. mtrs area.
- iii. Water storage tank of minimum 20,000 liters capacity shall be kept at site ready for use in case of emergency, which may be used for other construction purpose also.



**Fire Alarm System (Separate for each Buildings / Wings):**

The building shall be provided with manual fire alarm system with main control panel at ground floor level and pull-boxes and hooters at each upper floor level. The layout of fire alarm system shall be in accordance with I.S. specification.

**vii. Voice Evacuation System (For Low-Rise Commercial Wing 'C'):**

The manual voice evacuation system input to be provided at the control room & shall be integrated to Fire Alarm system so as to facilitate the co-ordination activities in case of fire emergencies. The actuation of the fire alarm control panel shall automatically activate the Voice Evacuation system. A pre-recorded message shall be broadcast on the affected floor, one floor below & two floors above the affected floor.

**viii. Disaster Management Plan (For Low-Rise Commercial Wing 'C'):**

- i. Disaster management plan for fire & other emergency shall be prepared & kept ready at the control room.
- ii. The mock drill with the designated fire marshal for any operation of disaster management plan shall be carried out regularly after occupation as per National building code.
- iii. Emergency exit route plan framed in glass shall be displayed in the common corridor, cross passages, staircase/lift lobbies of each floor level.

**ix. Building Management System (For Low-Rise Commercial Wing 'C'):**

The entire building should be provided with intelligent, properly designed / programmed building management system having its main control at near reception on ground floor. Addressable wireless standalone system with connectivity to nearby fire station shall be provided.

**x. Evacuation / Emergency Exit Route Plan (Separate for each Buildings / Wings):**

Evacuation / Emergency exit route plan framed in glass shall be displayed in the common corridor, cross passages, staircase / lift lobbies of each floor level.

**xi. Public Address System (Separate for each Buildings / Wings):**

Building shall be provided with the public address system in common areas with main control panel at ground floor reception area and in BMS Room.



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**Fire Drills / Evacuation Drills, (Separate for each Buildings / Wings):**

Fire Drills / Evacuation Drills shall be conducted regularly in accordance with fire safety plan of building at least once in a three month in consultation with Mumbai Fire Brigade and log of the same shall be maintained.

xiii. **Signages, (Separate for each Buildings / Wings):**

Self-glowing / fluorescent exit signs in green color shall be provided showing the means of escape.

xiv. **Trained Fire Office / Supervisor / Trained Security Staff, (Separate for each Buildings / Wings):**

i. A Trained Fire Officer / Supervisor / Trained Security Staff with experience of not less than 03 years shall be appointed who will be available on the premises at all times.



Alternative full time Fire / Security Supervisor / Trained Security Staff working in shift duty system shall be placed round the clock on the premises.

The Trained Fire / Security Supervisor along with trained staff having basic knowledge of fire fighting & fix fire-fighting installation shall be provided / posted in the building.

Maintenance of all the first aid fire-fighting equipment's, fixed installations & other fire-fighting equipment's / appliance in good working condition at all times.

iv. Imparting training to the occupants of the building in the use of fire-fighting equipment provided on the premises & kept them informed about the fire & other emergency evacuation procedures to liaise with the City Fire Brigade on regular & continual basis.

xv. **Panel Board of Fire Fighting Requirements, (Separate for each Building) , (Separate for each Buildings / Wings):**

Smoke detection system, public address system, alternate supply, etc. panels shall be installed on ground floor.

**19. REFUGE AREA, (For High Rise Residential Wing 'A & B'):**

Refuge area provided on 8<sup>th</sup> floor level of Wing 'A & B', as shown in plan & shall be conforming to the following requirements:

**A. Manner of refuge area:**

i. The refuge area shall be so located that it shall preferably face the wider open space on the side of the building perpendicular to the main access road.

ii. The refuge area shall be provided with railing / fire rated glass / parapet of 01.20 mtrs.

iii. The refuge area shall have a door which shall be painted or fixed with a sign in luminous paint mentioning "REFUGE AREA".

iv. Lifts shall not be permitted to open into the refuge areas.

v. The refuge area provided within building line shall be accessible from common passage / staircase.

**B. Use of refuge area:**

i. The refuge area shall be earmarked exclusively for the use of occupants as temporary shelter and for the use of Fire Brigade Department or any other organization dealing



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with fire or other emergencies when occur in the building and also for exercises / units if conducted by the Fire Brigade Department.

- ii. The refuge areas shall not be allowed to be used for any other purpose & it shall be the responsibility of the owner / occupier to maintain the same clean & free of encumbrances & encroachments at all times.
- iii. Adequate emergency lighting facility shall be provided.

**C. Terrace floor as a refuge floor, (for each Building / Wings):**

- i. The necessary facilities such as emergency lighting, drinking water etc. shall be provided.
- ii. The access doors from the enclosed staircases to the terrace floor shall have ladders or at top half portion of the door. The entrance doors to the terrace shall be painted or fixed with sign painted in luminous paint mentioning "REFUGE AREA".

**D. Excess refuge area (above 04.25%) shall be counted in F.S.I.**

**20. TREE CUTTING (If any) (Separate for each Buildings / Wings):**

Trees falling before entrance gates shall be cut, while trees falling within the compulsory open space/courtyard shall be either transplanted or to be cut as may be found feasible by the Supdt. of Garden.

**21. Other N.O.C. / Permissions:**

Necessary Permissions / N.O.C. for licensable trade, addition/alteration, interior work, etc. shall be obtained from competent Municipal Authorities & CFO's Department.

Earlier, the Party has paid Scrutiny fees of Rs. 7,63,000/-, vide SAP DOC. No. 1002236968, Receipt No. 1030045, dated 12/08/2015, on Gross built-up area of 19,930.00 sq. mtrs. as certified by the Architect.

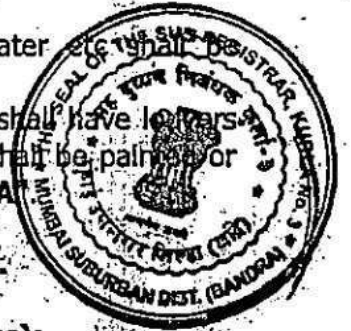
Now, the Party had paid **Additional Scrutiny fees** of Rs. 2,51,800/- vide, CFC Receipt No. CHE/ES/1920/L/337(NEW), File no. CHE/ES/1920/L/337(NEW), Challan No. CHE/ES/1920/L/337(NEW), dated 20/02/2021, & Rs. 26,900/- vide, CFC Receipt No. CHE/CFO/61563/21, File no. CHE/ES/1920/L/337(NEW), Challan No. CHE/CFO/61563/21, dated 23/08/2021, on the gross built-up area of 19,900.00 sq. mtrs. as certified by Architect.

Now, the Party had paid **Fire Service fees** of Rs. 2,51,800/- vide, CFC Receipt No. CHE/CFO/63528/21, File no. CHE/ES/1920/L/337(NEW), Challan No. CHE/CFO/63528/21, dated 24/08/2021, & Rs. 1,99,300/- vide, CFC Receipt No. CHE/CFO/63529/21, File no. CHE/ES/1920/L/337(NEW), Challan No. CHE/CFO/63529/21, dated 24/08/2021, on the gross built-up area of 19,900.00 sq. mtrs. as certified by Architect.

However, E.E. (B.P.) E.S. is requested to verify the total built-up area & inform this Department, if the same is found to be more for the purpose of levying additional Scrutiny fees, if required.

**Notes:**

1. All the points mentioned in the notes in previous Fire Safety Requirements issued by this office shall be taken into considered in this Fire Safety Requirements.
2. The fire-fighting installation shall be carried out by Govt. of Maharashtra approved Licensing Agency.



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3. The width of abutting road & open spaces is mentioned in plans as submitted by the Architect attached herewith and these parameters shall be certified by the Licensee Surveyor.
4. E.E. (B.P.) E.S. shall examine the proposal in context with the relevant Regulations of D.C.P.R. -2034.
5. The schematic drawings-/ plans of automatic sprinkler system, automatic smoke detection system, wet riser system, public address system, manual fire alarm system shall be got approved from CFO.
6. The area, size, etc. for the sprinkler system, detection system, fire alarm system, wet riser system, public address system, Fire duct, electrical duct etc. to be verified & examined by MEP Consultant.
7. Separate necessary permission for any licensable activity shall be obtained from concerned authorities of M.C.G.M. / C.F.O's department, till then shall not be allowed to use.
8. There shall be no any tree located in the compulsory open spaces around the building to hamper rescue and fire-fighting operation or in the access way near the Entrance gates.
- This recommendation letter is issued only from Fire Protection & Fire-Fighting requirements point of view on behalf of the online application from Architect. If any matter pertaining to authenticity or legality shall be cleared by concerned Owner / Occupier / Developer / Architect, etc.
10. The plans approved along with this approval are issued from Fire Risk & Life Safety point of view only. Approval of these plans does not mean in any way of allowing construction of the building. It is Architect / Developers responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building.
11. As per section 3 of Maharashtra Fire Prevention & Life Safety Measures Act. 2006, it is the liability of Owner/Occupier to provide the Fixed Fire Fighting installations and shall be maintained in good working order & in efficient condition all the time, in accordance with the provisions of Maharashtra Fire Prevention & Life Safety Measures Act. or the rules.
12. This approval is issued without prejudice to legal matters pending in court of law, if any.

