

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		24 June 2022, 12:05:40 PM			
Valuation ID	202206242367				
मूल्यांकनाचे वर्ष	2022				
जिल्हा	मुंबई (उपनगर)				
मूल्य विभाग	50-अंधारवे (अंधेरी)				
उप मूल्य विभाग	भूभाग उतारेच नाळा, पूर्वेस 18 10 मी किमानस योजना रस्ता, दक्षिणेस व पश्चिमेस 36.60 मी, विकास योजना रस्ता				
रचणे नंबर /व. भू क्रमांक	वि टी एस नवरा				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
सुली जमीन	निवासे सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजक्यापनाचे एकक नोंदस मीटर
120300	226530	260510	283160	226530	
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र/Unit Up	75 75 चौरस मीटर	मिळकतीचा प्रकार	मिळकती सदनिका	मिळकतीचा प्रकार	बांधीव
बांधकामाचे वर्गीकरण	1-अगर ली सी	मिळकतीचे तग	0 TO 29%	मूल्यदर/बांधकामगा दर	Rs. 226530/-
उद्देशाने सुविधा	आहे	गजरा	1st floor to 4th floor		
रस्ता समुदाय					
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt 02/01/2018					
मजला निहाय घट/वाढ		- 100% apply to rate* Rs 226530/-			
पस-यानुसार मिळकतीचा प्रदि यी मीटर मूल्यदर		= (वार्षिक मूल्यदर * खुल्या जमिनीचा दर) + पस-यानुसार टक्केवारी) * खुल्या जमिनीचा दर) = ((226530-120300) * (100 + 100)) + 120300) = Rs. 226530/-			
A) मुळा मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 226530 * 75 75 = Rs. 17159647 5/-			
एकत्रित अंतिम मूल्य		= मुळा मिळकतीचे मूल्य + पस-यानुसारचे मूल्य + वेगवेगळे कर/सेवा क्षेत्र मूल्य + लागूच्या मर्यादेचे मूल्य + उनील मर्यादेचे मूल्य + बांधकाम-गजराचे मूल्य + सुल्ला जमिनीवरील वाढ/घट/संपूर्ण मूल्य + द्यावती अंतिम मूल्य सुल्ला गाचे मूल्य + बरिसा बाळकरी + मेलिफ्रान वाढ/घट = A + B + C + D + E + F + G + H + I + J = 17159647 5 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs. 17159647 5/-			



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(Signature)

सह. दुय्यम निजांचक, अंधेरी क्र. ७



CHALLAN
MTR Form Number-6



GRN	MH003721319202223M	BARCODE	21062022133207		Date	21/06/2022-13:35:09	Form ID	25 2
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)		ANIP50904N		
Office Name BDR18 __JT SUB REGISTRAR ANDHERI 7				Full Name		Mrs Moonakshi Rajkumar Sharma Anri Mr Rajkumar Sharma		
Location MUMBAI				Flat/Block No.		Flat No. 402 4th Floor Shikhar A		
Year 2022-2023 One Time				Premises/Building		Road/Street Oshwara Jogeshwan West		
Account Head Details		Amount in Rs.		Area/Locality		Town/City/District		
0030045501 Stamp Duty		1029800.00		Mumbai		PIN 4 0 0 1 0 2		
0030063301 Registration Fee		30000.00		Remarks (If Any)		PAN2=AABFO6307R-SecondPartyName=Orbit Ventures		
				Developers-CA=0-Marketval=17159848				
				Amount In Words		Ten Lakh Fifty Nine Thousand Six Hundred Rupees Only		
		10,59,600.00						
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	6910333202206231070 / 12902893		
Cheque/DD No.				Bank Date	RBI Date	23/06/2022-10:59:55 Not Verified with RBI		
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. Date		Not Verified with Scroll		

DEFACED
₹ 1059600.00
DEFACED

Department ID: _____ Motd No. 9659913417
NOTE: This challan is valid for payment to be registered in Sub Registrar office only. Not valid for unregistered document.
एक हीच ठिकाणी दोन किंवा अधिक वेळात याचलाना वापरता येऊ शकत नाही. नोंदणी व करसंग्रहासाठी दस्तावेजात नोंद घ्यावी लागू आहे.



Challan Defaced

Sr. No.	Retina	Defacement No.	Defacement Date	Usorid	Defacement Amount
1	(S)-514-11283	0002004800202223	24/06/2022-13:32:07	IGR555	30000.00
2	(S)-514-11203	0002004000202223	24/06/2022-13:32:07	IGR555	1029600.00
Total Defacement Amount					10,59,600.00

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Page 72 Print Date 24-06-2022 01:36:05
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Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 2306202206290

Receipt Date 24/06/2022

Received from MEENAKSHI RAJKUMAR SHARMA, Mobile number 9653313417, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 11283 dated 24/06/2022 at the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District



Payment Details

Bank Name SBIN

Payment Date 23/06/2022

Bank CIN 10004152022062305837

REF No. 217411259037

Deface No 2306202206290D

Deface Date 24/06/2022

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



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SUPPLEMENTRY AGREEMENT FOR SALE

This Agreement made at Mumbai on this 23rd day of June in the year Two Thousand and Twenty Two (2022) BETWEEN;

M/S. ORBIT VENTURES DEVELOPERS, a Partnership Firm registered under the provisions of the Indian Partnership Act, 1932 having registered address at Shivraj Heights, 4th Floor, 14th Road, Adjacent to Rajkumar Jewellers, Khar (West), Mumbai - 400 052. hereinafter referred to as "the Promoters" (which expression shall unless it be repugnant to the context or meaning thereof deem to mean and include partners for the time being of the said firm, their successor or successors and assign and heirs executors, administrators and assigns of the last surviving partner) of the ONE PART.

AND

1) MRS. MEENAKSHI RAJKUMAR SHARMA, & 2) MR. RAJKUMAR SHARMA, of Mumbai Indian Inhabitant/s residing at Flat No. 801, 8th Floor, Vastu Bldg, flat no. 801, 8th floor, 52 Pali Hill, Bandra (West) Mumbai - 400050 hereinafter referred to as "the ALLOTTEES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heir/s executors, administrators, and assigns) of the SECOND PART

WHEREAS

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- I. Oshiwara Adarsh Co-Operative Housing Society Limited is a Society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under registration No BOM/WK/W/HSG/(TC)/ 9295/96 on 15th May, 1996 and having its registered office at Adarsh Nagar No.1, New Link Road, Oshiwara, Jogeshwari (W), Mumbai-400 102 (hereinafter called "the Oshiwara Adarsh Society") formed by the allottees of the plots by Maharashtra Housing and Development Authority (MHADA).

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II. By an Indenture of Lease dated 5th April, 2007 executed by and between MHADA (as the Lessor) and the Society (as the Lessee), the Lessor demised unto and in favour of the said Society, all that piece and parcel of land admeasuring 7995.46 sq. meters (i.e. 7033.62 sq. mtrs. As per lease Deed + additional land in form of two Nos. of 7.62 sq. mtrs. Wide road admeasuring 961.84 sq. mtrs.) or thereabouts bearing Plot no. 1 to 180, Survey No. 41(pt.) and City Survey No. 1 (Part), situate, lying and being at Oshiwara, Jogeshwari (West), in the Registration District and Sub District of Andheri and Mumbai City and Mumbai Suburban (hereinafter referred to as the "said First Plot"), for the consideration and upon terms and conditions contained therein. The said Indenture of Lease is duly stamped and registered with the Office of Sub Registrar of Assurances at Bandra under Serial No. BDR4/ 2508/2007.

III. On the said First Plot there were 180 tenements (the said old structures) occupied by the members of Oshiwara Adarsh Co-op. Hsg. Soc. Ltd.

IV. As per the Development Control Regulations for Greater Bombay, 1991 (D.C. Regulations) the said Property had the capacity of consuming floor Space Index in respect of the said Property and F.S.I. of other properties by way of Transferable Development Rights (T.D.R.) in accordance with the provisions of the D.C. Regulations (F.S.I. to be obtained by way of T.D.R.), is hereinafter referred to as the "TDR/FSI".



The Promoters herein by their letter dated 25/10/2006 submitted their offer to the said Oshiwara Adarsh Society for redevelopment of the said First Plot and structure standing thereon.

VI. At the Special General Body Meeting of the Society held on 19th November, 2006 the Members of the said Society unanimously agreed and approved the said offer of the Promoters herein for redevelopment of the said Property by demolishing the then existing

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structure and construction of a new buildings on the said Property by consuming the F.S.I of the said Plot as well as TDR/FSI as may be made available on the said Property. As per the prevailing D.C. Regulations.

VII. By Development Agreement dated 16th August 2007 executed by and between the said Oshiwara Adarsh Society, its Members and Promoters herein (as the Developers) (hereinafter referred to as the "Agreement") the said Oshiwara Adarsh Society granted unto and in favour of the Promoters the development rights in respect of the said First Plot and to redevelop the same by demolishing the said Old structures standing thereon and constructing a new building thereupon by utilizing the FSI of the said Property as also TDR/FSI as per the prevailing D.C. Regulations for Greater Mumbai, as per the plans and specifications as may be sanctioned/approved by MCGM, for the consideration and upon terms and conditions set out therein. The said Development Agreement is duly stamped and registered with the office of Sub-Registrar of Assurances at Bandra under Serial No. BDR/1/07515 of 2007.

VIII. Pursuant to the said Agreement and being part of the transaction agreed under the said Agreement, the said Oshiwara Adarsh Society has executed a General Power of Attorney dated 16th August 2007 duly registered with the Sub-Registrar of Assurances at Bandra under Sr. No. BDR/1/02419 of 2009 in favor of the Promoters to enable the Promoters get the plans sanctioned from Municipal Corporation of Greater Mumbai (MCGM), and to obtain various permissions including procuring DC, approvals from various authorities and complete the construction and obtain OC/CC from MCGM.

As per the terms of the said Agreement, the Oshiwara Adarsh Society has irrevocably authorized and empowered the Promoters along with their servants, agents, contractors, to enter upon the said First Plot and redevelop the same by constructing a new building as per the plans and



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specification approved by MCGM and relevant Development Control Regulations applicable thereto.

- X. Under the said Development Agreement, it is agreed that the said Promoters shall construct one building consisting of two Wings for the then existing members of the said Oshiwara Adarsh Society (the Society Building) to be constructed on the portion of the First Plot another building/s for the new Allottees of the Promoters to be constructed on the portion of the First Plot shown by red color wash on the Plan annexed thereto as Annexure "I". The Promoters are authorized and empowered to sell Premises to the prospective Allottees for the consideration and on the terms and conditions as the Promoters deem fit and proper without any reference to the Society and/or its existing Members, and for the said purpose to issue Letter of Allotment and/or to execute Agreement for sale and other documents for sale of Promoters' portion and register the same. The Oshiwara Adarsh Society has also agreed to admit such Allottees of Premises from the Promoters as its Members on the terms and conditions as set out in the said Agreement.



- XI. The Promoters initially got the Buildings Plans sanctioned in respect of the building with two Wings to rehabilitate the existing 180 members of Oshiwara Adarsh Society known as "SHIV AND SHIVAM" consisting of 11 still and 22 upper floors (hereinafter referred to as "the Rehabilitation Buildings"). The Occupancy Certificate with respect to the said Rehabilitation Buildings was issued by the MCGM on 9th November, 2012 as per File No. CE/9150/WS/AK.

- XII. Oshiwara Link Shopping Cooperative Society Limited, a society duly formed and registered under the provisions of Maharashtra Cooperative Societies Act, 1960 (hereinafter referred to as the "Oshiwara Link Society") under Registration No. BOM(W)/K(west)/HSG/Sarwasadaran/Vyaparti/6314/ 1992-93 on 7th October, 1992 having its address at Survey

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No. 41(part), CTS No.1 (part), Opp. Mastakar Petrol Pump, Adarsh Nagar No.1, Link road, Oshiwara (Jogeshwari) (West), Mumbai 400012.

- XIII. Thereafter, by another Indenture of Lease dated 3rd February, 2009 executed between MHADA (as the Lessor) and the Oshiwara Link Shopping Co-operative Society Limited (as the Lessee), the Lessor therein demised unto and in favour of the Oshiwara Link Shopping Cooperative Society Limited, all that piece and parcel of land admeasuring 768.37 sq.meters bearing Plot No. 1 of Code No. 002 in MAHADA layout bearing Survey No. 41 (part) and CTS No.1 (part) (hereinafter referred to as "the Second Plot"). The Indenture of Lease is duly stamped and registered with the Sub Registrar of Assurances at Bandra under Serial No. BDR/ 00966/2009.
- XIV. Vide Redevelopment Agreement dated 17th April, 2014 executed between the said Oshiwara Link Society and the Promoters herein, the Oshiwara Link Society granted development rights to the Promoters herein to redevelop the said Second Plot together with all the rights of the layout benefit and utilization of the existing FSI and TDR and such further FSI granted or that may be granted by MHADA including by amalgamation of the said Second Plot with the said First Plot as also utilizing the FSI / TDR of adjoining plots / properties of the said Oshiwara Adarsh Society upon amalgamation as Promoters may deem fit. The Promoters had liberty to amalgamate the said First Plot and the said Second Plot or any adjoining plots as the case may be and upon amalgamation or otherwise, submit the plans to MCGM for construction of building/and use and consume the available FSI of the said First Plot and the Second Plot, for consideration and upon terms and conditions contained therein. The said Development Agreement is duly stamped and registered with the Sub-Registrar of Assurances under Registration No. BDR-17/3152/2014.
- XV. Vide letter dated 13th August, 2014 bearing reference No. CO/MB/REF/NOC/F-1057/952/2014, MHADA granted it's No Objection for



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redevelopment of the building of the said Oshiwara Adarsh Society by MHADA.

XVI. Vide letter dated 7th November, 2015 bearing reference No. CO/MB/REF/NOC/F-1057/1504/2015, MHADA granted its No Objection for redevelopment of the building of the said Oshiwara Adarsh Society under Regulation No. 33(5) of Development Control Regulations for Greater Bombay, 1991.

XVII. The Promoters decided to amalgamate the First Plot and the Second Plot and consequently made various necessary application and got the building plans sanctioned from the MCGM, MHADA and various other competent authorities in respect of the said First Plot, admeasuring 7995.46(inclusive of the Tit Bit area) sq. mtrs. and 768.37 sq. mtrs., aggregating to 8763.83sq.mtrs.

XVIII. The aggregate area of the amalgamated First Plot and the said Second Plot, admeasures 8763.83sq.mtrs. The Amalgamated area of the First Plot and the Second Plot is hereinafter collectively referred to as the said Project Land, more particularly described in the First Schedule written hereunder. Annexed hereto and marked as ANNEXURE-II is the Property Register Card/s of the said Project Land.



The amalgamation of the First Plot and the Second Plot was certified by a certificate dated 2nd March, 2016 issued by Deputy Registrar, Cooperative Societies MHADA which amongst various terms also specified that (i) the registration of said Oshiwara Link Society shall be cancelled under Section 21 of the Maharashtra Cooperative Societies Act, 1960 and the said Oshiwara Adarsh Society shall be amalgamated with the said Oshiwara Link Society, (ii) the Development work of the said Oshiwara Link Society shall be carried out in the name of the said Oshiwara Adarsh Society, (iii) the said First Plot being the land occupied by the said Oshiwara Adarsh Society under lease and the said Second Plot being the

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land occupied under lease by the said Oshiwara Link Society shall be amalgamated and shall stand in the name of the said Oshiwara Adarsh Society.

XX. The Promoters are constructing two projects on the portion of the said Project Land to be known as "SHIKHAR-A" and "SHIKHAR-B" (hereinafter referred to as "the said Buildings") in two phases, by consuming the entire balance available FSI, consisting of Stilt on Ground Floor, + Two Podiums + 36 habitable upper floors on the said Project Land vide Intimation of Disapproval (IOD) No. CE/9530/WS/AK dated 23rd November, 2009 and Promoters have also obtained Commencement Certificate bearing No. CE/9530/WS/AK dated 3rd December, 2009 from the Executive Engineer (Building Proposals) "K (West)" Ward, for sale to the various Allottees. The copies of the I.O.D. and Commencement Certificate referred hereinabove are annexed hereto and marked as ANNEXURE "III" and ANNEXURE "IV" respectively.

XXI. The Promoters have got the Building Plans sanctioned in respect of the Project Shikhar A/B on the said Property under No. CE/9530/WS/AK dated 14th March, 2016 from the Executive Engineer (Building Proposal) K Ward.



Vide letter dated 12th August, 2016 bearing reference No. MB/REF/NOC/F-1057/2016, the MHADA granted its NOC for the amalgamated redevelopment of the said Oshiwara Adarsh Society and the Oshiwara Link Society. Annexed hereto and marked as ANNEXURE- the copy of the letter dated 12th August, 2016.

XXIII. The Promoters have created charge over the development rights in the said Project Land of the Promoters in favour of Axis Finance Limited and the second charge in favour of the Dewan Housing Finance Corporation Limited in the year 2017 vide loan agreements executed in that year.

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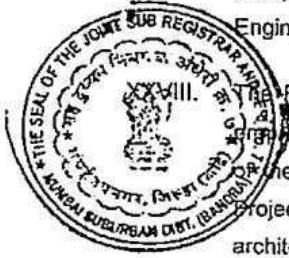
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XXIV. The Mortgagees of the Promoters have instituted Commercial Suit No. 112 of 2021 before the Bombay High Court. From this, there has emanated Appeal and contempt proceedings. There are substantial encumbrances on the project land, however, by way of this Agreement, the Promoters undertake to indemnify and hold harmless the Allotees from any / all third-party claims and liabilities in any manner whatsoever.

XXV. As per the Development Control Regulations for Greater Bombay, 1991 the said Project Land has the capacity of consuming floor space index in respect of the said Property and FSI of the other properties by way of Transferable Development Rights (T.D.R.) in accordance with the provisions of D.C. Regulations, 1991. The Promoters have utilized the FSI of the said Project Land to construct the said two projects known as "Shikhar-A & Shikhar-B" being saleable component as per the aforesaid Development Agreement and Redevelopment Agreement.

XXVI. Thus, the Promoters herein are entitled and enjoined upon to construct buildings on the said Project Land;

XXVII. The Promoters have appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoters accept the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.



XXVIII. The Promoters have engaged the services of J.W. Consultants LLP to prepare the structural designs and drawings thereof and the construction of the two projects known as SHIKHARA and SHIKHAR B on the said Project Land under the professional supervision of the said and/or other architects and structural engineer(s) till the completion of the said building/s as required under the laws of the local authorities for the time being in force.

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- XXIX. The Promoters have sole and exclusive right to sell the Premises in the said Building/s to be constructed by the Promoters on the said Project Land and to enter into Agreement/s with the Allottee(s)/s of the Premises to receive the sale consideration in respect thereof;
- XXX. The Allottees has/have inspected the Title Documents with respect to the said Project Land, said Plans, permissions granted by the Municipal Corporation for Greater Mumbai, IOD, Commencement Certificate and all other relevant documents. The Allottees has/have accepted the Title Certificate in respect of the said Project Land dated 15.12.2016 issued by Ms. ShirinM. Khorasi, Advocate of the Promoters, a copy whereof is annexed and marked as ANNEXURE-VI.
- XXXI. The Promoters have got the approvals from the MCGM to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Occupancy Certificate of the said Building/s.
- XXXII. While sanctioning the said plans the said MCGM and/or State of Maharashtra has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the said Project Land and the said Building/s and upon due observance and performance of which only the completion or Occupancy Certificate in respect of the said building/s shall be granted by the Municipal Corporation for Greater Mumbai.
- XXXIII. The Promoters have accordingly commenced construction of the said building/s in accordance with the said plans.
- XXXIV. The Promoter has registered the said Project and construction of the said Building on the said Land under the provisions of the Real Estate (Regulation and Redevelopment) Act, 2016 (hereinafter referred to as "RERA"), with the Maharashtra Real Estate Regulatory Authority, under



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registration no. P5180000566. A copy of the Project Registration Certificate issued by the Maharashtra Real Estate Regulatory Authority in respect of the said Project is annexed hereto and marked as ANNEXURE-VII.

XXXV. By an Agreement for Sale dated 14th December, 2011 duly registered with the Sub Registrar of Assurance at Andheri Mumbai under serial No. BDR9 - 10899 - 2011, the Alloteeshad purchased from the Developers a Residential premises bearing No. 402 admeasuring 2109 sq. ft. (196.00 sqmtrs) Usable carpet area on the 4th floor along with one open Car Parking and One Stackable Car Parking consisting of two car parks in the said Building to be named as "SHIKHAR - A" being constructed on the said Property for a total consideration of Rs.5,00,00,000/- (Rupees five Crore only) and on the terms and conditions contained therein. The Promoters promised to give possession of the premise by June 2012. The said Agreement for sale constitutes the primary agreement between the parties. At the relevant time, there existed no laws of GST or TDS at the rate applicable today. It is agreed between the parties that the said Agreement shall precede the instant Agreement and the latter shall yield to the former. It is fully understood by and between the parties that any incidence of tax, charges or costs whatsoever accruing under this Agreement shall strictly be limited to the additional 741 sq.ft of usable carpet area being offered by the Promoters. This is without prejudice to the legality and correctness of the charge being levied and the party on whom the onus lies, as more particularly set out in this Agreement hereunder.



The Allotees have made full payment of the agreed consideration amount of Rs.5,00,00,000/- (Rupees Five Crores only) in 2012. For this, the Allotees had taken loan facility from Union Bank of India, in whose custody the original title document lie even as on date. Upon upfront payment of the said amount of Rs. 5,00,00,000/- (Rupees Five Crores

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only), on 31st March 2012, the Promoters issued no-due certificate to the Allottees.

XXXVII. Now due to amendment in plans the floor plate area has increased as such the developers have offered to the Allottees/s and additional area of 741 sq. ft. usable carpet area as an increase in the original usable as such. Thus the usable carpet area of the said Premise No. 402 on the 4th floor of the said building stands revised to 2850 sq. ft. (264.86 sq. mtrs.) usable carpet area. (Hereinafter referred to as the "said Premises") more particularly described in the Second Schedule hereunder written. The Allottees have filed a complaint before the MAHARERA bearing No. CC006000000210391 in the year 2022 against the Promoters for reliefs which include *inter alia* interest on delayed possession of approximately ten years. It is agreed by and between the parties that the Allottees shall accept the increased area, at no additional price, cost or liability in any manner whatsoever, and strictly as an adjustment against the interest / compensation and damages payable by the Promoter for causing delay in handing over possession of the said premise on the terms and conditions hereinafter appearing.

XXXVIII. The Allottees have agreed with the Promoters for allotment of an additional area admeasuring 741sq.ft. of carpet area to the already existing usable carpet area of premise No. 402, on the 4th floor in project known as "Shikhar-"A" (hereinafter referred to as the "said Building"), as a settlement of disputes in respect of interest / compensation and damages payable on account of causing delay in handing over possession of the said premise unto the Allottees.



