

520/4711

Thursday, February 22, 2024

11:35 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 4987 दिनांक: 22/02/2024

गावाचे नाव: कुर्ला

दस्तऐवजाचा अनुक्रमांक: करल5-4711-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: वनाजा श्रीनिवासराव दासी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2400.00

पृष्ठांची संख्या: 120

DELIVERED

एकूण:

रु. 32400.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
11:54 AM ह्या वेळेस मिळेल.

Joint S.R. Kuria-5

बाजार मूल्य: रु.8283245.41/-

मोबदला रु.14857142/-

भरलेले मुद्रांक शुल्क : रु. 742862/-

सह दुय्यम निबंधक वर्ग-2
कुर्ला क्र. 5

1) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0224216521685 दिनांक: 22/02/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0224213821742 दिनांक: 22/02/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH0160-4356202324P दिनांक: 22/02/2024

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank

2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area

S.R. Kuria

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20240222126		22 February 2024, 08:33:01 AM करल - 5		
मूल्यांकनाचे वर्ष	2023	दस्त क्र. 8099/2028 9/1/20			
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	107-कुर्ला - 3				
उप मूल्य विभाग	भुभाग: कुर्ला रेल्वे स्टेशन (पुर्व) ते द्रुतगती मार्ग यांना जोडणारा स.गो. बंद मार्ग.				
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#12				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
55810	113870	134900	168900	113870	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	66.13चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण- उद्ववाहन सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला -	0 TO 2वर्षे 11th floor To 20th floor	बांधकामाचा दर -	Rs.30250/-
रस्ता सन्मुख -					
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ	= 110% apply to rate= Rs.125257/-				
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा.यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((125257-55810) * (100 / 100))+55810) = Rs.125257/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 125257 * 66.13 = Rs.8283245.41/-				
Applicable Rules	= ,10,4				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकेनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 8283245.41 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.8283245.41/-				

Home

Print



सह दुय्यम निबंधक वर्ग-2
कुर्ला क्र. 5

करल - ५



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

दस्त क. ४७९९ / २०२४

२ / २०

Receipt of Document Handling Charges

PRN	0224216521685	Receipt Date	22/02/2024
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Received from self, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 4711 dated 22/02/2024 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	MAHB	Payment Date	21/02/2024
Bank CIN	10004152024022120254	REF No.	018530053
Deface No	0224216521685D	Deface Date	22/02/2024

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



करल - ५

दस्त क्र. ४७११/२०२४

३११०



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

Receipt of Document Handling Charges

PRN 0224213821742

Receipt Date 22/02/2024

Received from self, Mobile number 0000000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 4711 dated 22/02/2024 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.



Payment Details

Bank Name MAHB

Payment Date 21/02/2024

Bank CIN 10004152024022120316

REF No. 018674289

Deface No. 0224213821742D

Deface Date 22/02/2024

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



Department of Stamp & Registration, Maharashtra		करल - ५
Receipt of Document Handling Charges		दस्त क्र. ३७९९/२०२४
PRN	0224213821742	Date 21/02/2024
<p>Received from self, Mobile number 0000000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.</p>		
Payment Details		
Bank Name	MAHB	Date 21/02/2024
Bank CIN	10004152024022120316	REF No. 018674289
This is computer generated receipt, hence no signature is required.		



Department of Stamp & Registration, Maharashtra		करल - ५
Receipt of Document Handling Charges		दस्त क्र. ४०९९/२०२४
PRN	0224216521685	Date
<p>Received from self, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.</p>		21/02/2024
Payment Details		
Bank Name	MAHB	Date
Bank CIN	10004152024022120254	REF No.
		018530053
This is computer generated receipt, hence no signature is required.		





CHALLAN
MTR Form Number-6

करल - ५
दस्त क्र. ४०९९ / २०२४
६ १९२०

GRN	MH016004856202324P	BARCODE			Date	21/02/2024-18:14:46	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Stamp Duty	Registration Fee			TAX ID / TAN (If Any)				
Office Name	KRL5_JT SUB REGISTRAR KURLA NO 5			PAN No.(If Applicable)	ABEFR2586H			
Location	MUMBAI			Full Name	RAGHAV REALTY DEVELOPERS			
Year	2023-2024 One Time			Flat/Block No.	1605, 16TH FLOOR, RAGHAV PARIJAT			
Account Head Details	Amount In Rs.		Premises/Building					
0030045501 Stamp Duty	742852.00		Road/Street		BUILDING NO.72, NEAR ABHYUDAYA BANK, NEHRU NAGAR, KURLA EAST			
0030063301 Registration Fee	30000.00		Area/Locality		MUMBAI			
			Town/City/District		मुंबई कुरला-५			
			PIN		4000024			
			Remarks (If Any)		PAN2=AFZPD0632R-SecondPartyName=VANKA SHRINIVASRAO			
			DASI-					
			Amount In		Seven Lakh Seventy Two Thousand Eight Hundred Fift			
			Words		y Two Rupees Only			
	7,72,852.00							
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD Details			Bank CIN	Ref. No.	10000502024022108245	1158097013123		
Cheque/DD No.			Bank Date	RBI Date	21/02/2024-18:15:02	Not Verified with RBI		
Name of Bank			Bank-Branch	STATE BANK OF INDIA				
Name of Branch			Scroll No. , Date	Not Verified with Scroll				



Department ID : Mobile No. : 9967742937
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(IS)-520-4711	0008466042202324	22/02/2024-11:34:35	IGR561	30000.00
2	(IS)-520-4711	0008466042202324	22/02/2024-11:34:35	IGR561	742852.00
Total Defacement Amount					7,72,852.00



CHALLAN
MTR Form Number-6



GRN	MH016004856202324P	BARCODE			Date	21/02/2024-18:14:46	Form ID	25.2		
Department	Inspector General Of Registration				करल - ५ दस्त क १७७१/२०२४ Payer Details					
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)	6 / 920						
			PAN No.(If Applicable)	ABEFR2586H						
Office Name	KRL5_JT SUB REGISTRAR KURLA NO 5		Full Name	RAGHAV REALTY DEVELOPERS						
Location	MUMBAI									
Year	2023-2024 One Time		Flat/Block No.	1605, 16TH FLOOR, RAGHAV PARIJAT						
Account Head Details		Amount In Rs.	Premises/Building							
0030045501	Stamp Duty	742852.00	Road/Street	BUILDING NO.72, NEAR ABHYUDAYA BANK, NEHRU NAGAR, KURLA EAST						
0030063301	Registration Fee	30000.00	Area/Locality	MUMBAI						
			Town/City/District							
			PIN		4	0	0	0	2	4
			Remarks (If Any)	PAN2=AFZPD0837R Second Party Name=VANAJA SHRINIVASRAO DASI-						
			Amount In	Seven Lakh Seventy Two Thousand Eight Hundred Fift						
Total		7,72,852.00	Words	Two Rupees Only						
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK						
Cheque-DD Details		Bank CIN	Ref. No.	10000502024022108245	1158097013123					
Cheque/DD No.		Bank Date	RBI Date	21/02/2024-18:15:02	Not Verified with RBI					
Name of Bank		Bank-Branch	STATE BANK OF INDIA							
Name of Branch		Scroll No. , Date	Not Verified with Scroll							

Department ID :

Mobile No. : 9967742937

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

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



CHALLAN
MTR Form Number-6



GRN	MH016018230202324E	BARCODE			Date	22/02/2024-09:09:11	Form ID	25.2
Department	Inspector General Of Registration		<div style="border: 1px solid black; padding: 5px; display: inline-block;"> करण - ५ दस्त के १११/२०२४ Payer Details </div>					
Type of Payment	Stamp Duty		TAX ID / TAN (If Any)	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> २११० </div>				
			PAN No.(If Applicable)	ABEFR2580H				
Office Name	KRL5_JT SUB REGISTRAR KURLA NO 5		Full Name	RAGHAV REALTY DEVELOPERS				
Location	MUMBAI		Flat/Block No.	Flat 1605, 16TH FLOOR, RAGHAV PARIJAT				
Year	2023-2024 One Time		Premises/Building	BUILDING NO.72, NEAR ABHYUDAYA BANK, NEHRU NAGAR, KURLA EAST				
Account Head Details		Amount In Rs.	Road/Street	Mumbai				
0030045501 Sale of NonJudicial Stamp		10.00	Area/Locality	Mumbai				
			Town/City/District	Mumbai				
			PIN	4 0 0 0 2 4				
			Remarks (If Any)	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> PAN2=ArzPD0832R-SecondPartyName=VANAJA SHRINIVASRAO DAS </div>				
			Amount In Words	Ten Rupees Only				
Total	10.00		Words	Ten Rupees Only				
Payment Details			FOR USE IN RECEIVING BANK					
BANK OF MAHARASHTRA			Bank CIN	Ref. No.	02300042024022216227	001654044		
Cheque-DD Details			Bank Date	RBI Date	22/02/2024-09:10:13	Not Verified with RBI		
Name of Bank			Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			



Department ID : Mobile No. : 9967742937
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

करल - ५
दस्त क्र. ४७९१/२०२४
e/१२०

AGREEMENT FOR SALE

THIS AGREEMENT is made and executed at Mumbai on this 22nd day of Feb in the Christian Year Two Thousand Twenty-Four (2024) (“**Agreement**”)

BY AND BETWEEN

M/S. RAGHAV REALTY DEVELOPERS, a partnership formed under the provisions of Indian Partnership Act, 1932, holding P. A. No. ABEFR2586H and having its registered office at A-710, Crystal Plaza, Opp. Infinity Mall, New Link Road, Andheri West, Mumbai 400 053, through its Authorized Representative, Shri. Sudhanshu Agarwal, hereinafter referred to as the “**PROMOTER**” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its present and future Partners, Designated Partners, their successor and permitted assigns) of **ONE PART**



AND

[Person(s) and his/her/its details mentioned in the **SECOND SCHEDULE** hereto], hereinafter referred to as the “**ALLOTTEE/S**” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include, (i) in case of individual purchaser/s, his/her/their respective heirs, successors, executors, administrators and permitted assigns; (ii) in case of HUF, the members and coparceners of HUF from time to time and the last surviving member and coparcener and the legal heirs, successors, executors and administrators of such last surviving member; (iii) in case of partnership firm, the partners for the time constituting the said firm, the survivors or survivor of them and their/his/her heirs, successors, executors and administrators; and (iv) in the case of a Company or an LLP, its successors in title and permitted assigns) of the **OTHER PART**;


[The Promoter and Allottee/s shall hereinafter individually be referred to as the “**Party**” and shall collectively be referred to as the “**Parties**”]

Sr.
Initials of the Promoter


RV
Initials of the Allottee/s

करल - ५
दस्त क्र. ४०९९ / २०२४
WHEREAS: १० / १२०

- A. Maharashtra Housing and Area Development Authority (hereinafter referred to as “MHADA”) being duly constituted with effect from 5th Day of December, 1977 under the Government Notification in the Public works and Housing Department No. ARD 1077(1)/Desk-44 dated 5 December, 1977, the Maharashtra Housing Board, the earlier statutory Corporation established under the Bombay Housing Board Act, 1948 (“Board”) stood dissolved by the operation of Section 15 of the said Act;
- B. Under clause (a) and (b) of Section 189 of the Maharashtra Housing and Area Development Act, 1976, all the property rights, assets, liabilities and obligations of the said dissolved board including that arising under any agreement or contract have become the assets, properties, rights, liabilities and obligations of MHADA;
- C. The Board was *inter alia* seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of land admeasuring about 804.76 sq. meters, situated at Survey No. 229 and 267 (pt.) bearing CTS No. 12 (pt.), located Nehru Nagar, Kurla (East), Mumbai – 400 024 within the registration district and sub district of Mumbai Suburban being a part of the Nehru Nagar MHADA Layout (“Plot”);
- D. The Board constructed a building bearing Building No. 72 comprising of ground plus four upper floors comprising a total of 40 tenements on the said Plot (“Building No. 72”) to be allotted to the members of the lower income group for their residential purpose as per the low-income housing scheme (“Scheme”) and accordingly, the Board allotted the same to individual persons as per provisions of the said Scheme.
- E. The 40 Allottee/s of the tenements in the said Building No. 72 formed themselves into a Co-operative Housing Society known as “Nehru Nagar Om Co-operative Housing



Initials of the Promoter




Initials of the Allottee/s

करल - ५
दस्त क्र. ४०७७ / २०२४
२९/९/२०

Society Ltd.” which was duly registered under the provisions of the Maharashtra Co operative Societies Act, 1960 under Registration No/BOM/W-L)/HSG/(OH)/1822/85-86 dated 06 May 1986 (“**Society**”). The said Society has its Society office at Building No. 72, Nehru Nagar, Kurla (E), Mumbai 400 024. Each of the said 40 Allottee/s became the members of the said Society and are hereinafter individually referred to as the “**Existing Member**” and collectively as the “**Existing Members**”;

- F. By and under an Indenture of Lease dated 20th August 2015 executed by and between MHADA, therein referred to as “the Authority” of One Part and the Society herein, therein referred to as “the Society” of the Other Part (“**Deed of Lease**”), the said MHADA/Authority granted leasehold rights in respect of the said Plot to the said Society for a period of 60 years with effect from 1st January 1968 and on other terms and conditions therein contained. The said Deed of Lease is duly registered with the Office of Sub Registrar of Assurances under No. KRL1/8853/2015;
- G. By and under a Deed of Sale dated 20th August 2015 executed by and between MHADA, therein referred to as “the Authority” of One Part and the said Society herein, therein referred to as “the Society” of the Other Part (“**Deed of Sale**”), the said MHADA sold, transferred and conveyed the said Building No. 72 constructed on the said Plot unto and in favour of the said Society for the consideration and on the terms and conditions as stated in the said Deed of Sale. The said Deed of Sale is duly registered with the office of the Sub Registrar of Assurances under registration no. KRL1/8854/2015;
- H. In terms of what is stated hereinabove, the said Society is seized and possessed of and is well and sufficiently entitled to the leasehold right, title and interest in the said Plot and ownership of the said Building No. 72 more particularly described in the **FIRST SCHEDULE** written hereunder. A copy of the Property Register Card of the said Plot



Initials of the Promoter


Initials of the Allottee/s

करल - ५
दस्त क्र. ४७९९/२०२१
१२/१२०

is annexed hereto and marked as **Annexure "1"**. A copy of the layout plan showing the said Plot is annexed hereto and marked as **Annexure "2"**;

- I. In view of the age and condition of the said Building No. 72, the said Society deemed it desirable that the said Bu1960 and. 72 be demolished and a new building/s be constructed in place thereof by utilization of its optimum development potential inter alia to provide permanent alternate accommodation to the Existing Members free of cost on "Ownership Basis" subject to permission of the MHADA and all concerned statutory authorities and compliance with the directive of the Ministry of Co-Operation, Marketing and Textiles, Government of Maharashtra vide circular No. CHS 2007/CR554/14-C dated 3 January 2009 issued under Section 79 (A) of the Maharashtra Co-Operative Societies Act 1960 and or any other applicable provisions of law;
- J. It was not considered viable to repair the said Building No. 72 and the Society decided to utilize the development potential of the said Plot to redevelop the entire Plot *inter-alia* by demolishing the said Building No. 72 and constructing a new building/s on the said Plot. However, Society being unable to raise funds required for such redevelopment and also lacking the expertise and skill for carrying out the work of redevelopment, the Society decided to appoint one SVS Gharkul Infraheights Pvt. Ltd and entered into a Development Agreement dated 28th March, 2016 (registered under Sr. No. KRL4/4276/2016) ("**Old Developer**"). Power of Attorney dated 5 May 2016 (registered under sr. no. KRL4/4277/2016) was also granted in favour of the Old Developer;
- K. The said Old Developer did not proceed with the development work and as such, the Society issued a termination letter dated 04 March 2021 and also issued a public notice in the Free Press Journal Mumbai on 15 March 2021 and Navshakti (Marathi) on 15 March 2021, terminating the said Development Agreement dated 28 March 2016 & Power of Attorney dated 5 May 2016;

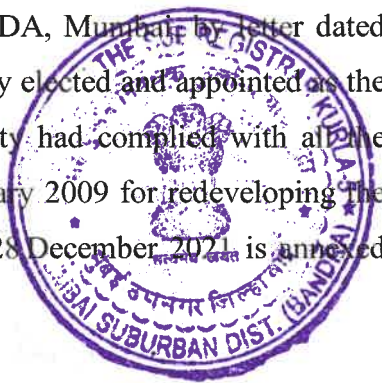

Initials of the Promoter


Initials of the Allottee/s

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दस्त क्र. ४७१/२०२४
73/1920

L. The said Society in its Special General Meeting dated 31 October 2021, in the presence of the authorized officer of the Dy. Registrar of Co-operative Societies, MHADA, Mumbai unanimously voted in favor of the Promoter herein and granted the rights to redevelop the said Building No. 72 *inter alia* by demolishing the said Building No. 72 and constructing a new building on the said Plot under Regulation 33 (5) of new DCPR Rules amended on 8 October, 2013 read with MHADA and MCGM rules and regulations as amended up to date;

M. The Deputy Registrar of Co-operative Societies, MHADA, Mumbai by letter dated 28 December 2021 confirmed that the Promoter was duly elected and appointed as the Developer by the said Society and that the said Society had complied with all the terms and conditions under the guidelines dated 3 January 2009 for redeveloping the said Building No. 72. A copy of the said letter dated 28 December 2021 is annexed hereto and marked as **Annexure “3”**;



N. By Redevelopment Agreement dated 4 February 2022 executed by and between the said Society of the First Part, the Promoter herein (“Developer” therein) of the Second Part and Existing Members of the said Society of the Third Part (“**Development Agreement**”), the said Society granted development rights in respect of the said Plot to the Promoter with the permission to enter upon the said Plot, demolish the said Building No. 72 and construct a new building/s (“**New Building**”) thereon on the terms and conditions as contained in the said Development Agreement. The said Development Agreement is duly registered with the Joint Sub Registrar of Assurances at Kurla under Serial No. KRL2-1883-2022 on 4th February 2022;

O. By virtue of the said Development Agreement, each of the said 40 Existing Members became entitled to a new apartment each in the said New Building and the Promoter became entitled to sell the balance Apartments and premises in the said New Building to third parties, who would be admitted as members of the said Society;

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MHADA has, vide its Offer Letter dated 29th December 2021 bearing Ref. No. CO/MB/REE/NOC/F-1362/3205/2021 READ WITH Revised Offer Letter dated 8th July, 2022 bearing Ref. No. CO/MB/REE/NOC/F-1362/696/2022 sanctioned the additional FSI permitted under Rule 33 (5) of the DCR as stated therein;

Q. Vide No Objection Certificate dated 29th August, 2022 bearing Ref. No. CO/MB/REE/NOC/F-1362/2134/2022, MHADA granted its NOC and permission for the proposed redevelopment of the said Building No. 72 through utilization of FSI on the terms stated therein;

R. Vide Intimation of Approval dated 30th August, 2022 bearing Ref. No. MH/EE/BP Cell/GM/MHADA-22/1164/2022, MHADA granted its approval for construction on the said Plot. A copy of Intimation of Approval (as amended till date, if any) is annexed hereto and marked as **Annexure "4"**;

S. MHADA has issued Commencement Certificate ("CC") dated 1st March, 2023 bearing Ref. No. MH/EE/(BP)/GM/MHADA-22/1164/2023/CC/1/New (as amended till date) allowing the Promoter to commence construction of the said New Building on the said Plot. A copy of the said Commencement Certificate (as endorsed up to date) is annexed hereto and marked as **Annexure "5"**;

T. The development/redevelopment undertaken by the Promoter in the manner aforesaid *inter alia* by demolishing Building No. 72 standing on the said Plot and constructing thereon the said New Building is hereinafter referred to as the said "**Project**". The term the said "**Project**", wherever the same appears hereinafter, shall include without limitation, the entire project of construction of the said New Building and the other structures and the entire development of the said Plot;

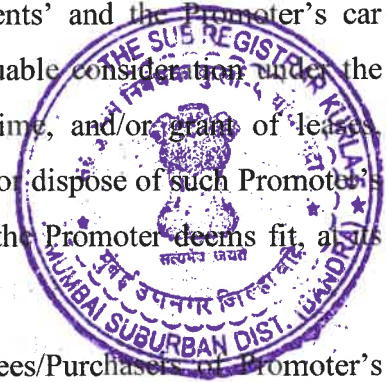
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U. The re-development of the said Building No. 72, as contemplated by the said Development Agreement inter alia includes:

- (i) demolition of the said Building No. 72;
- (ii) construction of the said New Building inter alia including the Existing Members' apartments', the Promoter's apartments and Promoter's car parking spaces by utilization of the Promoter area;
- (iii) allotment and sale of the Promoter's apartments' and the Promoter's car parking spaces on "Ownership Basis" for valuable consideration under the applicable provisions of law from time to time, and/or grant of lease, tenancies, licenses, and/or any other alienation or dispose of such Promoter's apartments and Promoter's parking spaces as the Promoter deems fit, at its sole discretion; and
- (iv) admission, by the said Society, of the Allottees/Purchasers of Promoter's apartments and Promoter's car parking spaces, as members of the said Society.