**Copy To: Executive Engineer (B.P.) E.S.**

**Sandesh** Digitally signed  
by Sandesh  
**Sadana** Sadanand Rane  
**nd Rane** Date: 2021.09.28  
16:13:59 +05'30'

**Scrutinized & Proposed by**  
**Div. Fire Officer.**

**Yeshwant** Digitally signed  
by Yeshwant  
**Ramchandra** Ramchandra  
**dra** Jadhav  
**Jadhav** Date: 2021.09.28  
17:08:02 +05'30'

**Verified & Approved by**  
**Dy. Chief Fire Officer.**

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**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
Amended Plan Approval Letter

File No. CHE/ES/1920/L/337(NEW)/337/6/Amend dated 10.08.2023

To,  
**JAY HITESH SOLANKI**  
204, RAMA NIWAS, HANUMAN  
ROAD, VILE PARLE (E),  
MUMBAI-400057

CC (Owner),  
M/s. ARA Builders Private Limited CA  
to Owner  
102, 1st Floor, Rajveer Royals,  
Andheri Ghatkopar Link Road,  
Andheri (East), Mumbai - 400 093



**Subject :** Proposed Redovelopment on plot bearing GTS.No. 837 of Village Mohili, Kurla- Andheri Main

**Reference :** Online submission of plans dated 05.07.2023

Dear Applicant/ Owner/ Developer,  
There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction subject to the following conditions.

- 1) That all the conditions of I.O.D. (under even No. dated 30.08.2021 and amended dated 30.08.2022, 10.03.2023 and 26.08.2023 shall be complied with.
- 2) That amended phase program shall be got approved before applying for FCC.
- 3) That requisitions of clause no. 49 of DCPR-2034 shall be complied with and records of quality of work, verification report etc. shall be maintained on site till completion of entire work.
- 4) That the top most elevation of the building will be certified by Airport Authority of India mentioning that the Average Mean Sea Level of the Building top is within the Permissible limits of Civil Aviation N.O.C. The same shall be submitted before O.C.C.
- 5) That the dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by the residents/ Occupants of the building in the jurisdiction of BMC the necessary condition in sale agreement to that effect shall be incorporated by the Developer/Owner.
- 6) That directions of Hon'ble Supreme Court vide order dated 15.03.2018 and all the conditions of SWM N.O.C shall be complied with.
- 7) That all the conditions stated in GFO N.O.C shall be complied with. Final completion shall be submitted before requesting for OCC.
- 8) That the mobile toilet shall be provided on site to keep proper sanitation as per circular u/no. CHE/DP/27391/Gen dated 07.01.2019.
- 9) That the revise R.C.C. design and calculations as per amended plans shall be submitted through the registered structural engineer before applying for FCC.
- 10) That valid Janata insurance policy shall be submitted before applying for Further CC.
- 11) That the all requisite fees, premiums, deposits shall be paid before applying for Further CC.
- 12) That the payment as per schedule of installment granted by Dy.Ch.E.(BP)ES dated 06.03.2023 and 04.08.2023 shall be made.
- 13) That extra water & sewerage charges shall be paid to A.E. Water works "L" ward before applying for F. C.C.
- 14) That the latest paid bill from A.A. & C (L) Ward shall be submitted before applying for Further CC.
- 15) That quarterly progress report shall be submitted.
- 16) That the owner/developer shall submit certificate under section 270A of MMC act before asking BCC/Occupation certificate for any part of the building.
- 17) That all the safety precautions shall be taken at work site as per Reg. 12(5) of DCPR 2034.
- 18) That the precautionary measures for Control of Air Pollution from Building Construction Activity, shall be taken as per Mumbai Air Pollution Mitigation Plan approved vide No. MGC/A/1386/13.03.2023.



18) That the NOEE/NOC shall be submitted before asking of CC beyond area 20,000 sq. mtrs.

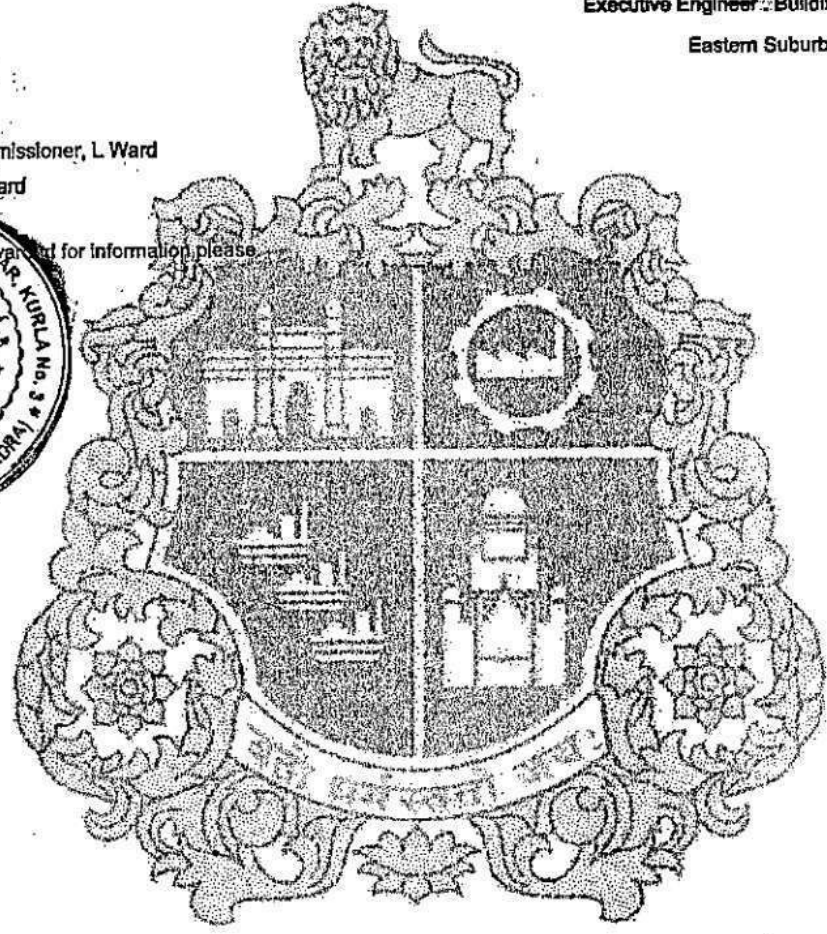
करल - 3  
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Digitally signed by NARENDRA MAHAJAN  
Date: 10 Aug 2023 13:21:58  
Organization: Brihanmumbai Municipal Corporation  
Designation: Executive Engineer

For and on behalf of Local Authority  
Municipal Corporation of Greater Mumbai  
Executive Engineer :: Building Proposal  
Eastern Suburb

- Copy to:
- 1) Assistant Commissioner, L Ward
  - 2) A.E.W.W., L Ward



Forwarded for information please

करल - 3

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**BRIHANMUMBAI MUNICIPAL CORPORATION**

**FORM 'A'**

**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**

No CHE/ES/1920/L/337(NEW)/FCC/5/Amend

**COMMENCEMENT CERTIFICATE**



M/s. ARA Builders Private Limited CA to Owner  
02, 1st Floor, Rajveer Royals, Andheri Ghatkoar  
Link Road, Andheri (East), Mumbai - 400 093

With reference to your application No. CHE/ES/1920/L/337(NEW)/FCC/5/Amend Dated 09 Jul 2015 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 44 & 69 of the Maharashtra Regional and Town Planning Act 1966 to erect a building for building development work of on plot No. - C. S. No. 337 Division Village Town Planning Scheme No. 101 situated at **Kurla-Andheri Marg, Roady Street in L Ward Ward**

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

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

The Municipal Commissioner has appointed Shri. **AE (BP) L&N 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 8/2/2023

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Issue On : 09 Feb 2022

Valid Upto : 08 Feb 2023

Application Number :

CHE/ES/1920/L/337(NEW)/CC/1/NEW

Remark :

CC up to basement top for phase-I as per approved phase program & as per IOD dt. 30.08.2021.