XXXIX. The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

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- XL. As per Section 13 of the said Act and as per Section 4 of the MOFA the Promoters and the Allottees are required to execute a written Agreement for allotment and sale of the said Premise to the Allottees, being these presents and also to register the said Agreement under the Registration Act, 1908.

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

1. The Parties hereby agree and confirm that what is stated in the Recitals hereinabove shall be deemed to form an integral part of this Agreement, as if the same are reproduced herein *ad-verbatim*.
2. DEFINITIONS AND INTERPRETATION

2.1 Definitions:

In this Agreement, in addition to the terms specifically defined in the body of the Agreement (including in the Recitals) the following terms, words and expressions, unless inconsistent with the context, shall have the meanings assigned hereto as under:

"Act" shall mean the Real Estate (Regulation and Development) Act,



"Premise" shall mean the additional usable carpet area of 741 sq. ft available by the Promoters to the Allottees at no extra price or

"Carpet Area" shall mean the net usable floor area of a Premise, excluding the area covered by the external walls, areas covered under services shafts, exclusive balcony or verandah area and exclusive

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open terrace area, but includes the area covered by the internal partition walls of the Premise.

Common areas" shall mean,

- (i) the said Project Land to be used for construction of the said Project;
- (ii) the stair cases, lifts, staircase and lift lobbies, fire escapes, and common entrances and exits of Premises / Buildings to be constructed in the said Project;
- (iii) the common basements, terraces, parks, play areas, open parking areas and common storage spaces forming part of the said Project;
- (iv) the premises for the lodging of persons employed for the management of the property including accommodation for watch and ward staffs or for the lodging of community service personnel of the said Oshiwara Adarsh Society;
- (v) installations of central services such as electricity, gas, water and sanitation, air-conditioning and incinerating, system for water conservation and renewable energy;
- (vi) the water tanks, sumps, motors, fans, compressors, ducts and all apparatus connected with installations for common use in Project;
- (vii) all community and commercial facilities as provided in the said Project;
- (viii) all other portion of the project necessary or convenient for its maintenance, safety, etc. and in common use in the said Project;



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"Covered Parking" means and enclosed or covered area as approved by Municipal Corporation for Greater Mumbai parking of the vehicle of the Allottees of the Premises under the Stilt.

"MOFA" shall mean Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer Act), 1963.

"Project Land" shall mean all that piece and parcel of land admeasuring about 7995.46 sq. meters bearing, Survey No. 41(pt.) and City Survey No. 1 (Part) and land admeasuring about 768.37 sq. meters bearing Plot No. 1 of Code No. 002 in MAHADA layout bearing Survey No. 41 (part) and CTS No.1 (part), total aggregating to 8763.83 sq. meters or thereabouts both situated, lying and being at Oshiwara, Jogeshwari (West), in the Registration District and Sub District of Andheri and Mumbai City and Mumbai Suburban.

"Rules" shall mean Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosure on Website), Rules, 2017.

2.1.1 Interpretation:

Except where the context requires otherwise, this Agreement will be interpreted as follows:



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- i. the Recitals, Schedule and Annexure/s form an integral and operative part of this Agreement,
 - ii. where a word or phrase is defined speech and grammatical forms/variations of such word or phrase, shall have corresponding meanings;
 - iii. any reference to Clause, Schedule or Annexure shall be deemed to be a reference to a Clause, Schedule or Annexure respectively of this Agreement;
 - iv. any reference to any enactment or statutory provision is a reference to it as it may have been, or may from time to time be, amended, modified, consolidated or re-enacted;
 - v. words importing the singular shall include plural and vice versa, and words denoting any gender shall include all genders.
3. The Promoters developed the portion of said Project Land by constructing various Premises in the project known as "Shikhar-A" and obtained Occupation Certificate for the building from MCGM Copy of Occupation Certificate is attached herewith Annexure A.
 1. The Allottees hereby agree to take from the Promoters and the Promoters hereby agrees to allot to the Allottees an additional usable carpet area of 741 sq. ft. (68.86 sq. mtrs.) and 2109 sq. ft. (196 sq. mtrs.) in the already purchased Residential premise bearing No 402 totally admeasuring 2850 sq. ft. (264.86 sq.mtrs.) Usable carpet area on the 4th floor along with One open Car Parking and One Stackable Car Parking consisting of two car parks in the said Building to be named as "SHIKHAR - A" being constructed on the said Property and shown by red colored hatched line on the typical floor plan annexed hereto and marked as Annexure "VII" and more particularly described in the



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Second Schedule hereunder written (hereinafter referred to as "the said Premises") in consideration for settlement of disputes in respect claim of interest / compensation and damages for causing delay in giving possession of the said premise to the Allottees which is inclusive of the proportionate price of the common areas and facilities. The Allottees expressly consents to such changes in the said share and hereby expressly authorizes the Promoters to so increase or decrease the said share of the Allottees in the said common areas and facilities and limited common areas and facilities of the said Building and the Allottees hereby irrevocably agree/s to accept the said share as changed as aforesaid.

2. Only for the purpose of calculation of stamp duty the Total consideration for the premises No. 402 admeasuring 2850 sq. ft carpet area is Rs. 6,70,00,000/- (Rupees Six Crores Seventy Lakhs Only) (i.e. Rs. 5,00,00,000/- of primary Agreement + Rs. 1,70,00,000/- of Supplementary Agreement). The Allottees has paid a sum of Rs.5,00,00,000/- (Rupees. Five Crores Only) as full and final Consideration as per the Agreement dated 14th December 2011 back in 2012 itself (the payment and receipt where of the Promoters do hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the Allottees forever) and balance consideration of Rs. 1,70,00,000/- (Rupees One Crore Seventy Lakhs Only) shall be deemed paid in settlement of claim of approximately Rs 6,95,27,342 /- (Rupees Six Crores Five Lakhs Twenty thousand Three Hundred Forty Two Only) and above lodged by the Allottees in the MAHARERA complaint bearing no CC006000000210391 for interest and damages for causing delay in giving possession of the flat as mutually agreed



and Consideration excludes Taxes (consisting of tax paid or payable by way of Good & Service Tax (GST) and Cess or any other similar)

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taxes which may be levied, in connection with the construction of and carrying out the Project by the Promoters) up to the date of handing over the possession of the said Premise. However, notwithstanding any clauses to the contrary, since Occupancy Certificate for the building has already obtained no further statutory duties by the Allottees become payable.

4. The Allottees hereby agree/s that in the event if any amount by way of premium or security deposit as fire cesses is paid to MHADA/MMRDA/MCGM or to the State Government or any other tax or repayment of a similar nature becoming payable by the Promoters / the same shall be reimbursed by the Allottees to the Promoters in proportion of the said Premises agreed to be acquired by the Allottees and in determining such amount, the decision of the Promoters shall be conclusive and binding upon the Allottees.
5. The Promoters shall confirm the final carpet area that has been allotted to the Allottees after the construction of the Premises complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoters. If there is any reduction in the carpet area within the defined limit then Promoters shall refund the excess money paid by Allottees within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottees. If there is any increase in the carpet area allotted to Allottees, the Promoters shall demand additional amount from the Allottees as per Ready Reckoner Rate (ASR) prevailing on the date of Occupation Certificate.
6. It is hereby agreed by and between the parties hereto that any Security Deposit or any other amount deposited by the Promoters either in their



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11. The Allottees agrees to pay the maintenance charges as determined by the Promoters or said Oshiwara Adarsh Society, as the case may be. The Promoters shall handover the possession to the Allottees immediately upon signing / registration of this Agreement.
12. the Allottees shall take possession of the said Premise from the Promoters by executing necessary indemnities, undertakings and such other documentations in accordance with this Agreement. In case the Allottees fail/s to take possession the Allottees shall continue to be liable to pay maintenance charges as applicable.
13. If within a period of five years from the date of handing over the said Premise to the Allottees, the Allottees brings to the notice of the Promoters any structural defect in the said Premise or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoters at their own cost and in case it is not possible to rectify such defects, then the Allottees shall be entitled to receive compensation for such defect in the manner as provided under the said Act.
14. The Promoters hereby declare that the Floor Space Index available as on date in respect of the project known as Shikhar A is 21305.16 sq. mtrs. and the total FSI on the said Project land is 41339.28 Square meters out of which the Promoters have utilized 11621.28 sq. mtrs. in Rehabilitation Building only and Promoters has utilized the said Floor Space Index for construction on the said Project Land.



The Allottees hereby expressly agree that in the event of the Public Authority at any time acquiring any portion of the said Property prior to the issuance of the full Occupation Certificate in respect of the said Project, all the benefits of such acquisition, i.e. by way of compensation and/or F.A.R./ F.S.I./T.D.R., shall be the exclusive property of the Promoters and the Allottees shall have no right, claim or demand in respect thereof or any part thereof.

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through their respective Finance Acts and other legislations and various clarifications/notifications and regulations have made Value Added Tax and Service Tax (hereinafter referred to as "the said Taxes"). It is hereby agreed between the Parties and it is clarified that at the time of execution of this Agreement for Sale, that there is a liability for payment of the said Taxes on this Agreement for the sale of the said Premise by the Promoters to the Allottees. The Promoter agrees and undertakes that the same is payable by the Promoter and that the Allottees are not liable to bear and/or pay the same. Therefore, the Promoters hereby irrevocably agree/s and undertake/s to pay the amounts for the said Taxes to the concerned authorities at their own risk, cost and consequence.

18. It is hereby further agreed that in addition to the said Taxes, in the event of any amount becoming payable now or in the future by way of levy or premium, taxes, cess, fees, charges, sales tax, value-added tax, service tax, Services and Goods Tax, or any other tax by whatever name called, at the time of execution of this Agreement and/or any time thereafter to any authority or to the State Government or to the Central Government or in the event of any other payment of a similar nature, save and except the tax on income of Promoters, arising out of or in connection with transaction contemplated hereby, the Promoters shall be solely liable to bear and pay the same and the allottee shall not be liable for the same.



The Promoters will be selling the Premise and other spaces in the said Building on what is known as "Ownership Basis" under the said Act and the Allottees shall become the member of the Oshiwara Adarsh Cooperative Housing Society Limited after paying full consideration to the Promoters and proportionate amounts for said Oshiwara Adarsh Society;

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20. The Allottees shall be liable to pay share an amount of Rs.500/- towards share money and an amount of Rs.10,000/- (Rupees Ten Thousand Only) as Entrance and Membership Fees, to the said Oshiwara Adarsh Society to become the member of the said Oshiwara Adarsh Society, as per the said Development Agreement.
21. The Allottees shall have no claim of any nature whatsoever, save and except in respect of the said Premise agreed to be sold to them hereunder by the Promoters. All open spaces, lobbies, terraces and all other common areas and other premises will remain the property of the Promoters until the ownership rights of the said Property is duly assigned or transferred together with the said Premise to the proposed Co-operative Society / Condominium / Private Limited Company, as the case may be, as hereinafter mentioned, subject, however, to the rights of the Promoters as herein stated.
22. Nothing contained in this Agreement shall be construed so as to confer upon the Allottees any right whatsoever into or upon the said Building or the other Premise in the said Building or any part thereof.
23. It is hereby expressly agreed that the Promoters shall be entitled to sell all other Premise in the said Building as also in the other structures that may hereafter be constructed on the said Project Land, for any user may be permitted by the concerned authorities and the Allottees thereof shall be entitled to use the said Premise agreed to be purchased by them accordingly. The Allottees shall not object to the user of the other Premise in the said Building or in any other structure on the said Project Land for the aforesaid purposes by other Allottees.
24. As far as the existing charge on the properties of Axis Finance and Altico Capital is concerned, the Promoters shall indemnify and hold harmless the Allottees from any adverse claim of the said mortgagees. The Promoters undertake to execute such Consent Terms / undertaking



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and file the same before the Bombay High Court in I.A. (L). No. 10284 of 2022 taken out by the Allotees against the Promoters and the said mortgagees.

25. Without prejudice to the aforesaid, it is hereby expressly agreed and provided that so long as it does not in anyway affect or prejudice the rights of the Allotees hereunder in respect of the said Premise, the Promoters shall be at liberty to transfer by assignment, mortgage or otherwise deal with or dispose of their right, title or interest in the said Project Land and the structure/s thereon at its sole discretion. The Allotees undertake/s not to interfere with the said rights of Promoters in any manner whatsoever. The Promoters shall always be entitled to sign undertakings and indemnities under any law, rules or regulations concerning construction of the said Building and other structures or for implementation of its scheme of development of the said Project Land.
26. The Allotees shall maintain at their own costs, the said Premise in the same condition, state and order in which it is delivered to him/her/it/them and shall observe and perform all the terms conditions and covenants contained in this Agreement and shall abide by all bye-laws, rules and regulations of Government, Local Bodies and Authorities and said Oshiwara Adarsh Society and shall attend to, answer and be responsible for all actions, omissions, breaches and violations of any of the conditions or bye-laws, rules or regulations.



The Allotees have paid full consideration payable to the Promoters under the terms of this Agreement. The Allotees hereby covenant/s with the Promoters to pay all amounts agreed to be paid by the Allotees under this Agreement and to observe and perform and covenants and conditions in this Agreement and to keep the Promoters always indemnified against breach or non-observance of any of the said covenants and conditions, except so far as the same ought to be observed and performed by the Promoters.

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28. The Allottees agrees and undertakes that as and when required by the Promoters, the Allottees shall become the member of the said Oshiwara Adarsh Society. The Allottees shall not raise any objection to the changes in the Bye-laws of the said Oshiwara Adarsh Society. The Allottees at its own costs, shall be bound from time to time to sign all the papers and documents and all other deeds as the Promoters may require him/her/them to do from time to time for safeguarding the interest of the Promoters and the Allottees of the other Premises constructed on the said Project Land. Failure to comply with the provisions of this clause will render this Agreement *ipso-facto* void and stand terminated, revoked and cancelled.
29. The Allottees shall on demand, deposit with the Promoters their proportionate share towards the deposits and other miscellaneous expenses for installation of water meter, electric meter and gas meter and/or for any other deposit / expenses to be paid by the Promoters to the Local Authority or Body concerned, including the electric supply company or any other energy/gas company.
30. It is hereby agreed that the Promoters shall not be liable to bear or share the maintenance charges, electricity charges, water charges or any other outgoings attributed to and in respect of the unsold and un-allotted Premises. The Promoters shall be liable to bear the Municipal Assessment, if any, payable and that too only if the concerned authorities refuse to grant the benefit of non-occupancy in respect of unsold Premises, but nothing else, till all such unsold un-allotted Premises in the said Building are sold and disposed off / allotted by the Promoters and the Allottees thereof is/are put in possession thereof.
31. After the possession of the said Premise is handed over to the Allottees, if any additions or alterations in or about or relating to the said Building are required to be carried out by the Government, Local Authority or any other statutory Authority, the same shall be carried out by the Allottees



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of various Premises in the said Building including the Allottees herein, at his/her/their own costs and the Promoters shall not be in any manner liable or responsible for the same.

32. The Allottees shall not do or permit to be done any act or thing which may render void or voidable any insurance in respect of the said Building or other structure/s on the said Project Land or cause any increased premium to be payable in respect thereof or which may likely to cause nuisance or annoyance to users and occupiers of the other Premise in the said Building.
33. The Promoters shall be entitled be entitled to develop the said Project Land and/or portion or portions thereof fully by constructing and/or making additions in the said building and other Buildings and/or by constructing additional floors/ structures so as to avail of the full FSI and TDR FSI permissible at present or in future for the said land and inclusive of staircase, lift, passage, open areas, by way of purchase of floating FSI, TDR, Payment of Premium free FSI which may be available on the said land or acquired otherwise howsoever and including putting up any "Additional Construction" as mentioned above and Promoters shall alone remain entitled for selling the same and appropriating to themselves the entire sale proceeds thereof without the Allottees or other acquirers of the Premises in the said Building or Buildings and/or the said Oshiwara Adarsh Society. The FSI of any nature whatsoever available at present or in future and further and/or additional construction shall always be the property of the Promoters who shall be at liberty to use, deal with, dispose of, sell, transfer etc. the same in any manner as the Promoters may choose and deem fit. The Allottees agree/s not to raise any objection and/or claim reduction in price and/or claim compensation and/or damages including on the ground of inconvenience and /or nuisance while putting up such additional construction mentioned above in this Agreement. The Promoters shall be entitled to consume such FSI by raising floor or



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floors on any structures including the said Building/s and/or putting additional structures and/or by way of extension of said building/s and/or any structure.

34. This Agreement shall be lodged for registration with the concerned Sub-Registrar of Assurance and the Allottees and the Promoters will attend to the office of the concerned Sub-registrar and admit execution hereof, after the Allottee informing him/her/them with the prescribed period of the date on which and the number under which it is lodged for registration by the Allottees.

35. All letters circulars, receipts and/or notices issued by the Promoters or any of them and dispatched through courier or post to the address known to them of the Allottees or by email will be a sufficient proof of the receipt thereof by the Allottees and shall completely and effectually discharge the Promoters.

36. For this purpose the Allottees has/have given the following address:



Flat No. 801, 8th Floor,
Vastu Bldg, 52 Pali Hill,
Bandra (West) Mumbai - 400050

Delay or indulgence by the Promoters in enforcing any term or condition of this Agreement or any forbearance or granting of time to the Allottees herein or any other Allottees of other Premises in the said Building, shall not be construed as waiver on the part of the Promoters of any such breach or non-compliance of any of the terms and conditions of this Agreement by the Allottees or other such Allottees nor shall the same in any manner prejudice the rights and remedies of the Promoters.

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38. The Promoters in their sole discretion shall be entitled to provide and grant a right of way over the said Project Land or any part thereof for the beneficial enjoyment of any other adjoining property or properties and the Allottees hereby give his/her/their irrevocable consent for the same and agree and undertake that he/she/they shall not at any time raise any objection and/or obstruction thereto.
39. The Promoters shall be entitled to alter the terms and conditions of the agreement relating to the unsold Premises in the said Building and the Allottees herein shall have no right to require the enforcement thereof, in his/her/their/its favour or in favour of the said Premise agreed to be purchased by the Allottees under this Agreement. The Allottees herein shall exercise his/her/their/its rights under this Agreement only.
40. The Promoters hereby represents and warrants to the Allottees as follows:
- (i) The title of the said Project Land is clear and marketable, as declared in the title report annexed to this Agreement and the Promoters have the requisite rights to carry out the development upon the project land;
- (ii) The Promoters have lawful rights and requisite approvals from concerned local authority and other competent authorities to carry out development of the project and shall obtain further requisite approvals from time to time to complete the development of the Project;
- (iii) There are no encumbrances upon the project land or the Project save and except the charge of said Axis Finance Ltd. and Dewan Housing Finance Corporation Limited;
- (iv) There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in



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the title report save and except as detailed in Title Certificate. In relation to the ones pending before the High Court filed by the Promoters' mortgagees, the Promoters undertake to indemnify and hold harmless the Allotees from any adverse claims or liabilities arising therefrom.

- (v) All approvals, licenses and permits issued by concerned authority and other competent authorities with respect to the project, project land and the said Building are valid and subsisting and have been obtained by following due process of law.
- (vi) Further, all approvals, licenses and permits issued by the concerned authorities and other competent authorities with respect to the said project shall be obtained by following the due process of law and the Promoters have been and shall at all times, remain to be in compliance with all applicable laws in relation to the said Building, and common areas;
- (vii) The Promoters have the right to enter into this Agreement and not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allotees created herein, may be prejudicially effected;



- (viii) The Promoters have not entered into any agreement for sale and/or development agreement or any other agreement or arrangement ordinance arrangement against the premise no 402 with any person or party with respect to the project land, including the Project and the said Premise which will, in any manner, affect the rights of the Allotees under this Agreement;
- (ix) The Promoters confirm that the Promoters are not restricted in any manner whatsoever from selling the said Premise to the Allotees in the manner contemplated in this Agreement;

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- (x) The Promoters shall hand over lawful, peaceful, physical possession of the common areas of the said Building to the said Oshiwara Adarsh Society;
- (xi) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said Project Land) has been received or served upon the Promoters in respect of the project land and/or the Project except those disclosed in the title report.
- (xii) The Promoter declare that the consent / undertaking has not been obtained by coercion, undue influence or misrepresentation and have filed this consent / undertaking voluntarily.
41. The Allottees with an intention to bind all persons into whosoever hands the said Premise may come, doth hereby covenant with the Promoters and undertakes as follows:



- i. To maintain the said Premise at Allottees' own costs and risk in good, tenantable, repair and condition from the date of possession of the said Premise is taken by the Allottees, either before or after the issuance of Occupation Certificate in respect thereof, and shall not do or suffer to be done anything in or to the building in which the said Premise is situated or staircases or any passages, which may be against the rules, regulations or bye-laws of the concerned local or any other authority or charge/alter or make addition in the said Premise or any part thereof.
- ii. Not to store in the said Premise / car parking area / Garage or outside, any goods which are of hazardous, combustible or dangerous nature or which are prohibited by law to be brought

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upon or kept in the said Premise / car parking area / Garage, or are so heavy that they are likely to or may damage the construction or structure of the said Premise / car parking area and the Allottees shall be liable for the consequences of the breach on account of negligence or default of the Allottees in this behalf and to indemnify the Promoters.

ii. To carry at his/her/their/its own costs and risk all internal repairs to the said Premise / car parking area and maintain the said Premise / car parking area in the condition, state and order in which the same were delivered by the Promoters to the Allottees and shall not do or suffer to be done anything in the said Premise or the car parking area which may be forbidden by law or rules or regulations concerned local authority or other public authority, and in the event of the Allottees committing or permitting any act in contravention of the above provisions, the Allottees shall solely be responsible and liable for the consequences thereof to concerned local authority and/or other public authority, and to indemnify the Promoters for all consequences thereof.

iv. Not to demolish or cause to be demolished the said Premise or any part thereof, nor at any time make or cause to be made any addition or alteration in the elevation, chhajja and outside colour scheme of the structure in the said Project Land and shall keep the partitions, sewers, drainage pipes in the said Premise and appurtenances thereto in good and tenantable repair and condition, and in particular so as to support shelter and protect the other parts of said Building and shall not chisel or in any other manner damage the columns, beams, walls, slabs or R.C.C. pards or other structural members in the said Premise without the prior written permission of the Promoters as also concerned authority. If, on account of any additions or alterations being carried out by the Allottees in the said Premise (whether such



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additions and alterations are permitted by the concerned authorities or not), there be any damages to the adjoining Premise (inclusive of leakage of water and damages to the drains) the Allottees shall at his/her/their/its own costs, risk and expenses repair such damage (including recurrence of such damages).