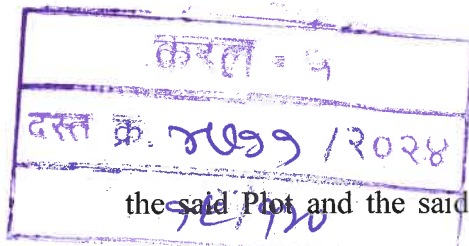
V. The Promoter presently proposes to construct on the said Plot the said New Building being one building having basement/pit + stilt/ground + 19 (nineteen) upper floors to be named "**RAGHAV PARIJAT**";

W. The Promoter has obtained requisite approvals from the concerned local authority (ies) for the plans, specifications, elevations, sections and of the said New Building and shall obtain the balance approvals from various authorities from time to time, so as to obtain the occupancy certificate for the said New Building;

X. While sanctioning the plans, approvals and permissions as referred to hereinabove, the competent authorities have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing

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the said Plot and the said New Building and upon due observance and performance of which only, the occupation certificate in respect of the said New Building shall be granted by the competent authority;

Y. The Promoter has entered into a standard agreement with Licensed Surveyor **Mr. Mehul Vaghela** registered with MCGM. The Promoter has appointed a structural engineer **Mr. Rupesh Choudhary** for the preparation of the structural design and drawings of the said New Building and the Promoter accepts the professional supervision of the Licensed Surveyor and the structural engineer till the completion of the said New Building;


Z. The Promoter has obtained the Title Certificate dated 10th November, 2022 from M/s. **Mukesh Jain & Associates**, Advocates. The said Title Certificate is annexed hereto and marked as **Annexure "6"**;

AA. The Promoter has applied for registration of the Project under the provision of the Real Estate (Regulation and Development) Act, 2016 ("**Act/RERA**") with the Real Estate Regulatory Authority; authenticated copy of the application is attached and marked **Annexure "7"** hereto ("**Real Estate Project**");

BB. The Allottee/s has/have approached and applied to the Promoter for allotment of an apartment (out of the Promoter's Apartments) to the Allottee/s ("**Apartment**") along with covered (i.e. stilt/basement/ podium/ mechanically operated/stack) car park space ("**Car Park Space**") ('as applicable') (the Apartment and the Car Park Space shall as the context may permit hereinafter be collectively referred to as "**Allotted Premises**") and is more particularly described in **SECOND SCHEDULE** hereto. The "carpet area" means the net usable floor area of an apartment, and shall include exclusive balcony area, verandah area and exclusive open terrace (EBVT), if any and shall exclude the area covered by the external walls, areas under services shafts, but



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includes the area covered by the internal partition walls of the Apartment. In this regard, the Allottee/s has/have, prior to the date hereof, demanded from the Promoter and the Promoter has given to the Allottee/s inspection of the documents and records relating to the said Project as well as plans, approvals and other documents as specified under RERA as required to be disclosed. The Allottee/s has/have satisfied himself/themselves/itself in respect thereof, including the title of the said Society to the said Plot and the Promoter's right to re-develop the said Building No. 72 and sell the Promoter's share of Apartments;

CC. The total consideration payable by the Allottee/s to the Promoter for the said Allotted Premises is more particularly specified in Second Schedule hereto ("Sale Consideration"). Prior to the execution of these presents, the Allottee/s has/have paid to the Promoter a sum more particularly described in the **SECOND SCHEDULE** hereto as advance payment application fee (the payment and receipt whereof the Promoter doth hereby admit and acknowledge) for the Allotted Premises to be sold by the Promoter to the Allottee/s and the Allottee/s has/have agreed to pay to the Promoter, the balance of the Sale Consideration in the manner provided in the Second Schedule hereto;

DD. As per Section 13 of the Real Estate (Regulation and Development) Act 2016, the Promoter is required to execute an Agreement for Sale of the Apartment with the Allottee/s, being in fact these presents and also to register the said Agreement for Sale under the Registration Act, 1908. The Stamp Duty and registration fees payable on this Agreement shall be borne and paid by the Promoter. All other costs, charges and payments if any shall be borne and paid by the Promoter and the Allottee/s shall take all necessary steps and co-operate with the Promoter in respect thereof failing which the Promoter shall not be responsible; and

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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.

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

1. RECITALS TO FORM AN INTEGRAL PART OF THIS AGREEMENT:



The Recitals, Schedules and Annexures contained herein shall form an integral and operative part of this Agreement and shall be deemed to be incorporated in the operative part as if the same are set out and incorporated herein verbatim.

2. PROJECT DESCRIPTION:

The Promoter is constructing the said New Building known as **RAGHAV PARIJAT**, presently comprising of basement + stilt/ground + 19 (nineteen) upper floors on the said Plot in accordance with plans, designs, and sanctions as approved by MHADA as per IOA and CC annexed hereto subject to amendments made therein from time to time. **PROVIDED THAT** the Promoter shall have to obtain prior consent in writing of the Allottee/s as may be required by law, in respect of any variations or modifications which may adversely affect the Apartment of the Allottee/s except any alteration or addition required by any Government authorities, or, due to change in law and/or as per any disclosure made to the Allottee/s by the Promoter. Adverse effect with reference to this clause shall include the change in location of the Apartment within the said New Building.

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3. **ALLOTMENT AND SALE CONSIDERATION:**

3.1. The Allottee/s hereby agree(s) to purchase and acquire from the Promoter, and the Promoter hereby agree(s) to sell to the Allottee/s, the Apartment as per detailed particulars appearing in the **SECOND SCHEDULE**. A copy of tentative Typical Floor Plan showing the said Apartment, is annexed hereto and marked as **Annexure "8"**. The term "carpet area" shall mean as defined in Section 2 (k) of the Real Estate (Regulation and Development) Act, 2016.

3.2. The Allottee/s has/have agreed to purchase the Allotted Premises for a total consideration separately set out in the **Second Schedule** ("**Sale Consideration**") inclusive of the proportionate price of common areas and facilities appurtenant to the Allotted Premises and the said New Building, the nature, extent and description of the common areas and facilities are more particularly described in the **THIRD SCHEDULE** hereunder.

3.3. The Allottee/s has/have paid a sum as per Second Schedule (the payment and receipt whereof the Promoter doth hereby admits and acknowledges) to the Promoter prior to the execution of this Agreement as advance/application fee towards purchase of the Allotted Premises and hereby agree(s) to pay to the Promoter, the balance amount of the Sale Consideration as per the payment schedule more particularly mentioned in the Second Schedule hereto.

3.4. It is clarified that the Sale Consideration shall be payable by the Allottee/s in the **Bank Account No. 102805002940** maintained with the **ICICI Bank, Andheri Link Road Branch** ("**Account**").



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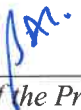


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3.5. The Promoter shall intimate the Allottee/s of the completion of the construction of each stage in writing and shall support the same with a Certificate from the Promoter's Architect certifying that the given stage of construction has been completed. The Allottee/s agree/s and confirm/s that the payment of instalments shall be made to the Promoter within a period 07 (seven) working days from the date of receipt of the aforesaid written intimation along with a copy of the Architects Certificate, without any delay or default, in terms of this Agreement, time for payment being of the essence of contract. The Promoter shall send such letter/notice demanding payment under certificate of posting, courier or email, which shall be sufficient for the Promoter to discharge its obligations under this clause. The Allottee/s explicitly agree/s and confirm/s that the Allottee/s shall not be given physical possession of the Allotted Premises and that no right, title, interest and/or claim of the Allottee/s in the Allotted Premises shall pass to the Allottee/s until the entire Sale Consideration along with interest, if any, and all the amounts due under this Agreement are fully paid by the Allottee/s to the complete satisfaction of the Promoter.

3.6. The payment of the Consideration and the installments related thereto shall be subject to the deduction of tax ("TDS") as applicable from time to time. The Allottee/s shall deduct tax at source ("TDS") from each installment of the Sale Consideration as required under the Income Tax Act, 1961 and deposit the same with the Income Tax Authorities without any delay or demur. The Allottee hereby agrees and undertakes that the Allottee shall solely be responsible for all consequences related to the non-payment of TDS to the Income Tax Authorities and any consequences related to non-payment including levy of penalties, interest, etc. shall be solely to the account of the Allottee and the Allottee shall indemnify and keep indemnified the Promoter in respect thereof. In the event of any loss of tax credit to the Promoter due to the Allottee/s's failure to deposit the TDS as above, then, such loss shall be recovered by the Promoter from the Allottee/s.


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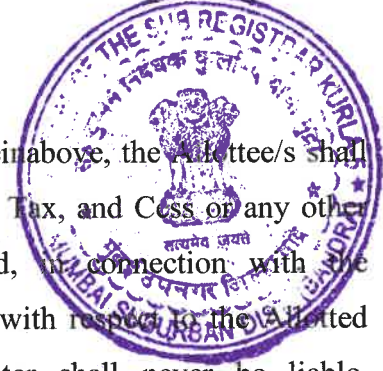
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Provided that at the time of handing over the possession of the said Apartment, if any TDS certificate / challan is not produced, the Allottee shall pay equivalent amount as interest-free refundable deposit with the Promoter, which deposit shall be refunded by the Promoter on the Allottee/s producing such challan/ certificate within 2 (two) months of possession. Provided further that in case the Allottee/s fail/s to produce such challan/ certificate within the stipulated period of 2 (two) months, the Promoter shall be entitled to appropriate the said deposit against the receivable from the Allottee/s.

- 3.7. In addition to the Sale Consideration mentioned hereinabove, the Allottee/s shall bear and pay the taxes by way of Good and Service Tax, and Cess or any other indirect and similar taxes, which may be levied, in connection with the construction of and carrying out the Project and/or with respect to the Allotted Premises and/or this Agreement and the Promoter shall never be liable, responsible and/or required to bear, and/or pay the same or any part thereof. All taxes, levies, duties, cesses, charges whether currently applicable or payable or which may become applicable or payable at any time in future including but not limited to service tax, GST, Swachh Bharat Cess, Krishi Kalyan Cess, LUC tax and VAT, LBT and/or all other direct / indirect taxes / duties, impositions applicable, levied by the Central and/or State Government and/or any local, public or statutory authorities / bodies (“Statutory Charges”) under the provisions of the applicable law or any amendments thereto pertaining or relating to the sale of said Allotted Premises and/or the transaction contemplated herein and/or in respect of the Sale Consideration and/or the other amounts are payable by the Allottee/s alone. The Allottee/s shall also fully reimburse the costs and expenses that may be incurred by the Promoter by reason of any legal proceedings that may be instituted by the concerned authorities or the Government against the Promoter or vice-versa on account of such liability. Further, in event additional taxes are levied in any manner or form by any the concerned authorities or the Government




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on the transaction contemplated herein by virtue of change in the Applicable Law or otherwise then the Allottee/s shall solely be liable to bear and make payment of such additional taxes.

- 3.8. The Sale Consideration is escalation-free, save and except escalations/ increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority/Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee/s for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/ order/ rule/ regulation demand, published/issued in that behalf to that effect along with the demand letter being issued to the Allottee/s, which shall only be applicable on subsequent payments.
- 3.9. The Promoter may allow, in its sole discretion, a rebate for early payment of installments payable by the Allottee/s by discounting such early payments to be mutually decided on a case-to-case basis for the period for which the respective installment has been preponed.
- 3.10. The Promoter shall confirm the final carpet area that has been allotted to the Allottee/s after the construction of the said New Building is complete and the Occupation Certificate is granted by MHADA, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three per cent). The total Sale Consideration payable on the basis of the carpet area of the Apartment shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit of 3%, then, the Promoter shall refund the excess money paid by the Allottee/s within 45 (forty-five) days with annual interest at the rate specified in the RERA Rules, from the date when


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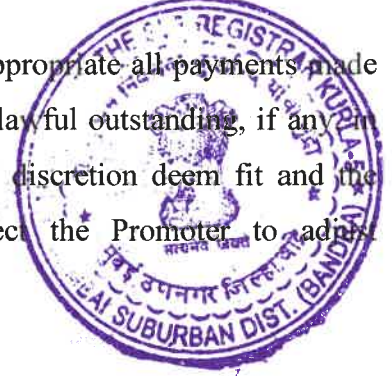
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such an excess amount was paid by the Allottee/s. If there is any increase in the carpet area allotted to the Allottee/s, the Promoter shall demand additional amount from the Allottee/s towards the Sale Consideration, which shall be payable by the Allottee/s prior to taking possession of the Apartment. It is clarified that the payments to be made by the Promoter/Allottee, as the case may be, under this Clause, shall be made at the same rate per square feet as agreed hereinabove.

3.11. The Allottee/s authorize(s) the Promoter to adjust/appropriate all payments made by him/her/them under any head(s) of dues against lawful outstanding, if any, in his/her/their name as the Promoter may in its sole discretion deem fit and the Allottee/s undertake(s) not to object/demand/direct the Promoter to adjust his/her/their payments in any manner.



3.12. The Promoter shall be entitled to mortgage/securitize the Sale Consideration and other amounts payable by the Allottee/s under this Agreement (or any part thereof), in the manner permissible under RERA, in favour of any persons including banks/financial institutions and shall also be entitled to transfer and assign to any persons the right to directly receive the Sale Consideration and other amounts payable by the Allottee/s under this Agreement or any part thereof. Upon receipt of such intimation from the Promoter, the Allottee/s shall be required to make payment of the Sale Consideration and other amounts payable in accordance with this Agreement, in the manner as intimated.

3.13. Time is the essence for the Promoter as well as the Allottee/s. The Promoter shall abide by the time schedule for completing the Project and handing over the Allotted Premises to the Allottee/s and the common areas to the said Society after receiving the occupancy certificate. Similarly, the Allottee/s shall make timely payments of the installment and other dues payable by him/her/it and meeting the other obligations under this Agreement as per "Payment Plan" which is more


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particularly stipulated in the **Second Schedule** hereto subject to the simultaneous completion of construction by the Promoter as provided herein above.

4. POSSESSION OF APARTMENT:

4.1. The Promoter shall give possession of the Allotted Premises to the Allottee/s on or before **30 December 2025**, subject to a grace period of six months (“**Possession Date**”).

4.2. The Promoter shall, within 07 (seven) days of receiving the Occupation Certificate of the New Building from the competent authority (MHADA), intimate the Allottee/s that the Apartment is ready for use and occupation and to clear all outstanding payments within 15 (fifteen) days from the date of such intimation and take the possession of the Allotted Premises.

4.3. Upon receiving the Intimation, the Allottee/s shall pay all outstanding dues including statutory charges and interest, if any, to the Promoter within the period stated above and the Promoter, upon receiving all the outstanding payments from the Allottee/s, shall handover possession of the Allotted Premises to the Allottee/s. Before taking possession of the Allotted Premises, the Allottee/s shall execute all necessary indemnities, undertakings and such other documentation as may be prescribed in this Agreement and under the Act. In case the Allottee/s delay/s and/or fail/s to pay the outstanding dues including statutory charges, if any, within the stipulated period as mentioned above, then the Allottee/s shall be liable to bear and pay the maintenance charges, interest thereon and all such charges as may be levied by the Society from the date of completion of 15 days of such intimation.

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4.4. The Promoter agrees and undertakes to indemnify the Allottee/s in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter.

4.5. Upon Promoter offering possession of the Apartment, the Allottee/s agree/s to pay the maintenance charges in respect thereof to the said Society.

4.6. If the Promoter fails or neglects to give possession of the Allotted Premises to the Allottee/s on account of reasons beyond its control and of its agents by the aforesaid date, then the Promoter shall be liable, on demand, to refund to the Allottee/s the amounts already received by it in respect of the Allotted Premises with interest from the date the Promoter received the sum till the date the amounts and interest thereon is repaid. Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Allotted Premises on the aforesaid date, if the completion of building in which the Allotted Premises is to be situated is delayed on account of:

- i) war, civil commotion or act of God, pandemic, lockdown;
- ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.

4.7. If the Promoter fails to abide by the time schedule for completion of the Project and handing over the Allotted Premises to the Allottee/s within the Possession Date, the Allottee/s shall be entitled to either of the following:

- i) Compensation in the form of rent computed as per prevalent market rent similar premises in same locality for the period of delay. The Allottee/s shall not be entitled for any other compensation in any form whatsoever;

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ii) The Allottee/s shall be entitled to withdraw from the Project by giving a notice of cancellation of the booking of the Allotted Premises to the Promoter. The Allottee/s shall only be entitled for the refund of the amount paid by the Allottee/s to the Promoter in respect of the Allotted Premises and along with Interest thereon.

5. DEFECT LIABILITY PERIOD:


If within a period of five years from the date of handing over the Allotted Premises to the Allottee/s, the Allottee/s brings to the notice of the Promoter any structural defect in the Apartment or the said New Building in which the Apartment is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects, then the Allottee/s shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act. If there is a dispute between the Promoter and Allottee/s regarding any deficit in the Apartment or the said New Building or materials used therein, within a period of five years from offering possession, the said matter shall, on payment of such fees as may be determined by the Regulatory Authority, be referred for final decision to the Adjudicating Officer appointed under Section 72 of the Maharashtra Real Estate (Regulation and Development Act), 2016.

6. EVENT OF DEFAULT IN PAYMENT BY ALLOTTEE/S:

6.1. The Allottee/s agrees to pay to the Promoter interest at the rate of 1.25% per month, on all amounts which become due and payable by the Allottee/s to the



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Promoter under the terms of this Agreement. The Allottee/s's interest shall be payable from the date the concerned payment becomes due and payable till the date of actual payment. All payments made by the Allottee/s shall first be adjusted against the outstanding interest amount, if any, then towards the principal amount and then towards Statutory Charges, if any.

- 6.2. In addition to the Allottee/s's liability to pay Allottee/s's interest, the Allottee/s shall also be liable to pay and reimburse to the Promoter, all the costs, charges, and expenses whatsoever, which are borne, paid and/or incurred by the Promoter for the purpose of enforcing payment of and recovering from the Allottee/s any dues whatsoever payable by the Allottee/s under this Agreement.
- 6.3. Without prejudice to the right of Promoter to charge interest on the Allottee/s committing default in payment on due date of any amount due and payable by the Allottee/s to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee/s committing three defaults of payment of installments, the Promoter shall be entitled at its own option, to terminate this Agreement. It is clarified that failure to pay in response to any demand letter/reminder shall constitute a default for the purpose of this clause.
- 6.4. In case of termination of this Agreement, the Promoter shall give a 15 days prior written notice to the Allottee/s ("**Termination Notice Period**") stating its intention to terminate this Agreement and mentioning the reasons and defaults/breach committed by the Allottee/s. The Promoter shall send the termination notice by Registered Post AD or via email as provided by the Allottee/s. If the Allottee/s fails to rectify the breach/s as specified by the Promoter within the Termination Notice Period, then, upon completion of such


Initials of the Promoter


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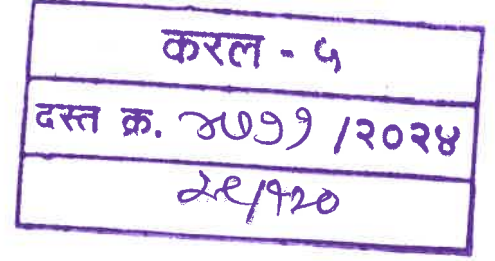
Termination Notice Period, the Promoter shall be entitled to terminate this Agreement.

6.5 Upon termination of this Agreement as aforesaid, the Promoter shall be liable to refund to the Allottee/s the amounts already received by him in respect of the Allotted Premises within a period of 90 (ninety) days from the date of termination. Provided that the promoter shall be entitled to forfeit a per cent of the Sale Consideration or such lump sum amount, as applicable, more particularly stipulated in the **Second Schedule** hereto as and by way of agreed genuine pre-estimate of liquidated damages. It is clarified that the Promoter shall not be liable to pay to the Allottee/s any interest on the amount so refunded upon termination.

6.6 Upon the termination of this Agreement, the Allottee/s shall have no claim of any nature whatsoever on the Promoter and/or the Allotted Premises and the Promoter shall be entitled to deal with and/or dispose of the Allotted Premises in the manner it deems fit and proper. Upon termination of this Agreement as provided herein, this Agreement shall ipso facto stand cancelled without any further action required to be taken by either party save and except refund as provided herein above. It is clarified that in the event this Agreement has been registered before its termination as provided herein, the said registration shall be deemed to be null and void upon the said termination. Alternately and at the sole discretion of the Promoter, if the Promoter deems it necessary to execute a formal deed of cancellation, the Promoter shall be entitled to execute the same as the attorney of the Allottee/s. The refund shall be made only after the execution and registration of the said Deed of Cancellation.


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7. **DISCLOSURES TO THE ALLOTTEE/S:**

7.1. **Title**

The Allottee/s has/have satisfied himself/herself/itself/themselves about the rights and title of the Promoter to sell the Promoter's Apartments in the said New Building and the entitlement of the Promoter to develop the said Plot. The Allottee/s shall not be entitled to further investigate the title of the Promoter and no requisition or objection shall be raised on any matter relating to the title.



7.2. **Approvals**

- i) The Allottee/s has/have satisfied himself/herself/itself/themselves with respect to the approvals and permissions issued in respect of the development of the Project.
- ii) The Allottee/s has/have satisfied himself /herself/itself/themselves with respect to the drawings, plans and specifications in respect of the said New Building, the layout thereof, IOA, CC, building plans, floor plans, designs and specifications, common areas, facilities and amenities, and the entitlement of the Promoter to provide and designate the limited areas and facilities.

7.3. **Furniture and fittings**

The fixtures and fittings with regard to the flooring and sanitary fittings and amenities to be provided by the Promoter in the Allotted Premises is set out in Annexure "9".

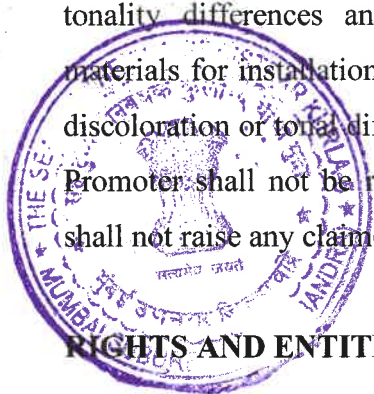
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The Promoter currently envisages that the Project including Amenities shall be provided in the layout. Whilst undertaking the development of the Project to its full and maximal potential, there may be certain additions/modifications to the Project including amenities and/or relocations/realignments/re-designations/changes, and the Allottee/s hereby consents and agrees to the same.