Approved By

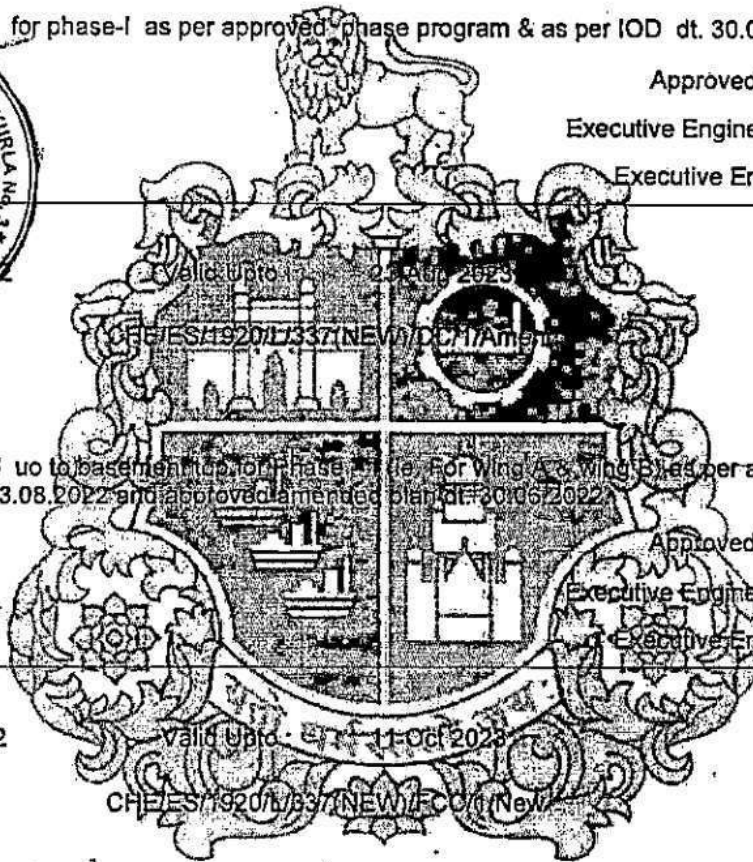
Executive Engineer BP ES-I

Executive Engineer

Application Number :

Remark :

plinth CC - Re-endorsed up to basement top for phase-I (i.e. for wing A & wing B) as per approved amended phase program dated 03.08.2022 and approved amended plan dt. 30.06.2022



Approved By

Executive Engineer BP ES-I

Executive Engineer

Issue On : 12 Oct 2022

Valid Upto : 11 Oct 2023

Application Number :

CHE/ES/1920/L/337(NEW)/FCC/5/Amend

Remark :

"Further C.C. up to top of 4th upper floor for Phase-I (i.e. for wing A and wing B) only as per approved phase program dated 03.08.2022 and approved amend plan dated 30.06.2022 (restricted for non-handing over of setback & Amenity area & for availing installment facility)"

Approved By

AE (BP) L&N Ward

Assistant Engineer (BP)

CHE/ES/1920/L/337(NEW)/FCC/5/Amend

Page 2 of 4 On 10-Nov-2023



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Issue On : 29 Mar 2023 Valid Upto : 28 Mar 2024

Application Number : CHE/ES/1920/L/337(NEW)/FCC/1/Amend.

Remark :

"Further C.C. up to top of 5th upper floor for Phase-I (i.e. for wing A and wing B) only as per approved phase program dated 28.03.2023 and approved amended plan dated 10.03.2023 (restricted for non-handling part of setback & Amenity area & for availing installment facility)"

Approved By  
 AE (BP) L & N Ward  
 Assistant Engineer (BP)



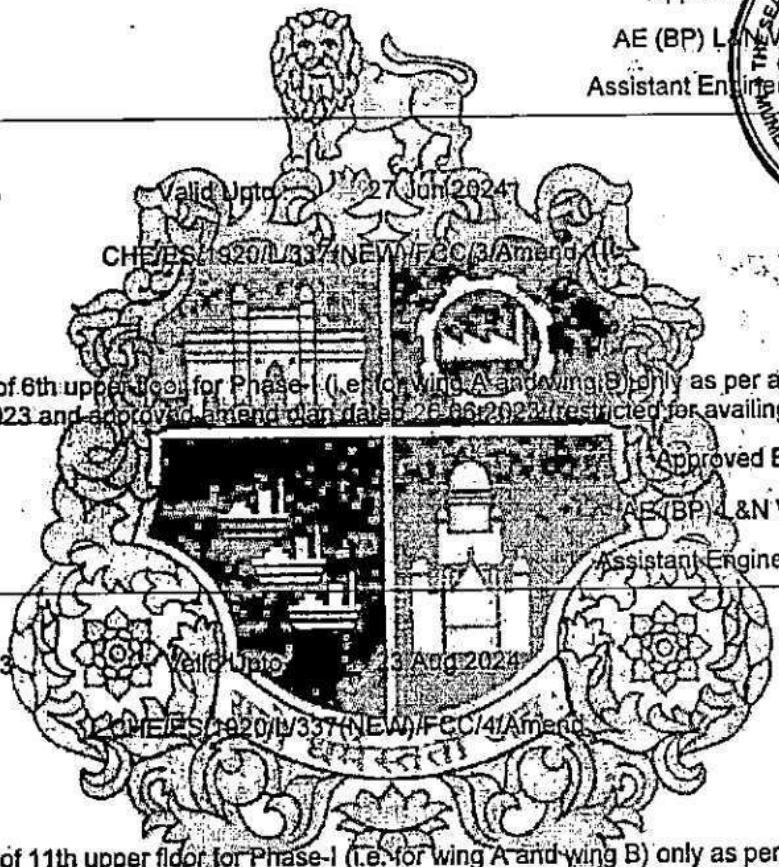
Issue On : 28 Jun 2023 Valid Upto : 27 Jun 2024

Application Number : CHE/ES/1920/L/337(NEW)/FCC/3/Amend.

Remark :

"Further C.C. up to top of 6th upper floor for Phase-I (i.e. for wing A and wing B) only as per approved phase program dated 28.03.2023 and approved amended plan dated 28.06.2023 (restricted for availing installment facility)"

Approved By  
 AE (BP) L & N Ward  
 Assistant Engineer (BP)



Issue On : 24 Aug 2023 Valid Upto : 23 Aug 2024

Application Number : CHE/ES/1920/L/337(NEW)/FCC/4/Amend.

Remark :

"Further C.C. up to top of 11th upper floor for Phase-I (i.e. for wing A and wing B) only as per approved phase program dated 24.08.2023 and approved amend plan dated 10.08.2023 (restricted for availing installment facility)"

Approved By  
 AE (BP) L & N Ward  
 Assistant Engineer (BP)

Issue On : 10 Nov 2023 Valid Upto : 08 Feb 2024

CHE/ES/1920/L/337(NEW)/FCC/5/Amend

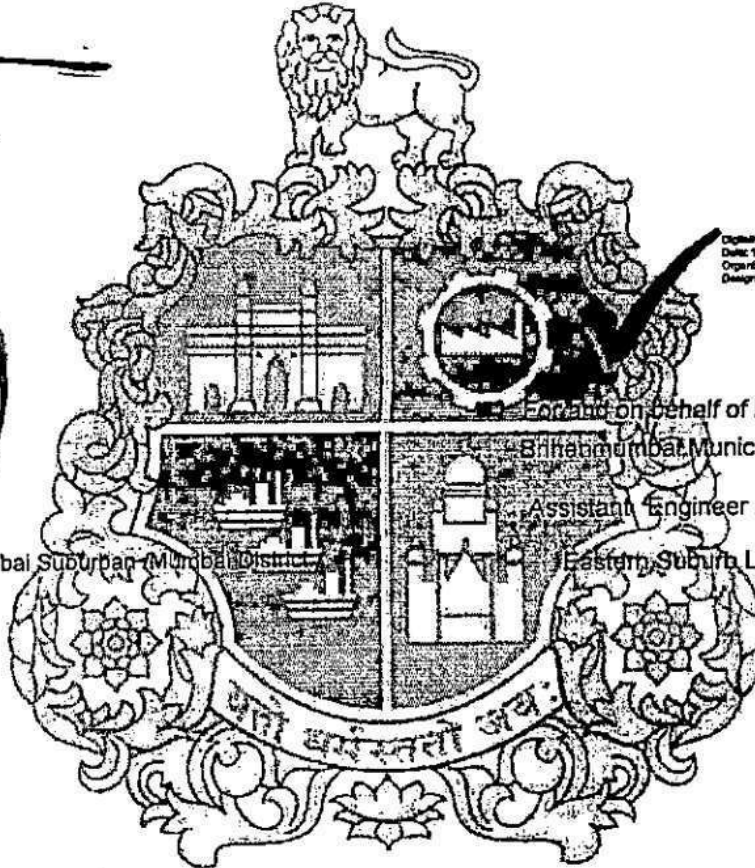
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Application Number: CHE/ES/1920/L/337(NEW)/FCC/5/Amend