- v. The Allottees shall not permit the closing of the niches or balconies or Chhaja or make any alterations in the outside elevations and outside colour scheme of the said Premise.
 - vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premise in the compound or any portion of the said Project Land.
 - vii. To pay to the Promoters within 7 days of demand by the Promoters, his/her/their/its share of security deposit demanded by the concerned authority or Government for giving Water, Electricity or any other service connection to the said Building.
 - viii. To bear and pay the proportionate Municipal Taxes, water charges, common electricity charges and other maintenance charges, on and from the date of taking possession of the said Premise from the Promoters, including for carrying out renovation/furniture in the said Premise, either before or after the issuance of the Occupation Certificate.
- To bear and pay increase in local taxes, water charges, insurance premium and such other levy, if any, which are imposed by the concerned local Authority and/or Government and/or other public Authority, on account of changes of user of the said Premise by the Allottees, and indemnify the Promoters in that behalf.



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- x. The Allottees shall not let, sub-let, transfer assign, or part with Allottees' interest or benefit of this Agreement or the said Premise or create any third party interest or right or part with the possession of the said Premise or any part thereof until all the dues payable by the Allottees to the Promoters under this Agreement are fully paid up and only if the Allottees has not been guilty of breach of or non-observances of any of the terms and conditions of this Agreement and The Promoters give permission to the Allottee to sell the premise if required and there will be no transfer fee and this should be treated as NO Objection for sale of the premise.
- xi. The Allottees shall allow and permit the Promoters and their surveyors and agents and servants, with or without workmen and others, at all reasonable times to enter and upon the said Premise to view and examine the state and condition thereof and/or for the purpose of repairing and for laying cables, water pipes, fittings, electric wires, structures and other conveniences, facilities and utilities belonging to, serving or used for said Building;
- xii. The Promoters shall not be responsible for the consequences arising out of the changes in law or changes in Municipal and other Laws, rules, regulations, etc.



The Promoters shall be entitled to construct additional structures like mess center, Electric Sub-station/s, office/s for said Oshiwara Adarsh Society, Place of worship, temple, covered and closed garages, in open compound, underground and overhead tanks, watchman's cabin/s toilet unit for staff and domestic servants, septic tank/s soak pits, rainwater harvesting system etc. on the said Project Land. Subject however, to the permissions and sanctions for the same being granted by the concerned authority. The Allottees hereby give/s irrevocable consent

M. H. D.

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and no objection to the Promoters for carrying out all the said constructions on the said Project Land. All such additional constructions shall be carried out by the Promoters in accordance with and in conformity with the building plans as may be approved by the concerned authorities from time to time.

43. The Promoters shall be entitled to handover amenity space or any other area/premises, said Project Land to the concerned authority and Promoters alone shall be entitled to all the benefits that may be granted by the concerned authority in lieu of the said amenity space and any other reserved area.
44. The Agreement sets forth the entire understanding between the Allottees and the Promoters as far the additional useable carpet area of 741 sq. ft offered by the Promoters to the Allottees is concerned and only supplements the erstwhile registered agreement dated 14th December, 2011.
45. The Allottees agree/s and acknowledge/s that the sample Premise constructed by the Promoters and all furniture, items, electronic goods, amenities, etc. provided therein are only for the purpose of showcasing the sample Premise and the Promoters are not liable / required to provide any furniture, items, electronic goods, amenities, etc. as displayed in the said sample Premise, other than as expressly agreed by the Promoters under this Agreement.



Before taking possession of the said Premise, the Allottees shall be inspect the said Premise and completely satisfy self/herself/themselves/itself with the same in respect of the area, item of work or quality of work or the materials used for the construction of the said Premise and the amenities provided therein and after taking possession, the Allottees will not be entitled to raise any claim about the

ML [Signature]

बदर - १८		
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area, amenities provided by the Promoters with respect of the said Premise.

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

48. If any provision of this Agreement shall be determined to be void or unenforceable under the said 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 the said Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

49. All costs charges and expenses of and incidental to or in connection with preparation, engrossment, stamping and registration of transfer document, if any, shall be paid by the Allottees of the Premises in the said Building proportionately. If any and any other documents and stamps required to be executed by the Promoters, shall be borne and paid by the Co-operative Society / Condominium/ Apex Body. The Promoters shall not be held liable and/or responsible for the same or any of them.



50. All obligations of the Allottees and covenants made by the Allottee/s herein shall be deemed to be obligations and/or covenants, as the case may be, running with immoveable property and the observance, performance and compliance with such obligations and/or covenants

Handwritten signatures and initials are present above the stamp.

बंद - १८		
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shall be the responsibility of all persons into whose hands the said Premise may come.

51. The stamp duty, registration charges and other fees and charges on this Agreement shall be borne and paid by the Allottees alone. The Promoters shall not be held liable and/or responsible for the same or any of them.
52. Income Tax PAN: The Parties are setting out here under their respective Income Tax Permanent Account Numbers :
Developers Pan No. AABFO6307R
Allottees No.1 PAN No. ANIPS0904N
2. PAN No. AQDPS0708G
53. Any dispute between the parties shall be settled amicably. In case of failure to settle the dispute amicably, the same shall be referred to the Competent Authority, as per the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules and Regulations, thereunder.
54. The rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Courts at Mumbai will have jurisdiction for this Agreement.

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बदर - २८		
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THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land admeasuring about 7995.46 sq. meters bearing, Survey No. 41(pt.) and City Survey No. 1 (Part) and land admeasuring about 768.37 sq. meters bearing Plot No. 1 of Code No. 002 in MAHADA layout bearing Survey No. 41 (part) and CTS No.1 (part), aggregating to 8763.83 sq. meters or thereabouts both situated, lying and being at Oshiwara, Jogeshwari (West), in the Registration District and Sub District of Andheri and Bombay City and Bombay Suburban and bounded as under :

On Or Towards West: Plot No. R-7
On Or Towards East: Shiv Shivam Building
On Or Towards North: D P Road.
On Or Towards South: Plot No. R-5

THE SECOND SCHEDULE HEREUNDER WRITTEN

A Premise bearing No.402admeasuring 2109 sq. ft. (as per Agreement dated 14th December2011) + 741sq.ft (additional area after amended plan) total aggregating to 2850 sq. ft. (264.86 Sq. Mtrs) Usable carpet area on the 4th floor and along with One Podium Car Parking and One Stackable Car Parking consisting of two car parks in building known as "SHIKHAR" constructed on the property more particularly described in the First Schedule hereinabove written.

M AD

बदर - १८		
११२८३	४०	१००
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IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals to these presents the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED)
by the within named "THE PROMOTERS")
M/S. ORBIT VENTURES DEVELOPERS)
through the hands of its partners)

FOR ORBIT VENTURES DEVELOPERS

PARTNER



MR. RAJEN V. DHRUV)
PAN NO. AABFO6307R)

in the presence of)

1. *R. Lundau*)

2. *M. S. ...*)

बंदर - ३८		
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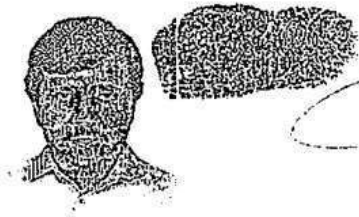
SIGNED SEALED AND DELIVERED)
by the within named "THE ALLOTTEES")



AKSHI R. SHARMA)
PAN NO. ANIPS0904N)

SIGNED SEALED AND DELIVERED)
by the within named "THE ALLOTTEES")

M. S. ...



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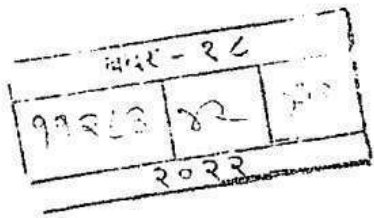
1) MRS. RAJKUMAR SHARMA)
PAN NO. AQDPS0708G)

in the presence of)

1. *[Handwritten signature]*)

2. *[Handwritten signature]*)

[Handwritten signature]





Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per Government
Regulation no. TPB4315/167/CR-51/2018/UD-11 dtd. 23 May 2018)

PART OCCUPATION COMPLETION CERTIFICATE

No. MH/EE/(B.P.)/GM/MHADA-113/999/2022,
DATE :- 10 JAN 2022

To
Owner,
M/s Oshiwara Adarsh CHSL &
Oshiwara Link shopping CHSL.
at Adarsh Nagar Oshiwara MHADA Layout,
Jogeshwari (West), Mumbai 400053.

O C - COPY

Subject: - Part Occupation completion Certificate for Wing A of Proposed residential
building no.2 on plot bearing CTS No. 1(pt)& plot no. SG-12, SG-13, SC-A/
10, village Oshiwara Adarsh Nagar, MHADA layout, Jogeshwari (W),
Mumbai-400071

- Ref: -
1. Application submitted by Architect dtd.10/10/2018
 2. MCGM File NO. CE/9530/WS/AK
 3. IOJ was issued on 23/11/2009 by MCGM
 4. C.C. upto plinth issued on 3/12/2009 by MCGM.
 5. Further C.C. upto 18th floor granted on 08/01/2011
 6. Amended plan approved by MCGM dt. 27/01/2011.
 7. Further C.C. upto 21st floor granted on 02/02/2011
 8. Amended plan approved by MCGM dt. 15/06/2011.
 9. Further C.C. upto 26th upper floor granted on 28/06/2011.
 10. Amended plan approved by MCGM dt. 20/12/2014
 11. Further C.C. upto 31st upper floor granted on 31/01/2015.
 12. Amended plan approved by MCGM dt. 14/03/2016
 13. C.C. upto top of basement for Wing 'B' and Further C.C. upto 32nd upper floor
granted on 29/03/2016.
 14. Amended plan approved by MCGM dt. 09.12.2016
 15. Further C.C. for wing "A" upto top of 3rd Floor i.e ht. 12.80 mtr AGL as per
approved plan dt. 09.12.2016 was granted on 12.10.2017
 16. Concession approved by MCGM u.no MCP/3569 dt. 7.5.2009.
 17. Revised Concession approved by MCGM u.no. MCP/338 dt. 11.11.2014
 18. Further Revised concession approved by MCGM u.no. MCP/7492
dt.29.09.2015



गृहनिर्माण भवन, कलामगर, वाटि (पूर्व), मुंबई - ४०००५३
दुरध्वनी : ६६४०५०००
फॅक्स नं. : ०२२-२६५९२०५६

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai - 400 051.
Phone : 66405000
Fax No. : 022-26592058
Website : www.mhada.maharashtra.gov.in

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19. Application submitted by Architect dtd.22.09.2021
20. MHADA Consent letter for Part Occupation Certificate No CO/MB/REB/NOC/
P-1057/34/2022 dt.10.01.2022.


Dear Applicant/Owners.

The Part development work of Residential building comprising of Wing A comprising of basement for parking+ Still +1st & 2nd Podium for parking + 1st to 3rd upper floor (except Basement & part ground floor as per CFO Completion NOC) for residential use in building no.2 on plot bearing CTS No. 1(pt) & plot no. SG-12, SG-13, SC-A/10 village Oshiwara Adarsh Nagar MHADA layout, Andheri (W), Mumbai-400071, is completed under the supervision of Shri. Amit G.Pawar Architect., Lic. No. CA/2004/34543, Shri. Umesh Joshi, RCC Consultant, Lic. No. STR/J/26 and Shri. Suhas M.Karyekar, Site Supervisor, Lic. No. K/86/SS-I and as per Development Completion Certificate submitted by L.S and as per the Completion Certificate issued by Chief Fire Officer, u/on FB/HR/R-III/01 dated 04.03.2021.

The Part Occupation request submitted by you is hereby accepted.

D.A.: Set of Plan.

Yours Faithfully,


(Dinesh Mahajan)

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



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MUNICIPAL CORPORATION OF GREATER MUMBAI
CE/9530/WS/AK of

15 JUN 2011

To
Shri. Sameev Patki, Architect,
B/307, Elite Society,
Gandhi Nagar, Abasaheb Shinde Marg,
Bandra (East),
Mumbai - 400 051.

Ex. Engineer Bldg. Proposal (W.S.)
Hand K. No. 111
Municipal Office, R. K. Patkar Marg,
Bandra (West), Mumbai - 400 050

Sub:- Proposed building No.2 on plot bearing C.T.S. No.1 (Pt.)
of Village Oshiwara in MHADA Layout, Off. Link Road,
Andheri (West), Mumbai.

Sir,

Ref: Your letter dated 23/05/11

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

- 1) All the objections of this office I.O.D. under even no. dated 23/11/09 shall be applicable and should be complied with.
- 2) The changes proposed shall be shown on the canvas mounted plans to be submitted at the time of B.C.C.
- 3) That every part of the building constructed and more particularly overhead water tank will be provided with proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
- 4) That the infrastructural works, such as; construction of hand holes / panholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall be provided.
- 5) That the regulation No.45 and 46 of D.C.Reg.1991 shall be complied with.
- 6) That the letter box shall be provided at the ground floor for all the tenements.
- 7) That the owner/developer shall not hand over the possession to the prospective buyers before obtaining occupation permission.
- 8) That no main beam in R.C.C. framed structure shall be less than 230 mm. wide. The size of the columns shall also be governed as per the applicable I.S. Codes.
- 9) That all the cantilevers [projections] shall be designed for five times the load as per I.S. code 1993-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
- 10) That the R.C.C. framed structures, the external walls shall not be less than 230 mm, if in brick masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No.CE/5591 of 15.4.1974.
- 11) That the authorized Pvt. Pest Control Agency to give anti malaria treatment shall be appointed in consultation with P.C.O.[K/W]
- 12) That the RUT shall be submitted by the developer to sell the tenements/flats on carpet area basis only and to abide by the provision of MOFA (Act) amended upto date and the I.B. indemnifying the MCGM and its employees from any legal complications arising due to MOFA, will not be submitted.
- 13) That the revised R.C.C. drawing/designs, calculations shall be submitted through Licensed Structural Engineer.
- 14) That "All Dues Clearance Certificate" related to H.E.'s dept. from the concerned A.E.W.W. [K/West ward] shall be submitted before applying for C.C.
- 15) That the condition of revised bye-law 4(c) shall be complied with.



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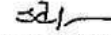
15 JUN 2011

Ex. Engineer Bldg. Proposal (W.S.)
H and K Wards
Municipal Office, W. K. Patkar Marg,
Bandra (West), Mumbai - 400 050

- 16) That the quality control for building work / for structural work / supervision of the work shall be done and certificate to that effect shall be submitted periodically in proforma.
17) That the N.O.C. from Civil Aviation shall be submitted.

One set of plans in token of approval is enclosed herewith.

Yours faithfully,


Executive Engineer, Building Proposals,
(Western Suburbs) K Ward.

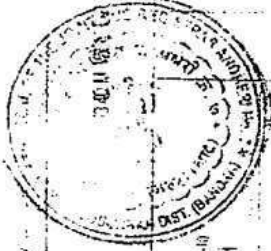
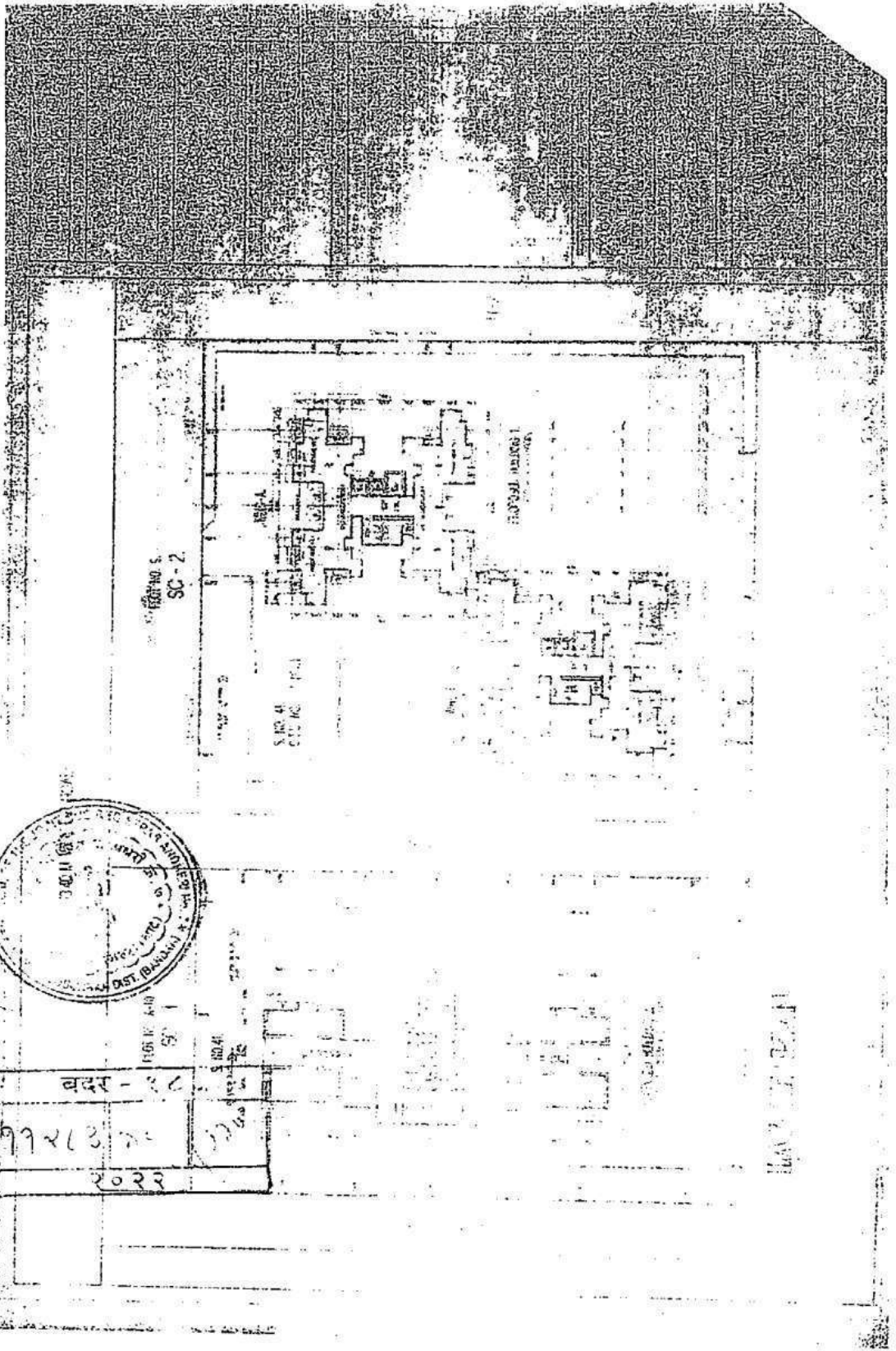
- Copy to : 1] Owner : Oshiwara Adarsh C.H.S.Ltd.
2] Assistant Commissioner, K/West Ward.
3] A.E.W.W. K/West Ward.

Forwarded for information please


E.E.B.P.(W.S.) K Ward.