7.5. All materials including marble, granite, timber etc., contain veins and grains with tonality differences and though the Promoter shall pre-select such natural materials for installation in the Real Estate Project, their non-conformity, natural discoloration or tonal differences at the time of installation is unavoidable and the Promoter shall not be responsible and/or liable for the same and the Allottee/s shall not raise any claim(s) against the Promoter in this regard.



8. RIGHTS AND ENTITLEMENTS OF THE PROMOTER:

8.1. The Allottee/s agree(s), accept(s) and confirm(s) that the Promoter is entitled to the rights and entitlements in this Agreement including as stated in this Clause.

8.2. The Promoter shall be entitled to develop the Project as the Promoter deems fit in accordance with the approvals and permissions as may be issued from time to time.

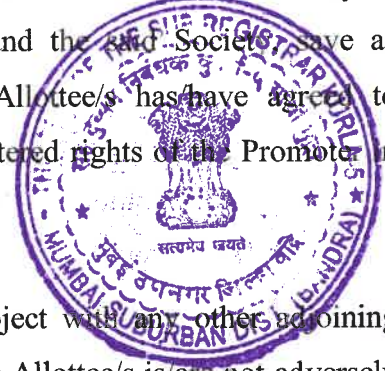
8.3. The Promoter shall be exclusively entitled to utilize, exploit and consume the entire development potential of the said Project (including by way of FSI and Transfer of Development Rights ("TDR") nomenclature in any manner including additional/incentive/special/ premium/fungible/ compensatory FSI), as well as any further/future development potential capable of being utilized on the said Plot or any part thereof (including FSI/TDR nomenclature in any manner and purchased TDR), whether balance or increased, at present or in future, and as may arise due to any reason including change in applicable law or policy. Such development

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potential shall vest with the Promoter and has been reserved by the Promoter unto itself and may be utilized by the Promoter as the Promoter deems fit. The Promoter shall always be the owner and will have all the rights, title, interest in respect of the unsold Promoter's apartments and Promoter's share of unallotted/unassigned car parking spaces. The Allottee/s will not have any right, title, interest, etc. in respect of the common areas and such other areas as may be designated as common areas by the Promoter and the said Society, save as specifically stated in this Agreement and the Allottee/s has/have agreed to purchase the Allotted Premises based on the unfettered rights of the Promoter in this regard.



- 8.4. The Promoter shall be at liberty to club the Project with any other adjoining property provided that the Allotted Premises of the Allottee/s is/are not adversely affected.
- 8.5. The Promoter shall be entitled to designate any spaces/areas on the Project or any part thereof (including on the terrace of the Project) for third party service providers, for facilitating provision and maintenance of utility services (including power, water, drainage and radio and electronic communication) to be availed by the occupants of the units/premises to be constructed thereon.
- 8.6. The Promoter and their surveyors and agents and assigns with or without workmen and others, shall be permitted at reasonable times to enter into the Allotted Premises or any part thereof for the purpose of making, laying down, maintaining, repairing, rebuilding, cleaning, lighting and keeping in order and good condition.

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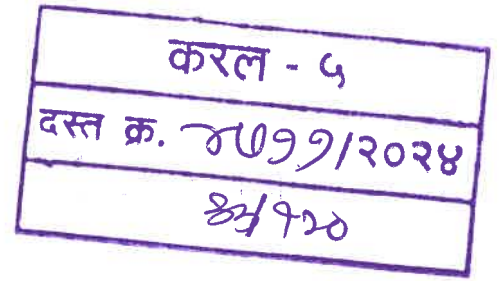
8.7. The Promoter hereby declares that the Floor Space Index (FSI) available in respect of the said Plot is 7693.09 square meters as proposed to be utilized on the said Plot in the Project. The Allottee/s has/have agreed to purchase the said Allotted Premises based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

8.8. The Promoter has informed the Allottee/s that all the expenses and charges of the aforesaid amenities and conveniences may be common and the Allottee/s along with other allottee/s of Apartments as well as the Existing Members of the said Society in the said New Building shall share such expenses and charges in respect thereof as also maintenance charges proportionately. Such proportionate amounts shall be payable by each of the Allottee/s of Apartments in the said New Building including the Allottee/s herein and the proportion to be paid by the Allottee/s as well as the Existing Members of the said Society shall be determined by the said Society and the Allottee/s agree(s) to pay the same regularly without raising any dispute or objection with regard thereto.

8.9. The Promoter shall continue to be entitled to all unsold Apartments and car parking spaces that form a part of the Promoter's share and after the receipt of the occupation certificate, the Promoter shall be required to pay a sum of Rs. 1000/- (Rupees One Thousand only) per month in respect of each unsold premises towards the outgoings, maintenance and other charges by whatever name called and shall not be liable or required to bear and/or pay any other amount by way of contribution, outgoings, deposits, transfer fees/charges and/or non-occupancy charges, donation, premium any amount, compensation whatsoever to the said Society for the sale/allotment or transfer of the unsold areas

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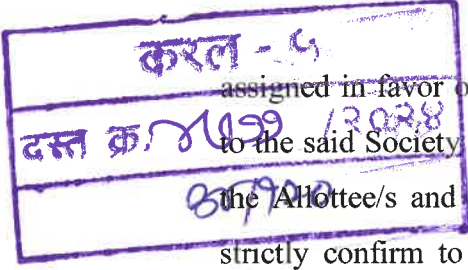


9. MEMBERSHIP OF SOCIETY:

- 9.1. The Promoter hereby agrees, covenants, represents and declares that the Society has clear and marketable title to the said Plot and said Building No. 72 mentioned in the First Schedule hereunder and the Promoter has the power and authority to cause admission of the prospective purchaser(s) of the Allotted Premises as a/the new member/s of the said Society provided that the new member shall not have ipso facto any right to the corpus fund of the said Society and that the said Society shall, for the purpose of bringing parity of the new members with the Existing Members shall be entitled to demand pro rata contribution from the Allottee/s towards corpus which the Allottee/s shall be bound to pay.
- 9.2. The Promoter shall cause to submit application for membership of the Allottee/s to the Nehru Nagar OM Co-op. Housing Society Ltd., being the existing co-operative housing society and require the said Society to induct the Allottee/s herein as member of the said Society as per the terms of the said Redevelopment Agreement dated 01 February 2022 executed between the said Society and the Promoter whereby the said Society has given its consent and confirmation to the Promoter to construct a building on the said Plot and has agreed to admit and induct the third party flat/apartment purchasers as their member/s.
- 9.3. The Allottee/s agree/s to sign and execute within 7 (seven) days of being offered possession of the Allotted Premises but before seeking possession thereof all the necessary applications, forms, documents or deeds and/or papers and pay the membership fees as may be required for the purpose of becoming member of the said Society.
- 9.4. It is agreed that the Allottee/s shall be bound by the rules and bye-laws of the said Society which is already in existence. It is, however, expressly agreed that the right, title and interest of the Promoter in the Allotted Premises shall be transferred,

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assigned in favor of the Allottee/s and the application for his/her/its membership to the said Society shall be submitted by the Promoter and only on condition that the Allottee/s and the other purchasers of the third party apartment purchasers strictly confirm to the terms and conditions of this Agreement and pay to the Promoter all the amounts due and payable under this Agreement.

- 9.5. Within 15 days after notice in writing is given by the Promoter to the Allottee/s that the Allotted Premises is ready for use and occupancy or the date of taking possession, whichever is earlier, the Allottee/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment), of outgoings in respect of the said Plot and the said New Building namely local taxes, betterment charges and/or such other levies by the concerned local authority and/or government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, watchmen, sweepers and all other expenses necessary and incidental to the management and maintenance of the said New Building. Until the Allottee/s is/are admitted as the member/s of the said Society, the Allottee/s shall pay to the Promoter such proportionate share of outgoings as may be determined. Upon offering possession of the Allotted Premises by the Promoter, the Allottee/s agree/s to pay to the Society the advance maintenance charges for 12 months (“**Advance Maintenance Charges**”) calculated @ Rs. 3,000/- per month or as may be determined by the Promoter and/or association of Allottee/s, as the case may be.

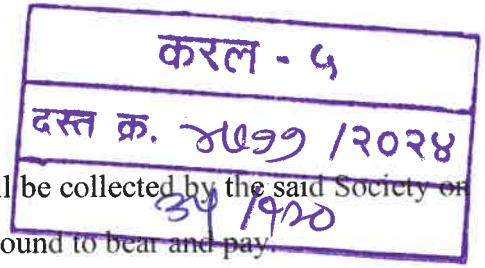
- 9.6. The Allottee/s is/are aware that it is a redevelopment project. The said Plot is owned by the said Society and the Allottee/s shall be admitted as the member/s of the said Society as soon as it may become possible. Upon Promoter offering possession of the said Apartment to the Allottee/s or upon admission of the Allottee/s as the member/s of the said Society, whichever is earlier, the



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maintenance charges and other outgoings shall be collected by the said Society on a pro rata basis which the Allottee/s shall be bound to bear and pay.

- 9.7. The Allottee/s agree/s and undertake/s to pay such provisional monthly contribution and such proportionate share of outgoings regularly on or before the 5th day of every month in advance for that month and shall not withhold the same for any reason whatsoever. It is agreed that non-payment or default in payment of outgoings on time by the Allottee/s shall be regarded as a default on the part of the Allottee/s and shall entitle the Promoter to terminate and cancel this Agreement in accordance with the terms and conditions contained herein.



10. CONVEYANCE OF STRUCTURE:

The said Plot is owned by the said Society. Upon completion of the said New Building, the Allottee/s along with other similar Allottees shall be inducted as a member of the said Society along with the Existing Members thereof. The Promoter shall be entitled to be admitted as a member of the said Society with respect of the unsold apartments till the sale thereof.

11. NO CHANGE OF USER:


The Allottee/s shall use the Apartment or any part thereof or permit the same to be used for the purpose of residence only. The Allottee/s shall use the Car Park Space only for purpose of keeping or parking the Allottee/s' own vehicle.

12. ADDITIONAL CONTRIBUTION BY ALLOTTEE/S:

The Allottee/s shall on or before delivery of possession of the Allotted Premises pay to the Promoter, such amounts as may have been paid by the Promoter



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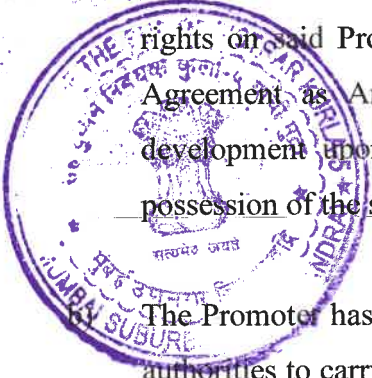
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towards any deposit for gas connection, electric, water meter or for any other purpose.

13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

The Promoter hereby represents and warrants to the Allottee/s as follows:

a) The Promoter has clear and marketable title with respect to the development rights on said Project as declared in the Title Certificate annexed to this Agreement as Annexure "7" and has the requisite rights to carry out development upon the said Plot and also has actual, physical and legal possession of the said Plot for the implementation of the Project;



b) The Promoter has lawful rights and requisite approvals from the competent authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the Project;

c) There are no encumbrances upon the said Plot or the Project except those disclosed in the Title Certificate, if any;

d) There are no litigations pending before any court of law with respect to the said Plot or Project except those disclosed in the Title Certificate;

e) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Plot and the said New Building are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, said Plot and the said New Building shall be obtained by following due process of law and the Promoter has been and

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shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Plot, New Building and common areas;

- f) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee/s created herein, may prejudicially be affected;
- g) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Plot, including the Project and the Allotted Premises which will, in any manner, affect the rights of Allottee/s under this Agreement;
- h) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the Apartment to the Allottee/s in the manner contemplated in this Agreement;
- i) The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Project to the competent authorities till occupation certificate of the said New Building; and
- j) 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 Plot and /or the said New Building) has been received or served upon the Promoter in respect of the said Plot and/or the said New Building;



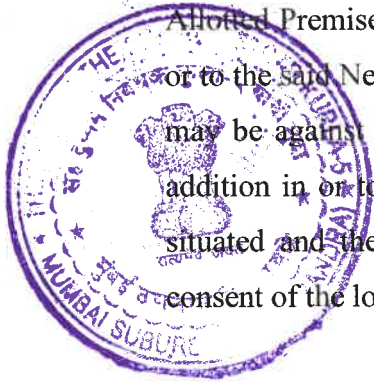
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14. COVENANTS OF ALLOTTEE/S:
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The Allottee/s or himself/themselves/itself with intention to bring all persons into whosoever hands the Allotted Premises may come, hereby covenants with the Promoter as follows:

- a) To maintain the Allotted Premises at the Allottee/s's own cost in good and tenantable repair and condition from the date that of possession of the Allotted Premises is taken and shall not do or suffer to be done anything in or to the said New Building in which the Allotted Premises is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the said New Building in which the Allotted Premises is situated and the Allotted Premises itself or any part thereof without the consent of the local authorities, if required;
- b) The Allottee/s agree(s) that he/she/it/they are aware that the Promoter is constructing the said New Building using “**Aluminum Form Technique**” and the Allottee/s shall not undertake any civil works, fit out works, repair or renovation of any nature whatsoever in the Allotted Premises which involves breaking of any walls, drilling of holes in walls, removal/installation of flooring or ceiling, bathroom works, kitchen works or any civil work not specifically mentioned herein without first submitting a detailed plan of the said works to be undertaken to the Promoter and obtaining its prior explicit written consent for the same;
- c) Availing a home loan facility is the sole discretion of the Allottee(s) herein, and the Developer shall facilitate to provide relevant document(s) in relation to the project to enable him/her/them to avail such a loan. In the event of non-disbursal by such Bank/Non-Banking Financial Institution/any other



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financial institution, due to any reason whatsoever, the Allottee(s) hereby agrees that he/she/they shall not delay in making payments against any demand raised by the Developer on such grounds against the booking of the flat. The Allottee(s) further agrees that he/she/they shall not hold the Developer and/or any of its representative(s) responsible or accountable of any nature/kind for delay in disbursement by the Bank/NBFC/any other financial institution. The Allottee/s may obtain finance from any financial institution/bank or any other source for purchase of the Apartment at their cost and responsibility. The Allottee/s's obligation to purchase the Apartment pursuant to this Agreement shall not be contingent on the Allottee/s's ability or competency to obtain such financing and the Allottee/s will always remain bound to make payment of the Consideration, Statutory Charges and other amounts payable under the terms of this Agreement. The Promoter shall not be responsible in any manner whatsoever if any bank/financial institution refuses to finance the Apartment on any ground or revokes the loan already granted. Further, if any bank / financial institution refuses/ makes delay in granting financial assistance and/or disbursement of loan on any ground(s), then the Allottee/s shall not make such refusal/ delay an excuse for non-payment of any installments / dues to the Promoter within stipulated time as per the Payment Schedule.

- d) The Allottee/s shall not keep any unlicensed pets or animals in the Allotted Premises and shall take prior permission of the Promoter or the said Society before keeping any pets in the Allotted Premises. In the event of the Allottee/s wanting to keep a licensed pet in the Apartment, a copy of the valid license obtained from the MCGM or any other concerned authority shall be forwarded by the Allottee/s to the Promoter. However, it shall be the sole discretion of the Promoter or the said Society to grant the said permission or to disallow the Allottee/s from keeping pets in the Apartment;

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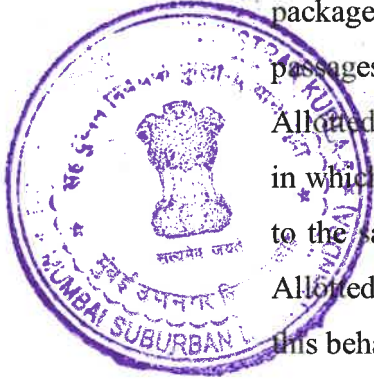
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The Allottee/s shall maintain the uniform design of the external elevation of the said New Building and shall not modify, alter or change the same in any manner whatsoever.;

- f) Not to store in the Allotted Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the said New Building in which the Allotted Premises is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the said New Building in which the Allotted Premises is situated, including entrances of the said New Building in which the Allotted Premises is situated and in case any damage is caused to the said New Building in which the Allotted Premises is situated or the Allotted Premises on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable for the consequences of the breach;

- g) Subject to what is stated hereinabove, The Allottee/s shall carry out at his own cost all internal repairs to the Allotted Premises and maintain the Allotted Premises in the same condition, state and order in which it was delivered by the Promoter to the Allottee/s and shall not do or suffer to be done anything in or to the said New Building in which the Allotted Premises is situated or the Allotted Premises which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee/s committing any act in contravention of the above provision, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority;




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- h) Not to demolish or cause to be demolished the Allotted Premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Allotted Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the said New Building in which the Allotted Premises is situated and shall keep the portion, sewers, drains and pipes in the Allotted Premises and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the said New Building in which the Allotted Premises is situated and shall not crush or in any other manner cause damage to columns, beams, walls, slabs or RCC or other structural members in the Allotted Premises without explicit the prior written permission of the Promoter and/or the said Society;
- i) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Plot and the said New Building in which the Allotted Premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance;
- j) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Allotted Premises in the compound or any portion of the said Plot and the said New Building in which the Allotted Premises is situated;
- k) Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or government or giving water, electricity or any other service connection to the said New Building in which the Allotted Premises is situated;

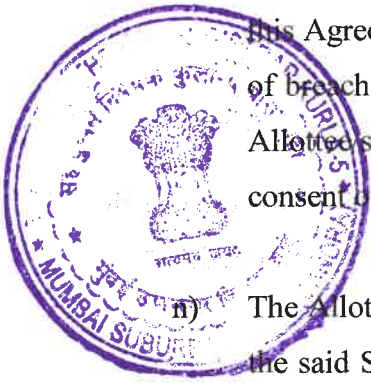
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to bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or government and/or other public authority, on account of change of user of the Allotted Premises by the Allottee/s for any purposes other than for purpose for which it is sold;

m) The Allottee/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Allotted Premises until all the dues payable by the Allottee/s to the Promoter under this Agreement are fully paid and only if the Allottee/s have not been guilty of breach of or no observance of the terms of this Agreement and until the Allottee/s have intimated the Promoter in writing and obtained the written consent of the Promoter for such transfer, assignment, lease etc;



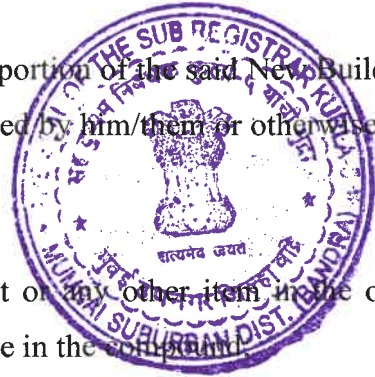
n) The Allottee/s shall observe and perform all the rules and regulations which the said Society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said New Building and the Allotted Premises therein and for the observance and performance of the Building Rules, Regulations and Bye laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the said Society regarding the occupancy and use of the Allotted Premises in the said New Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement;

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- o) Till completion of the Project in every respect, the Allottee/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Allotted Premises thereof to view and examine the state and condition thereof;
- p) Not to cause any nuisance or annoyance to the neighbor by indulging in any acts such as noise pollution, slaughter of animals, etc.;
- q) Not to encroach upon or make use of any portion of the said New Building or any part thereof not agreed to be acquired by him/them or otherwise not forming part of the Apartment;
- r) Not to stock or keep any material, object or any other item in the open space of compound and/or park any vehicle in the compound;
- s) Not to put any signage or board in the said New Building or any part thereof or outside the Allotted Premises except as may be permitted by the Promoter;
- t) Pay to the Promoter/said Society the monthly contribution in terms of this Agreement or as may be determined by the Promoter/said Society from time to time due for the period commencing from 15 days after the Allotted Premises is offered for occupation or the date of taking possession, whichever is earlier by the Allottee/s regularly on or before the 5th day of each and every month towards his/her/their provisional proportionate share of any and other expenses, outgoings and expenses due in respect of the Apartment;



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Not to fix any grill(s) or any other objects outside the window(s) and/or main door of the Apartment other than what has been provided by the Promoter at the time of giving possession of the Apartment;


- v) Not to tamper with the elevation, outside color and aesthetic of the said New Building in any manner whatsoever. The Allottee/s shall keep the sewer, drains and pipes in the Apartment and appurtenance thereto in good and tenantable repairs and condition so as to support, shelter and protect the other part of the said New Building for any other purpose whatsoever as the same is provided as a refuge in case of fire;



The Allottee/s shall not under any circumstances make any changes to the external facade of the said New Building, projections, open spaces by any means, whether temporary or permanent. The painting of the external facade cannot be altered except with the consent of the Promoter in writing. Further, the Allottee/s shall not install wiring for electrical or telephone installation, television, antenna etc. on the exterior of the said New Building or any element that protrudes through the walls or the roof of the said New Building;

- x) Not to at any time demand partition of the Allottee/s's interest in the Apartment;
- y) The Allottee/s shall make use of the Lift/s installed in the said New Building for the purpose and under rules framed by the Promoter or the said Society. All Allottees using lift/s shall do so at their own risk. The Allottee/s shall not carry or cause to be carried heavy or bulky packages or material to the upper floors by Lift/s. The Allottee/s shall not cause any damage to the lift/s, staircase, common passages or any other part of the said New


Initials of the Promoter


Initials of the Allottee/s

करल - ५

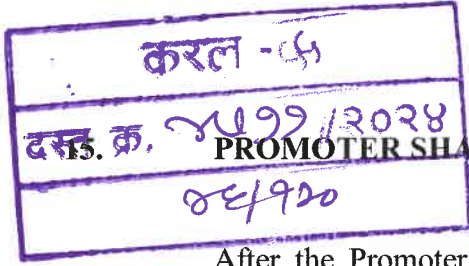
दस्त क्र. ४०९९/२०२४

Building failing which shall be liable to pay penalty for such damage/s caused, as may be determined by the Promoter;

- z) Not to hang clothes, garments or any other thing for drying or for any other purpose from windows, balconies or terraces within the Apartment and will not put any plants/pots/flower pots or other such things that require watering so as is to avoid water seepage that causes deterioration of walls and colour of Building and further Allottee/s shall not dust rugs, clothes etc. from the windows or clean rugs etc. by beating on the exterior part of the said New Building;
- aa) The Allottee/s shall not take any legal action against the Promoter without giving prior written intimation to the Promoter and without attempting resolution of the issues by mutual discussion with the Promoter;
- bb) The Allottee/s shall not be entitled to make any renovation plan or any structural changes without prior written permission of the Promoter, failing which the defect liability of the Promoter shall become null and void. The Allottee/s shall also furnish to the Promoter all such drawing and details as may be reasonable require by the Promoter for the purpose of grant of the permission.
- cc) Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the Apartments or of the Plot and Building or any part thereof. The Allottee/s shall have no claim save and except in respect of the Allotted Premises hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter/said Society.