Remark :

"Plinth CC for wing 'C' as per phase-II of approved phase program dated 24.08.2023 and as per approved amended plan dated 10.08.2023 and Further CC up to top of 12th upper floor for Phase-I (i.e. for wing A and wing B) only as per approved phase program dated 24.08.2023 and approved amend plan dated 10.08.2023 (restricted for Permissible height as per Civil Aviation NOC & availing installment facility)"

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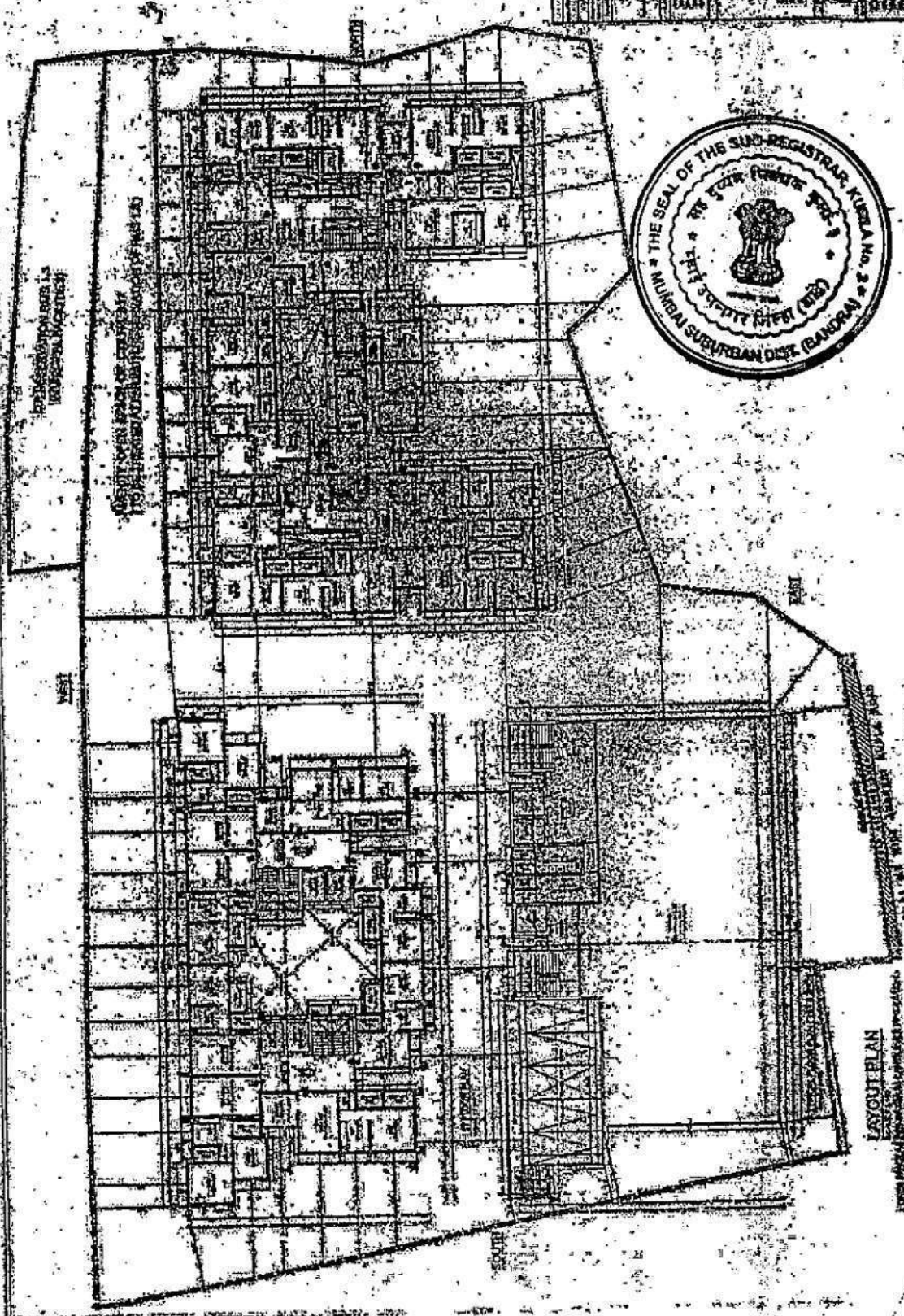
Digitally signed by SANDEEP ATMARAM KOLHE  
Date: 10 Nov 2023 12:02:54  
Organization: Silveh Mumbai Municipal Corporation  
Designation: Assistant Engineer (SP)

For and on behalf of Local Authority  
Silveh Mumbai Municipal Corporation  
Assistant Engineer, Building Proposal  
Eastern, Suburb L Ward Ward

कवल - 3

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LAYOUT PLAN

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d and wing restricted

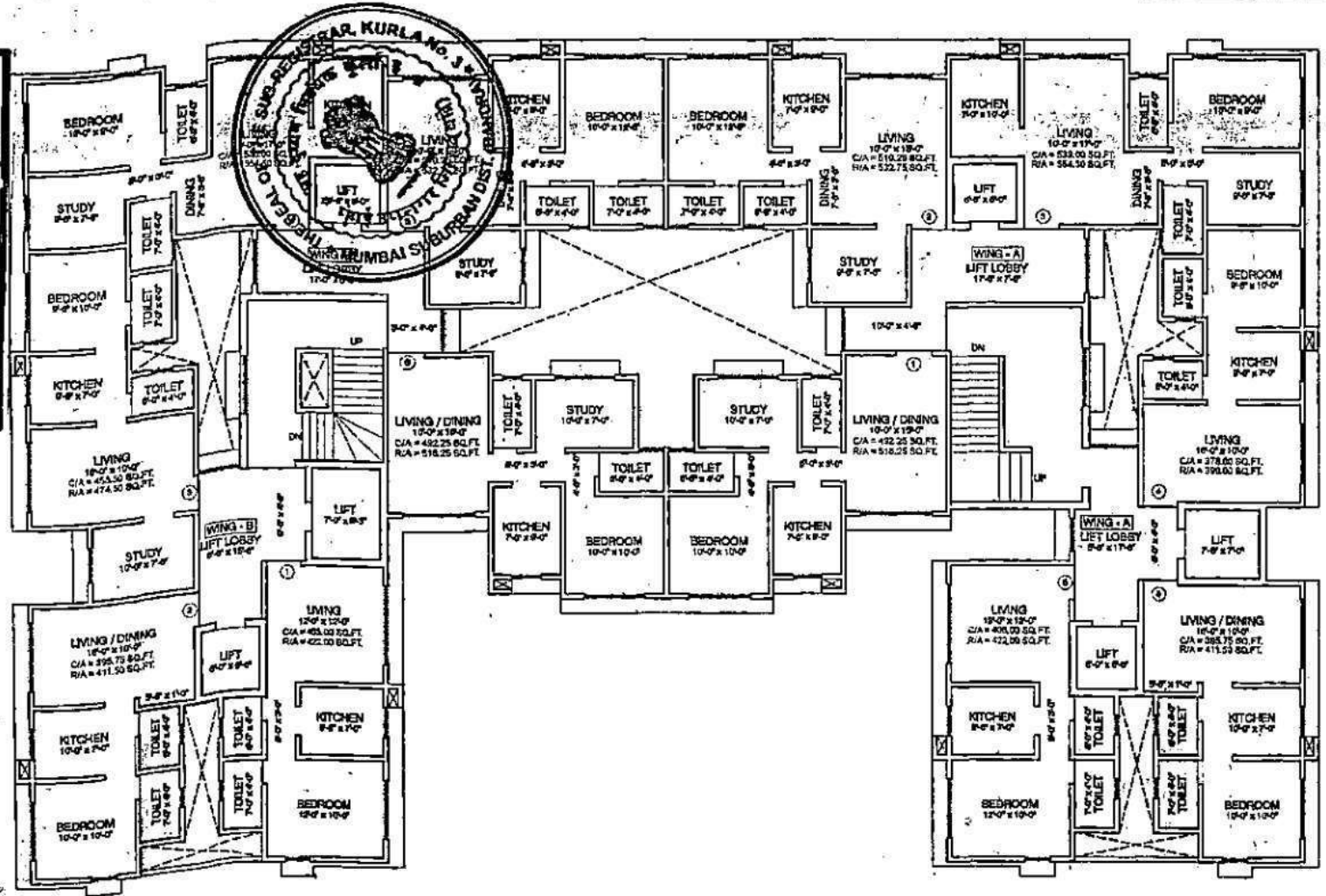
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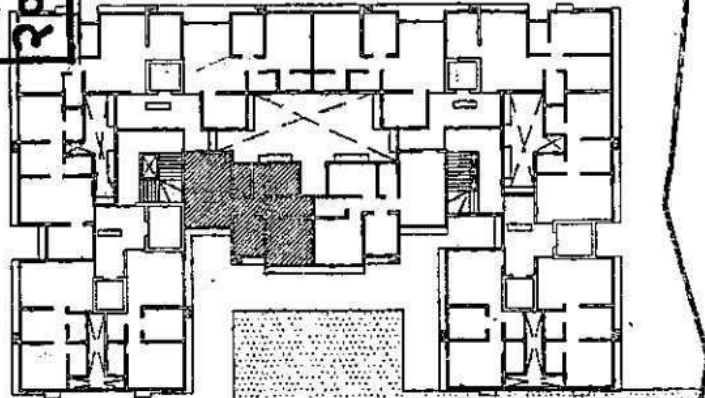
**BUILDING NO. 02**  
 TYPICAL FLOOR PLAN (2ND - 7TH, 9TH - 12TH)