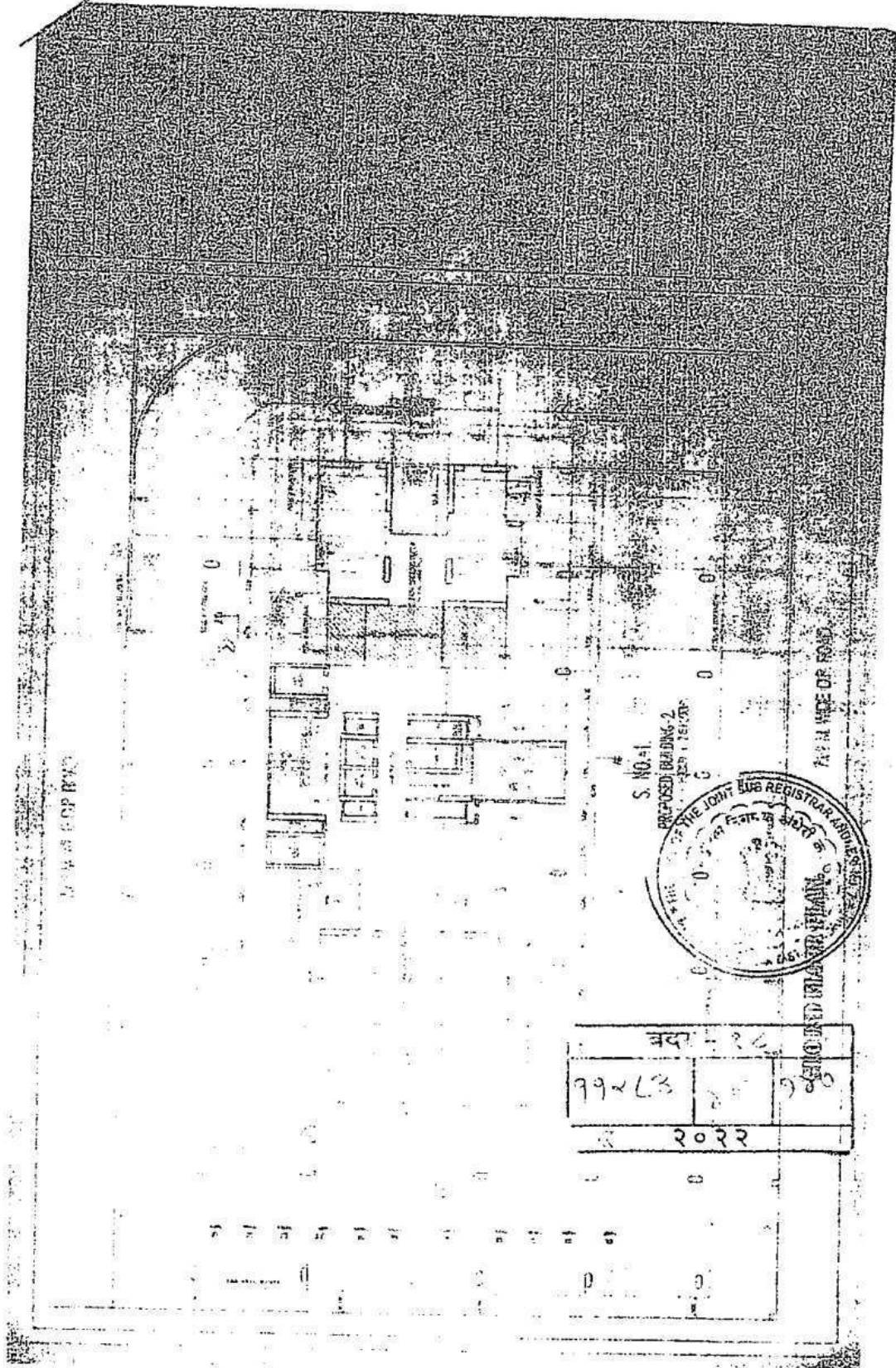


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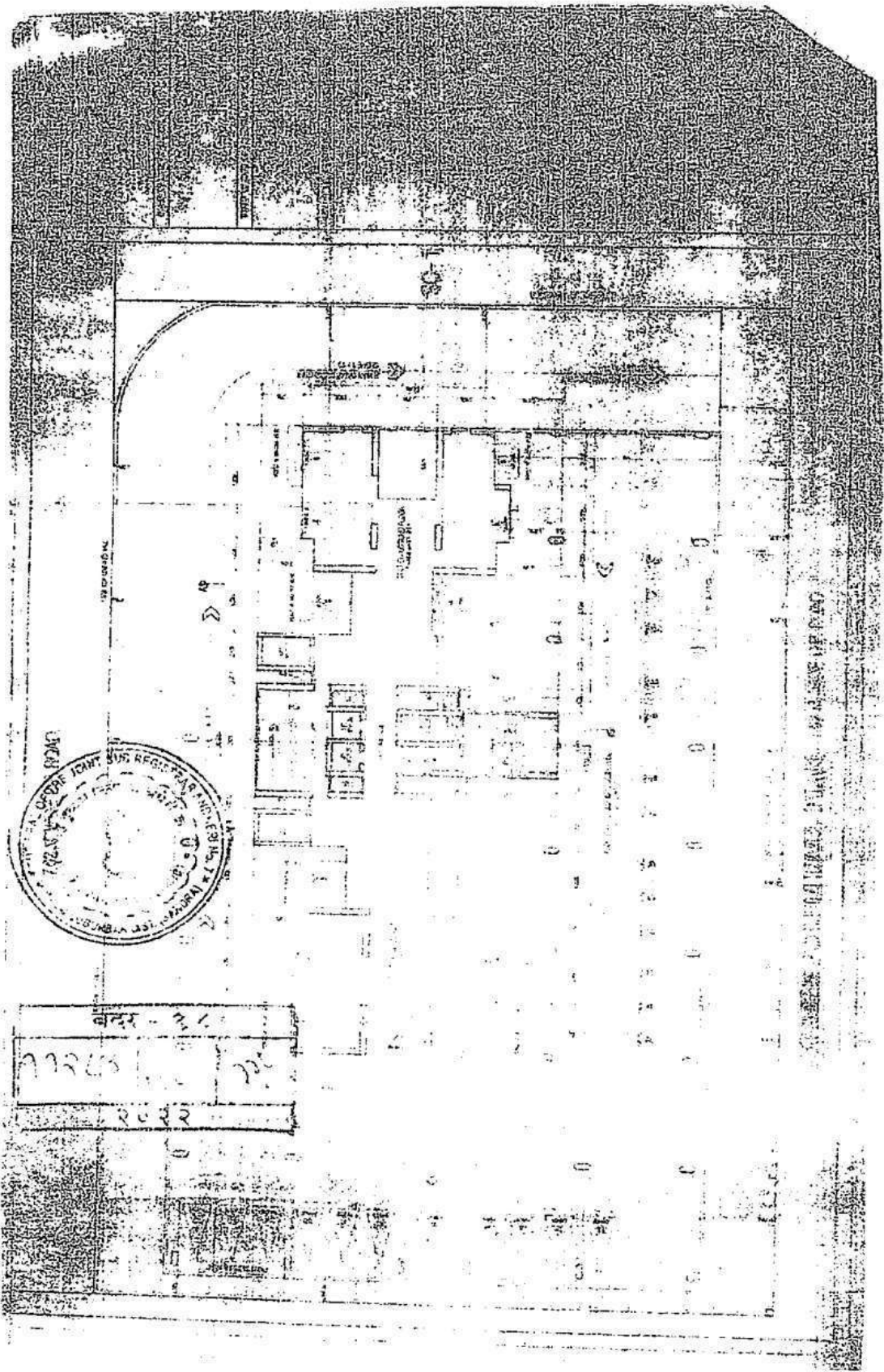
PLAN OF G.P. BLDG.

S. NO. 41
PROPOSED BUILDING-2



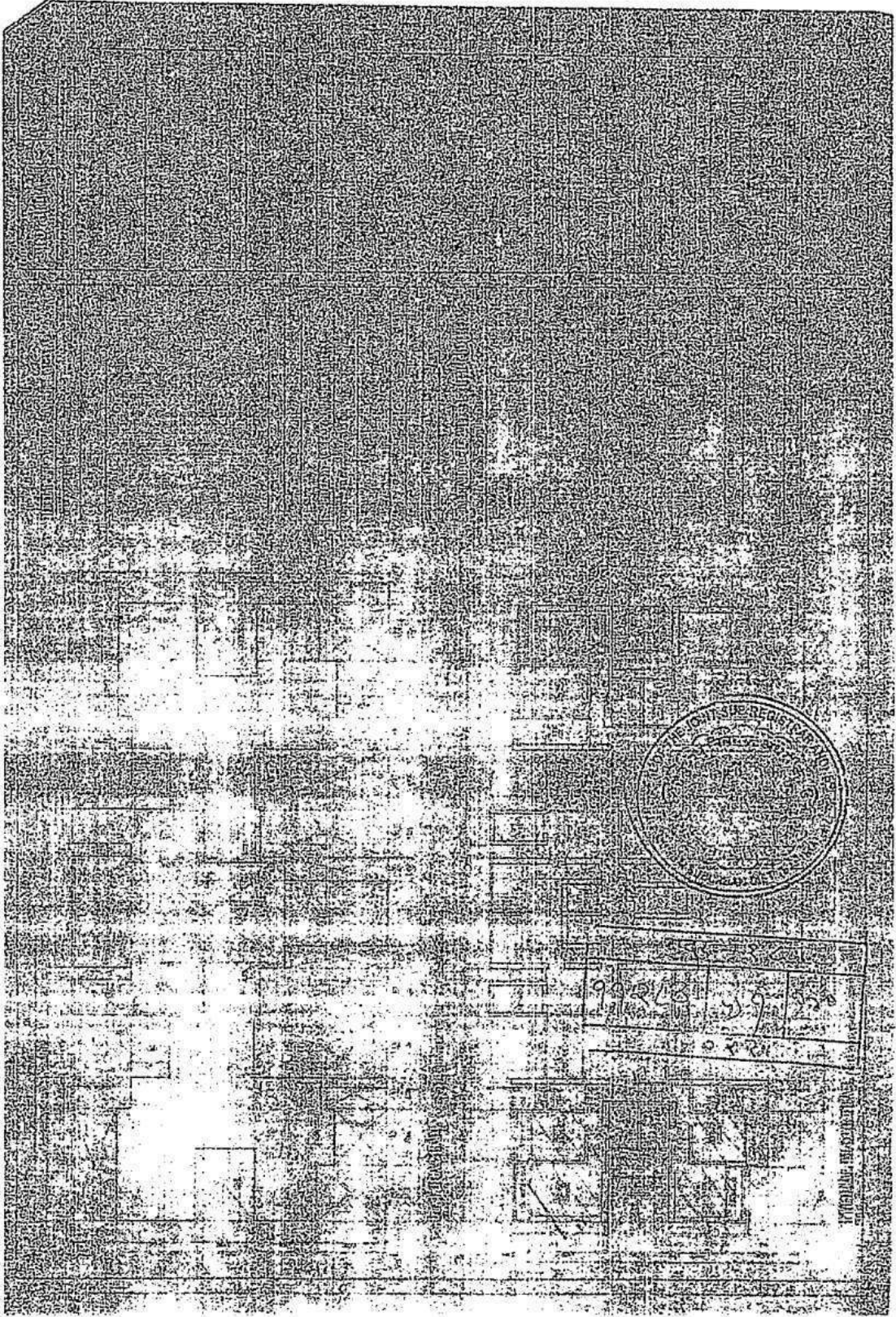
FACE IN WIDE OF ROAD.

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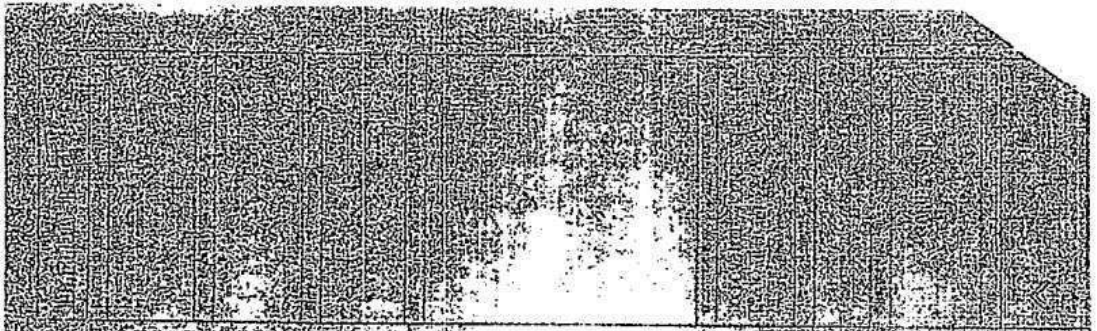
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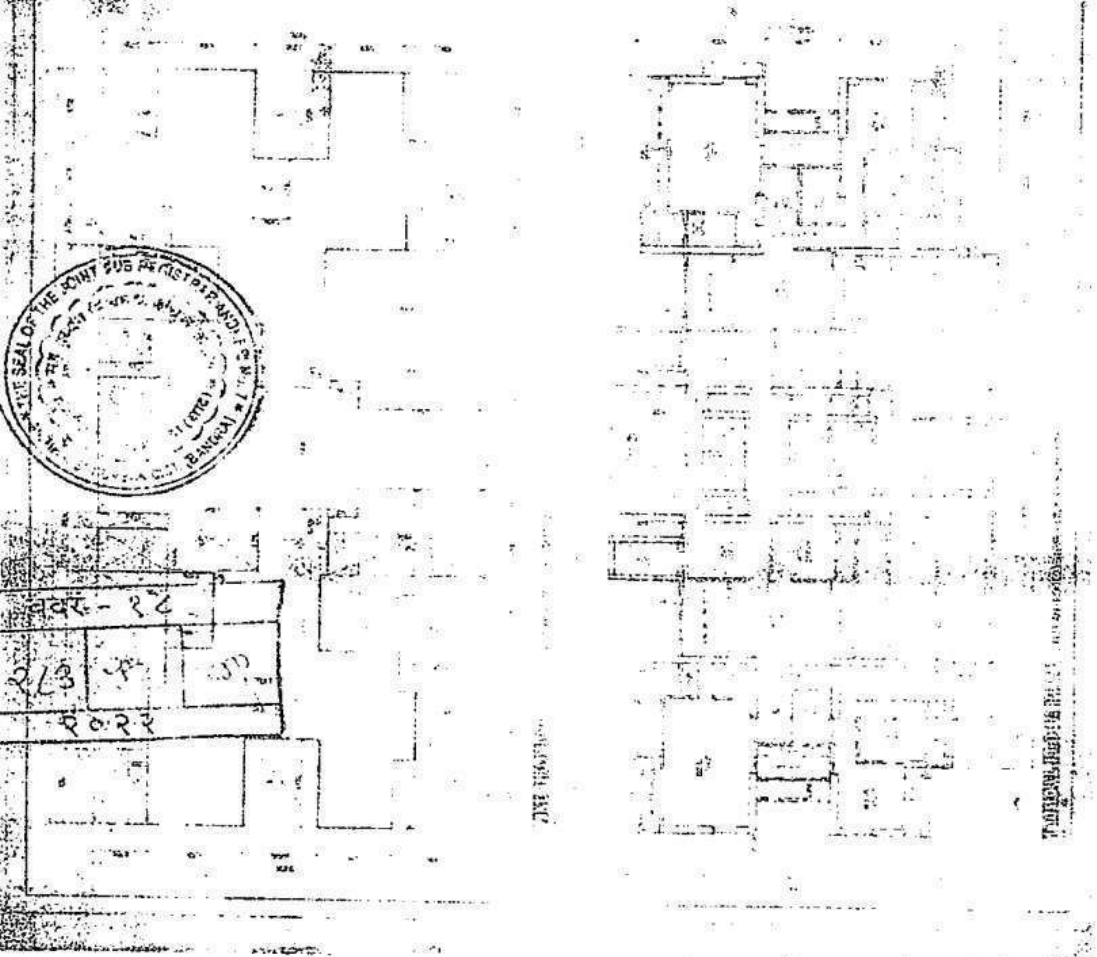


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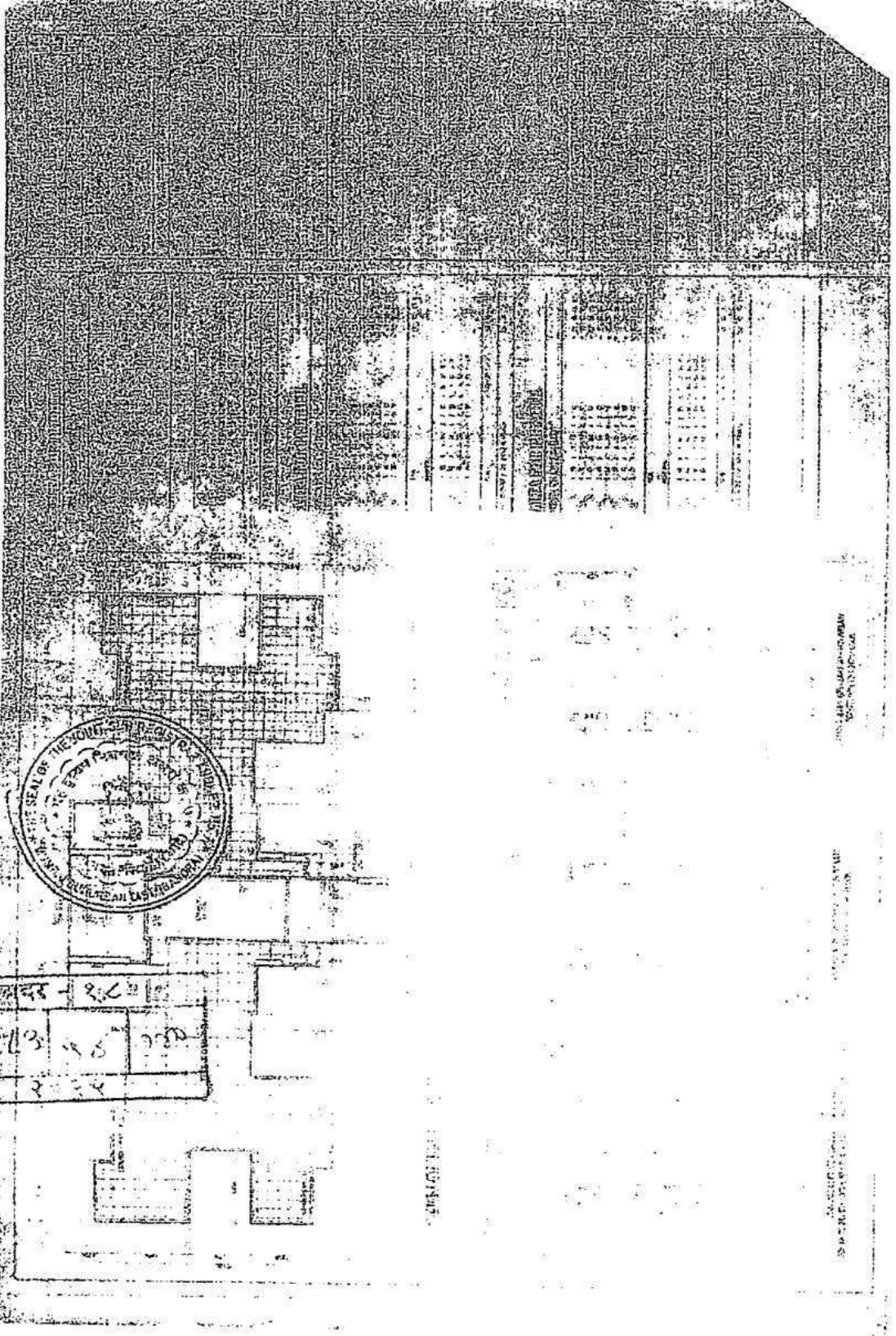


1. NAME OF THE PARTY
 2. ADDRESS
 3. CONTACT NO.
 4. DATE OF BIRTH
 5. SEX
 6. OCCUPATION
 7. EDUCATION
 8. RELIGION
 9. SIGNATURE
 10. DATE



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THE SURVEY OF INDIA

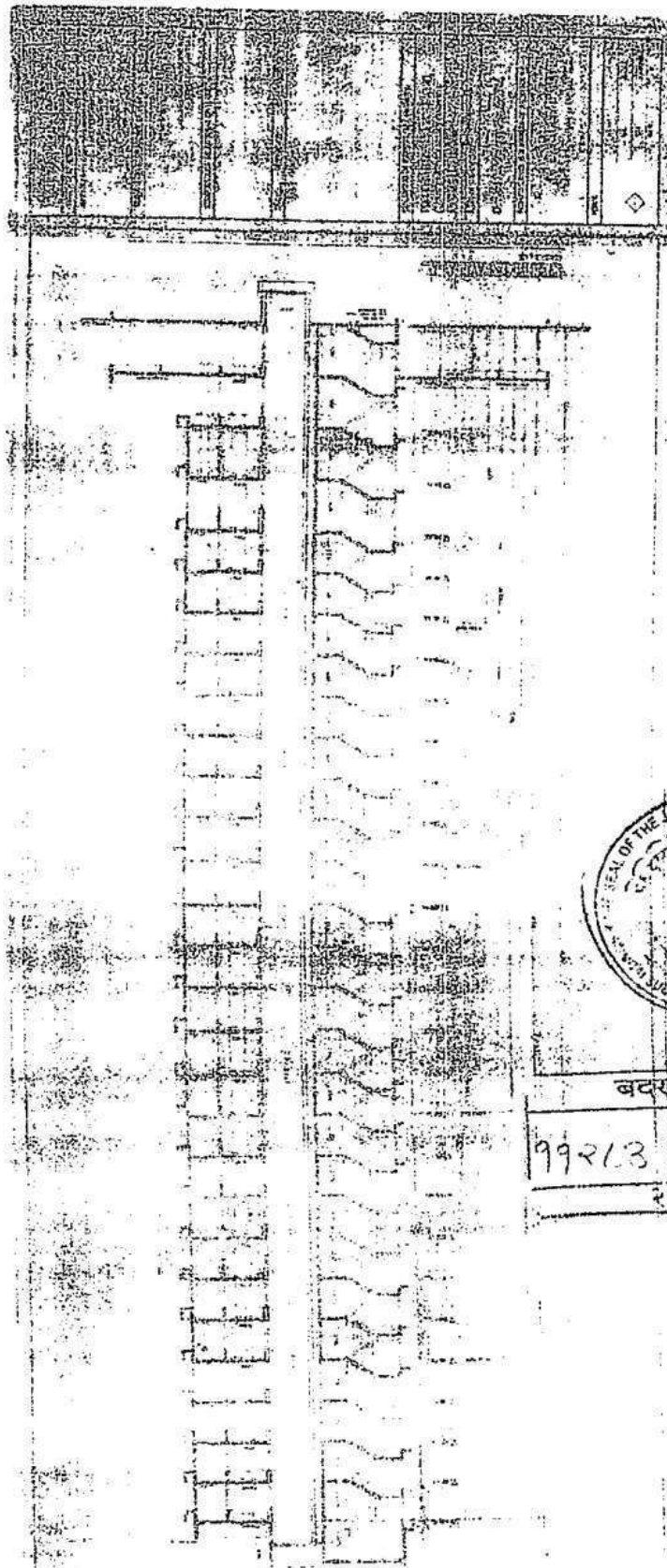


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DEPARTMENT OF LAND REVENUE AND SURVEY

DEPARTMENT OF LAND REVENUE AND SURVEY

DEPARTMENT OF LAND REVENUE AND SURVEY



बदर - २८		
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MUNICIPAL CORPORATION OF GREATER MUMBAI
No. CE/9530/WS/AK

20 DEC 2014

To,
Shri Amit Pawar
Architect,
Gr. Floor, Satyanarayan Prasad
Commercial Centre, Dayaldas Road,
Vile Parle (E),
Mumbai - 400 057.

Ex. Engineer Bldg. Proposal (W.S.)
H And K Wards
Municipal Office, E. K. Patkar Marg
Saudra (West), Mumbai-400 050.

Sub:- Proposed residential Building No. 2 on plot bearing C.T.S.
No. 1 (pt) & Plot No. SG 12, SG 13 & SC/-A/10 of Village
Oshiwara in Oshiwara Adarsh Nagar MHADA Layout,
Andheri (W), Mumbai.

Ref : Your letter dated 17-11-2014.

Gentleman,

There is no objection to your carrying out the work as per amended plans submitted by you vide your letter under reference for which competent authority has accorded sanction, subject to the following conditions :-

- 1) All the objections of this office I.O.D. under even no. dated 13/11/2009 shall be applicable and should be complied with.
- 2) The changes proposed shall be shown on the canvas mounted plans to be submitted at the time of B.C.C.
- 3) That every part of the building constructed and more particularly overhead water tank will be provided with proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
- 4) That the infrastructural works, such as; construction of hand holes / panholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall be provided.
- 5) That the regulation No.45 and 46 of D.C.Reg.1991 shall be complied with.
- 6) That the letter box shall be provided at the ground floor for all the tenements.
- 7) That the owner/developer shall not hand over the possession to the prospective buyers before obtaining occupation permission.
- 8) That no main beam in R.C.C. framed structure shall be less than 230 mm. wide. The size of the columns shall also be governed as per the applicable I.S. Codes.
- 9) That all the cantilevers [projections] shall be designed for five times the load as per I.S. code 1893-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.

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बदर - १८		
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- 10) That the R.C.C. framed structures, the external walls shall not be less than 230 mm, if in brick masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No.CE/5591 of 15.4.1974.
- 11) That the revised R.C.C. drawing/designs, calculations shall be submitted through Licensed Structural Engineer.
- 12) That the authorized Pvt .Pest Control Agency to give anti malaria treatment shall be appointed in consultation with P.C.O.[K/West Ward]
- 13) That the RUT shall be submitted by the developer to sell the tenements/flats on carpet area basis only and to abide by the provision of MOFA (Act) amended upto date and the I.B. indemnifying the MCGM and its employees from any legal complications arising due to MOFA, will be submitted.
- 14) That the condition of revised bye-law 4[c] shall be complied with.
- 15) That the Janata Insurance Policy in the name of site under reference shall be submitted.
- 16) That the NOC from A.A. & C., K/West Ward shall be submitted.
- 17) That the NOC from M.O.E.F. shall be submitted.
- 18) That the lowering device shown in the plan shall be submitted.
- 19) That the revised High Rise Committee NOC shall be submitted.
- 20) That all the payments shall be made.
- 21) That the Registered Undertaking shall be submitted as stated in the concession report.
- 22) That the quality control for building work / for structural work / supervision of the work shall be done and certificate to that effect shall be submitted periodically in proforma.
- 23) That the testing of building material to be used on the subject work shall be done and results of the same shall be submitted periodically.
- 24) That "All Dues Clearance Certificate" related to H.E.'s dept. from the concerned A.E.W.W. [K/West Ward] shall be submitted before applying for C.C.
- 25) That the work shall be carried out between sunrise and sunset only.
- 26) That the R.U.T. & Indemnity Bond shall be submitted stating that owner/developer and concerned Architect/Lic. Surveyor shall compile and preserve the following documents.
 - a) Ownership documents.
 - b) Copies of IOD, CC subsequent amendments, OCC, ECC and corresponding canvas mounted plans.
 - c) 2 Copies of Soil Investigation Report.
 - d) RCC details and canvas mounted structural drawings.
 - e) Structural Stability Certificate from Lic. Structural Engineer.
 - f) Structural audit reports.
 - g) All details of repairs carried out in the buildings.
 - h) Supervision certificate issued by Lic. Site Supervisor.
 - i) Building Completion Certificate issued by Lic. Surveyor / Architect.
 - j) NOC and Completion Certificate issued by C.F.O.