SA.
Initials of the Promoter

SV
Initials of the Allottee/s



PROMOTER SHALL NOT MORTGAGE OR CREATE CHARGE:

After the Promoter executes this Agreement it shall not mortgage or create a charge on the Allotted Premises and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee/s who has taken or agreed to take such apartment. Provided that nothing of what is set out herein shall preclude the Promoter from creating charge over the Receivables of sold/booked Apartments.

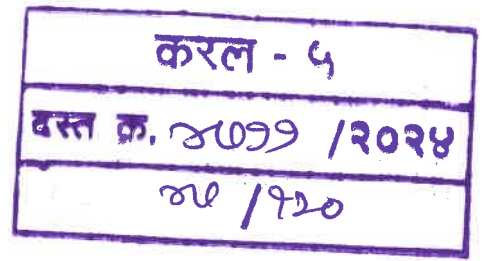


16. BINDING EFFECT:

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

Initials of the Promoter

Initials of the Allottee/s



17. ENTIRE AGREEMENT:

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

18. RIGHT TO AMEND:

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



19. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/S' SUBSEQUENT ALLOTTEE/S:

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 Allottee/s of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

20. SEVERABILITY:

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or

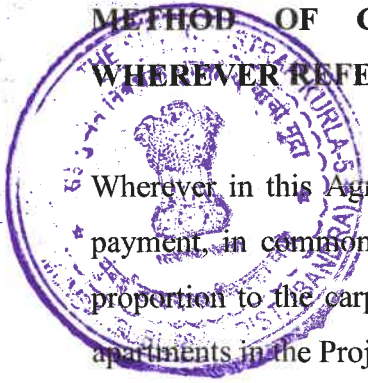
SM.
Initials of the Promoter

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Initials of the Allottee/s

करल - ५
वस्तु क्र. ४५७९/२०२४
०५/१२/२०

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

21. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:



Wherever in this Agreement it is stipulated that the Allottee/s has to make any payment, in common with other Allottee/s in the Project, the same shall be in proportion to the carpet area of the Apartment to the total carpet area of all the apartments in the Project.

22. FURTHER ASSURANCES:

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

23. PLACE OF EXECUTION:

23.1. The execution of this Agreement shall be complete only upon its execution by the Promoter, through its authorized signatory at the Promoter's office, or at some other place, which may be mutually agreed between the Promoter and the

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Initials of the Promoter

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Initials of the Allottee/s

करल - ५
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११/१२/२४

Allottee/s and after the Agreement is duly executed by the Allottee/s and the Promoter or simultaneously with the execution this Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Mumbai.

23.2. The Allottee/s and/or Promoter shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.




24. NOTICES:

24.1. All notices to be served on the Allottee/s and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s or the Promoter by Registered Post A.D (Under Certificate of Posting) or notified Email ID/ at their respective addresses specified in the **Second Schedule** hereto


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

25. JOINT ALLOTTEE/S:

That in case there are joint Allottee/s all communications shall be sent by the Promoter to the Allottee/s whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottee/s.



Initials of the Promoter



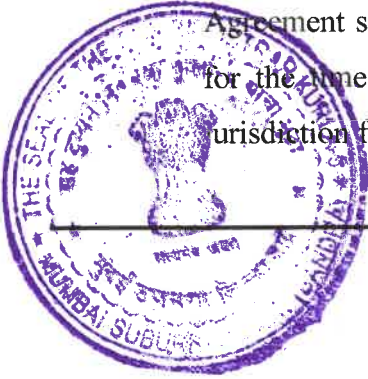
Initials of the Allottee/s

करल - 4
दस्त क. 8099 / 2028
26. STAMP DUTY AND REGISTRATION:
40/920

The charges towards stamp duty and registration of this Agreement shall be borne and paid by the Promoter alone.

27. GOVERNING LAW:

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts situated at Mumbai shall have the jurisdiction for this Agreement.



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Initials of the Promoter

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Initials of the Allottee/s

FIRST SCHEDULE

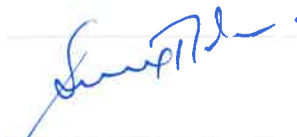
करल - ५
दस्त क्र. ४०९९ / २०२४
५९/१२०

All that piece or parcel of land or admeasuring about 804.76 sq. meters, situated at Survey no. 229 and 267 (pt.), bearing CTS No. 12 (pt.), along with the building thereon housing 40 tenements, known as Nehru Nagar Om Co-Operative Housing Society Limited together with piece or parcel of land admeasuring 62.77 sq. mtrs known as Tid-Bit land adjacent to the property, situated, lying and being Building No. 72, Nehru Nagar, Kurla (East), Mumbai – 400 024 and bounded as follows:

On and towards the North by: Building No. 73
On and towards the South by: 12.20 mt. wide road
On and towards the East by: Building No. 74
On and towards the West by: Building No. 70



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करल - ५
दस्त क्र. ४७९९ / २०२४
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SECOND SCHEDULE

1. ALLOTTEE'S PERSONAL DETAILS:

Name	VANAJA SHRINIVASRAO DASI
Constitution (individual/HUF/LLP/Company)	Individual
Husband's Name	Shrinivasrao Dasi
Nationality/Residential status	Indian
Age/Date of formation	48 years
Address	Gomez Apartment, Flat No. 2, Dubai Colony, Ground Floor, Ambarnath West, Thane - 421501
Email	dasivanaja92@gmail.com
Pin No.	AFZPD0832R
Aadhar Card No.	9432 3514 5522



2. DESCRIPTION OF ALLOTTED PREMISES:

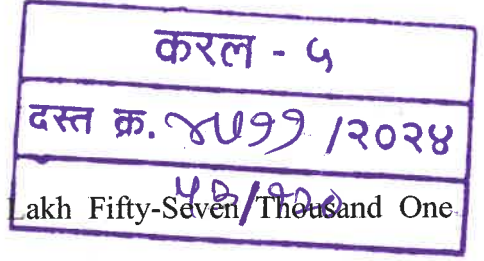
Apartment details at RAGHAV PARIJAT:	
Flat No.	1605
Floor No.	Sixteenth
Carpet Area (sq. mtrs.)	54.65
Exclusive Balcony/Terrace Carpet Area (sq. mtrs.)	5.47

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 Initials of the Promoter

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 Initials of the Allottee/s



3. SALE CONSIDERATION:

Rs. 1,48,57,142/- (Rupees One Crore Forty-Eight Lakh Fifty-Seven Thousand One Hundred and Forty-Two only)

4. SCHEDULE OF PAYMENT OF SALE CONSIDERATION:

Sr. No.	Stage of payment of Sale Consideration	Status	Amount (Rs.)	GST @ 5% (Rs.)	Total Amount (Rs.)
1.	Advance payment/ application fee	Received	14,85,714/-	74,286/-	15,60,000/-
2.	Casting of Plinth Slab	Not Due	37,14,285/-	1,85,715/-	39,00,000/-
3.	Casting of 1 st Slab	Not Due	14,85,714/-	74,286/-	15,60,000/-
4.	Casting of 5 th Slab	Not Due	14,85,714/-	74,286/-	15,60,000/-
5.	Casting of 9 th Slab	Not Due	14,85,714/-	74,286/-	15,60,000/-
6.	Casting of 13 th Slab	Not Due	14,85,714/-	74,286/-	15,60,000/-
7.	Casting of 17 th Slab	Not Due	14,85,714/-	74,286/-	15,60,000/-
8.	Casting of Terrace Slab	Not Due	14,85,714/-	74,286/-	15,60,000/-
9.	Within 7 days of offering possession.	Not Due	7,42,857/-	37,143/-	7,80,000/-
		TOTAL	1,48,57,142/-	7,42,857/-	1,55,99,999/-

5. FORFEITURE ON CANCELLATION DUE TO ALLOTTEE'S DEFAULT:

10% of Sale Consideration or a lump sum amount of Rs. 14,85,714/- (Rupees Fourteen Lakh Eighty-Five Thousand Seven Hundred and Fourteen only)



[Handwritten Signature]

 Initials of the Promoter

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 Initials of the Allottee/s

करल - ५
वस्त क्र. २७९९/२०२४
५४/१२०

THIRD SCHEDULE

List of Common Areas and Facilities

1. Society Office
2. Fitness Centre/Gym
3. Decorated Entrance Lobby
4. Recreation Area
5. Under Ground Water Tank
6. Elevators – 4 nos.
7. Common Terrace Area



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Initials of the Promoter


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Initials of the Allottee/s

करल - ५
दस्त क्र. ४०७७ / २०२४
५/१/२०

IN WITNESS WHEREOF the Parties hereto have set and subscribed the respective hands and seals to these presents the day and year first hereinabove written

SIGNED AND DELIVERED]
by the within named "PROMOTER"]
M/S. RAGHAV REALTY DEVELOPERS]
Through its Partner For RAGHAV REALTY DEVELOPERS]
SUDHANSHU AGARWAL]
In the presence of:
1. R.m.m.]
2. Bhaer]

Sudhanshu
Partner




SIGNED AND DELIVERED]
By the within named ALLOTTEE/S]
VANAJA SHRINIVASRAO DASI]
Vanaja]



In the presence of:
1. R.m.m.]
2. Bhaer]






Initials of the Promoter

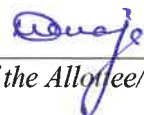
Initials of the Allottee/s

करल - ०५
दस्त क्र. ४०९९ / २०२४
५९/१२०

LIST OF ANNEXURES

ANNEXURE REFERENCE	PARTICULARS OF ANNEXURE
ANNEXURE "1"	Extract of the Property Register Card
ANNEXURE "2"	Layout plan of the said Plot
ANNEXURE "3"	Letter of Dy. Registrar dated 28 th December, 2021
ANNEXURE "4"	Copy of Intimation of Approval (<i>as amended till date</i>)
ANNEXURE "5"	Copy of the said Commencement Certificate (<i>as endorsed up to date</i>)
ANNEXURE "6"	Copy of the Title Certificate
ANNEXURE "7"	Copy of MAHA RERA Certificate of Registration
ANNEXURE "8"	Tentative Apartment Floor Plan
ANNEXURE "9"	List of amenities in the Apartment


Initials of the Promoter


Initials of the Allottee/s

ANNEXURE "1"

करल - ५

दस्त क्र. ४७७/२०२४

५१०/१२०



महाराष्ट्र शासन

मालमत्ता पत्रक

LJLJMN-84217941142

[महाराष्ट्र जमीन महसूल (गाव, तगर व शहर भूभाग) विधम, १९६९ यातील विधम ७ नमुना "४"]

84217941142

गाव/पठ : कुर्ला भाग -३		तालुका/न.मु.का. : तगर भूभाग अधिकारी, कुर्ला			जिल्हा : मुंबई उपनगर
नगर भूभाग क्रमांक	फ्लॉट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	घाट्याधिकार	शासनाला दिलेल्या आकाराची किंवा भाड्याचा तपशील आणि शाखा फेरतपासणीची निव्वत वेळ
१२			१२५५७३.१०	९४ १	

सुविधाधिकार :

इच्छाचा मूळ घाटक :

M

वर्ष :

महाराष्ट्र भूनिर्माण मंडळ.

पट्टेदार :

L

इतर भार :

-

इतर श्रेणे :

-



दिनांक	व्यवहार	खंड क्रमांक	नविन घाटके(घ), पट्टेदार(ग) किंवा भार (घ)	साक्षात्करण
08/08/1995	सह.दुय्यम निबंधक ४ बॉट्रे मुंबई याचे कडील खरेदीखत रु. १,८२,३२०/- ची सुची क्र.१०१ न.मु.अ.क्र.२ मुंबई वर दि.१-३-९५ व मा.जि.नि.मु.अ.तथा न.मु.अ.क्र.२ मुंबई यांचे दि.१-६-९५ चे आदेशाने ६९३.३ चौ. मि.क्षेत्रास घा.सदरी नांव दाखल.	SI	M नेहरु नगर अलकनंदा को.ऑफ. डी.सो.लि.	सही- 09/06/1995 नि.मु.अ. तथा न.मु.अ.क्र.२ मुंबई उपनगर, मुंबई
30/12/1995	सह.दुय्यम निबंधक ४ बॉट्रे मुंबई याचे कडील खरेदीखत रु. २,९९,१६०/- ची सुची क्र.१०१ न.मु.अ.क्र.२ मुंबई वर दि.३०-१-९६ व माडेपट्टा सुची क्र.१०१ न.मु.अ.क्र.२ मुंबई यांचे दि.३०-१-९६ तसेच न.मु.अ.क्र.२ मुंबई यांचे दि.३०-१२-९५ चे आदेशाने ५२८.३७ चौ.मि.क्षेत्रास भाडेपट्टेदार सदरी नांव दाखल.	SI	दिजयंता अण.को.ऑफ.डी. सोसा.लि.मी.	सही- 30/12/1995 न.मु.अ.क्र.२ मुंबई उपनगर, मुंबई
23/07/1998	इच्छाचा आदेश क्र. न.मु.अ.कुर्ला भाग ३ न.मु.अ.क्र.१२१/९८ दि.२३/७/९८ व सुची क्र.२ वर ३/५७/९८ दि.१७/१/९८ अन्वये भाडे पट्टेदार म्हणून ६१०.३७ चौ.मी.क्षेत्रास नांव दाखल मुदत ३० वर्षे फेरफार क्र.३५०		श्रीमती- कुसुम यशवंत भोरे	फेरफार क्र. ३५० प्रमाणे सही- 23/07/1998 नगर भूभाग अधिकारी कुर्ला
31/03/2000	नामनीकृत भाडेपट्टेदार वी वर ३/६८०/९६ व ते ७,३९ व ५५/७/९६ अन्वये ९९ वर्षांचे कराराने क्षेत्र ५८५.३ चौ.मी.नांव दाखल केले.		मे.स्वप्न को.ऑ.डी.सोसायटी लिमिटेड	फेरफार क्र. १४ प्रमाणे सही- 31/03/2000 न.मु.अ. कुर्ला.
30/08/2001	भाडेपट्ट्याने पैकी क्षेत्र ६९४.४९ चौ.मी.९९ वर्षांचे कराराने	र.द.क्र. पी.सी.डी.भार 3/73/88 दि.31/12/87	नेहरु नगर डी.सी.टी. को.ऑ. डी. सोसायटी लि.	फेरफार क्र. ३५ प्रमाणे सही- 30/08/2001 न.मु.अ. कुर्ला.
24/10/2002	भाडेपट्ट्याने पैकी क्षेत्र २८६९ चौ.मी.९९ वर्षांचे कराराने	र.द.क्र. पी.सी.डी.भार ५/७५ दि.३१/१०/८८	कुर्ला काजरीळकर को.ऑ.डी.सो.लि.	फेरफार क्र. ६८ प्रमाणे सही- 24/10/2002 न.मु.अ. कुर्ला.

करल - ५

ANNEXURE "1"

वस्तु क्र. ४५९१/२०२४

12/05/2013

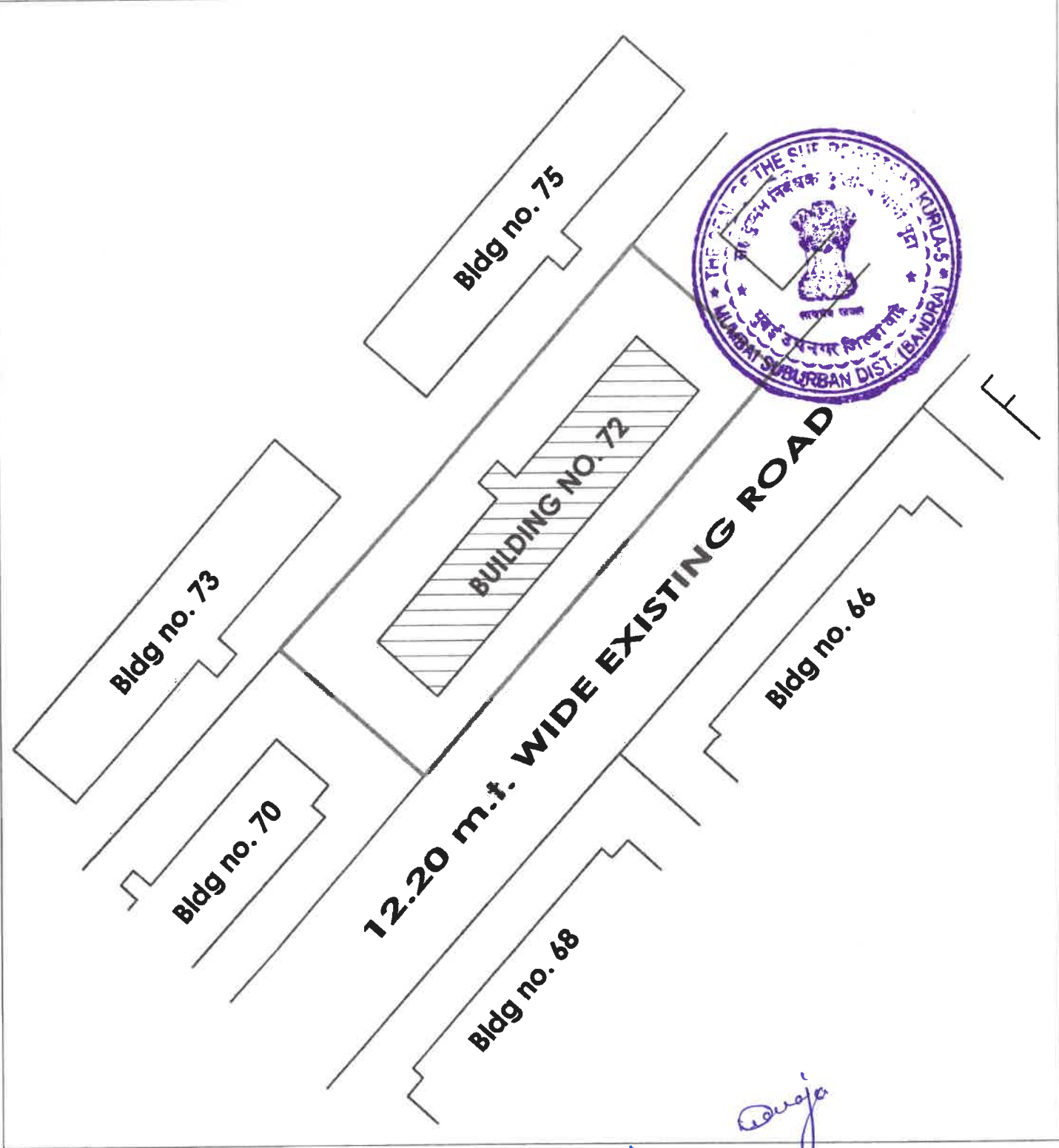
भाडेपट्ट्याने पैकी क्षेत्र ३३९.९५ चौ.मी. ९९ वर्षाच्या कराराने