SWAMINARAYAN DHAM

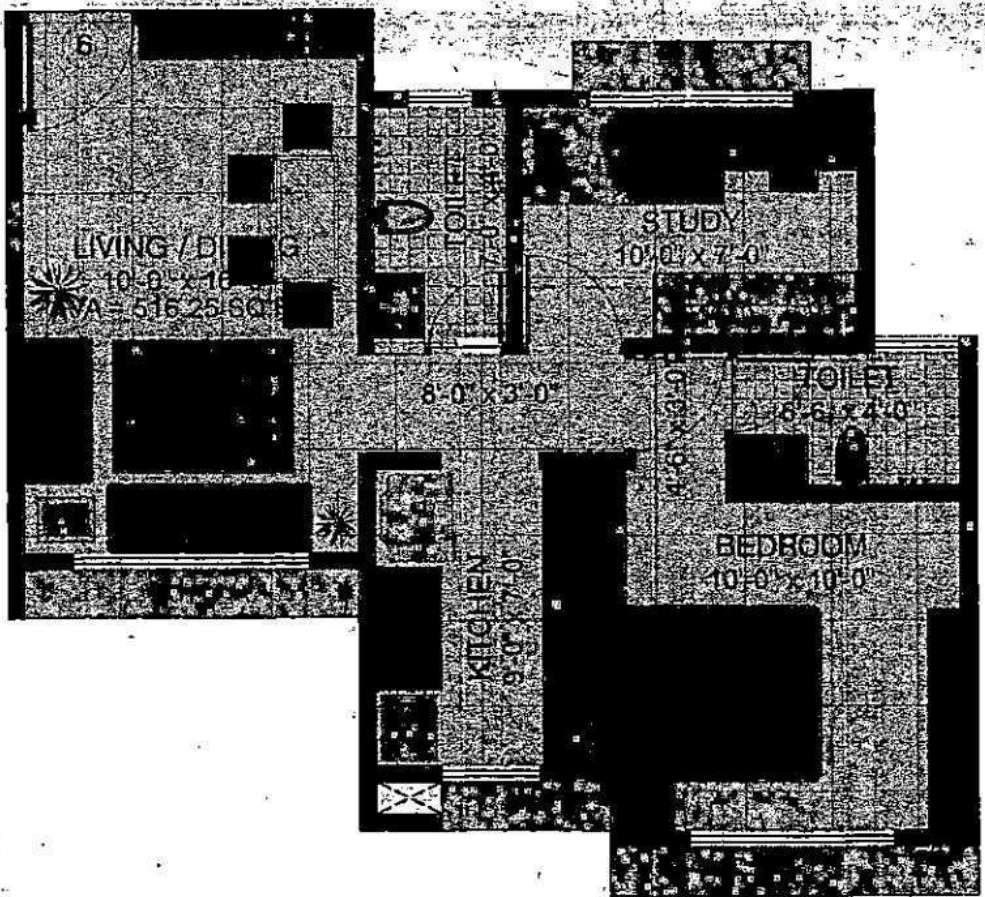
NORTH  
 AASHISH SOLANKI  
 architects

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C.T.S. NO. 837 SAKINAKA, VILLAGE MOHJI, ANDHERI (EAST), MUMBAI 400072

Plot - 3  
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KEY PLAN



WING B - FLAT NO - 06

ARA BUILDERS  
PVT. LTD

SWAMINARAYAN DHAM  
PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C.T.S. NO. 837 SAKINAKA, VILLAGE MOHILI,  
ANDHERI (EAST), MUMBAI 400072

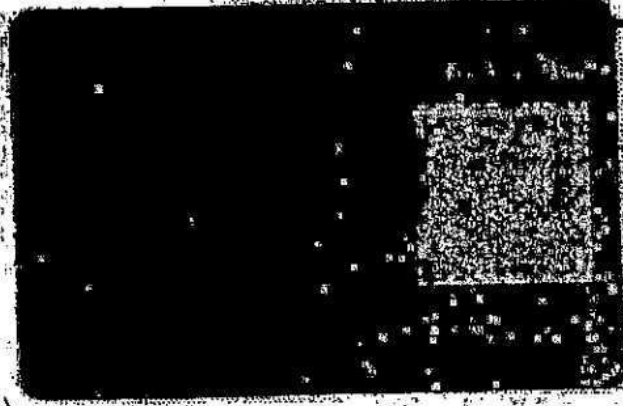


AASHISH SOLANKI  
architects


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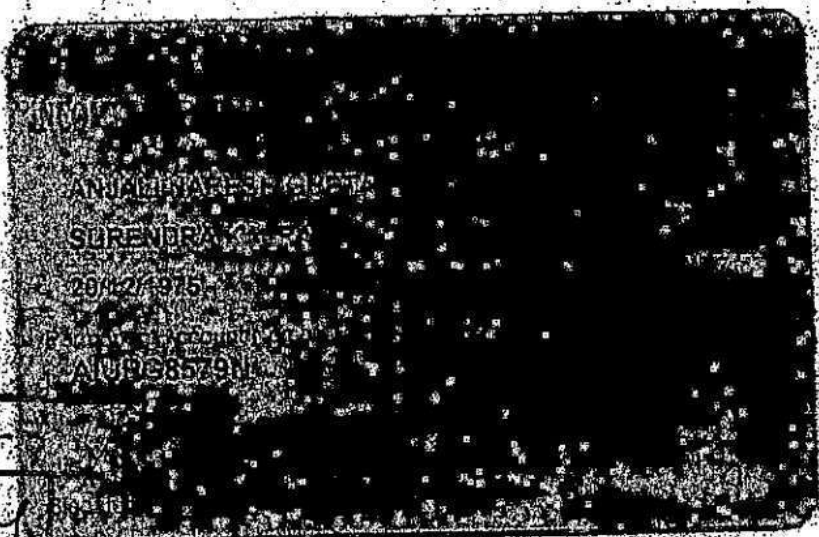



 Unique Identification Authority of India  
 Address: W/O. Naresh Gupta  
 D2/127, Karmasheera chs, SSS Nagar Bank  
 Road, near sharanvidyanda Hall,  
 Sion, Kowada, Mumbai, Antop Hill,  
 Maharashtra, 400037  
 2317 3832 5907  
 help@uidai.gov.in  
 www.uidai.gov.in



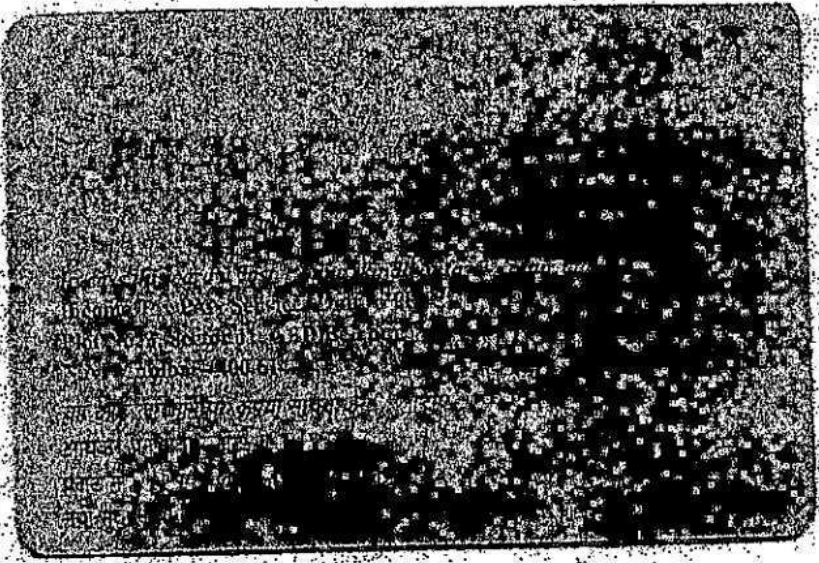
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 Ansh Gupta  
 Date of Birth / DOB: 20/12/1975  
 Male / Female

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Certificate of Incorporation pursuant to change of name  
 (Pursuant to rule 29 of the Companies (Incorporation) Rules, 2016)

Corporate Identification Number (CIN): U54502MH2015PT017785

I hereby certify that the name of the company has been changed from SPENZA RESIDENCY PRIVATE LIMITED to ARA BUILDERS PRIVATE LIMITED with effect from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name SPENZA RESIDENCY PRIVATE LIMITED.