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- k) Fire safety audit carried out as per the requirement of C.F.O. The above documents shall be handed over to the end user/prospective society within a period of 30 days in case of redevelopment of properties and in other cases, within 90 days after granting occupation certificate by the developer. The end user/prospective society shall preserve and maintain the abovesaid documents/plans and subsequent periodical structural audit reports and repair history. Further, the end user/ prospective society shall carry out necessary repairs/structural audit/fire safety audit, etc. at regular intervals as per requirement of C.F.O. A copy of the sample agreement to be executed with the prospective buyers incorporating the above conditions shall not be submitted to this office.
- 27) That all the structural members below the ground shall be designed considering the effect of chlorinated water, sulphur water, seepage water, etc. and any other possible chemical effect and due care while constructing the same shall be taken and completion certificate to that effect shall be submitted from the Licensed Structural Engineer before further C.C.
- 28) That the R.U.T. shall be submitted by the owner/developer for maintaining the noise levels as per the norms of Pollution Control Board.
- 29) That the verification of AMSL of completed work shall be done before F.C.C. The AMSL of the topmost part of the building under reference shall also be verified before O.C.C.
- 30) That the R.U.T. for not misusing the additional parking proposed for full potential of F.S.I. and will count the same in FSI or will be handed over to M.C.G.M. free of cost, if the building is not constructed for full potential.

One set of plans in token of approval is enclosed herewith.

Yours faithfully,

— sd —
Executive Engineer
Building Proposals
(Western Suburbs) K Ward

- Copy to : 1) M/s. Oshiwara Adarsh CHSL
2) Assistant Commissioner, K/ West Ward
3) A.E.W.W. K/West Ward

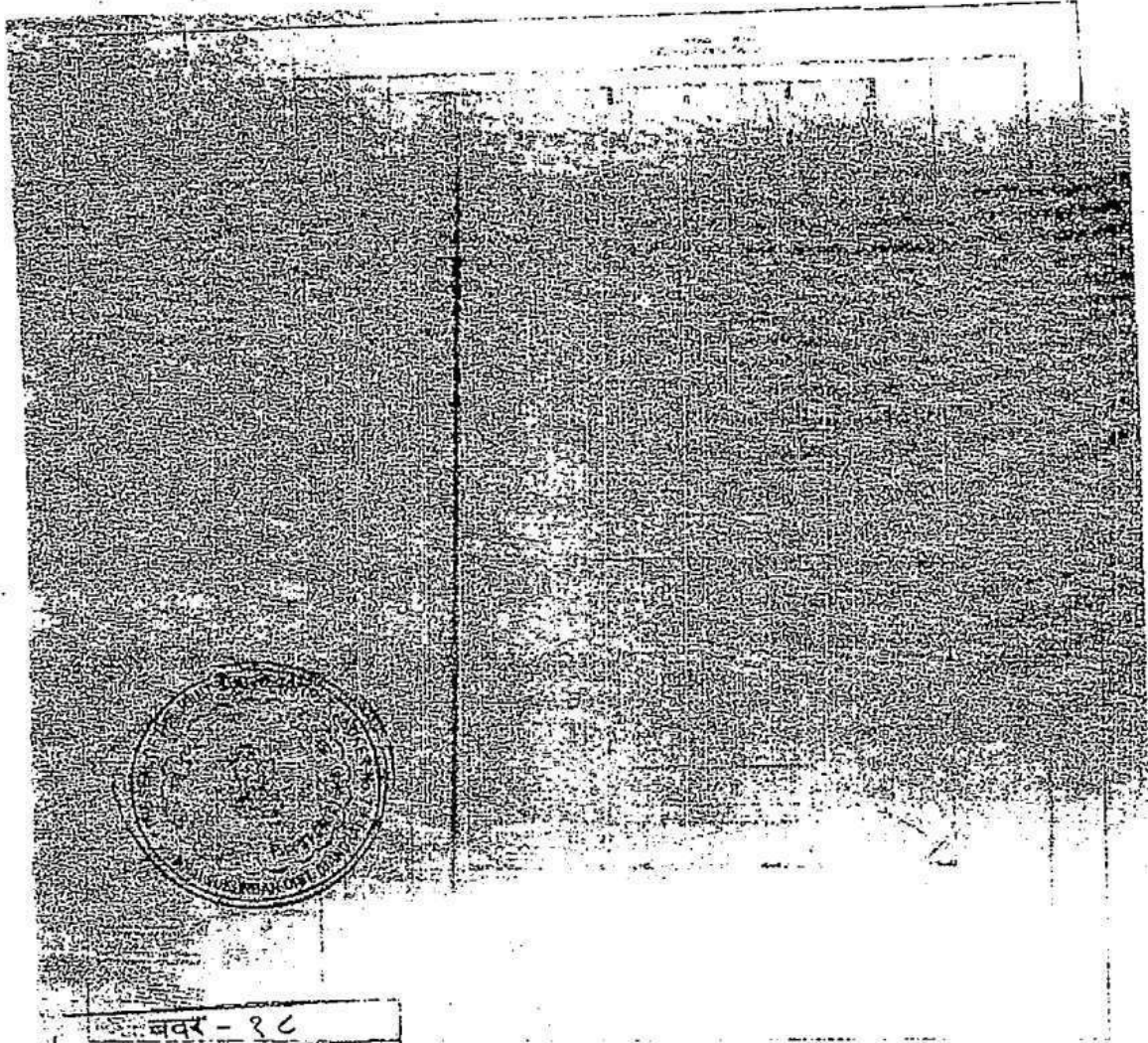
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Amurkar
20/12/20
E.E.B.P.(W.S.) K Ward

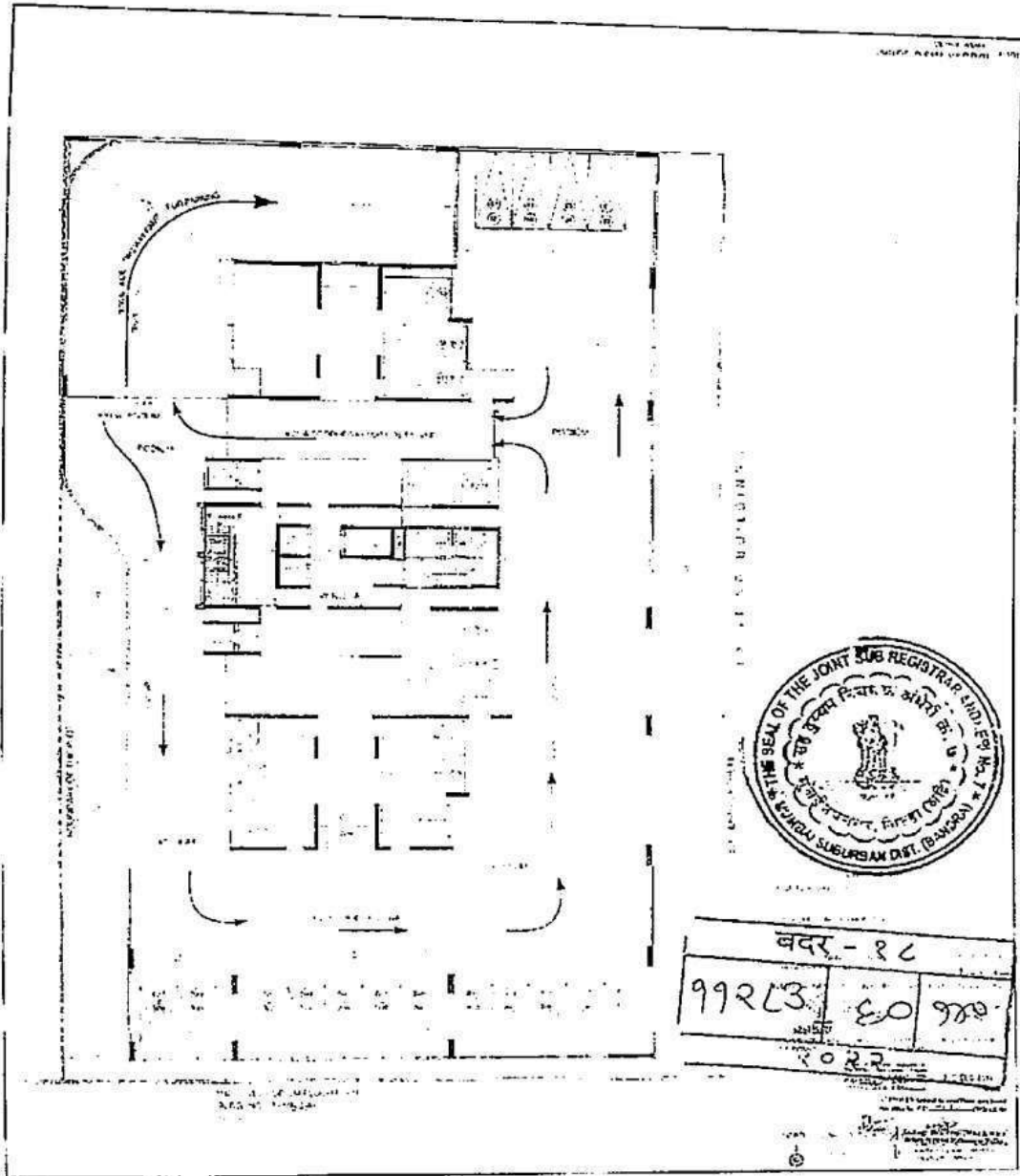


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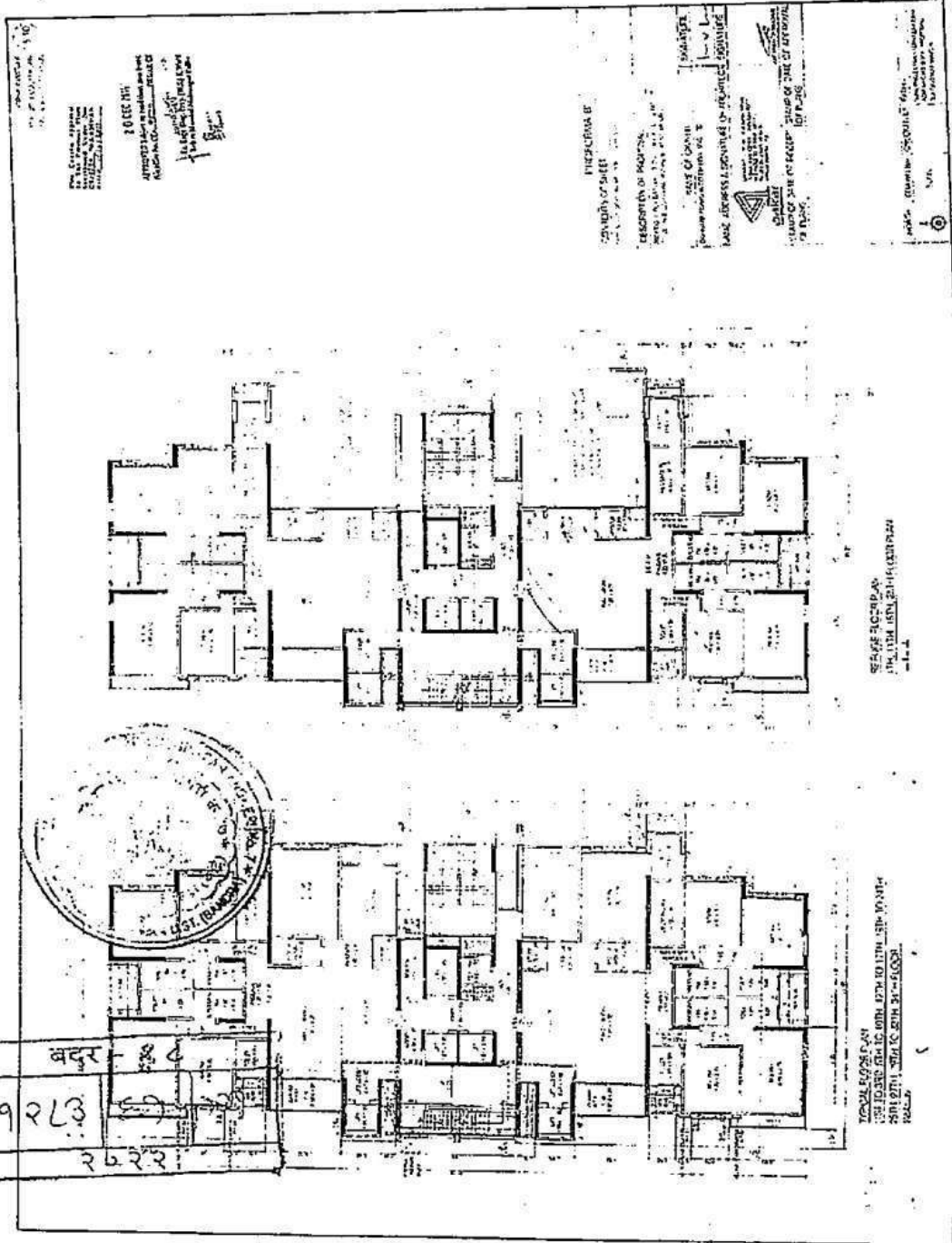


बदर - १८

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Joint Sub Registrar, Indore
 Indore, M.P.



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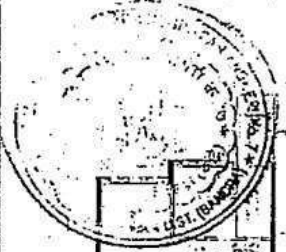
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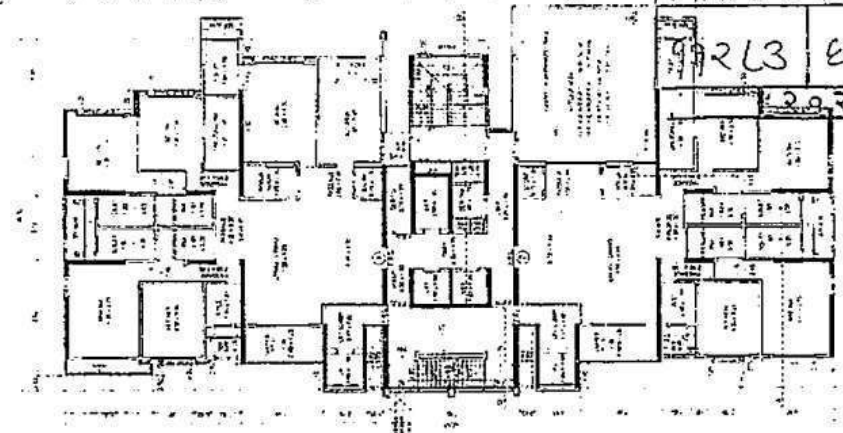
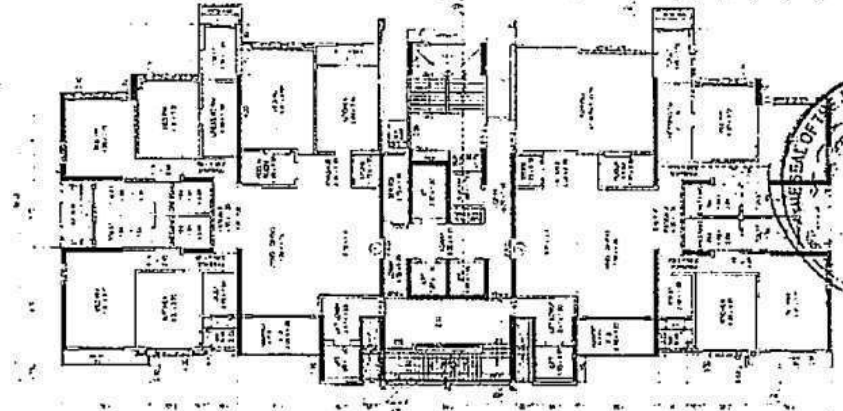
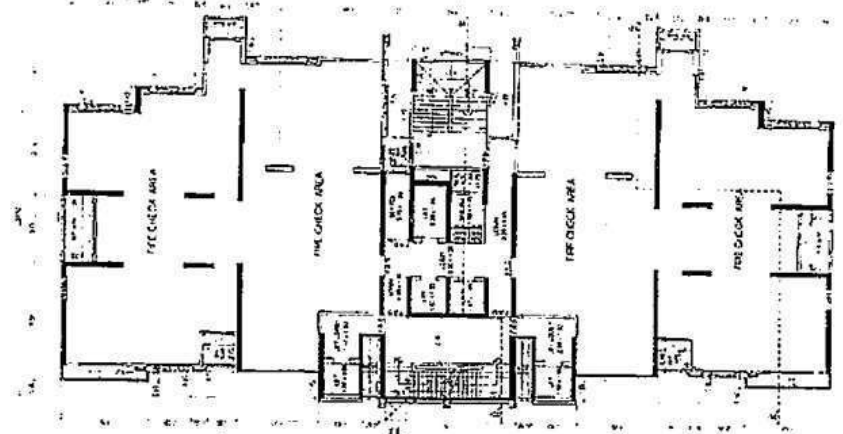
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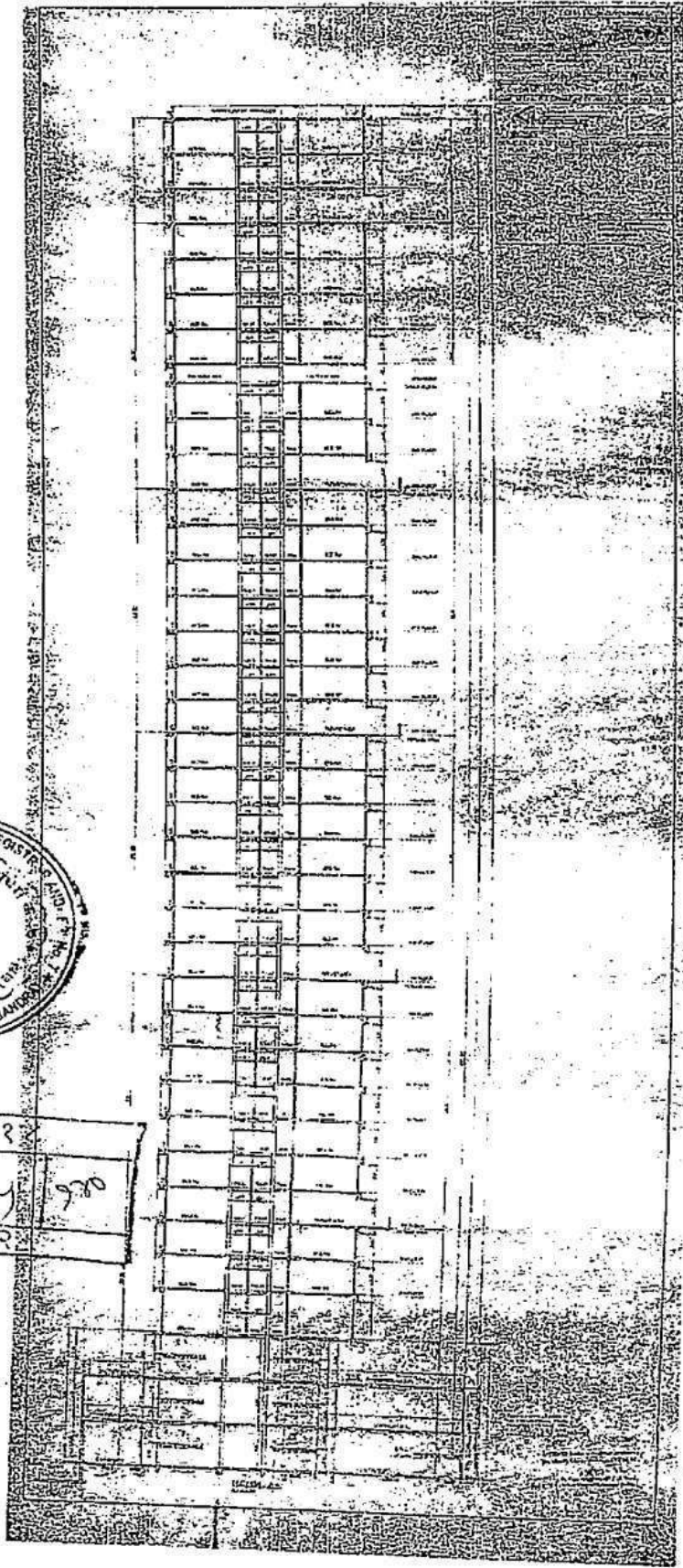
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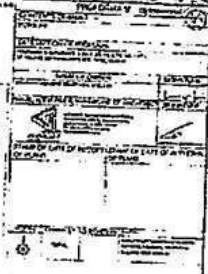
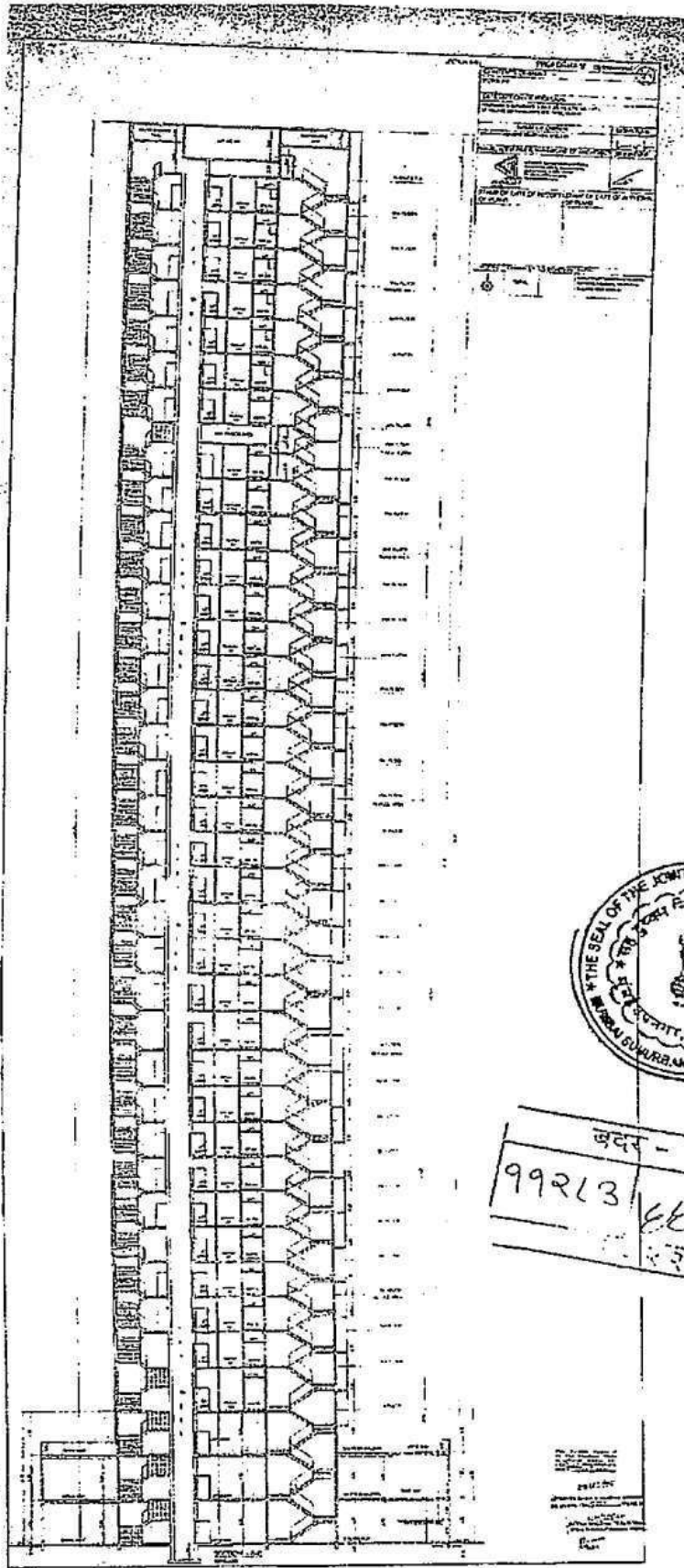


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बदर - १
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खदर - २८
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 ११/११/११



MUNICIPAL CORPORATION OF GREATER MUMBAI
No. CE/9530/WS/AK

To,
Shri Amit Pawar
Architect,
Gr. Floor, Satyanarayan Prasad
Commercial Centre, Dayaldas Road,
Vile Parle (E),
Mumbai - 400 057.