५६/१२०



		र.द.क्र. सीकर/३ १६३/२००० दि.३०.१.०१ व गुळ दुकराची क्र.२४४७०३/१०.४.१३	नेहरुनगर विप्लववासीय कॉ.ऑ.डी.सो.सि.	किरादार क्र. ३१ प्रमाणे सही- १२/०६/२००३ न.पु.अ. कुर्ला
२७/०६/२००३	भाडेपट्ट्याने पैकी क्षेत्र ३३९.९५ चौ.मी. ९९ वर्षाच्या कराराने	र.द.क्र. बंदर पी/३ ४२२/१६ दि. १६.३.९८	नेहरुनगर सभा कॉ.ऑ.डी.सो.सि.	किरादार क्र. ४२ प्रमाणे सही- २७/०६/२००३ न.पु.अ. कुर्ला
३१/०७/२००३	भाडेपट्ट्याने पैकी क्षेत्र ८२५.८८ चौ.मी. ९९ वर्षाच्या कराराने	र.द.क्र. बंदर-३ १३२/१३३/०२ दि. ३१/१२/०२	नेहरुनगर जीवन प्रकाश कॉ.ऑ.डी.सोसायटी लि.	किरादार क्र. ४९ प्रमाणे सही- ३१/०७/२००३ न.पु.अ. कुर्ला
३१/१०/२००६	भाडेपट्ट्याने पैकी क्षेत्र ८३९.८९ चौ.मी. ९९ वर्षाच्या कराराने	र.द.क्र. बंदर- ५३१६/०६ दि.२४/६/०६	नेहरु नगर प्रभासप्रस्थ कॉ.ऑ.डी.सोसायटी लि.	किरादार क्र. ५० प्रमाणे सही- ३१/१०/२००६ न.पु.अ. कुर्ला
११/०६/२००७	भाडेपट्ट्याने पैकी क्षेत्र ६७५.९७ चौ.मी. ९९ वर्षाच्या कराराने	भा.दु.यु.मि. निबंधक कुर्ला-३ बांधकाम कडील र.द.क्र. बंदर- १३ ३२०३ दि.१३/४/०६ व ३२०४ दि.१३/४/०६	गिर्वाजली कॉ.ऑ.डी.सो.सि. लि. नेहरुनगर	किरादार क्र. ५१ प्रमाणे सही- ११/०६/२००७ न.पु.अ. कुर्ला
११/०६/२००७	भाडेपट्ट्याने पैकी क्षेत्र १३६.२९ चौ.मी. ९९ वर्षाच्या कराराने	भा.दु.यु.मि. निबंधक कुर्ला-३ बांधकाम कडील र.द.क्र. बंदर- १३ ५३१४ दि.२४/६/०६ व ५३१५ दि.२४/६/०६	शर्मल कॉ.ऑ.डी.सोसायटी लि. नेहरुनगर	किरादार क्र. ५१४ प्रमाणे सही- ११/०६/२००७ न.पु.अ. कुर्ला
११/०६/२००७	भाडेपट्ट्याने पैकी क्षेत्र ८२५.४५ चौ.मी. ९९ वर्षाच्या कराराने	भा.दु.यु.मि. निबंधक कुर्ला-३ बांधकाम कडील र.द.क्र. बंदर- १३ ८१३४ दि. १७/१०/०६ ८१३५ दि. १७/१०/०६	आकाशवीप कॉ.ऑ.डी.सोसायटी लि. नेहरुनगर	किरादार क्र. ५१५ प्रमाणे सही- ११/०६/२००७ न.पु.अ. कुर्ला
१७/०८/२००७	भाडेपट्ट्याने पैकी क्षेत्र ६३६.३९ चौ.मी. ९९ वर्षाच्या कराराने	भा.दु.यु.मि. निबंधक कुर्ला-३ बांधकाम कडील र.द.क्र. बंदर- १३-१७४३ दि.६.३.०७ व सेल-बीड क्र. बंदर-१३ १७४४ दि.६.३.०७	नेहरुनगर सिन्ध्या कॉ.ऑ.डी.सो.सि.	किरादार क्र. ५२० प्रमाणे सही- १७/०८/२००७ न.पु.अ. कुर्ला
१७/०८/२००७	भाडेपट्ट्याने पैकी क्षेत्र ६३६.३६ चौ.मी. ९९ वर्षाच्या कराराने	भा.दु.यु.मि. निबंधक कुर्ला-३ बांधकाम कडील र.द.क्र. बंदर- १४-११७३ व सेल-बीड क्र. बंदर- १४-११७४ दि. २४/२/०७	नेहरु नगर स्वाधिनता सहकारी गृहनिर्माण संस्था लि.	किरादार क्र. ५२१ प्रमाणे सही- १७/०८/२००७ न.पु.अ. कुर्ला
१८/०८/२००७	भाडेपट्ट्याने पैकी क्षेत्र ६७५.९७ चौ.मी. ९९ वर्षाच्या कराराने	भा.दु.यु.मि. निबंधक कुर्ला-३ बांधकाम कडील र.द.क्र. बंदर- १३ ५६३३ व सेल-बीड बंदर-१३ ५६३४ दि. २३/६/०७	नेहरु नगर रत्नादिप कॉ.ऑ.डी.सो.सि.	किरादार क्र. ५२६ प्रमाणे सही- १८/०८/२००७ न.पु.अ. कुर्ला
११/०९/२००७	भाडेपट्ट्याने पैकी क्षेत्र ६९८.४५ चौ.मी. ९९ वर्षाच्या कराराने	भा.दु.मि. कुर्ला बांधकाम कडील रजि. द. बंदर-१३/ ३७४३/०६ भाडे करार व सेल-बीड बंदर-१३ ३७४४ ०६ दि. २९/४/०६	नेहरुनगर साईसदन सहकारी गृहनिर्माण संस्था लि.	सही- ११/०९/२००७ न.पु.अ. कुर्ला
१३/०९/२००७	भाडेपट्ट्याने पैकी क्षेत्र ६९९.७ चौ.मी. ९९ वर्षाच्या कराराने	भा.दु.मि. कुर्ला बांधकाम कडील रजि. द. बंदर-१३- ५६६७/०६ व सेल-बीड बंदर-१३- ५६६८ दि. ७.७.०६	नेहरुनगर संपदा सहकारी गृहनिर्माण संस्था लि.	सही- १३/०९/२००७ न.पु.अ. कुर्ला
२७/१२/२०१०	मंत्रालय, गृहनिर्माण मंत्रक यांनी दुय्यम निबंधका कडील नोंदणीकृत भाडेपट्ट्याचे ३० वर्षे कालावधीसाठी भाडेपट्ट्याने दिल्याने प्लेदार सदरी नांवाची नोंद केली. क्षेत्र २१५.५० चौ.मी.	बंदर १३-५६६७/२०१० /२७/०९/२०१०	१) नेहरुनगर एम.आय.पी. टेनेंटस असोसिएशन, २) नेहरुनगर एल.आय.पी. टेनेंटस असोसिएशन, ३) साने गुलजी सेवा मंडळ	किरादार क्र. ५२५ प्रमाणे सही- २७/१२/२०१० न.पु.अ. कुर्ला

करल - ५
दस्त क्र. ४७११ / २०२४
००/१००
Annexure - 2



Signature
Suraja

उपनिबंधक, सहकारी संस्था, म्हाडा क्र. ४०११/२०२४

मुंबई शहर, पूर्व उपनगरे व कोकण मंडळ कार्यक्षेत्र, कोकण गृहनिर्माण व क्षेत्रविकास मंडळ, म्हाडा, मुंबई, यांचे कार्यालय

गृहनिर्माण भवन, पोटाळा, कक्ष क्र. १७६, वॉट्रे [पूर्व], मुंबई - ४०००२४

ईमेल :- dvt.mhadal76@gmail.com

दुरध्वनी क्रमांक ०२२-६६४०५०९२/५०९३

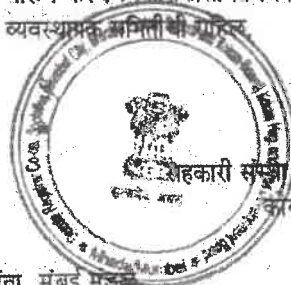
जा.क्र. उपनि/सस/मुंशपुउकांम/बी-१/ /२०२१

दिनांक :- २८/१२/२०२१

विषय :- नेहरु नगर ओम को.ऑप.हौ.सो.लि, इमारत क्र. ७२, नेहरु नगर, कुर्ला (पूर्व), मुंबई - ४०००२४. या संस्थेच्या पुर्नविकासाबाबत.

- संदर्भ :-**
- १) शासन निर्णय सहकार पणन व वस्त्रोदयोग विभाग, क्रमांक सगृत्यो-२०१८/प्र.क.८५/१४-स, दिनांक ०४.०७.२०१९
 - २) संस्थेचा दिनांक २६.११.२०२१ रोजीचा प्रस्ताव.
 - ३) या कार्यालयाकडील प्राधिकृत अधिकारी नियुक्तीचे दि. ०७.१२.२०२१ रोजीचे पत्र.
 - ४) संस्थेचे दिनांक २२.१२.२०२१ रोजीचे पत्र.
 - ५) प्राधिकृत अधिकारी यांनी या कार्यालयात दि. २८.१२.२०२१ रोजी सादर केला अहवाल.

उपरोक्त नमुदप्रमाणे नेहरु नगर ओम को.ऑप.हौ.सो.लि., इमारत क्र. ७२, नेहरु नगर, कुर्ला (पूर्व), मुंबई - ४०००२४. ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६३ च्या कलम ९(१) अन्वये नोंदणीकृत सहकारी संस्था आहे. संस्थेने संदर्भ क्र. २ नुसार संस्थेच्या पुर्नविकासाबाबत विशेष सर्व साधारण सभेस शासनाचे परिपत्रकानुसार प्राधिकृत अधिकार्याची नेमणूक करण्याकरीता विनंती केल्या आहे. या कार्यालयाने संदर्भ क्र. ३ नुसार दिनांक ०७.१२.२०२१ रोजीच्या पत्रान्वये श्री. सतिश के. माने, सहकार अधिकारी (श्रेणी-१) यांची प्राधिकृत अधिकारी म्हणून नेमणूक केलेली आहे. शासनाने कोविड - १९ विषाणूच्या प्रादुर्भावामुळे निर्बंध लावले असल्याकारणाने संस्थेने ऑनलाईन ऑपद्वारे दिनांक २१.१२.२०२१ रोजी विशेष सर्व साधारण सभा आयोजित केली होती. सदर सभेस संबंधित प्राधिकृत अधिकारी यांनी ऑनलाईन ऑपद्वारे सहभागी होऊन तसा अहवाल या कार्यालयास संदर्भ क्र. ५ नुसार दिनांक २८.१२.२०२१ रोजी सादर केला आहे. सदर अहवालाचे अवलोकन करता सर्वसाधारण सभेत एकूण ४० सभासदांपैकी झुम ऑपद्वारे २० सभासद, व्हिडीओ कॉलद्वारे ०१ सभासद व ०६ सभासद समक्ष असे एकूण २७ सभासद सहभागी झाले होते. म्हणजेच एकूण सभासदांच्या २/३ सभासद सहभागी झाले होते. दि. २१.१२.२०२१ रोजीच्या विशेष सर्व साधारण सभेत सहभागी झालेल्या सभासदांना, सभासदांकडून प्राप्त तक्रारीची माहिती व पुर्नविकासाबाबत दाखल न्यायालयीन दाव्याची माहिती देण्यात आली. तसेच संस्थेच्या इमारतीच्या पुर्नविकासाचे प्रक्रियेसंबंधी संस्थेचे वतीने तसेच प्राधिकृत अधिकारी यांनी शासनपरिपत्रकाची माहिती दिली आणि पुर्नविकास प्रक्रियेसंबंधी तसेच विकासकाचे नेमणूकीसंबंधी ठराव मांडण्यात आला असता सदरच्या ठरावास सर्वसाधारण सभेत सहभागी झालेल्या एकूण २७ सभासदांपैकी २६ सभासदांनी मे. राघव रियल्टी डेव्हलपर्स (M/s. Raghav Realty Developers), पत्ता - ए-७१०, क्रिस्टल प्लाझा समोर, इन्फीनिटी मॉल, अंधेरी (पश्चिम), मुंबई - ४०००५३. या विकासकाच्या नियुक्तीस मान्यता दिल्याचा ठराव मंजूर करण्यात आलेला आहे. तसेच एक सभासद नेटवर्कच्या तांत्रिक अडचणीमुळे मतदान करू शकले नाहीत. संदर्भ क्र. १ अन्वये निर्गमित शासन निर्णयातील तरतुद क्र. १८ मध्ये विहित केलेल्या बँक गॅरंटीसह सर्व तरतुदीचे पालन करून विकासकासोबत विकास करारनामा करण्याची व त्याप्रमाणे पुर्नविकास प्रक्रिया राबविण्याची जबाबदारी व्यवस्थापक समिती वी. राघव



(डॉ. प्रशांत सोनवणे)

उपनिबंधक,

प्रति,

निवासी कार्यकारी अभियंता, मुंबई मंडळ

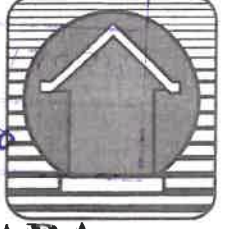
पुत :- अध्यक्ष / सचिव, नेहरु नगर ओम को.ऑप.हौ.सो.लि., इमारत क्र. ७२, नेहरु नगर, कुर्ला (पूर्व), मुंबई - ४०००२४.

यांनी संस्थेच्या सभासदांचे लेखी संपतीपत्र निवासी कार्यकारी अभियंता, मुंबई मंडळ यांच्याकडे पाठविण्यात यावे.

पुत :- मे. राघव रियल्टी डेव्हलपर्स (M/s. Raghav Realty Developers), पत्ता - ए-७१०, क्रिस्टल प्लाझा समोर, इन्फीनिटी मॉल, अंधेरी (पश्चिम), मुंबई - ४०००५३.

उपनिबंधक,

सहकारी संस्था, मुंबई शहर, पूर्व उपनगरे व कोकण मंडळ कार्यक्षेत्र,



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May, 2018)

AMENDED PLAN APPROVAL LETTER

No.MH/EE/BPCell/GM/MHADA/72/164/2023

Dated: 09 OCT 2023



To,
Shri Mehul Vaghela (LS) of M/s Creative Consultancy,
2774 Gr Floor Bldg 63 Near Agarwal Hospital,
Opp to MIG Club Gandhi Nagar
Bandra East Mumbai-400051

Sub:- Proposed redevelopment of existing building no. 72, known as Nehru Nagar OM CHSL on plot bearing CTS No. 12 (pt) of village Kurla -III at Nehru Nagar Kurla, Mumbai – 400024.

Ref: L.S. application for Amended IOA on dtd. 09.09.2023.

Dear Applicant,

With reference to your L.S. application dated 09.09.2023, for development permission and grant Approval for Amended plan for Proposed redevelopment of existing building no. 72, known as Nehru Nagar OM CHSL on plot bearing CTS No. 12 (pt) of village Kurla -III at Nehru Nagar Kurla, Mumbai – 400024.inL Ward of Mumbai 40008, is hereby granted.

The amended building permit is granted subject to compliance of conditions of IOA dt.30.08.2022, & following conditions:

1. That the revised RCC drawings and calculations shall be submitted through Licensed Structural Engineer.
2. That the condition of revised bye-law 4(c) shall be complied with.

करल - ५

वसति क्र. ४०५१

- That the NOC for A. & C. "L" Ward shall be complied with.
4. That the C.C. shall be re-endorsed for carrying out the wok as per amended plan.
5. The work shall be carried out between 6.00 am to 10.00 pm.
6. That all due clearance certificate from A.E.W.W. "L" Ward shall be submitted.
7. That the valid Janta Insurance policy shall be submitted.
8. That the requisite premium as initiated shall be paid before applying for C.C.
9. That the Valid SWM NOC & Bank Guarantee shall be submitted.
10. That the Electric point provision at Stilt for charging point of Electric Vehicle shall be submitted.
11. That the provision of Solar Panel shall be made of site.
12. That the certificate of 270 for water connection shall be submitted.



(Prashant D. Dhatri)
(Prashant D. Dhatri)
Executive Engineer B.P. Cell (E.S)
Greater Mumbai/ MHADA

करल - ५ Annexure-5
दस्त क्र. २०९१/२०२४
०८/१२०



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-22/1164/2023/CC/1/New

Date: 01 March, 2023

To

Raghav Realty Developers C.A. to
Owner Nehru Nagar Om CHS Ltd.

A-710, Crystal Plaza, Opp.
Infinity Mall, New Andheri Link
Road, Andheri West, Mumbai-
400053



Sub : Proposed redevelopment of building No. 72 known as "Nehru Nagar Om CHS Ltd.", bearing CTS No. 12 (pt.) of Village Kurla- 3, situated at Nehru Nagar, Kurla (East), Mumbai-400024

Dear Applicant,

With reference to your application dated 18 February, 2023 for development permission and grant of Plinth Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to **Proposed redevelopment of building No. 72 known as "Nehru Nagar Om CHS Ltd.", bearing CTS No. 12 (pt.) of Village Kurla- 3, situated at Nehru Nagar, Kurla (East), Mumbai-400024**

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref. No. MH/EE/(BP)/GM/MHADA-22/1164/2022/IOA/1/Old dt. 30 August, 2022 and following conditions.

1. The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.
5. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate liable to be revoked by the VP & CEO, MHADA if:
 - a. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO, MHADA is contravened or not complied with.
 - c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or

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बस्त क्र. ४०९९ / २०२४
६४९२०

misrepresentation and the appellant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966.

7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.

8. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

VP & CEO / MHADA has appointed Shri. A N Rathod Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto 29 February, 2024

Remarks : This C.C. is permitted upto plinth level as per approved ZERO FSI IOA plans dated 30.08.2022.

Copies submitted in favour of information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner L Ward MCGM.

Copy to :-

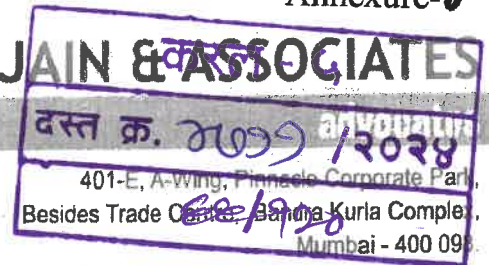
4. EE Kurla Division / MB.
5. A.E.W.W L Ward MCGM.
6. A.A. & C L Ward MCGM
7. Architect / LS - Mehulkumar Hemubhai Vaghela.
8. Secretary Nehru Nagar Om CHS Ltd.

Name : Anil Namdeo
Rathod
Designation : Executive
Engineer
Organization : Personal
Date : 01-Mar-2023 18:

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

MUKESH JAIN & ASSOCIATES

Mukesh Jain
Pooja Jain
Jaswant Khatodiya
Muktesh Punamiya
Pratik Bothra



Tel : 022- 6725 8778 / 6725 8877
Email : advmukeshjain@gmail.com

FORMAT - A

(As per Circular 28 of 2021 of MahaRERA)

To
MahaRERA
Housefin Bhavan, near RBI, E-Block,
Bandra Kurla Complex,
Bandra East,
Mumbai 400051



LEGAL TITLE REPORT

Re: Title clearance certificate with respect to leasehold plot of land admeasuring about 804.76 sq. mtrs, situated at Survey no. 229 and 267 (pt.), bearing CTS No. 12 (pt.), demised to 'Nehru Nagar Om Co-Operative Housing Society Limited' ('**Society**') together with piece or parcel of land admeasuring 62.77 sq. mtrs known as Tid-Bit land adjacent to the above leasehold plot, aggregating to 867.53 sq mtrs, situated and lying at Nehru Nagar, Kurla (East), Mumbai-400 024 (hereinafter collectively referred as the said "**Plot**").

We have investigated the title of the said Plot on the request of M/s. Raghav Realty Developers, a partnership firm and based on the following documents i.e.:-

<p>1. Description of the property</p>	<p>ALL that piece and parcel of leasehold plot of land admeasuring about 804.76 sq. mtrs, situated at Survey no. 229 and 267 (pt.), bearing CTS No. 12 (pt.), demised to 'Nehru Nagar Om Co-Operative Housing Society Limited' along with the building thereon being Building No. 72, together with piece or parcel of land admeasuring 62.77 sq. mtrs known as Tid-Bit land adjacent to the above leasehold plot, aggregating to 867.53 sq mtrs, situated and lying at Nehru Nagar, Kurla (East), Mumbai-400 024, along with structures standing thereon situated at Nehru Nagar, Kurla (East), Mumbai-400 024 in the Registration Sub-District of Mumbai City and MSD ("Property"). Maharashtra Housing and Area Development Authority ('MHADA') is the owner of the Plot. The said Property is being developed under Regulation 33(5) of Development Control & Promotion Regulations, 2034 ("DCPR").</p>
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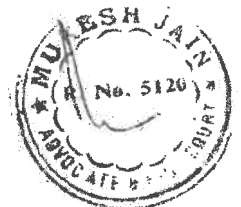
करल - ५

वस्तु क्र. ४०९९ / २०२४

६६/१२०


2. The documents of allotment of Plot

- I. Under an indenture of lease dated 20th August, 2015 (registered under sr. no. KRL1/8853/2015) ["**Indenture of Lease**"] entered into at Mumbai by and between MHADA referred to as the Lessor therein (as successor of the Board) and the Society referred to as the Lessee therein, the said MHADA in its capacity as the owner of the Plot demised in favour of the Society the said Plot on lease for a period of 60 years with effect from 1st January, 1968 as per the terms and conditions set out therein.
- II. By and under an indenture of sale dated 20th August, 2015 (registered under sr. no. KRL1/8854/2015) ["**Indenture of Sale**"] entered into at Mumbai by and between MHADA referred to as the owner therein (as successor of the Board) and the Society herein referred to as the Purchaser therein, the said MHADA sold, transferred and conveyed the said Building to the said Society as per the terms and conditions set out therein.
- III. **Vide Offer Letter** bearing No. CO/MB/REE/NOC/F-1362/3205/2021 dated 29th December, 2021 ("**Offer Letter**") issued by Mumbai Housing and Area Development Board in favour of Nehru Nagar Om Co-Op. Housing Society Ltd., having its office at Building No. 72, Nehru Nagar, Kurla (E), Mumbai -400 024 ("**Society**") granting permission for the redevelopment of the said Property in accordance with the Regulation 33(5) of DCPR on the detailed terms and conditions mentioned therein.
- IV. The said Society and its members in majority have appointed M/s. Raghav Realty Developers as the Developer vide Re-Development Agreement dated 4th February, 2022 registered under sr.no. KRL-2/1883/2022 on 4th February, 2022 and granted development right of the said Property for the consideration and other terms and conditions as set out therein. The Society has also executed Irrevocable Power of Attorney dated 4th February, 2022 registered under sr.no. KRL-2/1884/2022 on 4th February, 2022



MUKESH JAIN & ASSOCIATES

करल - ६

advocates

दस्त क्र. ४०९१ / २०२४

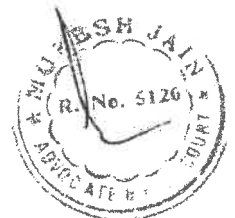
	and granted various powers inter alia for the development of the said Property.
	<p>V. Intimation of Approval (IOA) dated 30th August, 2022 issued by MHADA for the composite building having basement + stilt/ground + 19 upper floors.</p> <p>Commencement certificate is yet to be obtained.</p>
3. Property Card	Property Card showing Maharashtra Housing and Area Development Authority is the owner of the larger plot bearing CTS No. 12 (part) of village, Kurla-3, Mumbai Suburban District.
4. Search report for 30 years	Search Report dated 10/11/2022 from 1993 to 2022 issued by Devendra Chitnis, Search Clerk.