GIVEN UNDER MY SEAL AT MUMBAI THIS FIRST DAY OF DECEMBER TWO THOUSAND TWENTY TWO.

ALPESH D MANOYA

Registrar of Companies  
 Mumbai

Mailing Address as per record available in Registrar of Companies office  
 ARA BUILDERS PRIVATE LIMITED

OFFICE - 102, 1ST FLOOR, RAJVEER ROYALS, ANDHERI GHATKOPAR LINK RD,  
 ANDHERI (EAST), MUMBAI, Mumbai City, Maharashtra, India, 400093



**ARA BUILDERS PRIVATE LIMITED**

OFFICE - 102, 1<sup>ST</sup> FLOOR, RAJVEER ROYALS, ANDHERI GHATKOPAR LINK RD,  
 ANDHERI (EAST), MUMBAI - 400 093.  
 E-MAIL: arabuilders021@gmail.com Mob: 98228 013 773

Certified True Copy of Resolution

(COPY OF RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF M/s. ARA BUILDERS PVT LTD EARLIER KNOWN AS SPENZA RESIDENCY PRIVATE LIMITED IN THEIR MEETING HELD ON 04 FEBRUARY, 2022 AT OFFICE-102, 1<sup>ST</sup> FLOOR, RAJVEER ROYALS, ANDHERI GHATKOPAR LINK ROAD, ANDHERI (EAST), MUMBAI - 400093)

FURTHER RESOLVED THAT Mrs. Anjali Gupta, being the Director of the company, is authorized to execute the application form and any other documents as required for the change of name of the company and things as may be necessary for the purpose of the company registered at C.T.S. 832, Vaze Mohli, Andheri Kurla West, Mumbai - 400072.

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For ARA Builders Private Limited

Anjali Gupta  
 Director

Sunil Abhat Pawar  
 Director

Place: MUMBAI  
 Date: 04/02/2022



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REGISTRAR  
 Government of India



2317 3832 5907

आधार - सामान्य मापसाचा अधिकार



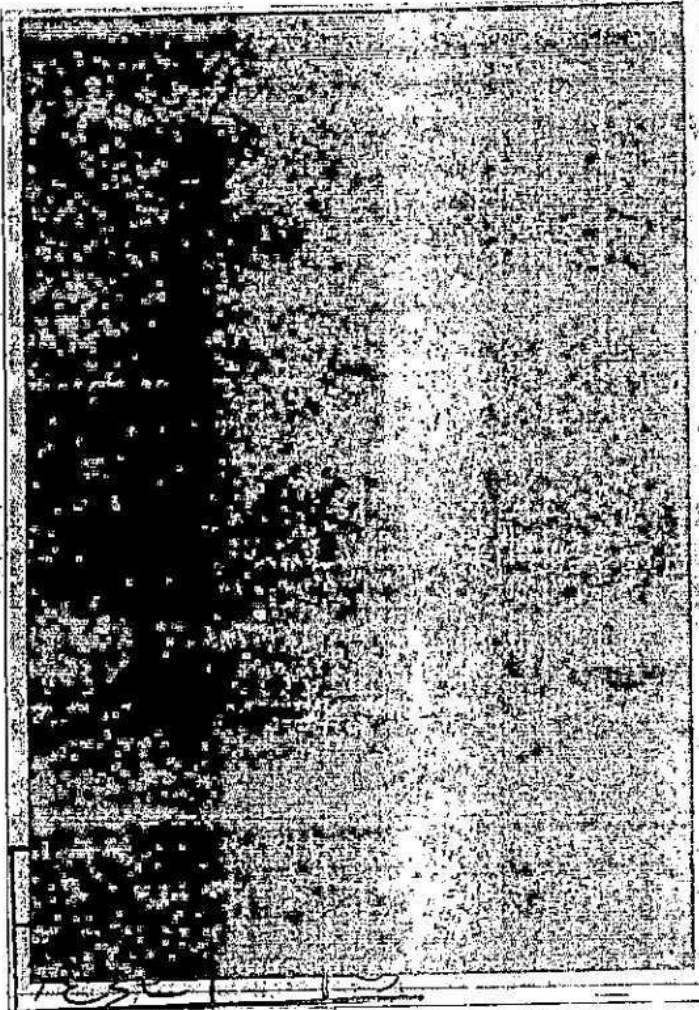
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 Unique Identification Authority of India

REGISTRAR  
 Government of India

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**भारत सरकार**  
भारत सरकार का अधिकारी

0290 6686 3187

भारत - सामान्य भागद्वारा अधिकारी

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**THE SEAL OF THE SUB-REGISTRAR**  
भारत सरकार  
SUB-REGISTRAR  
URBAN DIST. (BANGALORE)

भारत सरकार का अधिकारी

5629 9192 4955

भारत - सामान्य भागद्वारा अधिकारी

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भारत सरकार का अधिकारी

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भारत - सामान्य भागद्वारा अधिकारी





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THE SUB-REGISTRAR  
 (General) Dhaka  
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THE SUB-REGISTRAR  
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THE SUB-REGISTRAR  
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कुलमखत्यारपत्रकावे जाव व सही

*(Handwritten signature)*

दिनांक १९/१२/२०२४

आदिनिचम १९०८ च कलम ८२ अन्वये शिक्षण मी पात्र राहिल याची मला जाणीव आहे.  
 उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी  
 करणामुळे कुलमखत्यारपत्र रद्दबातल ठरवले जाई. सदरचे कुलमखत्यारपत्र पूर्णपणे वैध असून  
 कुलमखत्यारपत्र लिहून देणार व्यक्ती पेशी कोणीही मयत झाले जाई किंवा अन्य कोणत्याही  
 दिला आहे. सदर कुलमखत्यार लिहून देणार यांनी कुलमखत्यारपत्र रद्द केले जाई किंवा  
 कुलमखत्यारपत्राच्या आधार मी, सदर दस्त नोंदणीस सादर केला आहे लिप्यादीत करून कर्बलीजबाब  
 लि व फे संचालिका वजली यथा व इत्यादी यांनी दिनांक ०७/१०/२०२२ रोजी मला दिलेल्या  
 कसरीताना या शिक्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे एवढ्याच विवेक मी.  
 मी, उमेश नागो यादर घाशित करतो कि दृष्ट्या निबंधक कुलम-३ यांच्या कार्यालयात

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| ३ - १९१५ |      |    |

गण्डिनगर





*(Handwritten signature)*

Permanent Account Number / PERMANENT ACCOUNT NUMBER: AEHPGB277J

Name: MAHENDRAKUMAR SHREERAM GIRI

Father's Name: SHREERAM BHADRI GIRI

Date of Birth: 31-03-1966

Signature / SIGNATURE: [Blank]

Completion of Income Tax: [Blank]

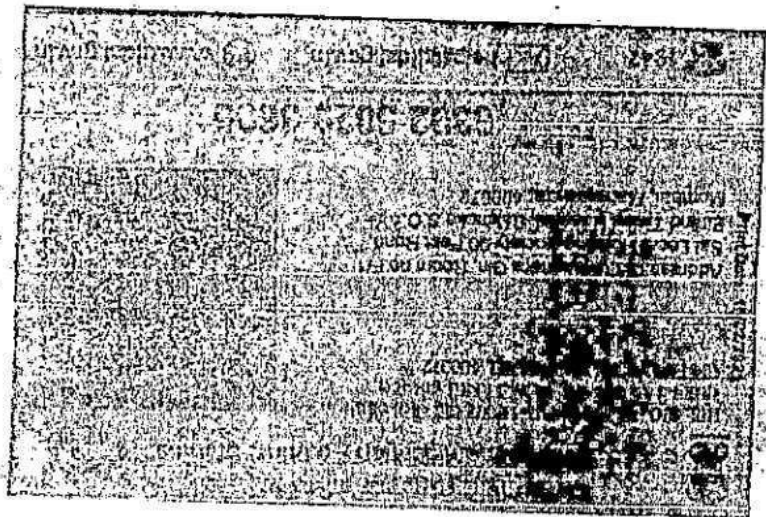
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| पृष्ठा - ३ |    |    |
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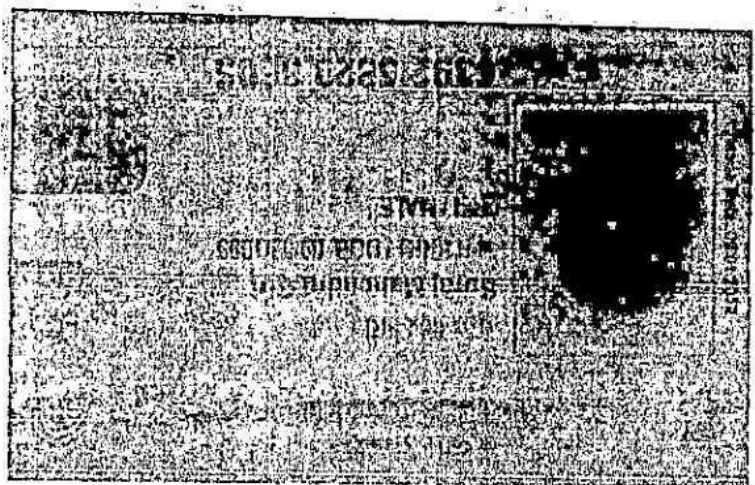
MAHENDRA GIRI  
 02/10/2025  
 BANGALORE  
 MAHENDRA GIRI  
 02/10/2025  
 BANGALORE