Sub:- Proposed residential Building No. 2on plot bearing C.T.S. No. 1 (pt) & Plot No. SG 12, SG 13 & SC/-A/10 of Village Oshiwara in Oshiwara Adarsh Nagar MHADA Layout, Andheri (W), Mumbai.

Gentleman,

There is no objection to your carrying out the work as per amended plans submitted by you vide your letter under reference for which competent authority has accorded sanction, subject to the following conditions :-

- 1) All the objections of this office I.O.D. under even no. dated 23.11.2009 shall be applicable and should be complied with.
- 2) That all the conditions of amendment letters dated 27.01.2011, 15.06.2011, 20.12.2014 & 14.3.2016 shall be complied with.
- 3) That the Structural Stability Certificate from Structural Engineer shall be submitted for extension/additional floors
- 4) That the work shall be carried out between 6.00 am to 10.00 p.m. only (as per Circular No.ChE/DP/7749/Gen dated 07.06.2016
- 5) That the N.O.C. of A.A.& C. K/West Ward shall be submitted.
- 6) That the all dues clearance certificate from A.E.W.W. K/West shall be submitted.

One set of plans in token of approval is enclosed herewith.

Yours faithfully,

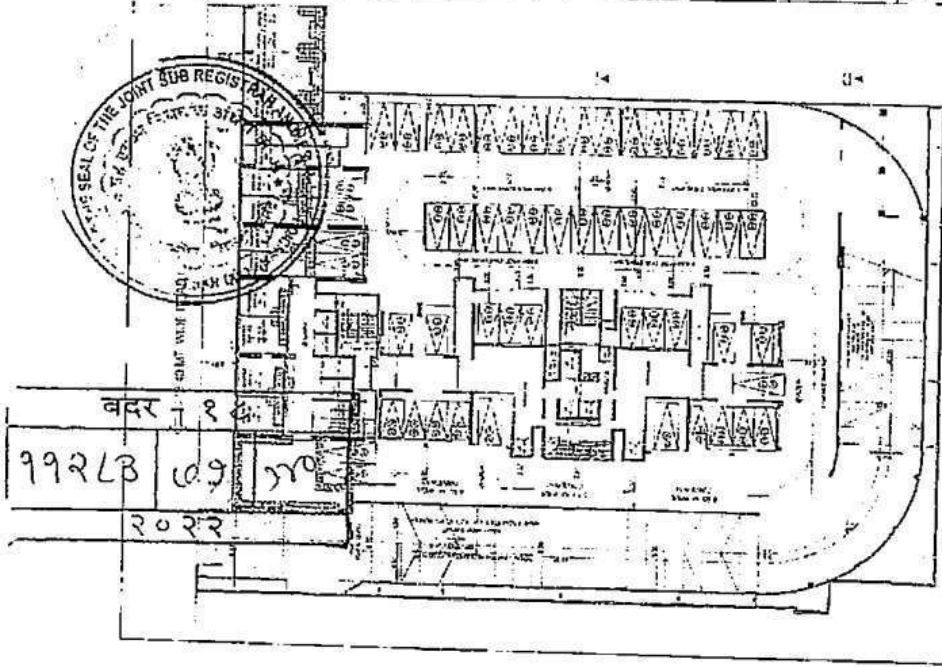


<p>Ratil Atmaraj m Raising</p> <p><small>Digitally signed by Ratil Atmaraj m Raising DN: cn=Ratil Atmaraj m Raising, o=Municipal Corporation of Greater Mumbai, ou=Western Suburbs, email=Ratil.Atmaraj@maha.gov.in, c=IN</small></p>	<p>Balaram Kashinat h Sankhe</p> <p><small>Digitally signed by Balaram Kashinat h Sankhe DN: cn=Balaram Kashinat h Sankhe, o=Municipal Corporation of Greater Mumbai, ou=Western Suburbs, email=Balaram.Kashinat@maha.gov.in, c=IN</small></p>	<p>Prakash Rajaram Rasal</p> <p><small>Digitally signed by Prakash Rajaram Rasal DN: cn=Prakash Rajaram Rasal, o=Municipal Corporation of Greater Mumbai, ou=Western Suburbs, email=Prakash.Rajaram@maha.gov.in, c=IN</small></p>
<p>S.E.B.P.(W.S.) KWN1</p>	<p>A.E.B.P.W.S. "KWH"</p>	<p>Executive Engineer Building Proposals (Western Suburbs) "K" Ward</p>

- Copy to :] M/s. Oshiwara Adarsh CHSL & Oshiwara Shopping CHS Ltd.
2] Assistant Commissioner, K/ West Ward
3] A.E.W.W. K/West Ward
4] D.O. K/West Ward

Link	बदर - १८
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(This letter is digitally signed and physical signature is not required)



THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED
APPROVED SUBJECT TO CONDITIONS MENTIONED IN HIS OFFICE LETTER UNDER NO. 06/03/2016/2016

Ratnal
Atmaram
Raysing

Balaraj
Kashina
th
Sankhe

Digitally signed by **AMIT PAWAR**
DN: cn=AMIT PAWAR, ou=AMIT ARCHITECTS & CONSULTANTS, email=amit@amitarchitects.com, c=IN, o=AMIT ARCHITECTS & CONSULTANTS, postalCode=301011, st=RAJASTHAN, serialNumber=1559, cn=AMIT PAWAR

SHRI. RAJAN DHRUV
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AMIT PAWAR
AMIT ARCHITECTS & CONSULTANTS
1559, 11/05/30
301011, RAJASTHAN, INDIA

SHRI. RAJAN DHRUV
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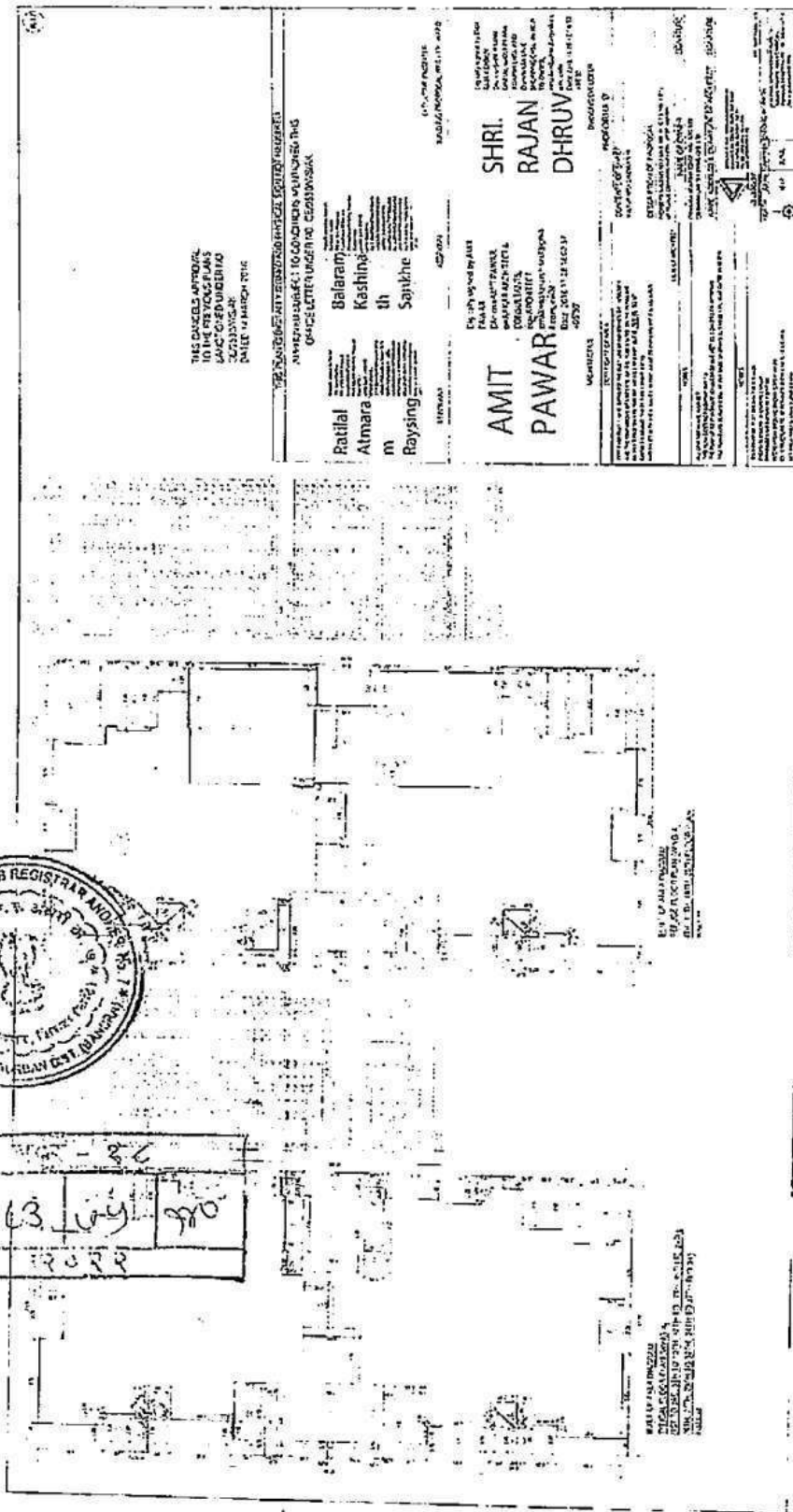
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REGISTERED ARCHITECT'S SEAL
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DATE 14 MARCH 1978

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नालमन्ता पत्रक

आदिपत्रक
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१. म. नं. १०७/२०२३	म. नं. १०७/२०२३	१०७/२०२३
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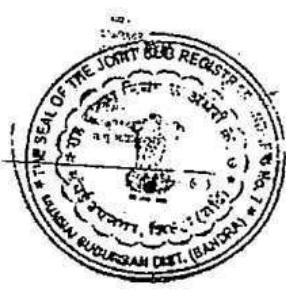
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मालमत्ता पत्रक

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1	श्री. अमर प्रकाश बालकृष्ण शर्मा जी	श्री. A.D.C. (S.D.) का. 10/11/2022	10/11/2022	10/11/2022
2	श्री. अमर प्रकाश बालकृष्ण शर्मा जी	श्री. A.D.C. (S.D.) का. 10/11/2022	10/11/2022	10/11/2022
3	श्री. अमर प्रकाश बालकृष्ण शर्मा जी	श्री. A.D.C. (S.D.) का. 10/11/2022	10/11/2022	10/11/2022
4	श्री. अमर प्रकाश बालकृष्ण शर्मा जी	श्री. A.D.C. (S.D.) का. 10/11/2022	10/11/2022	10/11/2022
5	श्री. अमर प्रकाश बालकृष्ण शर्मा जी	श्री. A.D.C. (S.D.) का. 10/11/2022	10/11/2022	10/11/2022
6	श्री. अमर प्रकाश बालकृष्ण शर्मा जी	श्री. A.D.C. (S.D.) का. 10/11/2022	10/11/2022	10/11/2022
7	श्री. अमर प्रकाश बालकृष्ण शर्मा जी	श्री. A.D.C. (S.D.) का. 10/11/2022	10/11/2022	10/11/2022
8	श्री. अमर प्रकाश बालकृष्ण शर्मा जी	श्री. A.D.C. (S.D.) का. 10/11/2022	10/11/2022	10/11/2022
9	श्री. अमर प्रकाश बालकृष्ण शर्मा जी	श्री. A.D.C. (S.D.) का. 10/11/2022	10/11/2022	10/11/2022
10	श्री. अमर प्रकाश बालकृष्ण शर्मा जी	श्री. A.D.C. (S.D.) का. 10/11/2022	10/11/2022	10/11/2022

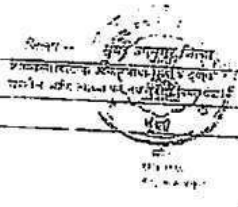


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मालमत्ता पत्रक

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 पत्रक संख्या: ११२८३



१. अर्जदारांनी प्रत्येक अर्जासोबत खालीलप्रमाणे कागदपत्रे सादर करावीत. अर्जासोबत अर्जादारांनी भरलेल्या अर्जासोबत खालीलप्रमाणे कागदपत्रे सादर करावीत. अर्जासोबत अर्जादारांनी भरलेल्या अर्जासोबत खालीलप्रमाणे कागदपत्रे सादर करावीत.

२. अर्जासोबत अर्जादारांनी भरलेल्या अर्जासोबत खालीलप्रमाणे कागदपत्रे सादर करावीत. अर्जासोबत अर्जादारांनी भरलेल्या अर्जासोबत खालीलप्रमाणे कागदपत्रे सादर करावीत.

३. अर्जासोबत अर्जादारांनी भरलेल्या अर्जासोबत खालीलप्रमाणे कागदपत्रे सादर करावीत. अर्जासोबत अर्जादारांनी भरलेल्या अर्जासोबत खालीलप्रमाणे कागदपत्रे सादर करावीत.

४. अर्जासोबत अर्जादारांनी भरलेल्या अर्जासोबत खालीलप्रमाणे कागदपत्रे सादर करावीत. अर्जासोबत अर्जादारांनी भरलेल्या अर्जासोबत खालीलप्रमाणे कागदपत्रे सादर करावीत.



बंदर - १८
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मालमत्ता पत्रक

संख्या - १११११

मालमत्ता पत्रक सं. १११११

दिनांक -



<p>१. मालमत्ता पत्रक सं. १११११</p>	<p>मालमत्ता पत्रक सं. १११११</p>	<p>मालमत्ता पत्रक सं. १११११</p>
<p>२. मालमत्ता पत्रक सं. १११११</p>	<p>मालमत्ता पत्रक सं. १११११</p>	<p>मालमत्ता पत्रक सं. १११११</p>
<p>३. मालमत्ता पत्रक सं. १११११</p>	<p>मालमत्ता पत्रक सं. १११११</p>	<p>मालमत्ता पत्रक सं. १११११</p>
<p>४. मालमत्ता पत्रक सं. १११११</p>	<p>मालमत्ता पत्रक सं. १११११</p>	<p>मालमत्ता पत्रक सं. १११११</p>
<p>५. मालमत्ता पत्रक सं. १११११</p>	<p>मालमत्ता पत्रक सं. १११११</p>	<p>मालमत्ता पत्रक सं. १११११</p>



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मालमत्ता पत्रक

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ANNEXURE - 2

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

City Engineer, Municipal Corporation, Mumbai
Municipal Office, K. K. Pathar Marg,
Mumbai (West) - 400 019.

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

CE/19530/WB/AFL 23 NOV 2009

MUMBAI

Municipal Office, Mumbai - 400

MR. GANSHWARA ADARSH CIVILS LTD.

With reference to your Notice, letter No. 23 dated 31/11/2009 and delivered on 01/12/2009 and the plans, Section 346 of the Municipal Corporation Act as amended up to date and the particulars and number of your drawings of plot bearing C. I.S. No. 110/1, Village Ushir, Layout, Off Link Road, Andheri (West) furnished to me by you, letter, dated 20/11/2009. I have to inform you that I cannot approve of the building plan, it cannot be executed or executed, and the above drawings forms a return to you under Section 346 of the Municipal Corporation Act as amended up to date, my disapproval by the following reasons:-

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

- 1) That the commencement certificate under section 44(9) (1) of the M.C.A. Act will not be obtained before starting the proposed work.
- 2) That the proposed walls and columns of all sides of the plot clear of the road including here to foundation below level of ground level shall be in situ and in accordance with the provisions of the bye-laws of the Corporation, Mumbai, 1925 before starting the work.
- 3) That the low lying plot will not be filled upto a reduced level of at least 90 FT L.D. or 6" above adjoining road level whatever is higher with compact earth, boulders etc. and will not be levelled, roller and consolidated and set per concrete base, before starting the work.
- 4) That the specifications for layout of the proposed roads, development of school, land will not be obtained under E.C.C. (W.S.) before starting the work and the access road, school and other will not be developed and properly valued, provision street lights and S.W.D. network etc. (W.S.) before starting the work.
- 5) That the structural Engineer will not be appointed. Structural drawings and specifications of foundation layout will not be submitted by him.
- 6) That the structural design and calculations for the proposed work and for existing building showing adequacy thereof to take up the additional load will not be submitted before C.C.



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- 1) That the register of statements of proposed lines and reservations, C.R.L. showing will not be get demarcated at site through A.E.(Survey) / T.O. (TAC) / E.L.D.P. / D.L.R. before applying for C.C.
- 2) That the sanitary arrangements shall not be carried out as per Municipal specifications and drainage layout will not be submitted before C.C.
- 3) That the registered undertaking and additional copy of plan shall not be submitted for approval to be on the site and any compensation and that the actual handing over certificate will not be obtained from Asst. Commissioner (to West) that the ownership of the site shall not be transferred in the name of M.C.C.M. before demolition of existing building.
- 10) That the agreement with the existing tenants for the proposed additions/alterations in their tenement will not be submitted before C.C.
- 11) That the indemnity bond indemnifying the Corporation for damages, loss, accidents etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C. starting the work.
- 12) That the existing structure proposed to be demolished will not be demolished or necessary plans Programme with agreement will not be submitted and got approved before C.C.
- 13) That the requirements of N.O.C. of (i) Refrence Energy, (ii) S.G. (iii) P.C.O., (iv) A.A. & C. (v) W.P. (vi) S.P. (vii) S.W.D., (viii) M.T.N.L., (ix) E.L. will not be obtained and the requisitions if any will not be completed and before occupation certificate - B.C.C.
- 14) That the qualified/registered site supervisor (civil, architect/structural engineer) will not be appointed before applying for C.C.
- 15) That "All Dates Clearance Certificate" related to S.P.'s dept. from the concerned A.E.W.W. (to West ward) shall not be submitted before applying for C.C.
- 16) That the site copy of the sanctioned layout/development information approved under the terms and conditions thereof will not be submitted before C.C. and compliance thereof will not be done before submission of C.C.
- 17) That the development charges as per M.C.C. (amendment) Act 1992 will not be paid.
- 18) That the registered undertaking in prescribed form for agreeing to demolish the extent area of construction beyond permissible FSI shall not be submitted before asking for C.C.
- 19) That the N.O.C. from Society alongwith consent of General Body Resolution for development/alterations and alterations will not be submitted before C.C.
- 20) That the registered undertaking shall not be submitted for payment of difference in premium calculated as per revised land rates.



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23 NOV 2009

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- 23) That the C.C. shall not be asked unless payment is advanced for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. as made in the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by the Insecticide Officer for inspection of water tanks for providing safe drinking water, etc. and requirements as communicated by the Insecticide Officer shall not be complied with.
- 24) That the PWD programmes will not be approved unless asking for C.C.
- 25) That the Janata Insurance Policy or policy to cover the compensation claims arising out of workmen's compensation Act (1948) will not be taken out before starting the work and also will not be renewed during the construction work.
- 26) That the N.O.C. from Superintendents of standards for the authority shall not be submitted.
- 27) That the soil investigation will not be done and report thereon will not be submitted with structural design.
- 28) That the building will not be designed with the requirements of all relevant IS codes including IS code 1891 for earthquake design which requires cooperation certificate from Structural Engineers to that effect will be insisted.
- 29) That no main beam in R.C.C. framed structure shall not be less than 230 mm wide. The size of the columns shall also not be governed as per the applicable IS Codes.
- 30) That all the cantilevers (projections) shall not be designed for five times the load as per IS code 1970-2002. This also includes the columns projecting down on terrace and carrying the overhead water storage tank, etc.
- 31) That the R.C.C. framed structure, the external walls shall be less than 230 mm, if in brick masonry of 150 mm thick and shall be constructed with concrete blocks excluding plaster finishes as circulated under No. CC/5591 of 15.2.1974.
- 32) That the Vermin Control Plan for disposal of wet waste as per the design and specification of Organisation/individuals specialised in this field, as per the list furnished by Solid Waste Management Department of M.C. shall not be provided to the satisfaction of Municipal Commissioner.
- 33) That the phase-wise programme for removal of the debris shall not be submitted and get approved.
- 34) That the registered contractor for and traversing the part, pocket, terrace, A.H.P.s and area claimed free of P.W.D. will not be submitted.
- 35) That the required arrangements for water proofing of cracks and voids shall not be submitted.
- 36) That the N.O.C. from R.E. (M.A.H.) for raising layout in the basement podium shall not be submitted.
- 37) That the 10000/- Bank Guarantee for compliance of E.O.D. on 15th Nov 2009 shall not be submitted.
- 38) That the owner/developer shall not employ a labor as per before starting the work giving the details such as name and address of the owner/developer, architect and structural engineer, approval no. and date of the layout and building proposal, date of issue of the plan, permissible built up area, built up area approved, number of floors etc.