- 2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said Plot, we are of the opinion that M/s. Raghav Realty Developers is the Developer of the said Property having clear, unencumbered and marketable title in respect of the free sale component in the building proposed to be constructed on the said Plot subject to discharge of obligations set out in the Offer Letter including obligation to provide the members area of the Society and compliance with various terms and conditions of MHADA & Development Agreement with the Society.

Owners of the land:

Sr. No.	Owner of the land	Plot No.
1.	Maharashtra Housing and Area Development Authority	CTS No. 12 (part) of village Kurla-3, taluka Kurla, Mumbai Suburban District.

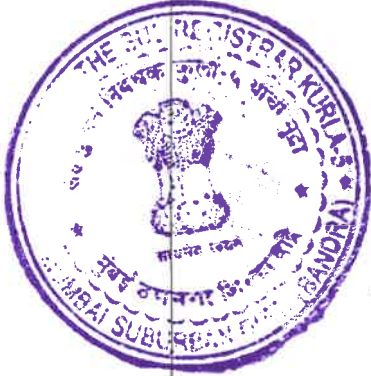
2. Qualifying comments/remarks	
	<p>I. Maharashtra Housing and Area Development Authority is the owner of the larger plot bearing CTS No. 12 (part) of village Kurla-3.</p> <p>II. As per Offer Letter bearing No. CO/MB/REE/NOC/F-1362/3205/2021 dated 29th December, 2021 issued by Mumbai</p>



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दस्तावेज क्र. ४०९९ / २०२४

६२/९२०



Housing and Area Development Board in favour of Nehru Nagar Om Co-Op. Housing Society Ltd, the said Property is allowed for the redevelopment in accordance with the Regulation 33(5) of DCPR on the detailed terms and conditions mentioned therein.

- III. Thereafter, the said Society and its members in majority have appointed M/s. Raghav Realty Developers as the Developer vide Re-Development Agreement dated 4th February, 2022 registered under sr.no. KRL-2/1883/2022 on 4th February, 2022 and granted development right of the said Property. The Society also executed Irrevocable Power of Attorney dated 4th February, 2022 registered under sr.no. KRL-2/1884/2022 on 4th February, 2022 and granted various powers inter alia for the development of the said Property.
- IV. M/s. Raghav Realty Developers have clear, unencumbered and marketable title in respect of the free sale component in the building proposed to be constructed on the said Plot and entitled to sell/dispose of and appropriate the proceeds thereof. Provided that M/s. Raghav Realty Developers have agreed not to sell two flats from free sale component and to be kept as security towards due performance of its obligation under Re-Development Agreement of M/s. Raghav Realty Developers. Out of these two flats, one flat to be released upon completion of construction of 10th habitable floors and the other flat to be released on handing over possession of the respective flats of the existing members of the Society.
- V. For the purpose of this Title Report, we have relied upon information and documents provided to us by M/s. Raghav Realty



MUKESH JAIN & ASSOCIATES

करल - ५ advocates

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Developers.

- VI.** We have caused to be taken in the office of the local Sub-Registrar of Assurances at Mumbai from the year 1993 to 2022 through third party and the same is always subject to (i) no information being available in respect of torn/missing pages as set out in the search report & (ii) non availability of data s.
- VII.** We have also caused to be inserted public notice in 2 local newspapers, namely Free Press Journal (English) and NewsBakti (Marathi), both dated 7th January, 2023. Till date, we have not received any third party claim whatsoever in respect of the same.
- VIII.** SVS Gharkul Infraheights Pvt. Ltd ('Old Developer') has filed a Suit (L) No.14250 of 2021 before the Hon'ble Bombay High Court against the Society & office bearers and prayed inter alia for declaration that the termination notice is bad in law, illegal, liable to be quashed & set aside, specific performance of the Development Agreement dated 28th March, 2016 and for liquidated damages. The Old Developer had also taken out Interim Application bearing No. 1424 of 2021 for restraining the Society for negotiating and/or dealing and/or proposing to offer the re-development of the property with third party and/or any other developer etc. No interim or ad-interim relief has been provided by the Hon'ble Bombay High Court in the above suit as per online data of court proceedings available on High Court site. M/s. Raghav Realty Developers is not a party to the said suit.
- IX.** Some members of the Society and the Old Developer (though he has no locus) have approached the Deputy Registrar, Co-operative

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वसत क्र. ४०९९/२०२४

०९/१२०



Society, MHADA against the decision of the Society for appointment of M/s. Raghav Realty Developers as the developers. The Ld Deputy Registrar vide order dated 6th May, 2022 appointed an administrator to look after the day today affairs of the Society and to elect the managing committee after following due process of law. The said order dated 6th May, 2022 has been challenged by the Society by an Appeal before the Ld Divisional Joint Registrar, Co-operative Societies, Mumbai Division, Mumbai, who has vide order dated 24th June, 2022 admitted the said Appeal and stayed the order dated 6th May, 2022 of Dy. Registrar. However, the appointment of M/s. Raghav Realty Developers as the Developer has been effectuated by the Society by following due process & special general body resolution wherein the appointment of the Developer was passed in special general meeting held under the supervision of the Deputy Registrar, Co-operative Society, MHAHDA.

- 3) Detailed report reflecting the flow of the title of the Developer M/s. Raghav Realty Developers on the said Plot is enclosed herewith as annexure.

Encl: Annexure

Dated this 10th day of November, 2022

Place: Mumbai

Yours sincerely,

Mukesh Jain
Advocate



MUKESH JAIN & ASSOCIATES

करल advocates

दस्त क्र. 8099/2024

12/1/20

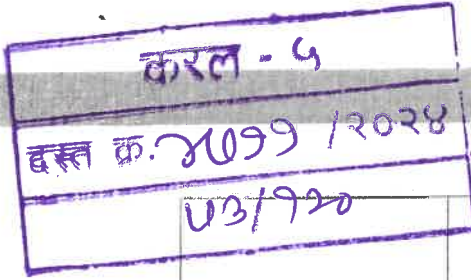
FORMAT - A

(As per Circular 28 of 2021 of Maharashtra)

ANNEXURE

FLOW OF THE TITLE OF THE SAID PLOT	
	<p>I. Maharashtra Housing and Area Development Authority ('MHADA') is the owner of all that piece and parcel of leasehold plot of land admeasuring about 804.76 sq. mtrs, situated at Survey no. 229 and 267 (pt.), bearing CTS No. 12 (pt.) demised to Nehru Nagar Om Co-Operative Housing Society Limited together with piece or parcel of land admeasuring 62.77 sq. mtrs known as Tid-Bit land adjacent to the above leasehold plot, aggregating to 867.53 sq mtrs, situated and lying at Nehru Nagar, Kurla (East), Mumbai-400 024 (hereinafter collectively referred as the said "Plot").</p>
	<p>II. Maharashtra Housing and Area Development Board ("Board") had prepared a layout of the larger property and constructed thereon several buildings inter alia Building No. 72 ("Building") and allotted various tenements therein to individual/s allottees of the lower income group on ownership basis under various letters of allotment and placed the various allottees in possession of their respective tenements. The flats were allotted to members as they had paid total consideration of the flat at the time of possession of their respective flat.</p>
	<p>III. The allottees of tenements in the said Building consisting of ground plus four upper floors housing 40 residential tenements came together and formed a co-operative society namely 'Nehru Nagar Om Co-operative Housing Society Ltd.' ("Society") duly registered under provisions of Maharashtra Co-Operative Society Act, 1960 bearing Registration No. BOM/(W-L)/HSG/(OH)/1822/85-86 dated 06 May, 1986. The allottees were thereupon admitted as members of the Society & issued 05 fully paid equity shares each of the Society.</p>
	<p>IV. Under an indenture of lease dated 20th August, 2015</p>





(registered under sr. no. KRL1/8853/2015) ["**Indenture of Lease**"] entered into at Mumbai by and between MHADA referred to as the Lessor therein (as successor of the Board) and the Society referred to as the Lessee therein, the said MHADA in its capacity as the owner of the Plot demised in favour of the Society the said Plot on lease for a period of 60 years with effect from 1st January, 1968 as per the terms and conditions set out therein.

- V. By and under an indenture of sale dated 20th August, 2015 (registered under sr. no. KRL1/8854/2015) ["**Indenture of Sale**"] entered into at Mumbai by and between MHADA referred to as the owner therein (as successor of the Board) and the Society herein referred to as the Purchaser therein, the said MHADA sold, transferred and conveyed the said Building to the said Society as per the terms and conditions set out therein.
- VI. The said Building was constructed in or around the year 1972 and was in a dilapidated condition and required heavy repairs and was also eligible for additional FSI and/or TDR as per the norms and policies of the Government, Municipal Corporation of Greater Mumbai (M.C.G.M) and MHADA and such other concerned statutory and Municipal Authority.
- VII. As it was not considered viable to repair the said Building and the said Society decided to utilize the development potential of the said Plot to redevelop the entire Plot inter alia by demolishing the said Building and constructing a new building/s on the said Plot. However, Society being unable to raise funds required for such redevelopment and also lacking the expertise and skill for carrying out the work of redevelopment, the Society decided to appoint one SVS Gharkul Infraheights Pvt. Ltd and enter into a Development Agreement dated 28th March, 2016 (registered under sr. no. KRL4/4276/2016) ("**Old Developer**").
- VIII. The said Old Developer did not proceed with the



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करल ५
advocates

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development work and as such, the Society issued a termination letter dated 4th March, 2021 and also issued a public notice in the Free Press Journal Mumbai on 15th March, 2021 and Navshakti (Marathi) on 15th March, 2021, terminating the said Development Agreement dated 28th March, 2016 (registered under sr. no.KRL4/4276/2016) as per Power of Attorney dated 5th May, 2016 (registered under sr. no.KRL4/4277/2016) and removed the Old Developer as the developers of the said Property of the Society.

- IX. Pursuant to the above, the Society invited fresh offers from interested parties for redevelopment of the said Property of the said Society by public notice dated 10th March, 2021 and received several offers including M/s. Raghav Realty Developers, all of which were duly considered in the Managing Committee Meetings and also in the General Body meetings of the said Society.
- X. M/s. Raghav Realty Developers submitted its final offer letter dated 18th October, 2021 read with 24th October, 2021 to the Society.
- XI. The Existing Members of the Society present & voting in the Special General Meeting held on 31st October, 2021 unanimously decided to appoint M/s. Raghav Realty Developers as the developer to redevelop the said Property of the Society.
- XII. The Society has obtained an approval dated 28/12/2021 of Dy. Registrar, Co-operative Society, MHADA for the appointment of the developer in favour of M/s. Raghav Realty Developers in compliance with the requisite procedure prescribed for appointment of the developer as is laid down under section 79A of Maharashtra Co-operative Societies Act, 1960 read with directives of Government of Maharashtra vide its General Resolution published in the Gazette on 3rd January 2009 regarding Redevelopment of Buildings of Co-operative Housing Societies and revised guidelines dated 4th July, 2019.



करल - ५

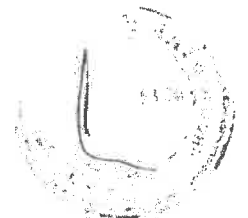
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५५/१२०



XIII. Meanwhile, the Old Developer has filed a Suit (L) No.14250 of 2021 before the Hon'ble Bombay High Court against the Society & office bearers and prayed inter alia for declaration that the termination notice is bad in law, illegal, liable to be quashed & set aside, specific performance of the Development Agreement dated 28th March, 2016 and for liquidated damages. The Old Developer had also taken out Interim Application bearing No. 1424 of 2021 for restraining the Society for negotiating and/or dealing and/or proposing to offer the re-development of the property with third party and/or any other developer etc. No interim or ad-interim relief has been provided by the Hon'ble Bombay High Court in the above suit as per online data of court proceedings available on High Court site. The Old Developer has however also registered Lis Pendens dated 6th August, 2021 (registered under sr. no.KRL5/10801/2021) of the said Suit (L) No.14250 of 2021.

XIV. Some members of the Society and the Old Developer (though he has no locus) have approached the Deputy Registrar, Co-operative Society, MHADA against the decision of the Society for appointment of M/s. Raghav Realty Developers as the developers. The Ld Deputy Registrar vide order dated 6th May, 2022 appointed an administrator to look after the day today affairs of the Society and to elect the managing committee after following due process of law. The said order dated 6th May, 2022 has been challenged by the Society by an Appeal before the Ld Divisional Joint Registrar, Co-operative Societies, Mumbai Division, Mumbai, who has vide order dated 24th June, 2022 admitted the said Appeal and stayed the order dated 6th May, 2022 of Dy. Registrar. However, the appointment of M/s. Raghav Realty Developers as the Developer has been effectuated by the Society by following due process & special general body resolution wherein the appointment of the Developer was passed in special general meeting held under the supervision of the Deputy Registrar, Co-operative Society, MHAHDA.



MUKESH JAIN & ASSOCIATES

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XV. MHADA issued Offer Letter No. CO/MB/REE/NOC/F-1362/3205/2021 dated 29th December, 2021 ("Offer Letter") in favour of the Society granting permission for the redevelopment of the said Property under Regulation 33(5) of Development Control & Promotion Regulations, 2034 on the detailed terms and conditions mentioned therein inter alia included the following:

Sr.No.	Description	Area in Sq.Mt.
1.	Plot area as per demarcation plan. i. As per Lease deed-804.56 sq mtrs ii. Tit bit area-62.77 sq mtrs	867.53
2.	Permissible FSI	3.00
3.	Permissible BUA (867.53 sq mtrs*3.00)	2602.59
4.	Permissible Pro-rata from layout FSI (62.62 sq mtrs*40 T/s)	2504.80
5.	Balance BUA of Layot as per A.R No. 6615, DT 06.082013	591.20
6.	Total permissible BUA (sr.no. 3+4+5)	5698.59
7.	Less: Existing Built up area	1342
8.	Additional BUA Offered through this letter (sr.no.6-7)	4356.59

XVI. The said Society and majority of the members of the Society have appointed M/s. Raghav Realty Developers as the Developer vide Re-Development Agreement dated 4th February, 2022 registered under sr.no. KRL-2/1883/2022 on 4th February, 2022 and granted development right of the said Property for the consideration and other terms and conditions as set out therein. The Society has also executed an Irrevocable Power of Attorney dated 4th February, 2022 registered under sr.no. KRL-2/1884/2022 on 4th February, 2022 and granted various powers inter alia for the development of the said Property.

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Annexure-6

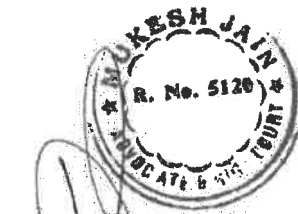
MUKESH JAIN & ASSOCIATES
advocates

	XVII. M/s. Raghav Realty Developers has obtained approval of plans (IOA) vide letter date 30 th August, 2022 from MHADA for the composite building.
1. PR Card	Property Card showing Maharashtra Housing and Area Development Authority is the owner of the plot bearing CTS No. 12 (part) of village Kurla-3, Mumbai Suburban District.
2. Mutation Entry	Maharashtra Housing and Area Development Authority is the owner of the plot bearing CTS No. 12 (part) of village Kurla-3, Mumbai Suburban District.
3. Search Report	Search Report dated 10/2/2022 from 1992 to 2021 is issued by Devendra Chitnis, Search Clerk and he has conducted searches at Kurla S.R.O. The report is always subject to (i) no information being available in respect of torn/missing pages as set out in the search report & (ii) non availability of data.
4. Any other relevant title	Public Notices issued in 2 local newspapers, namely Free Press Journal (English) and Navshakti (Marathi), both dated 7 th January, 2022 for inviting claims, if any, from the public in respect of the said Property. Till date, we have not received any third party claim whatsoever in respect thereof.
5. Litigation if any	Kindly refer sr. no. XIII to XV under heading Flow of Title of the said Plot above.



Dated this 10th day of November, 2022

Place: Mumbai



Mukesh Jain
Advocate



Annexure-7 करल - ५
दस्त क्र. ४७९९ / २०२४
५५/१२०

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C' [See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51800050808

Project: **RAGHAV PARIJAT** , Plot Bearing / CTS / Survey / Final Plot No.: **12PART** at **Kurla, Kurla, Mumbai Suburban, 400024;**

- Raghav Realty Developers** having its registered office / principal place of business at **Tehsil: Andheri, District: Mumbai Suburban, Pin: 400053.**
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **03/05/2023** and ending with **30/12/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Mr. Anun Appasaheb Nadagoudar
(Secretary Incharge, MahaRERA)
Date:03-05-2023 18:52:26

Dated: 03/05/2023
Place: Mumbai

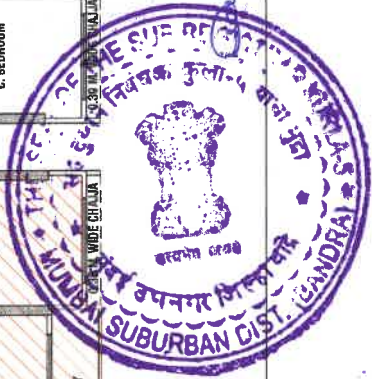
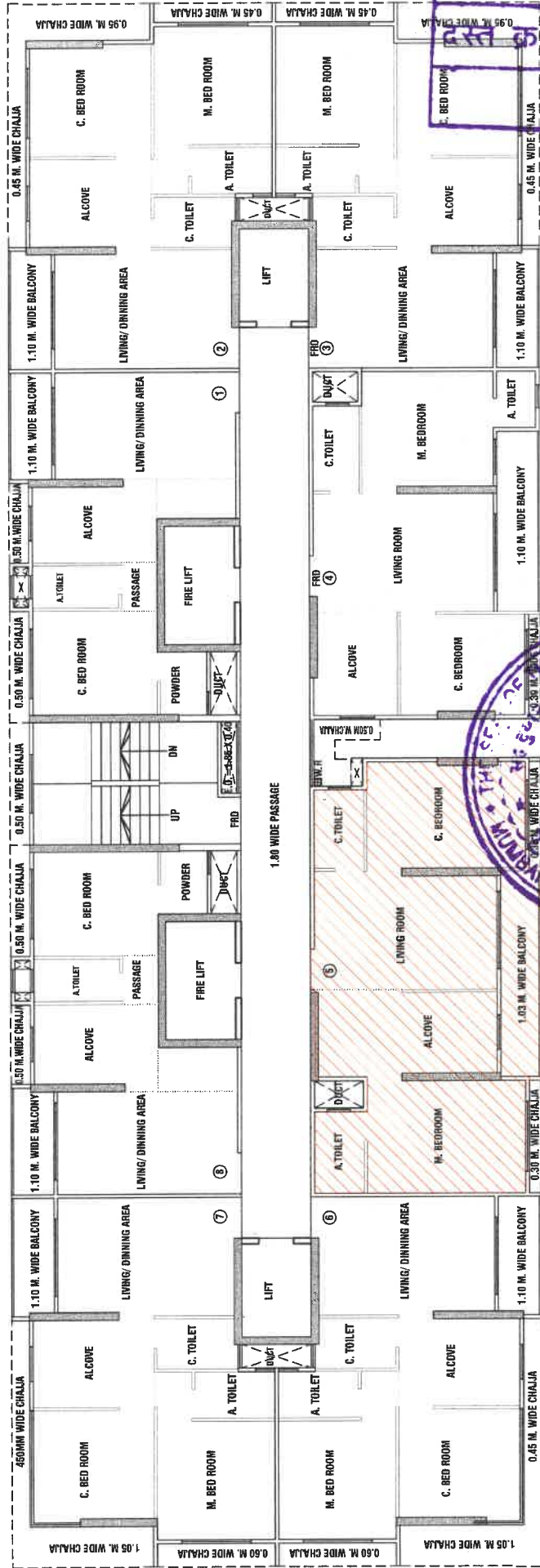
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

ANNEXURE '8'

करल - ५

प्लॉट नं. ४०९९/२०२४

२९/१२०



TYPICAL FLOOR PLAN (2ND-6TH, 8TH-13TH & 15TH-19TH)

SCALE : 1:100

करल - ५
दस्त क्र. ४०११/२०२४
८०/१२०

ANNEXURE '9'

AMENITIES IN THE APARTMENT

Sr. No.	Particulars
1.	Air Conditioner – 3 nos.
2.	Flat Screen Television – 40 to 43 inch
3.	Refrigerator – 2 door
4.	Tiles of reputed brand/ make in Living Room, Passage, Kitchen & Bedroom
5.	Vitrified or Ceramic tiles or anti-skid tiles in Bathroom
6.	CP fittings and sanitary fittings of reputed make
7.	Hot Water Geysers
8.	Well-designed Kitchen Platform
9.	Kitchen sink of reputed brand
10.	Kitchen Cabinetry – Modular Kitchen of reputed brand
11.	Chimney
12.	Hob burner
13.	False Ceiling – pop or gypsum
14.	Concealed type electrical work with switches of reputed brand
15.	LED Lighting
16.	Internal walls finished in plastic paint
17.	Main door – Laminated or polished melamine polish
18.	Water Purifier of reputed make



[Handwritten signatures in blue ink]

करल - ५
दस्त क्र. ४७९९/२०२४
०९/१२०

Annexure-II

Certificate to be given by Unit Purchase/ Customer
As per B(II)

1. VANAJA SHRINIVASRAO DASI

Address:

Gomez Apartment, Flat No. 2, Dubai Colony, Ground Floor, Ambarnath West, Thane - 401501.