*Rovis*



*Koris*



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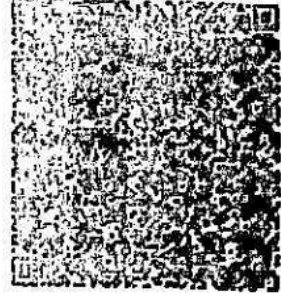


विनिता राजेन्द्र सिंह  
Vinita Rajendra Singh

जन्म वर्ष / Year of Birth : 1993

स्त्री / Female

१६३६७६  
२०२४

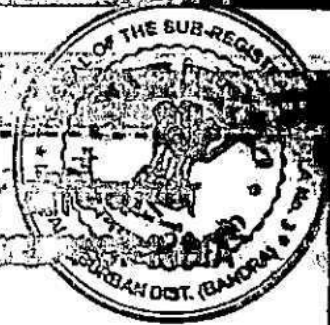


9569 5969 0206

आधार - सामान्य याणसावा अधिकार



आधार



पत्ता D/O: राजेन्द्र सिंह, ए/101, सुरेश  
दुबे प्लाज़ा, अचोले रोड, लोढा सर्कल,  
नालासोपारा(ई), वसई, ठाणे, नालासोपारा  
इस्ट, महाराष्ट्र, 401209

Address: D/O: Rajendra Singh,  
A/101, Suresh Dubey Plaza,  
Achole Road, Lodha Circle,  
Nallasopara(E), Vasai, Thane,  
Nallosapara E, Maharashtra,  
401209

*Singh*



1647



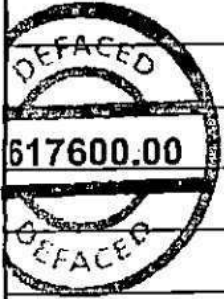
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P.O. Box No. 1947,  
Bangalore-560 001

|  |  |         |               |  |   |   |                       |
|--|--|---------|---------------|--|---|---|-----------------------|
| MH014494728202324E                             |  | BARCODE |               | Date   | 25/01/2024-07:42:52   | Form ID   | 25.2                  |
| Department Inspector General Of Registration   |  |         |               | Payer Details  |   |   |                       |
| Type of Payment Stamp Duty<br>Registration Fee |  |         |               | TAX ID / TAN (If Any)  |   |   |                       |
|  |  |         |               | PAN No.(If Applicable)   |   |   |                       |
| Office Name KRL1_JT SUB REGISTRAR KURLA NO 1   |  |         |               | Full Name  |   | MAHENDRA KUMAR SHREERAM GIRI and<br>SURAJ MAHENDRA GIRI |                       |
| Location MUMBAI                                |  |         |               | Flat/Block No.   |   | Flat No.1006, 10th Floor, B Wing, Swaminarayan<br>Dham, |                       |
| Year 2023-2024 One Time                        |  |         |               | Premises/Building  |   |   |                       |
| Account Head Details                           |  |         | Amount In Rs. |  |   |   |                       |
| 80045501 Stamp Duty                            |  |         | 587600.00     |  | Road/Street Andheri Kuria Road, Sakinaka,                     |   |                       |
| 80063301 Registration Fee                      |  |         | 30000.00      |  | Area/Locality Mumbai  |   |                       |
|  |  |         |               |  | Town/City/District  |   |                       |
|  |  |         |               |  | PIN 4 0 0 0 7 2   |   |                       |
|  |  |         |               | Remarks (If Any)   |   |   |                       |
|  |  |         |               | SecondPartyName=ARA BUILDERS PRIVATE LIMITED-  |   |   |                       |
|  |  |         |               | <div style="border: 2px solid black; padding: 5px; text-align: center;"> <p>करल - ३</p> <p>१६३९ ९१ ९५</p> <p>२०२४</p> </div> |   |   |                       |
| Total  |  |         | 6,17,600.00   |  | Amount In Words Six Lakh One Thousand Six Hundred Rupees Only |   |                       |
| Payment Details INDIAN OVERSEAS BANK           |  |         |               | FOR USE IN RECEIVING BANK  |   |   |                       |
| Cheque-DD Details                              |  |         |               | Bank CIN   | Ref. No.  | 02700452024012550027-202401250971756                    |                       |
| Cheque/DD No.                                  |  |         |               | Bank Date  | RBI Date  | 25/01/2024-07:45:22                                     | Not Verified with RBI |
| Name of Bank                                   |  |         |               | Bank-Branch INDIAN OVERSEAS BANK   |   |   |                       |
| Name of Branch                                 |  |         |               | Scroll No., Date Not Verified with Scroll  |   |   |                       |



Department ID : Mobile No. : 9869389688  
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 नोंदी करण केवल दुर्यम निबंधक कार्यालयात बोंदी करावयाच्या दस्तासाठी लागू आहे. नोंदी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

| No. | Remarks       | Defacement No.   | Defacement Date     | UserId | Defacement Amount |
|-----|---------------|------------------|---------------------|--------|-------------------|
| 1   | (IS)-390-1639 | 0007664898202324 | 25/01/2024-16:01:18 | IGR199 | 30000.00          |

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| करल - ३ |    |    |
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PAGE

कोरे

पृष्ठ



MEERA AADHAAR, MERI PEHACHAN

3372 8416 4386

महाराष्ट्र - 400072

मुंबई,

विरिंदा जवळ, साकीनाका,

90 फीट रोड, डीसीआ

सोसायटी, एल बी एस नगर,

04, निवाजली रोडिंग

S/O: पंजाबाल निरी, सी-

पती:

Maharashtra - 400072

Mumbai,

Road, Near Dsouza BLDG, Sakinaka,

Housing Society, L B S Nagar, 90 Feet

S/O: Pannalal Giri, C-04, Ginnjali

Address:



भारतीय रिपब्लिकन प्रजासत्ताक

REPUBLIC OF INDIA



माई आधार, माई ओळख

3372 8416 4386



पुरुष / MALE

जन्म तारीख / DOB: 06/02/1991

Nikesh Pannalal Giri

निकेश पंजाबाल निरी

|         |    |    |
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| 3028    |    |    |
| 9836    | 77 | 69 |
| करत - 3 |    |    |


माई आधार





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सर्वोच्च सरकार



महेंद्र कुमार श्रीराम गिरी  
Mahendra Kumar Shreeram Giri

जन्म वर्ष / Year of Birth : 1985

पुरुष / Male




7629 6621 8053

आधार - सामान्य माणसाचा अधिकार

M/S






आधार


आरोग्य पाधिकरण  
 OF INDIA

पत्ता एफ/१: साईलीला/९०, १० रोड  
लालबहादूर शास्त्रीनगर, कर्ला-वेस्ट,  
मुंबई, महाराष्ट्र, ४०००७२


Address: F/1, Sai Teela CHS, 90th  
Road, Lal Bahadur Shastri Nagar,  
Kurla West, Mumbai,  
Maharashtra, 400072




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P.O. Bangalore  
Bangalore-560007







दिनेन धारा ५७१ :-

*(Signature)*

दिनेन धारा ५७१ :- \*

*(Signature)*

दिनांक :- १९/०९/२०२०

विवेकीय पत्र

विवेकीय पत्र (कार पत्रिका) याची विवेकी, हस्ताक्षरपत्र हीत

हमी देती की, सदर हस्ताक्षरपत्र नमद विवेकीयावत कोणतेही

या हस्ताक्षरपत्रावर सदर हस्ताक्षर विवेकीय कोणतेही

दिनेन धारा :-

*(Signatures)*

दिनेन धारा :-

२७२३३६  
३-१२५

३५५५५

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3) 2) 1) लिहिलेले ठेगाने

3) 2) 1) लिहिलेले ठेगाने

सदर दस्तावेजा हा नांदणी कार्या १९०८ अंतर्गत असलेल्या नरवृद्धीसारखे नांदणीस दाखल केलेला आहे. दस्तावेजातील सर्वोत्तम भागावर नांदणीस दाखल केलेला आहे. दस्तावेजातील सर्वोत्तम भागावर नांदणीस दाखल केलेला आहे. दस्तावेजातील सर्वोत्तम भागावर नांदणीस दाखल केलेला आहे.