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1. The proposed and down pipes shall be provided to be put in place to prevent water dripping from the eaves of the roof to the public street.

2. The drainage work generated should be handed to the concerned persons or parties with the Municipal requirements.

Subject to the above conditions, the applicant is permitted to carry out the proposed work, provided that the applicant shall be responsible for the cost of the work and shall be liable for any damage caused to the adjacent properties or the public street. The applicant shall also be liable for the cost of the work and shall be liable for any damage caused to the adjacent properties or the public street.

Executive Engineer, Building Proposals,
Gen. & Works.

SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

(2) Under Section 56 of the Bombay Municipal Corporation Act, 1948 and under the Municipal Commission for Greater Mumbai Act, 1957, the Corporation is empowered to exercise, perform and discharge the powers, duties and functions conferred and imposed upon it as provided in the said Acts and the Rules made thereunder.

(3) Under Byelaw No. 10 of the Corporation, the following provisions shall apply:-

(a) Every person who shall erect or cause to be erected any building shall cause the same to be built within every part of the finished lot.

(b) No building shall be erected on a plot of land which is not a complete plot of land, unless the same is situated on a plot of land which is a complete plot of land.

(c) No building shall be erected on a plot of land which is not a complete plot of land, unless the same is situated on a plot of land which is a complete plot of land.

(d) No building shall be erected on a plot of land which is not a complete plot of land, unless the same is situated on a plot of land which is a complete plot of land.

(e) No building shall be erected on a plot of land which is not a complete plot of land, unless the same is situated on a plot of land which is a complete plot of land.

(f) No building shall be erected on a plot of land which is not a complete plot of land, unless the same is situated on a plot of land which is a complete plot of land.

(g) No building shall be erected on a plot of land which is not a complete plot of land, unless the same is situated on a plot of land which is a complete plot of land.

(h) No building shall be erected on a plot of land which is not a complete plot of land, unless the same is situated on a plot of land which is a complete plot of land.

(i) No building shall be erected on a plot of land which is not a complete plot of land, unless the same is situated on a plot of land which is a complete plot of land.

(j) No building shall be erected on a plot of land which is not a complete plot of land, unless the same is situated on a plot of land which is a complete plot of land.

(k) No building shall be erected on a plot of land which is not a complete plot of land, unless the same is situated on a plot of land which is a complete plot of land.

(l) No building shall be erected on a plot of land which is not a complete plot of land, unless the same is situated on a plot of land which is a complete plot of land.



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23 NOV 2000 CE 9530 WS : 16

- 9) That the design for each Water Harvesting System from Consultant as per Joint notification under Sec. 17(1) of M.C.A. Act, 1996 under No. 156/2000/CE/1242/17/11 dt. 26/09/2000 shall not be submitted.
- 10) That the necessary permits for training of sub-construction of S.W.D will not be obtained until L.V. (1) and (2) and City and Central C.C. are in completion, and all permits will not be submitted before granting full C.C. for the building.
- 11) That the debts and deposit of Rs. 65,000/- or Rs. 20/- per sq.ft. of the built up area, whichever is less will not be paid before further C.C.
- 12) That the "Deem. Management Plan" shall not be got approved from Executive Engineer (Engr.) at the concerned town area not be completed with.
- 13) That the "Plan" from Municipal M.S.D. for extension of front shall not be submitted.
- 14) That the technical specifications regarding formation level and construction of road, from the office of Dy. Chief Engineer (Roads) shall not be obtained before applying for C.C.
- 15) That the registered consultants (or) contractor shall submit the work plan, extension features, part service, and other details shall not be submitted.
- 16) That the registered consultants (or) owner that he/she will take initiative in the completion of extension of road, drainage, and other services shall not be submitted.

II. CONDITIONS TO BE COMPLETED BEFORE SUBMITTING C.C.

- 1. That the notice in the form of a schedule XVI of M.C.A. Act shall not be submitted on completion of plan.
- 2. That the "Plan" from Urban Extension department will not be retained for the proposed height of the building.
- 3. That the Urban Extension department will be notified to the respective Municipal Dumping site and the Jan. so that effect shall not be observed in this office for road.
- 4. That the "Plan" from A. & W. (East/West) shall not be submitted.
- 5. That the plan submit certificate from U.C. (Municipal) shall not be submitted.
- 6. That the work plan shall not be submitted.
- 7. That the design of the road shall be obtained from the Road consultant of the office of Dy. Chief Engineer (Roads) and the construction of road upto sub base level as per the design shall not be started until the design is approved by the concerned authority.
- 8. That the "Plan" shall not be submitted until the plan is approved by the concerned authority. The plan shall be submitted to the concerned authority for the purpose of extension of road, drainage, and other services.
- 9. That the plan shall not be submitted until the plan is approved by the concerned authority. The plan shall be submitted to the concerned authority for the purpose of extension of road, drainage, and other services.
- 10. That the quality certificate for road shall not be submitted until the work is completed and the quality certificate for road shall not be submitted until the work is completed.



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27 NOV 2109, (2) 9530 (WS) AH

GENERAL CONDITIONS OF THE CONTRACT AND SPECIFICATIONS

- 1) That the separate vertical drain pipe and pipe with a separate gully trap, water main, etc. and also the flushing pipe, etc. will not be provided and that the drainage system of the residential part of the building will not be affected.
- 2) That some of drains will not be laid vertically with C.P. pipes.
- 3) That the rain bin will not be provided as per C.E.D. Circular No. 117207-II dated 26.6.1978.
- 4) That the surface drainage arrangement will not be made in consultation with P.F. (S.W.) etc. as per its terms and a compliance certificate will not be obtained and submitted before applying for occupation certificate.
- 5) That the P.F. trade tested pipes, by open staircase will not be provided.
- 6) That the surrounding open spaces, parking spaces and terraces will not be kept open and levelled up and will not be levelled and developed before requesting for grant permission to occupy the plot, in submitting the B.O.C. whichever is earlier.
- 7) That the plans shall show the plot area, name of the plot, etc. shall not be displayed at a prominent place before C.E.D. etc.
- 8) That the drainage entrance will not be provided before starting the work.
- 9) That the parking spaces will not be provided as per B.O.C. No. 10.
- 10) That B.O.C. will not be obtained and road and debris deposit etc. will not be claimed for refund within a period of six years from the date of occupation.
- 11) That every part of the building constructed and made or installed overhead water tank will not be provided with the proper access for the staff of the local Council with a provision of temporary but safe and stable access.
- 12) That the contractor shall not take over the possession to the prospective buyer before obtaining occupation permission.
- 13) That the plot has an adequate size shall not be reserved for all the requirements at the ground floor.
- 14) That the architectural works and the construction of the building shall, after the completion of the work, be handed over to the contractor and the contractor shall be responsible for the maintenance of the building.



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Regulation No. 45 and 46 of 1947. Reg. 1941 shall not be applied with
 any amendment of itself shall not be interpreted and necessary
 effect shall be given to the same. Subject to the above conditions before C.E.D.
 That the contractor shall not take over the possession to the prospective buyer before
 obtaining occupation permission.
 That the plot has an adequate size shall not be reserved for all the requirements at the
 ground floor.
 That the architectural works and the construction of the building shall, after the completion of the work,
 be handed over to the contractor and the contractor shall be responsible for the maintenance of the building.

23 NOV 1999

C.E. 1240 W.N. 124

As per the resolution from the safety point of view as per the plan shall not be considered.

10. That the Vermin traps have for disposal of wet waste as per the design and specification of organization/industry specialized in this field, as per the list furnished by Solid Waste Management Department of A.P. (S.M.) shall not be provided to the satisfaction of Municipal Corporation.

11. That the Drainage Impediment Details shall not be submitted.

12. That the E.C. Inspector's completion certificate shall not be submitted.

13. That the water supply certificate shall not be submitted.

14. That the Fire Department's completion certificate shall not be submitted.

15. That the water meter certificate shall not be submitted.

16. That the water meter certificate shall not be submitted.

17. That the E.C. Inspector's completion certificate shall not be submitted.

18. That the E.C. Inspector's completion certificate shall not be submitted.

19. That the E.C. Inspector's completion certificate shall not be submitted.

20. That the construction of road including a 5' x 7' drain and boundary providing concrete dividers, one metering and providing street lighting and obtain completion certificate from E.C. (Municipal) shall not be submitted before applying for excavation.

21. That the pavement surface of the difference in elevation of C.C. road and asphalt road for road width of 18 ft. min. and above shall not be made in the office of the Chief Engineer (Roads) before applying for excavation.

11. CONDITIONS TO BE OBSERVED FROM THE BEGINS TO...

That the certificate under the provisions of the Act will not be obtained from the Department of Public Health and Sanitation.



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NOTES

- (1) The work should be started under strict supervision of the contractor.
- (2) A detailed set of latest approved plans, including a copy of the final approved plan, should be submitted to the Ward Officer before the commencement of the construction work.
- (3) Adequately paid labour on payment of wages should be provided on site for the house and other structural purposes. Residues of work should not be allowed on site. The contractor should be holding a copy of the approved plans and a certificate signed by the Architect/Engineer/Inspector of the Municipal Corporation.
- (4) Temporary sanitary accommodation or latrine should be provided for the workers before starting the work.
- (5) Work on section for construction purposes shall not be commenced until application made to the Ward Officer with the required documents and a copy of the approved plan, even if the work is to be done in a public place.
- (6) The contractor shall submit the following details to the Ward Officer:
 - (a) A copy of the approved plan.
 - (b) A copy of the approved plan showing the date of which the proposed work is to be completed.
 - (c) A copy of the approved plan showing the date of which the proposed work is to be completed.
 - (d) A copy of the approved plan showing the date of which the proposed work is to be completed.
- (7) The contractor shall be responsible for providing the following details to the Ward Officer:
 - (a) A copy of the approved plan.
 - (b) A copy of the approved plan showing the date of which the proposed work is to be completed.
 - (c) A copy of the approved plan showing the date of which the proposed work is to be completed.
 - (d) A copy of the approved plan showing the date of which the proposed work is to be completed.
- (8) The contractor shall be responsible for providing the following details to the Ward Officer:
 - (a) A copy of the approved plan.
 - (b) A copy of the approved plan showing the date of which the proposed work is to be completed.
 - (c) A copy of the approved plan showing the date of which the proposed work is to be completed.
 - (d) A copy of the approved plan showing the date of which the proposed work is to be completed.
- (9) The contractor shall be responsible for providing the following details to the Ward Officer:
 - (a) A copy of the approved plan.
 - (b) A copy of the approved plan showing the date of which the proposed work is to be completed.
 - (c) A copy of the approved plan showing the date of which the proposed work is to be completed.
 - (d) A copy of the approved plan showing the date of which the proposed work is to be completed.
- (10) The contractor shall be responsible for providing the following details to the Ward Officer:
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 - (b) A copy of the approved plan showing the date of which the proposed work is to be completed.
 - (c) A copy of the approved plan showing the date of which the proposed work is to be completed.
 - (d) A copy of the approved plan showing the date of which the proposed work is to be completed.
- (11) The contractor shall be responsible for providing the following details to the Ward Officer:
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 - (b) A copy of the approved plan showing the date of which the proposed work is to be completed.
 - (c) A copy of the approved plan showing the date of which the proposed work is to be completed.
 - (d) A copy of the approved plan showing the date of which the proposed work is to be completed.
- (12) The contractor shall be responsible for providing the following details to the Ward Officer:
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 - (b) A copy of the approved plan showing the date of which the proposed work is to be completed.
 - (c) A copy of the approved plan showing the date of which the proposed work is to be completed.
 - (d) A copy of the approved plan showing the date of which the proposed work is to be completed.
- (13) The contractor shall be responsible for providing the following details to the Ward Officer:
 - (a) A copy of the approved plan.
 - (b) A copy of the approved plan showing the date of which the proposed work is to be completed.
 - (c) A copy of the approved plan showing the date of which the proposed work is to be completed.
 - (d) A copy of the approved plan showing the date of which the proposed work is to be completed.
- (14) The contractor shall be responsible for providing the following details to the Ward Officer:
 - (a) A copy of the approved plan.
 - (b) A copy of the approved plan showing the date of which the proposed work is to be completed.
 - (c) A copy of the approved plan showing the date of which the proposed work is to be completed.
 - (d) A copy of the approved plan showing the date of which the proposed work is to be completed.
- (15) The contractor shall be responsible for providing the following details to the Ward Officer:
 - (a) A copy of the approved plan.
 - (b) A copy of the approved plan showing the date of which the proposed work is to be completed.
 - (c) A copy of the approved plan showing the date of which the proposed work is to be completed.
 - (d) A copy of the approved plan showing the date of which the proposed work is to be completed.
- (16) The contractor shall be responsible for providing the following details to the Ward Officer:
 - (a) A copy of the approved plan.
 - (b) A copy of the approved plan showing the date of which the proposed work is to be completed.
 - (c) A copy of the approved plan showing the date of which the proposed work is to be completed.
 - (d) A copy of the approved plan showing the date of which the proposed work is to be completed.
- (17) The contractor shall be responsible for providing the following details to the Ward Officer:
 - (a) A copy of the approved plan.
 - (b) A copy of the approved plan showing the date of which the proposed work is to be completed.
 - (c) A copy of the approved plan showing the date of which the proposed work is to be completed.
 - (d) A copy of the approved plan showing the date of which the proposed work is to be completed.
- (18) The contractor shall be responsible for providing the following details to the Ward Officer:
 - (a) A copy of the approved plan.
 - (b) A copy of the approved plan showing the date of which the proposed work is to be completed.
 - (c) A copy of the approved plan showing the date of which the proposed work is to be completed.
 - (d) A copy of the approved plan showing the date of which the proposed work is to be completed.
- (19) The contractor shall be responsible for providing the following details to the Ward Officer:
 - (a) A copy of the approved plan.
 - (b) A copy of the approved plan showing the date of which the proposed work is to be completed.
 - (c) A copy of the approved plan showing the date of which the proposed work is to be completed.
 - (d) A copy of the approved plan showing the date of which the proposed work is to be completed.
- (20) The contractor shall be responsible for providing the following details to the Ward Officer:
 - (a) A copy of the approved plan.
 - (b) A copy of the approved plan showing the date of which the proposed work is to be completed.
 - (c) A copy of the approved plan showing the date of which the proposed work is to be completed.
 - (d) A copy of the approved plan showing the date of which the proposed work is to be completed.



बदर - ३८		
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1. The name of the proposed system is hereby for the purpose of ...
2. Specific plans in respect of existing or retaining the existing ...
3. Specifically agreed agreement between you and the existing ...
4. Plans showing the proposed programme of correction have been ...
5. The proposed programme of correction shall be ...
6. The work shall be carried out in accordance with the ...
7. The proposed programme of correction shall be ...
8. The work shall be carried out in accordance with the ...
9. The proposed programme of correction shall be ...
10. The work shall be carried out in accordance with the ...
11. The proposed programme of correction shall be ...
12. The work shall be carried out in accordance with the ...
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14. The work shall be carried out in accordance with the ...
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24. The work shall be carried out in accordance with the ...
25. The proposed programme of correction shall be ...
26. The work shall be carried out in accordance with the ...
27. The proposed programme of correction shall be ...
28. The work shall be carried out in accordance with the ...
29. The proposed programme of correction shall be ...
30. The work shall be carried out in accordance with the ...

COPY TO MERCHANT OWNER

Approved by
 Name: K. ...
 Ward: ...



बदर - १८		
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MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
COMMENCEMENT CERTIFICATE

1. The Corporation of Greater Mumbai
2. The Regional and Town Planning Authority
3. The Regional and Town Planning Officer

1. The Corporation of Greater Mumbai No. 100/2004/SP/10 dated 20/11/2010 and Government Permission No. 100/2004/SP/10 dated 20/11/2010 for the development of the site situated at the locality of Oshwara, Kalyan West, District Thane, Maharashtra, under the Maharashtra Regional and Town Planning Act, 1966, and the Maharashtra Regional and Town Planning Rules, 1967, and the Maharashtra Regional and Town Planning (Amendment) Act, 1978, and the Maharashtra Regional and Town Planning (Amendment) Act, 1980, and the Maharashtra Regional and Town Planning (Amendment) Act, 1982, and the Maharashtra Regional and Town Planning (Amendment) Act, 1984, and the Maharashtra Regional and Town Planning (Amendment) Act, 1986, and the Maharashtra Regional and Town Planning (Amendment) Act, 1988, and the Maharashtra Regional and Town Planning (Amendment) Act, 1990, and the Maharashtra Regional and Town Planning (Amendment) Act, 1992, and the Maharashtra Regional and Town Planning (Amendment) Act, 1994, and the Maharashtra Regional and Town Planning (Amendment) Act, 1996, and the Maharashtra Regional and Town Planning (Amendment) Act, 1998, and the Maharashtra Regional and Town Planning (Amendment) Act, 2000, and the Maharashtra Regional and Town Planning (Amendment) Act, 2002, and the Maharashtra Regional and Town Planning (Amendment) Act, 2004, and the Maharashtra Regional and Town Planning (Amendment) Act, 2006, and the Maharashtra Regional and Town Planning (Amendment) Act, 2008, and the Maharashtra Regional and Town Planning (Amendment) Act, 2010, and the Maharashtra Regional and Town Planning (Amendment) Act, 2012, and the Maharashtra Regional and Town Planning (Amendment) Act, 2014, and the Maharashtra Regional and Town Planning (Amendment) Act, 2016, and the Maharashtra Regional and Town Planning (Amendment) Act, 2018, and the Maharashtra Regional and Town Planning (Amendment) Act, 2020.

- 1. The site is situated at the locality of Oshwara, Kalyan West, District Thane, Maharashtra, under the Maharashtra Regional and Town Planning Act, 1966, and the Maharashtra Regional and Town Planning Rules, 1967, and the Maharashtra Regional and Town Planning (Amendment) Act, 1978, and the Maharashtra Regional and Town Planning (Amendment) Act, 1980, and the Maharashtra Regional and Town Planning (Amendment) Act, 1982, and the Maharashtra Regional and Town Planning (Amendment) Act, 1984, and the Maharashtra Regional and Town Planning (Amendment) Act, 1986, and the Maharashtra Regional and Town Planning (Amendment) Act, 1988, and the Maharashtra Regional and Town Planning (Amendment) Act, 1990, and the Maharashtra Regional and Town Planning (Amendment) Act, 1992, and the Maharashtra Regional and Town Planning (Amendment) Act, 1994, and the Maharashtra Regional and Town Planning (Amendment) Act, 1996, and the Maharashtra Regional and Town Planning (Amendment) Act, 1998, and the Maharashtra Regional and Town Planning (Amendment) Act, 2000, and the Maharashtra Regional and Town Planning (Amendment) Act, 2002, and the Maharashtra Regional and Town Planning (Amendment) Act, 2004, and the Maharashtra Regional and Town Planning (Amendment) Act, 2006, and the Maharashtra Regional and Town Planning (Amendment) Act, 2008, and the Maharashtra Regional and Town Planning (Amendment) Act, 2010, and the Maharashtra Regional and Town Planning (Amendment) Act, 2012, and the Maharashtra Regional and Town Planning (Amendment) Act, 2014, and the Maharashtra Regional and Town Planning (Amendment) Act, 2016, and the Maharashtra Regional and Town Planning (Amendment) Act, 2018, and the Maharashtra Regional and Town Planning (Amendment) Act, 2020.
- 2. The site is situated at the locality of Oshwara, Kalyan West, District Thane, Maharashtra, under the Maharashtra Regional and Town Planning Act, 1966, and the Maharashtra Regional and Town Planning Rules, 1967, and the Maharashtra Regional and Town Planning (Amendment) Act, 1978, and the Maharashtra Regional and Town Planning (Amendment) Act, 1980, and the Maharashtra Regional and Town Planning (Amendment) Act, 1982, and the Maharashtra Regional and Town Planning (Amendment) Act, 1984, and the Maharashtra Regional and Town Planning (Amendment) Act, 1986, and the Maharashtra Regional and Town Planning (Amendment) Act, 1988, and the Maharashtra Regional and Town Planning (Amendment) Act, 1990, and the Maharashtra Regional and Town Planning (Amendment) Act, 1992, and the Maharashtra Regional and Town Planning (Amendment) Act, 1994, and the Maharashtra Regional and Town Planning (Amendment) Act, 1996, and the Maharashtra Regional and Town Planning (Amendment) Act, 1998, and the Maharashtra Regional and Town Planning (Amendment) Act, 2000, and the Maharashtra Regional and Town Planning (Amendment) Act, 2002, and the Maharashtra Regional and Town Planning (Amendment) Act, 2004, and the Maharashtra Regional and Town Planning (Amendment) Act, 2006, and the Maharashtra Regional and Town Planning (Amendment) Act, 2008, and the Maharashtra Regional and Town Planning (Amendment) Act, 2010, and the Maharashtra Regional and Town Planning (Amendment) Act, 2012, and the Maharashtra Regional and Town Planning (Amendment) Act, 2014, and the Maharashtra Regional and Town Planning (Amendment) Act, 2016, and the Maharashtra Regional and Town Planning (Amendment) Act, 2018, and the Maharashtra Regional and Town Planning (Amendment) Act, 2020.



बदर - १८		
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२०२३		

Authorised Signatory:
 Name:
 Designation:
 Authority:
 Under Section 49 of the Maharashtra Regional and Town Planning Act, 1966.

Issue Date: 21/12/2010 Valid upto: 21/12/2010

Issue Date: 21/12/2010 Valid upto: 21/12/2010

Remark:

Approved By
EEBP
Executive Engineer

Issue Date: 29/12/2016 Valid upto: 29/12/2017

Remark:

Approved by Assistant Engineer (JE) in Drawing & Inspection dated 29/12/2016 for the work of JE (JE) in Drawing & Inspection dated 29/12/2016.

Approved By
A. S. S.
Assistant Engineer (JE)

Issue Date: 12/10/2017 Valid upto: 21/12/2017

Remark:

Approved by Assistant Engineer (JE) in Drawing & Inspection dated 12/10/2017 for the work of JE (JE) in Drawing & Inspection dated 12/10/17.