TO WHOM SO EVER IT MAY CONCERN



I/We the undersigned,

1. VANAJA SHRINIVASRAO DASI

states that, I/We have purchased the unit viz. Flat/ Residential Premises, the details of the same under:

Sr. No.	Descriptions	Details
1.	Building Proposal File No.	MH/EE/BP Cell/GM/MHADA-22/1164/2022 Dated 30/08/2022
2.	CS No./ CTS No.	Survey No. 229 and 267 (pt.) bearing CTS No. 12 (pt.)
3.	Village	Kurla East
4.	Name of the Developer	Raghav Realty Developers
5.	Name of the L/S Architect	Mehul Vaghela
6.	Flat No.	1605
7.	Floor No.	Sixteenth
8.	Building No.	72
9.	Sale Agreement Registration Under No.	
10.	Date of Registration	
11.	Amount of Stamp Duty Paid	Rs. 7,42,857/-

I/We hereby certify that, the Stamp Duty payable for this Registration of this Agreement no KRL-5/4711/2024 on the sale proceeds of the Above unit is paid by the project Proponent.

The Above information is true and correct.

Yours faithfully,


VANAJA SHRINIVASRAO DASI

हमीपत्र

करल - ५
दस्त क्र. ४७७७ / २०२४
८३/१२०

आम्ही,

1) लिहून देणार

Rishabh Goyal

2) लिहून घेणार

Vanaja S. Desai



या हमीपत्राद्वारे सह दुय्यम निबंधक कुर्ला क्र. 5 यांना हमी देतो की, सदर दस्तामध्ये नमूद भिळकतीसोबत कोणतेही वाहनतळ (car parking) याची विक्री, हस्तांतरण होत नाही.

दिनांक:- 22/02/2024

ठिकाण:- Mumbai

1) लिहून देणार

2) लिहून घेणार

रही
Rishabh

-Vanaja

घोषणापत्र

करल - ५
दस्त क्र. २०२४ / २०२४
२६/०७/२३

मी RISHABH GOYAL

याद्वारे घोषित करतो की, दुय्यम निबंधक KRL-5 यांचे

कार्यालयात APPOINTMENT FOR SALE या शिर्षकाचा

दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. SUOHANSHU AGRAWAL

व इ. यांनी दि. 26/07/23 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या

आधारे मी, सादर दस्त नोंदणीस सादर केला आहे / निष्पादीत करणे केलेली जबाब

दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले

नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मृत झालेले नाही

किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द बातल ठरलेले नाही

कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.

सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२

अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

दिनांक : 22/02/24

Rishabh

कुलमुखत्यारपत्र धारकाचे नांव

व सही

512/10142

पावती

Wednesday, July 26, 2023
10:55 AM

Page 1 of 1

करल - ५

Original Duplicate

नोंदणी क्र. : 39म

Regn. : 39M

दस्त क्र. ४७७१ / २०२४

२०/१२०

पावती क्र.: 10387 दिनांक: 26/07/2023

गावाचे नाव: ओशिवरा

दस्तऐवजाचा अनुक्रमांक: बदर16-10142-2023

दस्तऐवजाचा प्रकार : जनरल पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: सुधांशु अगरवाल

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 520.00

पृष्ठांची संख्या: 26

एकूण:

रु. 620.00



आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
11:15 AM ह्या वेळेस मिळेल.

सह. दु. नि. का. अंधेरी-5

बाजार मूल्य: रु.0/-

मोबदला रु.0.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह. दु. नि. का. अंधेरी-5
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु.520/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2607202301267 दिनांक: 26/07/2023

बँकेचे नाव व पत्ता:

-2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH005711576202324E दिनांक: 26/07/2023

बँकेचे नाव व पत्ता:

registered original document

Delivery on 26/07/2023

7/26/2023

करल - ५
दस्ता क्र. १०९१/२०२४

CHALLAN
MTR Form Number-6



GRN	MH05711576202324E	BARCODE	Date 25/07/2023-18:14:54		Form ID	48(f)												
Department	Inspector General Of Registration		Payer Details															
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)															
Office Name	BDR17_JT SUB REGISTRAR ANDHERI 6		PAN No.(If Applicable)															
Location	MUMBAI		Full Name	SUDHANSHU AGARWAL														
Year	2023-2024		Flat/Block No.	-														
Account Head Details	Amount In Rs.	Premises/Building																
0030045501 Stamp Duty	500.00	Road/Street																
0030063301 Registration Fee	100.00	Area/Locality																
		Town/City/District																
		PIN																
		4 0 0 0 5 3																
		Remarks (If Any)																
		SecondPartyName=RAJKUMAR C PAL AND OTHER-																
		<table border="1"> <tr> <td colspan="3">बदर - १६ IV</td> </tr> <tr> <td>१०९४</td> <td>१</td> <td>२६</td> </tr> <tr> <td colspan="3">2023</td> </tr> <tr> <td colspan="3">FOR USE IN RECEIVING BANK</td> </tr> </table>					बदर - १६ IV			१०९४	१	२६	2023			FOR USE IN RECEIVING BANK		
बदर - १६ IV																		
१०९४	१	२६																
2023																		
FOR USE IN RECEIVING BANK																		
Total	600.00	Amount in Words	Six Hundred Rupees Only															
Payment Details	PUNJAB NATIONAL BANK																	
Cheque-DD Details	Bank CIN	Ref. No.	03006172023072501382 5125695188															
Cheque/DD No.	Bank Date	RBI Date	25/07/2023-18:15:39 Not Verified with RBI															
Name of Bank	Bank-Branch		PUNJAB NATIONAL BANK															
Name of Branch	Scroll No. , Date		Not Verified with Scroll															

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



CHALLAN
MTR Form Number-6



करल - ५
दस्त क्र. ४०९९ / २०२४
२६/९२०

GRN	MH005711576202324E	BARCODE	Date 25/07/2023-18:14:54		Form ID
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)			
	Registration Fee	PAN No.(If Applicable)			
Office Name	BDR17_JT SUB REGISTRAR ANDHERI 6	Full Name	SUDHANSHU AGARWAL		
Location	MUMBAI	Flat/Block No.			
Year	2023-2024 One Time	Premises/Building			
Account Head Details	Amount In Rs.	Road/Street			
0030045501	Stamp Duty	500.00			
0030063301	Registration Fee	100.00			
		Area/Locality			
		Town/City/District			
		PIN	4 0 0 0 5		
		Remarks (If Any)	SecondPartyName=RAJKUMAR C PAL AND OTHER-		
		Amount in Words	Six Hundred Rupees Only		
		Amount in	600.00		
Payment Details	PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK		
Cheque/DD Details	Bank CIN	Ref. No.	03006172023072501382	5125695188	
Cheque/DD No.	Bank Date	RBI Date	25/07/2023-18:15:39	Not Verified with RBI	
Name of Bank	Bank-Branch		PUNJAB NATIONAL BANK		
Name of Branch	Scroll No. , Date		Not Verified with Scroll		



बदर - २६ IV
१०९४२ २ २६
२०२३

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
अदर चालान केवल मुंबई निकाय कार्यालयत नोंदणी करवावयाच्या दस्त्यासाठी लागू आहे. नोंदणी व करवावयाच्या दस्त्यासाठी खालील नोंदणी लागू आहे.

Challan Defacement Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-512-10142	0002952936202324	26/07/2023-10:54:58	IGR553	100.00
2	(IS)-512-10142	0002952936202324	26/07/2023-10:54:58	IGR553	500.00
Total Defacement Amount					600.00



करल - ५

क्र. २०११

Document Handling Charges
Inspector General of Registration & Stamps

२०/१२०

Receipt of Document Handling Charges

PRN 2607202301267

Receipt Date 26/07/2023

Received from SUDHANSHU AGARWAL, Mobile number 0000000000, an amount of Rs.520/-, towards Document Handling Charges for the Document to be registered on Document No. 10142 dated 26/07/2023 at the Sub Registrar office Joint S.R. Andheri 5 of the District Mumbai Sub-urban District.

DEFACED

₹ 520

DEFACED

Payment Details

Bank Name PUNB

Payment Date 26/07/2023

Bank CIN 0004152023072601152

REF No. 5125730082

Deface No 2607202301267D

Deface Date 26/07/2023

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



बदर - १६ IV		
७०१४२	3	२६
२०२३		



करल - ५
दस्त क्र. १०११/२०२४



घदर - १६ - IV
१०११ २६

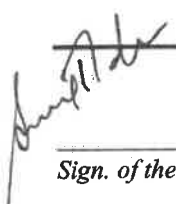


GENERAL POWER OF ATTORNEY


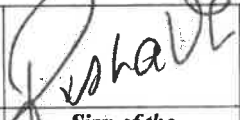



TO ALL TO WHOM THESE PRESENTS SHALL COME, I, SUDHANSHU AGARWAL having address at A-710, Crystal Plaza, Opp. Infinity Mall, New Link Road, Andheri West, Mumbai- 400 053, HEREBY SEND GREETINGS:

WHEREAS I am the owner, occupier and in possession of various properties in Maharashtra (hereinafter referred as said "Properties");

WHEREAS I have many properties both residential and commercial and intend to deal with the above properties and procure more properties and I do not have the time to visit the registration office due to my prior professional commitments;



Sign. of the Grantor

				
Sign of the Attorney No. 1	Sign of the Attorney No. 2	Sign of the Attorney No. 3	Sign of the Attorney No. 4	Sign of the Attorney No. 5

करल - ५

बुक क्र. ४७९९ / २०२४

WHEREAS for the purpose of managing my affairs or otherwise so in respect and regard to the said Properties, I am desirous of appointing:

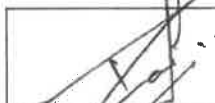
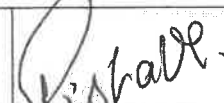

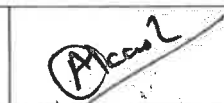
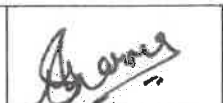
- 1) **MR. RAJKUMAR C. PAL**, age 32 years, Indian Inhabitant, Residing at Room No. 2, Amir Ahmad Chawl, Rani Sati Marg, Pathanwadi, Malad East, Mumbai-400 097, hereinafter referred as to "Attorney No. 1"; and
- 2) **MR. RISHABH ARUN GOYAL**, age 23 years, Indian Inhabitant residing at 23 Vindhyavan Bungalows Part 3, Near Zebar School for Children, Thaltej Shilaj Road, Malad East - 380059, hereinafter referred as to "Attorney No. 2";
- 3) **MR. RAJKUMAR MALLAH**, age 28 years, Indian inhabitant, residing at 12/180 Janu Bhoje Nagar, Near Valmiki Nagar, Bandra (East), Mumbai 400 051, hereinafter referred as to "Attorney No. 3";
- 4) **MR. AKASH PRAKASH BHATIA**, age 40 years, Indian Inhabitant, residing at Room No. 2, A Wing, Parekh Nagar, Surya CHS, Vaishetpada-2, Near Triveni Nagar, Kurar Village, Malad East, Mumbai 400 097, hereinafter referred as to "Attorney No. 4";
- 5) **MR. MANISH GOPAL SHARMA**, age 35 years, Indian Inhabitant, residing at A-614, Shivkokaan Ekyawardhak SRA CHS Building No.1, Janu Bhoje Nagar, Off. WEH, Malad East, Mumbai-400 097, hereinafter referred as to "Attorney No. 5";

hereinafter collectively referred to as "Attorneys", as my constituted Attorney to act, on my behalf and for me.

१०९४३	५	२६
२०२३		

SAM.

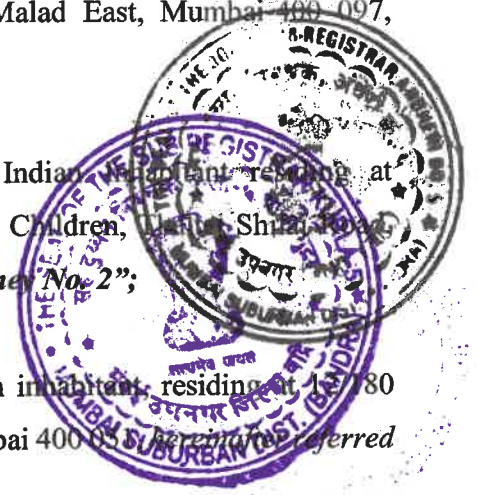
Sign. of the Grantor

				
Sign of the Attorney No. 1	Sign of the Attorney No. 2	Sign of the Attorney No. 3	Sign of the Attorney No. 4	Sign of the Attorney No. 5

करल - ५
दस्त क्र. ४०७७ / २०२४
६३ / १९२०

NOW KNOW ALL AND THESE PRESENTS WITNESS THAT
I, SUDHANSHU AGARWAL, do hereby nominate, constitute and appoint:

- 1) **MR. RAJKUMAR C. PAL**, age 32 years, Indian Inhabitant, Residing at Room No. 2, Amir Ahmad Chawl, Rani Sati Marg, Pathanwadi, Malad East, Mumbai 400 097, hereinafter referred as to "Attorney No. 1"; and
- 2) **MR. RISHABH ARUN GOYAL**, age 23 years, Indian Inhabitant, residing at 23 Vrindavan Bungalows Part 3, Near Zebar School for Children, Shilpa Nagar, Ahmedabad – 380059, hereinafter referred as to "Attorney No. 2";
- 3) **MR. RAVIKUMAR MALLAH**, age 28 years, Indian inhabitant, residing at 12/180 Bharat Nagar, Near Valmiki Nagar, Bandra (East), Mumbai 400 055, hereinafter referred as to "Attorney No. 3
- 4) **MR AKASH PRAKASH BHATIA**, age 40 years, Indian Inhabitant, residing at Room No. 2, A Wing, Parekh Nagar, Surya CHS, Vaishetpada-2, Near Triveni Nagar, Kurar Village, Malad East, Mumbai 400 097, hereinafter referred as to "Attorney No. 4"
- 5) **MR. MANISH GOPAL SHARMA**, age 35 years, Indian Inhabitant, residing at A-614, Shivkoka Ekyawardhak SRA CHS Building No.1, Janu Bhoje Nagar, Off. WEH, Malad East, Mumbai-400 097, hereinafter referred as to "Attorney No. 5";



बदर - १६ IV
१०९४ ६ २६

hereinafter collectively referred to as "Attorneys", whose photograph/s and Signature/s for the purpose of identification are affixed hereto be our true and lawful attorney to act SINGLY /

Sign. of the Grantor

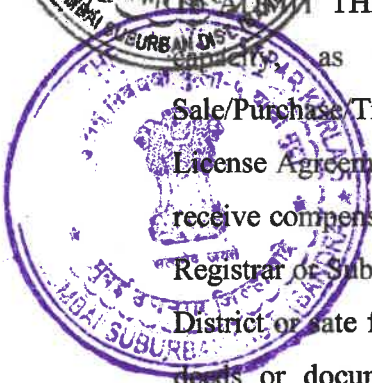
Sign of the Attorney No. 1	Sign of the Attorney No. 2	Sign of the Attorney No. 3	Sign of the Attorney No. 4	Sign of the Attorney No. 5

करल - ५

दस्ता क. २५११ / २०२४

एच १२०

SEVERALLY for me and on my behalf in individual capacity, as a partner and/or as a designated partner, to do and execute jointly and/or severally the following acts, deeds, matters and things on my behalf and for me:



make, conduct and control correspondence in connection with my said Properties and estate.

ADMIT THE EXECUTION of any documents executed by me in my individual capacity, as partner and/or as a designated partner relating to Sale/Purchase/Transfer/Gift/Mortgage/Re-conveyance/ Release / lease / Leave and License Agreement / Assignment Agreement / Rectification / confirmation etc. and to receive compensation, cost, price and to lodge the said documents before the concern Registrar or Sub-Registrar of Assurances in India or Mumbai or in any district or Sub-District or state for the purpose of ADMITTING EXECUTION of any instruments or deeds or documents for registration thereof under the provisions of the Indian Registration Act XVI of 1908 or any statute modifying or extending the same and then and there or at any time thereafter to lodge presents and register or cause and procure to be registered any deeds, including Sale/Purchase/Transfer/Gift/Mortgage/Re-Conveyance / Release / Lease / Leave and License Agreement / Assignment Agreement / Rectification / Confirmation etc. whatsoever executed by virtue of these presents including these presents, as may be deemed necessary in this behalf as fully and effectually as I could do.

बदर - २६	
१०१४२	१८ २६
२०२३	
३	

To receive the Documents lodged for registration and pass effectual receipt for the same.

SM.
Sign. of the Grantor

Sign of the Attorney No. 1	Sign of the Attorney No. 2	Sign of the Attorney No. 3	Sign of the Attorney No. 4	Sign of the Attorney No. 5

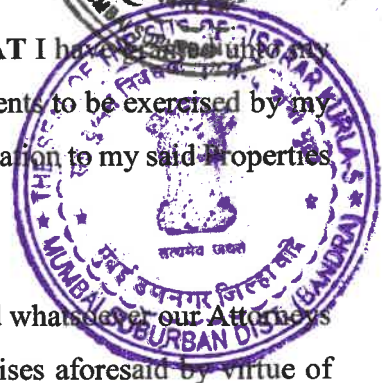
करल - ५
वस्त क्र. ४०७७ / २०२४
२५ / १२०

4. To pay the requisite registration fees, for and on my behalf

5. **AND GENERALLY**, to do all acts, Deeds, matters and things as may become or required under the Indian Registration Act, 1908 and during the last 12 months to present the said Deeds and Agreements executed by me for registration to all the execution and to receive such documents duly registered after complying with all the requirements.



6. **AND I DO HEREBY DECLARE AND CONFIRM THAT** I have authorized my Attorney the powers and authorities contained in these presents to be exercised by my Attorneys in the manner aforesaid at all times hereafter in relation to my said properties / estate wheresoever situated.



7. **AND I DO HEREBY AGREE** to ratify and confirm all and whatsoever our Attorneys shall lawfully do or cause to be done in or about the premises aforesaid by virtue of these presents.

8. This Power or Attorney is made without any consideration.

बदर - १६ IV		
४०७४२	L	२६
२०२३		

AM.
Sign of the Grantor

Sign of the Attorney No. 1	Sign of the Attorney No. 2	Sign of the Attorney No. 3	Sign of the Attorney No. 4	Sign of the Attorney No. 5

(3) Mr. Ravikumar Mallah
(Attorney No. 3)

Ravikumar



(4) Mr. Akash Bhatia
(Attorney No. 4)



Akash

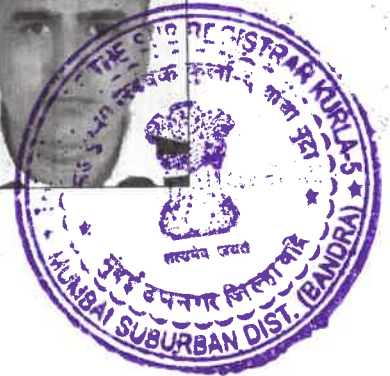
करल - ५
दस्त क्र. ४७७७/२०२४
२६/१२०



(5) Mr. Manish Gopal Sharma
(Attorney No. 5)



Manish



In presence of:

1. *Tushar Kishoregou*

2.



बंदर - १६ IV		
१०१४२	१०	२६
२०२३		

Sign. of the Grantor

Sign of the Attorney No. 1	Sign of the Attorney No. 2	Sign of the Attorney No. 3	Sign of the Attorney No. 4	Sign of the Attorney No. 5

करत - 4

वस्तु क्र. ४७९१/२०२३

२६/१२०

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AGAPA4441R



नाम / Name
SUDHANSHU RAMAVTAR AGARWAL

पिता का नाम / Father's Name
RAMAVTAR TARACHAND AGARWAL

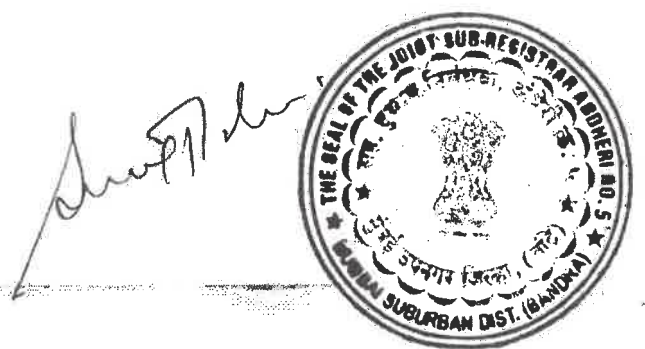
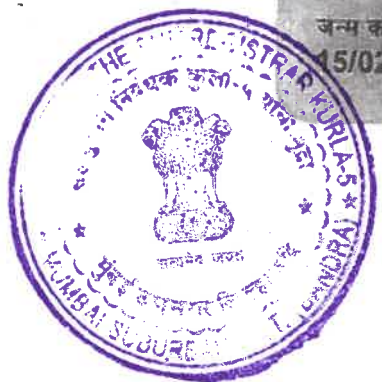
जन्म की तारीख / Date of Birth
15/02/1985

Sudhanshu



30082017

A PAN Application Digitally Signed. Card Not Valid Unless Physically Signed.