प्रतिज्ञापत्र

लिहिलेला क्र. 2 25 / 01 / 2024 04 : 01 : 09 PM ची वेळ: (फी)

लिहिलेला क्र. 1 25 / 01 / 2024 03 : 59 : 47 PM ची वेळ: (सादरीकरण)

(दोन) मध्ये मध्ये न केलेल्या कोणत्याही नागाची क्षेत्रात

मुद्रांक शुल्क: (मूक) कोणत्याही मूदनागरपालिकेच्या हद्दीत किंवा स्थानात असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-वट

क्रमांक-३ (ए-२)

सदर दस्तावेजातील सर्वोत्तम भागावर नांदणीस दाखल केलेला आहे.

क्रमांक-३ (ए-२)

सदर दस्तावेजातील सर्वोत्तम भागावर नांदणीस दाखल केलेला आहे.



दस्तावेजावर कर्नाटकी मूदने

Handwritten signature or initials.

एकूण: 31900.00

नांदणी फी: ₹. 30000.00

दस्तावेजाची फी: ₹. 1900.00

मुद्रांची संख्या: 95

नांदणी 3:59 म.न. ना. हजर केला.

अ. क्र. 1639 वर दि.25-01-2024

द. नि. मू. नि. करण 3 यांचे कार्यालय

सादरकरणाचे नाव: महेंद्र कुमार शिराम निधी

पारशी: 1768

|           |      |      |
|-----------|------|------|
| क्रमांक-३ | १९३९ | २०२४ |
| २०२४      | १९३९ | २०२४ |
| २०२४      | १९३९ | २०२४ |

मूदनेल मुद्रांक शुल्क: ₹. 5,87,600/-

बागाज मूदने: ₹. 83,52,277/-

दस्तावेजाचा क्रमांक: कल 3 / 1639 / 2024

दिनांक: 25 जानेवारी 2024 4:01 म.न.

दस्तावेजाचा भाग-1

390/1639

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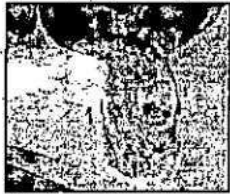


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१९३३  
९२९५

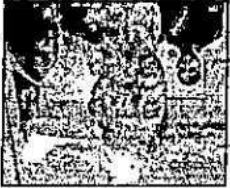


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१६/०५/२०२४

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१६/०५/२०२४  
१६/०५/२०२४  
१६/०५/२०२४



१६/०५/२०२४  
१६/०५/२०२४  
१६/०५/२०२४  
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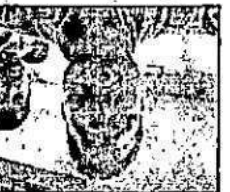
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१६/०५/२०२४



## Payment Details.

| sr. | Purchaser  | Type     | Verification no/Vendor | GRN/Licence        | Amount    | Used At | Deface Number    | Def Date |
|-----|--|----------|------------------------|--------------------|-----------|---------|------------------|----------|
| 1   | MAHENDRA KUMAR SHREERAM GIRI and SURAJ MAHENDRA GIRI | eChallan | 02700452024012550027   | MH014494728202324E | 587600.00 | SD      | 0007664898202324 | 25/01/24 |
| 2   |  | By Cash  |                        |                    | 1900      | RF      |                  |          |
| 3   | MAHENDRA KUMAR SHREERAM GIRI and SURAJ MAHENDRA GIRI | eChallan |                        | MH014494728202324E | 30000     | RF      | 0007664898202324 | 25/01/24 |

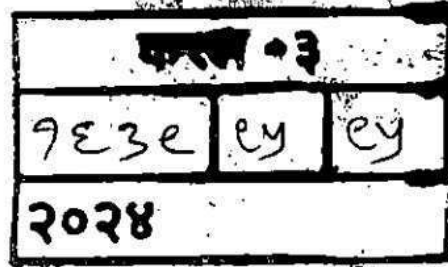
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

16

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प्रमाणित करण्यात येते की या दस्तामध्ये  
एकूण १६३६ (६५) पाने आहेत.  
पुस्तक क्रमांक-१/करल-३/१६३६/२०२४  
क्रमांकावर नोंदला.  
दिनांक: २५/०१/२०२४

सह दुय्यम निबंधक (वर्ग-२)  
कुर्ला क्र.-३



सूची क्र.2

दुय्यम निबंधक : सह.दु.नि. कुर्ला 3

दस्त क्रमांक : 1639/2024

30/01/2024

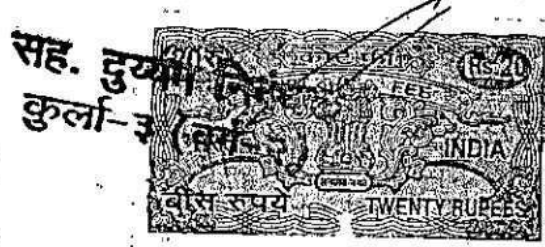
नोंदणी :

Regn:63m

Defa  
Date

गावाचे नाव : मोहीली

|  |   |
|--|---|
| (1) विलेखाचा प्रकार  | करारनामा  |
| (2) मोबदला   | 9792800   |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)  | 8352277.29  |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)   | 1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: सदनिका क्र.1006, क्षेत्र 516.25 चौ.फुट रेरा कार्पेट, 10 वा मजला, वी विंग, स्वामी नारायण धाम, अंधेरी - कुर्ला रोड, साकीनाका, मुंबई - 400072. ( C.T.S. Number : 837 ; )   |
| (5) क्षेत्रफळ  | 1) 52.77 चौ.मीटर  |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.   |   |
| (7) दस्तऐवज करून देणाऱ्या/लिहून ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:- एआरए बिल्डर्स प्रा. लि तर्फे संचालिका अंजली गुप्ता तर्फे मुखत्यार उमेश नागे वय:-36; पत्ता:- प्लॉट नं: ऑफिस 102, माळा नं: पहिला मजला, इमारतीचे नाव: राजवीर रॉयल्स, ब्लॉक नं: अंधेरी घाटकोपर लिंक रोड, ब्रॅगनफ्लाय हॉटेल जवळ - द जार्ट हॉटेल, अंधेरी (पूर्व), मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400093 पॅन नं:-AAMCS2210H  |
| (8) दस्तऐवज करून घेणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता                    | 1): नाव:- महेंद्र कुमार श्रीराम गिरी वय:-58; पत्ता:- प्लॉट नं: एफ/1, माळा नं: -, इमारतीचे नाव: साई लीला सीएचएस, ब्लॉक नं: ९० फूट रोड, लाल बहादूर शास्त्री नगर, कुर्ला पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400072 पॅन नं:-AEHPG8277J<br>2): नाव:- सुरज महेंद्र गिरी वय:-28; पत्ता:- प्लॉट नं: एफ/1, माळा नं: -, इमारतीचे नाव: साई लीला सीएचएस, ब्लॉक नं: ९० फूट रोड, लाल बहादूर शास्त्री नगर, कुर्ला पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:-BLKPG0249K |
| (9) दस्तऐवज करून दिल्याचा दिनांक   | 25/01/2024  |
| (10) दस्त नोंदणी केल्याचा दिनांक   | 25/01/2024  |
| (11) अनुक्रमांक: खंड व पृष्ठ   | 1639/2024   |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क   | 587600  |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क   | 30000   |
| (14) शेर   |   |



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (1) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

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

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email ( dated 27/01/2024 ) to Municipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.



दस्तासोबत देण्यात आलेली सूची-२

सह दुय्यम निबंधक (वर्ग-२)  
कुर्ला क्र. ३

Payment Details

| sr. | Purchaser  | Type     | Verification no/Vendor | GRN/Licence        | Amount    | Used At | Deface Number    | Deface Date |
|-----|--|----------|------------------------|--------------------|-----------|---------|------------------|-------------|
| 1   | MAHENDRA KUMAR SHREERAM GIRI and SURAJ MAHENDRA GIRI | eChallan | 02700452024012550027   | MH014494728202324E | 587600.00 | SD      | 0007664898202324 | 25/01/2024  |
| 2   |  | By Cash  |                        |                    | 1900      | RF      |                  |             |
| 3   | MAHENDRA KUMAR SHREERAM GIRI and SURAJ MAHENDRA GIRI | eChallan |                        | MH014494728202324E | 30000     | RF      | 0007664898202324 | 25/01/2024  |

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