बदर - ६८	
११२८३	११०
२०१७	

2016

Amesha - V

THE REGISTRAR GENERAL



REGISTRATION NO. 123456789

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अदर - १८		
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TERMS AND CONDITIONS

1. This contract is made in pursuance of the policy laid down by MHADA
 2. The contract is subject to the resolution of the Board of Directors of MHADA
 3. The contract is subject to the bye-laws of MHADA, A.P. 1974
 4. The contract is subject to the bye-laws of MHADA, 1974 and
 5. The contract is subject to the bye-laws of MHADA, 1974 and

1. The contractor shall be responsible for the cost of the work which is processed
 in the name of the contractor.
2. The contractor shall be responsible for the cost of the work which is processed
 in the name of the contractor.
3. The contractor shall be responsible for the cost of the work which is processed
 in the name of the contractor.
4. The contractor shall be responsible for the cost of the work which is processed
 in the name of the contractor.
5. The contractor shall be responsible for the cost of the work which is processed
 in the name of the contractor.
6. The contractor shall be responsible for the cost of the work which is processed
 in the name of the contractor.
7. The contractor shall be responsible for the cost of the work which is processed
 in the name of the contractor.
8. The contractor shall be responsible for the cost of the work which is processed
 in the name of the contractor.
9. The contractor shall be responsible for the cost of the work which is processed
 in the name of the contractor.
10. The contractor shall be responsible for the cost of the work which is processed
 in the name of the contractor.



बदर - १८
 ११२८३ ११५ ११०
 २०२२

Shirin M. Khorasi

1981

Shirin M. Khorasi, born on 10/10/1981, is a resident of Bahawalpur District, Punjab, Pakistan. She is currently residing at [Address].

She is the daughter of [Father's Name] and [Mother's Name], both of whom are deceased. She is currently residing with her [Relative's Name] at [Address].

She is currently residing at [Address]. She is currently residing at [Address]. She is currently residing at [Address].

She is currently residing at [Address]. She is currently residing at [Address]. She is currently residing at [Address].



बदर - १८		
११२८३	१२०	१३०
२०२२		

Shirin M. Khorasi

Shirin M. Khorasi
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बंदर - २८		
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२०२२		

Shirin M. Khorasi

Advocate High Court, Mumbai

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बदर - २८		
११२८३	१२४	५४०
२०२२		





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
(Specified Form)

This registration is granted under Section 18(1) of the Real Estate (Regulation and Development) Act, 2016.
P51800005668

Project: **Shikhar A Plot Bearing: 1131 (Survey) Near Plot No. PLOT NO 1 TO 180 CTS NO 1 PART, Andheri, Andheri, Mumbai Suburban - 400102**

1. Orbit Ventures Developers Private Limited is registered office at: **Plot No. 1, Suburban Dist. Andheri, Mumbai Suburban - 400050**

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

The promoter shall file a plan of payment for sale with the authority.

The promoter shall obtain and register a comprehensive title deed in the name of the allottee or the allottees as the title holder in the apartment or the flat in the project in the State of Maharashtra Real Estate (Regulation and Development) Act, 2016 and the Rules thereunder, as amended, in favour of the allottee or the allottees of interest and the allottees (Subordinate Rules, 2017).

The promoter shall deposit security amount of the amount of the project in a separate bank account to be maintained in a separate bank in the name of the project in the State of Maharashtra, as per clause (D) of sub-section (1) of section 18 of the Act, 2016.

OR

The amount of the security to be deposited in the project shall be in the name of the promoter or the promoter from time to time, shall be deposited in a separate bank account in the name of the project in the State of Maharashtra, as per clause (D) of sub-section (1) of section 18 of the Act, 2016.

The Registration shall be valid for a period commencing from 11-06-2017 and ending with 31-12-2019 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with the provisions of the Act, 2016.

The promoter shall file a plan of payment for sale with the authority.

3. If the allottee does not receive a flat allotted by the promoter, the allottee shall be entitled to a refund of the amount paid by the promoter including interest on the amount so paid, as per the provision of the Act, 2016.



अदर - १८		
११२८३	१२६	११००
११/०६/१७		

Dated: 11/06/2017
Mumbai

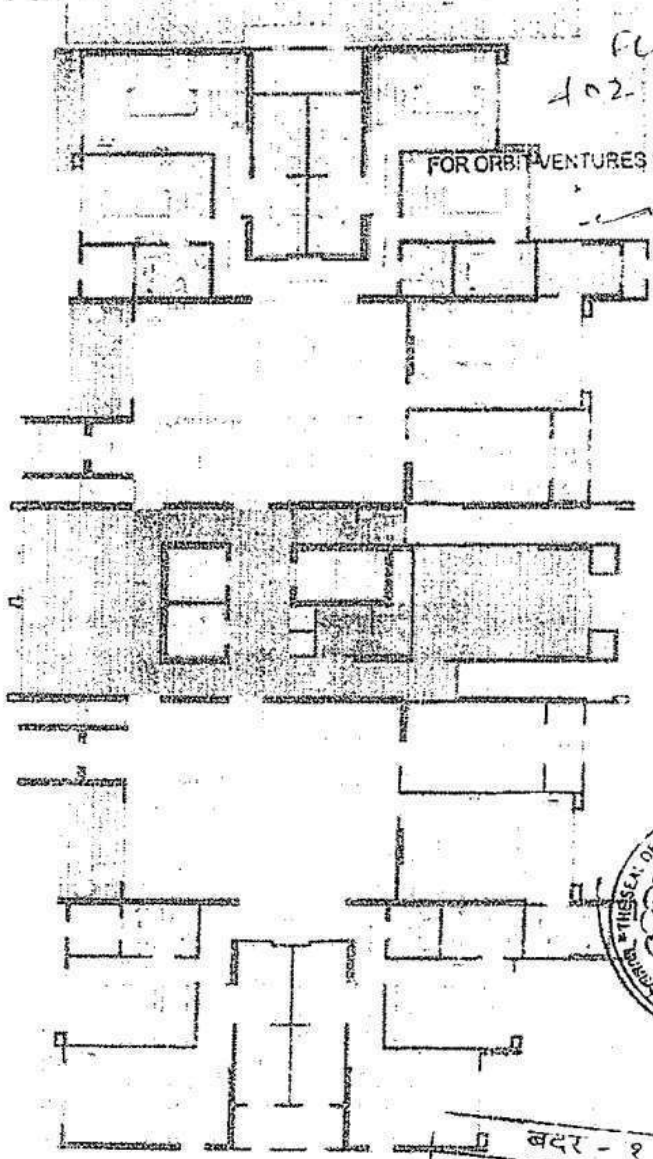
Sub Registrar, Andheri, Mumbai

FLAT No.

402

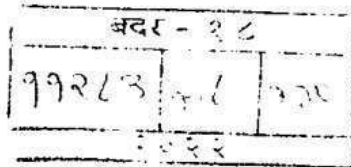
FOR ORBIT VENTURES DEVELOPERS

PARTNER



बदर - २८
 ११२८५ १०/१०
 २०२२

10899375	सूची क्र.2	दुयम निबंधक अंधेरी 3 (अंधेरी)
23-06-2022		दस्त क्रमांक : 10899/2011
Note:-Generated Through eSearch Module,For original report please contact concern SRO office		नांदणी Regn 63m
गावाचे नाव : ओशिवरा		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	रु. 50000000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देणे किंवा पट्टेदार ते नमूद करावे)	रु. 18949169	
(4) भू-मापन, पोटहिस्सा व घरकामांक असल्यास)	पालिकेचे नाव इतर वर्णन, सदनामा नं 402. 4 था माळा, शिखर ओशिवरा जोश्वरी प नु 102.----1 ओपन कार्पाकॉग व 1 स्टेक कार्पाकॉग मधील क्षेत्र 33.45 चौमी बांधीव	
(5) क्षेत्रफळ	235.20 चौमी बांधीव	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव. मे अर्बिट वेवर्स डेव्ह चे भागीदार राजेन व्ही धुव तर्फे मुखत्यार माण्ड अग्रहोत्री वय: 39पत्ता: गिरज ज्वाडा हिल रोड वाटा प मु ५० AABFO६३००२पिन कोड ४०१०००	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	2) नाव. विनायकी शार शर्मा तर्फे मुखत्यार राजकुमार शर्मा व हे स्वतः करील वय: 59पत्ता: ६०४ ६ वा मंजूर वस्तू जमनी विल्डींग एरियन व्ही सी एन एन एन प्रॉजिक्ट बिल्डींग प्लॉट प्लॉट हिल वाटा प मु. ५० पिन कोड: ४०१००० ANIPS0904N	
(9) दस्तऐवज करून दिल्याचा दिनांक	14-12-2011	
(10) दस्त नोंदणी केल्याचा दिनांक	15-12-2011	
(11) अनुक्रमीक खंड व पृष्ठ	10899/2011	
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	248267	
(13) बाजारभावप्रमाणे नोंदणी शुल्क	300000	

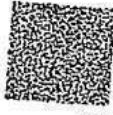


आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

PAYMENT ACCOUNT CARD
 ANIPSO904N

MEENAKSHI SHARMA
 1007200




बदर - १८		
११२८३	१२९	१००
२०२२		



भारत सरकार
Government of India



मीनाक्षी शर्मा
Meenakshi Sharma
जन्म वर्ष / Year of Birth : 1959
स्त्री / Female



5669 6803 7769

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Unique Identification Authority of India

पत्ता 801, वास्तू ब्लडग, 52 पाली
हिल रोड, लंड ब्रीझ ब्लडग शेजारी,
मुंबई, बान्द्रा वेस्ट, महाराष्ट्र, 400050

Address: 801, Vastu Bldg, 52 Pali Hill
Road, Next to Land Breeze Bldg, M.
Bandra West, Maharashtra, 400050

5669 6803 7769



1947
1800 300 1947

help@uidai.gov.in

बंदर - १८
११२८३

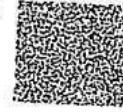
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा मण्डल कार्ड
Permanent Account Number Card
-AQDPS0708G



नाम
RAJKUMAR KISHANLAL SHARMA

लेखक का नाम
KISHANLAL SHARMA

दिनांक
05/10/1952

आयकर विभाग, दिल्ली
New Delhi, India



अदर - १८		
११२८३	१२	१९९०
२०२२		

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PREMANANDA MANTRI
PURNNACHANDRA MANTRI

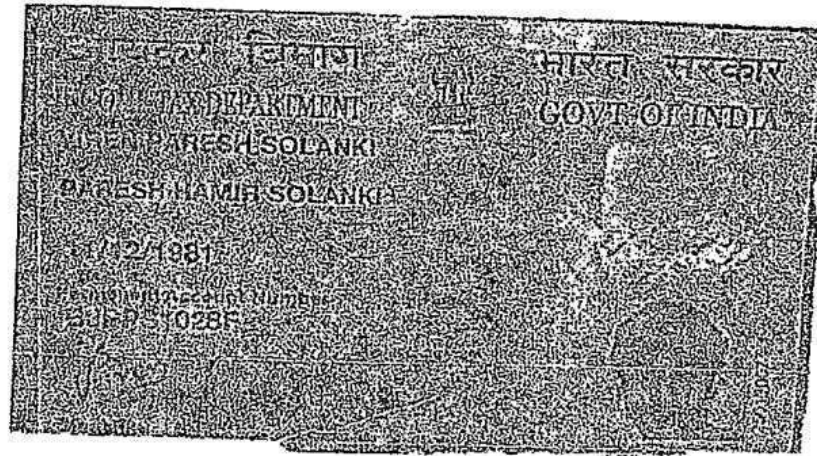
24/12/1975
Permanent Account Number
CBEPM9352C



Premananda Mantri
Signature



बका - १८		



आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

KESHAV R
RAMESH SAHADEV JABARE

10/06/1986

ARGPJ3659M

KESHAV

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अदर = १०		
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514/11283
शुक्रवार, 24 जून 2022 1:32 म.न.

दस्त मोपधारा भाग-1

वदर 18
दस्त क्रमांक: 11283/2022

दस्त क्रमांक: वदर 18 / 11283/2022

वाजार मुल्य: ₹. 1,71,59,648/-

मोचदना: ₹. 17,00,000/-

भरलेले मुद्रांक शुल्क: ₹. 10,29,600/-

दु. नि. मद्र. दु. नि. वदर 18 यांचे फायोवयान

पावनी: 12140

पावनी दिनांक: 24/06/2022

क्र. क्र. 11283 वर दि. 24-06-2022

मादरकरणाचं नाव: मीनाक्षी राजकुमार शर्मा

गेजी 1.25 म.नं. वा. द्रज केल्या.

मोंदणी फी

₹. 30000.00

दस्त ट्रावाळणी फी

₹. 2000.00

पृथांनी संख्या: 100

Meenakshi Sharma

दस्त द्रज करणाऱ्याची मंत्री

कमी भावनेने ... पानांची
... ६००/० रु.
... ११२३५ ... २०२२
अन्वये वसूल.

एकूण: 32000.00

Joint S.R. Andheri-7
सह दुय्यम निबंधक, अंधेरी क्र. ७

सह दुय्यम निबंधक, अंधेरी क्र. ७

Joint S.R. Andheri-7
सह दुय्यम निबंधक, अंधेरी क्र. ७

दस्तास पवार: म-मिमेंटी अर्थांमंत

मुद्रांक शुल्क (एक) कोषाग्याही मद्रावतार्याविलेव्या हद्दीन किये न्यायवत अन्वयेव्या कोषाग्याही कटक क्षेत्राच्या हद्दीन किये उप-खट (दान) मध्ये नमूद न केलेल्या कोषाग्याही नागरी क्षेत्रान

शिफा क्र 124 / 06 / 2022 01 25 32 PM ची वेळ: (मादरीकरण)

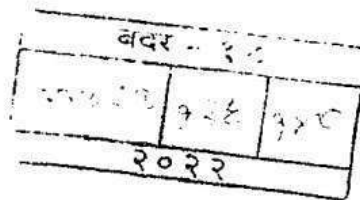
शिफा क्र 224 / 06 / 2022 01 26 52 PM ची वेळ: (सी)

प्रतिज्ञापत्र

भवत दस्तानांवर प्र पावणी कायदा अन्वये अंतर्गत अन्वयेव्या वास्तुनुसार
मोंदणीस वाजवत अंतर्गत आहे. दस्ताची कोषाग्याही पावणीस अन्वयेव्या
साक्षीद्वारे व मोंदणीस अंतर्गत अन्वयेव्या कोषाग्याही पावणीस अंतर्गत आहे. दस्ताची
मन्दाता, मोंदणीस अंतर्गत अन्वयेव्या कोषाग्याही पावणीस अंतर्गत आहे. दस्ताची
संपूर्णपणे ...





लिहून देणारे

लिहून घेणारे







24/06/2022 1 34:07 PM

दस्तावेज क्रमांक: वदर-18/11283/2022
दस्तावेजा प्रकार: मजलीसद्वारे अंतीमद

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	दस्तावेजाचे प्रकार	अंतीमद घेण्याचा दस्तावेज
1	नाव: मीनाक्षी राजकुमार शर्मा पत्ता: फ्लॉट नं: सदनिका नं 801, माळा नं: 8वा मजला, इमारतीचे नाव: परमू पार्ली हिल्स, ब्लॉक नं: बांद्रा पश्चिम मुंबई 400050, रोड नं: पार्ली हिल्स रोड, महागाव, MUMBAI. पिन नंबर: ANIPSO904N	विह्वल पेशान वय: -63 व्यासगी:-		
2	नाव: राजकुमार - शर्मा पत्ता: फ्लॉट नं: सदनिका नं, 801, माळा नं: 8वा मजला, इमारतीचे नाव: परमू पार्ली हिल्स, ब्लॉक नं: बांद्रा पश्चिम मुंबई 400050, रोड नं: पार्ली हिल्स रोड, महागाव, MUMBAI. पिन नंबर: AQDPS0708G	विह्वल पेशान वय: -68 व्यासगी:-		

वरील दस्तावेजात केल्या गेलेल्या न्यायप्रतीपत्ती मजलीसद्वारे अंतीमद ना दस्तऐवज फक्त दिग्दर्शक केल्या गेलेल्या.

अंतीमद -
व्यासगी इतर असे नियंत्रित करण्यात की ते दस्तावेजात केल्या गेलेल्या व्यक्ती: ओळखनात, व त्यांनी अंतीमद पदविनात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	दस्तावेजाचे प्रकार	अंतीमद घेण्याचा दस्तावेज
1	नाव: प्रमोददा शर्मा - वय: 46 पत्ता: विह्वल पेशान प्रमाणे पिन कोड 400050	व्यासगी		
2	नाव: केशव शर्मा - वय: 36 पत्ता: विह्वल पेशान प्रमाणे पिन कोड 400050	व्यासगी		

व्यासगी पक्षकाराची वकूली उपस्थित नाही.

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	दस्तावेजाचे प्रकार	अंतीमद घेण्याचा दस्तावेज
1	मे. ओर्विड वेन्चर्स टेक्नॉलॉजीस व शाहीदार राजेंद्र व्ही. धुव - प्लॉट नं: - , माळा नं: 4 वा मजला, इमारतीचे नाव: सिव्हराज हाईटस, ब्लॉक नं: बांद्रा पश्चिम मुंबई 400052, रोड नं: रोड नं 14, महागाव, मुंबई. AABFO6307R			

Joint S-R Andheri-7
सह. दुय्यम निबंधक, अंतीमद क्र. ७



वदर - १८
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Payment Details.

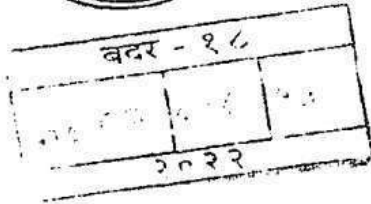
sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Mrs Meenakshi Rajkumar Sharma And Mr Rajkumar Sharma	eChallan	69103332022062310707	MH003721319202223M	1029600 00	SD	0002004800202223	24/06/2022
2		DHC		2306202206290	2000	RF	2306202206290D	24/06/2022
3	Mrs Meenakshi Rajkumar Sharma And Mr Rajkumar Sharma	eChallan		MH003721319202223M	30000	RF	0002004800202223	24/06/2022

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

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दम्न गोपबाना भाग-2

बदर 18

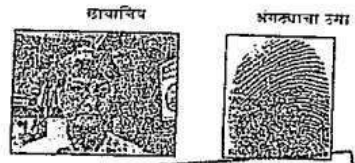
दम्न क्रमांक: 11283/2022

दम्न क्रमांक : बदर 18/11283/2022

दम्नाचा प्रकार : सप्लीमेंट्री अपील

अनु क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार

1 नाव: सॅ. अश्विनी देवनाथ देवनाथन यांनी भागीदार नसून छी धुव -- मिट्टन देवाय
 पत्ता: प्लॉट नं. 4, माळा नं. 4 था मजला, देवाणाचे नाव, शिवराज वय - 60
 हाईदम, प्लॉट नं. गाव प. मुंबई 400052, गेट नं. गेट नं 14, म्वाशरी -
 महाराष्ट्र, मुम्बई. पिन नंबर: AABFO6307R



द्वितीय दम्नपत्र फक्त देवाय तपासणीत सप्लीमेंट्री अपील वा दम्न गेटून करत दिल्याने कबुल करणान,
 दिनांक 3 वी वेळ: 27 / 06 / 2022 02 : 33 : 21 PM

बदर - १८
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शेकडः-

द्वितीय इतम असे निवेदीत करताना की मं दम्नपत्र फक्त देवा-यांना अर्जात शेकडतात, व त्यांची शेकड पटवितान

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: विवेक मोल्की . वय: 41
 पत्ता: Phlat Nan 45 4th Majala Samor Gopi Birta Skul Malabar Hill
 Mumbai 400006 पिन कोड: 400006

2 नाव: जयेंद्र शंकर अश्विनी -- वय: 48
 पत्ता: Phlat Nan 45 4th Majala Samor Gopi Birta Skul Malabar Hill
 Mumbai 400006 पिन कोड: 400006



द्वितीय पक्षकाराची कबुली उपलब्ध आहे.

अनु क्र. पक्षकाराचे नाव व पत्ता

1 मीनाक्षी नारकुमार अर्मा
 प्लॉट नं. मदनिका नं. 801, माळा नं. 8 था मजला, देवाणाचे नाव, वास्तू पार्की हिल्स, प्लॉट नं. वाडा पश्चिम मुंबई 400050, गेट नं. पार्की हिल्स गेट,
 महाराष्ट्र, MUMBAI, ANIPS0904N

2 नारकुमार . अर्मा
 प्लॉट नं. मदनिका नं. 801, माळा नं. 8 था मजला, देवाणाचे नाव, वास्तू पार्की हिल्स, प्लॉट नं. वाडा पश्चिम मुंबई 400050, गेट नं. पार्की हिल्स गेट,
 महाराष्ट्र, MUMBAI, AQDPS0708G

द्वितीय पक्षकाराची कबुली उपलब्ध आहे.

अनु क्र. पक्षकाराचे नाव व पत्ता

1 मीनाक्षी नारकुमार अर्मा
 प्लॉट नं. मदनिका नं. 801, माळा नं. 8 था मजला, देवाणाचे नाव, वास्तू पार्की हिल्स, प्लॉट नं. वाडा पश्चिम मुंबई 400050, गेट नं. पार्की हिल्स गेट,
 महाराष्ट्र, MUMBAI, ANIPS0904N

2 नारकुमार . अर्मा
 प्लॉट नं. मदनिका नं. 801, माळा नं. 8 था मजला, देवाणाचे नाव, वास्तू पार्की हिल्स, प्लॉट नं. वाडा पश्चिम मुंबई 400050, गेट नं. पार्की हिल्स गेट,
 महाराष्ट्र, MUMBAI, AQDPS0708G

दिनांक 4 वी वेळ: 27 / 06 / 2022 02 : 36 : 18 PM

दिनांक 5 वी वेळ: 27 / 06 / 2022 02 : 36 : 55 PM नोंदणी मुल्यक 1 मध्ये

Joint S.R/Andheri-7 सह. दुय्यम निबंधक, अंधेरी क्र. ७



Payment Details.								
Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Mrs Meenakshi Rajkumar Sharma And Mr Rajkumar Sharma	eChallan	69103332022062310707	MH003721319202223M	1029600.00	SD	0002004800202223	24/06/2022
2	Mrs Meenakshi Rajkumar Sharma And Mr Rajkumar Sharma	eChallan		MH003721319202223M	30000	RF	0002004800202223	24/06/2022
3		DHC		2306202206290	2000	RF	2306202206290D	24/06/2022

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२०२२		



प्रमाणित करमात्र पुस्तक को या
 उपायाद्वारे एकत्रित २३/६/२०२२
 पर पुस्तक क्रमांक १, क्रमांक १४४
 मंडला, मुंबई जिल्हा.

बदर-११/ ११२८३ /२०२२
 पुस्तक क्रमांक १, क्रमांक १४४
 मंडला,
 जिल्हा ११०/०३६/२०२२

मह. पथम ई-किंग, अंधेरी क-१,
 मुंबई जिल्हा.