बंदर - १६ IV		
१०९४२	११	२६
२०२३		

भारत सरकार
Ministry of Identification, Government of India

संकेत सं / Enrollment No.: 1069/166940/1263

To: Sudhanshu Ramavtar Agarwal
Joint Registrar, Adheri
J.S. Ramavtar Agarwal
J.S. Ramavtar Agarwal
Address: Link Road
Opp. Link Road
Adheri West,
Mumbai
Mumbai - 400032
0213551100

आपका आधार क्रमांक / Your Aadhaar No.:
9589 8501 2427

मेरा आधार, मेरी पहचान

सुधंशु रामवतार अग्रवाल
Sudhanshu Ramavtar Agarwal

आपकी तिथि / Date: 15/02/2017
युवक / Male
9589 8501 2427

मेरा आधार, मेरी पहचान

Sudhanshu

adani
Electricity



BILL OF SUPPLY
COMMERCIAL

सप्लायर
आपका बिजली बिल हमारे द्वारा तैयार किया गया है।

करल - ५

Smiles: 1780 Points Earned

वस्तु क्र. १०००२४

CYCLE NUMBER: 16 TYPE OF SUPPLY: THREE PHASE

SANCTIONED BOND (INR): 20.00 BILL NUMBER: 100819946150

PRESENT READING DATE: 05-07-2023 PREVIOUS READING DATE: 06-06-2023

Sudhanshu Ramavtar Agarwal
A-710 Andheri Link Road Crystal Plaza Andheri (W) Opposite Infinit
Y Mail MUMBAI 400053
Mobile: 98****99
Email: su****2u@gmail.com
PAN : AG****41R GST :

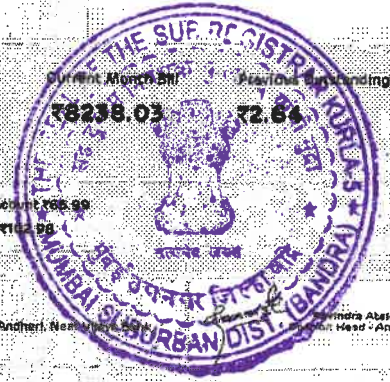
BILL DATE: 07-07-2023
TARIFF: LT II (A)
BILL DISTRIBUTION NO.: Andheri/Versova/16/201/04 0/040/001

METER STATUS: Active
CONNECTION DATE: 10-09-2016
BILLING STATUS: Regular

ROOR (336)

CA NO: 152311425
₹8220.00
Due Date: 28-07-2023

Bill Month: **June 2023**
Unks Consumed: **745**
Bill Period: 07-06-2023 - 05-07-2023 Previous Units: 854



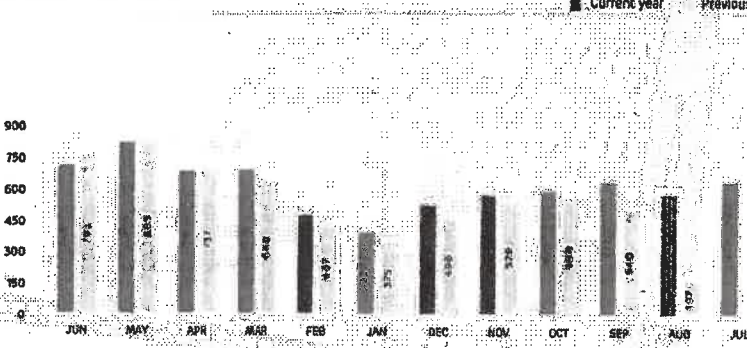
The due date refers to only current bill amount. Previous balance is payable immediately.

- Round sum payable by discount date: 14-07-2023 Amt ₹8150.00 Discount ₹69.99
- Round sum payable after due date: 28-07-2023 Amt ₹8220.00 DPC ₹162.98

Scan code to pay your bill via (Use any UPI app)
UPI, BBPS, NACH

Nearest Collection Centre (Cash/Cheque)
Adani Electricity, Versova, Sharda Hill 3, Jankidevi School Road, SV Patil Nagar, Andheri, West Mumbai-400061.

CONSUMPTION TREND



MAJOR BILL COMPONENTS (Rounded off) (₹)

बदर - १६ IV

92 28

90983

2023

METER DETAILS

Meter Number	Present Reading	Previous Reading	Multiplying Factor	Consumption Units(kWh)
335138	36521.00	35776.00	1	745
Total Consumption				745

paid 13/7/23
Online from 10/11/23 Amt 8150/-
paid

19122 Toll Free No. (24x7) www.adanelectricity.com

helpdesk.mumbaielectricity@adani.com

Adani Electricity, Opp.MIDC Police Station, MIDC, Andheri (E),Mumbai-400093

For power interruption complaint or restoration call SMS POWER <9 digit account no.> to 19122 or mobile number

Give us missed call on 1800 102 2222 from your registered mobile number

For Portal Related Complaints call 19122

For Internal complaint resolution system(CRS) visit our website: www.adanelectricity.com

Join us on: [Social media icons]



IMPORTANT MESSAGE

- Please note that all important communication related to your account are being sent on 98****99 registered with us. In case of any change, do inform us immediately to avoid any inconvenience and enjoy our uninterrupted services
- In view of MERC order in case no. 325 of 2019, cash payment limit towards electricity bills is fixed at Rs.5,000/- per account per month. For payment of amount greater than Rs.5,000 please use convenient digital channels / online / cheque modes
- Tentative meter reading date for your JUL-23 bill is 04/08/2023

It's a lethal combination!

Call 19122

This electricity bill neither reflects a title nor is to be used as a proof of any property or premises.

This bill is printed on recycled paper.

करल - ५
दस्तावेज क्र. १०९१/२०२४
१०० आ२०



भारत सरकार
राजकुमार चंद्रशेखर पाल
Rajkumar Chandrashekhar Pal
जन्म तारीख/DOB: 21/01/1991
पुरुष/MALE
7142 2938 5429

माझे आधार, माझी ओळख

बदर - १६ IV		
१०९४	९३	२६
२०२३		



पत्ता:
रूम नं. २, अमीर अहमद चाव, रानी सती मार्ग,
पठानवाडी, मुंबई, मुंबई,
महाराष्ट्र - ४०००९७

Address:
Room No. 2, Amir Ahmad Chawl, Rani Sati
Marg, Pathanwadi, Mumbai, Mumbai,
Maharashtra - 400097

7142 2938 5429

1847 1800 300 1847 help@uidai.gov.in www.uidai.gov.in P.O. Box Bengaluru



करल - ५
दस्त क्र. ४७७७ / २०२४
१०१/१२०

आयकर विभाग
 INCOME TAX DEPARTMENT
 RAJKUMAR CHANDRASHEKHAR PAL
 CHANDRASHEKHAR RAMKIRAT PAL
 21/01/1991
 Permanent Account Number
 BZUPP2991R
 Signature

[Handwritten signature]

बदर - १६ IV		
१०१४२	१४	२६
२०२३		



करल - ५
 वृत्त क्र. ४५११ / २०२४
 १०२/१२०

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
 CUZPG7995P

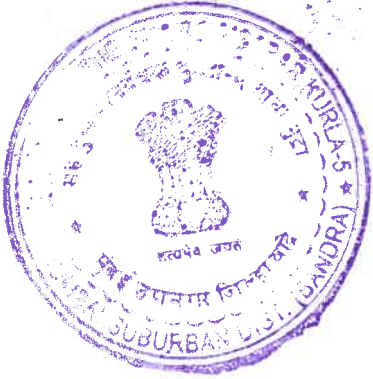


नाम / Name
 RISHABH ARUN GOYAL

पिता का नाम / Father's Name
 ARUNKUMAR GOYAL

जन्म की तिथि / Date of Birth
 29/01/2000

हस्ताक्षर / Signature



Handwritten signature

बंदर - १६ IV		
१०१४	१५	२६
२०२३		



करल - ५
 दस्त क्र. ४७७७/२०२४
 १०३/१२०

भारत सरकार
 Government of India



गोयल रिषभ
 Goyal Rishabh
 जन्म तारीख / DOB : 29/01/2000
 पुरुष / Male

3492 5594 0849

आधार - सामान्य भाषासन्धि अधिकार



भारतीय विधिक अभिलेख प्रधिकरण
 Unique Identification Authority of India

आधार

संस्था: S/O. अरुण, २३, मंगलवेल-१, सानेदिया बंगला, थल्ले, गुजरात, ३८००६९
 Address: S/O. Arun, 23, Mangalvel-1, Sanedhiya Bungalows, Thaller, Ahmedabad, Thaller, Gujarat, 380069

3492 5594 0849

1947 1800 200 1947

Handwritten signature

दस्तावेज - १६ IV

१०१४३	१६	२६
२०२३		



करल - ५

दस्ता क्र. ४०९१ / २०२४

१०४/१२०



भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविव्याचा क्रमांक / Enrollment No 1216/00116/01262

To,
रविकुमार दयानंद मल्लाह
Ravikumar Dayanand Malah
S/O Dayanand Malah
12/160 Bharat Nagar, Near Velmiki Nagar
Bandra(East) S.O.
Mumbai
Maharashtra 400051
9029014950

Ref: 67 / DIC / 133487 / 133665 / P



UE114178672IN

बदर - १६ ~~17~~

१०९४२

१७ २६

२०२३

आपला आधार क्रमांक / Your Aadhaar No. :

3267 5957 6070

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



रविकुमार दयानंद मल्लाह
Ravikumar Dayanand Malah
पत्नीप: दयानंद रामजी मल्लाह
Father: Dayanand Ramji
Mallah
जन्म वर्ष / Year of Birth: 1994
पुरुष / Male

3267 5957 6070

आधार - सामान्य माणसाचा अधिकार



Pravach

केरल - ५
दस्त क्र. २०११/२०२४
१०१/१२०

बदर - १६ IV
१०१४
१०
२६
२०२३



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAVIKUMAR D MALLAH

DAYANAND RAMJI MALLAH

25/02/1994

Permanent Account Number

CGGPM6882A

Mallah

Signature



27072013

Mallah



करल - ५

वस्तु क्र. २०९९/२०२४

जे. ९२०



भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविषयाचा क्रमांक / Enrollment No: 1218/61215/00166

To,
अक्षय प्रकाश शाही
Akash Prakash Shahi
ROOM 2A WING, PARESH NAGAR SURVA CHS,
VASHTY PADA 2
NEAR TRIVENI NAGAR KURAR VILLAGE
Maid East
Maid East Mumbal Mumbai
Maharashtra 400057
8845388922

Ref S / 18A / 48140 / 15980 / P



SH0737999340F

Prakash



आपला आधार क्रमांक / Your Aadhar No. :

6287 2355 0803

आधार - सामान्य नाणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA



अक्षय प्रकाश शाही
Akash Prakash Shahi
जन्म वर्ष / Year of Birth : 1982
पुंसप / Male



6287 2355 0803

आधार - सामान्य नाणसाचा अधिकार

खतर - ०६ IV
२६
२०२३



करल - ५

दस्त क्र. २०११/२०२४

१००/१२०



बंदर - १६

१०१४२	२०	२६
२०२३		

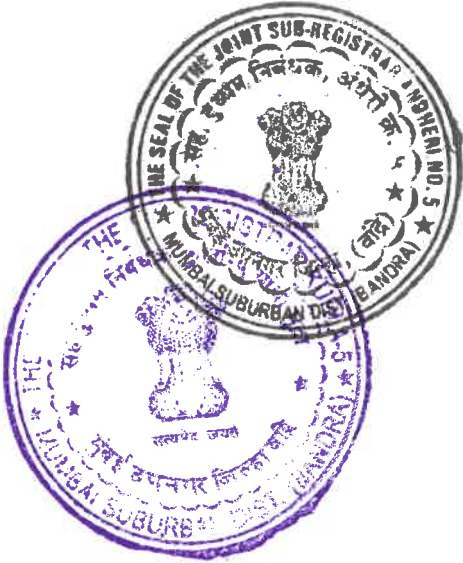


Akash

करल - ५

वस्तु क्र. ४०९१/२०२४

१०६/१२०



बदर - १६ IV

१०९४

२१ २६

२०२३

करल - ५
 वस्त क्र. ४५७७/२०२४
 १०६/१२०

भारतीय विधि-वहयान प्राधिकरण
 NATIONAL BOARD OF REGISTRATION OF VEHICLES OF INDIA



गनिश गोपाल शर्मा
 Manish Gopal Sharma
 जन्म तारीख/DOB: 24/05/1988
 पुरूष/ MALE



6211 4724 6064

1947 1800 200 1947 मकाने अधिकार, मकाने अधिकार P.O. Box No. Bengaluru

वर्ष - १६ IV		
१०७४	२२	२६
२०२३		

Address:
 S/O Gopal Sharma, A-614 Shivlok, Elyswardhak SFA CHS Building No 1, Janu Bhoje Nagar, Off Western Express Highway, Near Shantaram Talav, Malad East, Mumbai Mumbai Suburban, Maharashtra - 400097

वना:
 S/O गोपाल शर्मा, अ-६१४ शिवलोक, एलिसवर्धक एसएचएस बिल्डिंग नंबर १, जानु भोजे नगर, ऑफ वेस्टर्न एक्सप्रेस हायवे, शान्तराम तलाव, मालाद ईस्ट, मुंबई मुंबई उपनगर, महाराष्ट्र - ४०००९७

6211 4724 6064



आयकर विभाग INCOME TAX DEPARTMENT
 भारत सरकार GOVT. OF INDIA
 स्थायी लेखा संख्या कार्ड Permanent Account Number Card
 CLRP65378H
 मनीष गोपाल शर्मा MANISH GOPAL SHARMA
 पिता का नाम / Father's Name GOPAL BANWARILAL SHARMA
 जन्म तारीख / Date of Birth 24/05/1988
 हस्ताक्षर Signature

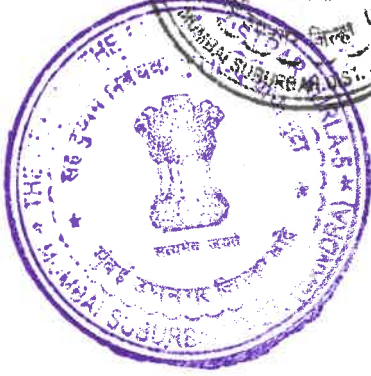


Sharma

करल - ५

बस्त क्र. ४७११/२०२४

११०/१२०



बदर - १६ IV

१०१४२

२३

२६

२०२३

करल - ५
 दिनांक: ०७/११/२०२४
 १२०



MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No. MH46 20120018985 DOI: 03-12-2012
 Valid Till: 02-12-2032 (NT)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DOI
MCWG	03-12-2012
LMV	03-12-2012

DOB: 27-03-1983 BG

Name: PRAKASH RAUT
 S/DW of: EKANATH RAUT
 Add: FL-C-423, PL NO-4, SEC-36,
 TRUPATI COMPLEX, KAMOTHE,
 TAL-PANVEL, DIST-RAIGAD.
 PIN: 410209
 Signature & ID of Issuing Authority: MH46 961267

FORM 1
 RULE 16 (2)

Signature/Thumb Impression of Holder

बदर - १६ IV		
१०१४३	२४	२६
२०२३		

MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No. MH47 20170001125 DOI: 05-01-2017
 Valid Till: 04-01-2037 (NT)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DOI
LMV	05-01-2017
MCWG	05-01-2017

DOB: 29-12-1994 BG:

Name: TUSHAR KSHIRSAGAR
 S/DW of: ASHOK KSHIRSAGAR
 Add: 382/18 RAJMALA CHS SECTOR 3,
 CHARKOPNI KANDIVALI W MUMBAI
 PIN: 400067
 Signature & ID of Issuing Authority: MH47 20173

FORM 1
 RULE 16 (2)

Signature/Thumb Impression of Holder

करल ५२/१०१४२

बुधवार, २६ जुलै २०२३ १०:५५ म.पू.

दस्त घोषवारा भाग-१

बदर १६

दस्त क्रमांक: १०१४२/२०२३

दस्त क्रमांक: बदर १६/१०१४२/२०२३

बीजार मूल्य: रु. ००/-

मोबदला: रु. ००/-

११२/१२०

भगलेले मुद्रांक शुल्क: रु. ५००/-

दु. नि. मह. दु. नि. बदर १६ यांचे कार्यालयात

अ. क्र. १०१४२ वर दि. २६-०७-२०२३

रोजी १०:५५ म.पू. वा. हजर केला.

पावती: १०३८७

पावती दिनांक: २६/०७/२०२३

सादरकरणाराचे नाव: सुधांशु अगरवाल

नोंदणी फी

रु. १००.००

दस्त हाताळणी फी

रु. ५२०.००

पृष्ठांची संख्या: २६

एकूण: ६२०.००

दस्त हात करणाऱ्याची सही:

मह. दु. नि. क्र. ५२/१०१४२-५

सह. दुय्यम पियबक, अंधेरी क्र. ५

मुंबई उपनगर जिल्हा

दस्ताचा मुद्रांक शुल्क: अ-जेजा तो प्रतिफलार्थ देण्यात आलेला असून @ त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल

तेव्हा

शिक्षा क्र. १२६ / ०७ / २०२३ १० : ५५ : ०४ AM ची वेळ: (सादरीकरण)

शिक्षा क्र. २२६ / ०७ / २०२३ १० : ५५ : ४५ AM ची वेळ: (फी)

सह. दुय्यम पियबक, अंधेरी क्र. ५
मुंबई उपनगर जिल्हा

प्रतिज्ञापत्र

सदर दस्तावेज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार व नोंदणीस दाखल केलेला आहे. दस्तातील पत्रकार, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता जाणवली आहे. दस्ताची सत्यता वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व्यक्ती यांच्या वेळोवेळी पूर्णपणे जबाबदार राहतील

लिहून देणारे (दिनांकासहीत स्वाक्षरी)

लिहून देणारे (दिनांकासहीत स्वाक्षरी)

बदर - १६ IV		
१०१४२	२५	२६
२०२३		



Kishan

Ramesh

Ramesh

Ramesh



दस्त गोषवारा भाग-2

बंदर 16

दस्त क्रमांक:10142/2023

26/07/2023 10 58:44 AM

दस्ता क्रमांक :बंदर16/10142/2023

दस्ताचा प्रकार :-जनरल पॉवर ऑफ अटॉर्नी

करल - 4

छायाचित्र

टसा प्रमाणित

दस्त क्र. 8099/2023

993/920

- | अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार |
|----------|---|---|
| 1 | नाव:सुधांशु अगरवाल
पत्ता:प्लॉट नं: ए-710, माळा नं: -, इमारतीचे नाव: क्रिस्टल प्लाझा,
ब्लॉक नं: अंधेरी पश्चिम,मुंबई, रोड नं: ऑप.इन्फिनिटी मॉल, न्यू लिंक
रोड, महाराष्ट्र, मुम्बई.
पिन नंबर: | कुलमुखत्यार देणार
वय :-38
स्वाक्षरी:- |
| 2 | नाव:राजकुमार सी. पाल
पत्ता:प्लॉट नं: रूम नं.2, माळा नं: -, इमारतीचे नाव: अमीर अहमद
चाळ, ब्लॉक नं: मालाड पूर्व,मुंबई, रोड नं: राणी सती मार्ग,
पठाणवाडी, महाराष्ट्र, मुम्बई.
पिन नंबर: | पॉवर ऑफ अटॉर्नी
होल्डर
वय :-32
स्वाक्षरी:- |
| 3 | नाव:रिषभ अरुण गोयल
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 23 वृंदावन बंगला पार्ट
3, ब्लॉक नं: अहमदाबाद, रोड नं: झेवार स्कूल फॉर चिल्ड्रन
जवळ,थलतेज शिलाज रोड, गुजरात, अहमदाबाद.
पिन नंबर: | पॉवर ऑफ अटॉर्नी
होल्डर
वय :-23
स्वाक्षरी:- |
| 4 | नाव:रविकुमार मल्लाह
पत्ता:प्लॉट नं: 12/810, माळा नं: -, इमारतीचे नाव: भारत नगर,
ब्लॉक नं: बांद्रा पूर्व,मुंबई, रोड नं: वाल्मिकी नगर जवळ, महाराष्ट्र,
मुम्बई.
पिन नंबर: | पॉवर ऑफ अटॉर्नी
होल्डर
वय :-29
स्वाक्षरी:- |
| 5 | नाव:आकाश प्रकाश भाटिया
पत्ता:प्लॉट नं: रूम नं.2, माळा नं: ए विंग, इमारतीचे नाव: पारेख
नगर, सूर्या को-ऑप ही सो, ब्लॉक नं: कुरार व्हिलेज, मालाड
पूर्व,मुंबई, रोड नं: वैशेतपाडा-2, महाराष्ट्र, मुम्बई.
पिन नंबर: | पॉवर ऑफ अटॉर्नी
होल्डर
वय :-40
स्वाक्षरी:- |
| 6 | नाव:मनिष गोपाळ शर्मा
पत्ता:प्लॉट नं: ए-614, माळा नं: -, इमारतीचे नाव: शिवकोकण
एक्यवर्थक एसआरए को-ऑप ही सो बिल्डींग नं.1, ब्लॉक नं: मालाड
पूर्व,मुंबई, रोड नं: जानू भोए नगर, ऑफ.डब्ल्यूईएच, महाराष्ट्र, मुम्बई
पिन नंबर: | पॉवर ऑफ अटॉर्नी
होल्डर
वय :-35
स्वाक्षरी:- |



वरील दस्तऐवज करून देणार तयाकधीत जनरल पॉवर ऑफ अटॉर्नी चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:26 / 07 / 2023 10 : 58 : 20 AM

ओळख:-

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

- | अनु क्र. | पक्षकाराचे नाव व पत्ता | स्वाक्षरी |
|----------|--|-----------|
| 1 | नाव:तुषार क्षीरसागर
वय:28
पत्ता:शांप नं.17 बी सागर टॉवर जोगेश्वरी पश्चिम मुंबई
पिन कोड:400102 | |
| 2 | नाव:प्रकाश राजत
वय:40
पत्ता:शांप नं.17 बी सागर टॉवर जोगेश्वरी पश्चिम मुंबई
पिन कोड:400102 | |



प्रमाणित करणेचे सुते की, या दस्तामध्ये एकूण २६...पाने आहेत

शिक्षा क्र.4 ची वेळ:26 / 07 / 2023 10 : 59 : 06 AM

सह दुय्यम निबंधक, अंधेरी क्र. 4
मुंबई उपनगर जिल्हा

सह. दुय्यम निबंधक, अंधेरी क्र.-4,
मुंबई उपनगर जिल्हा

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used	Deface Number	Deface Date
1	SUDHANSHU AGARWAL	eChallan	0300517202307250102	24E	500.00	RF	0002952936202324	26/07/2023
2	26	DHC		2607202301267	520	RF	2607202301267D	26/07/2023
3	SUDHANSHU AGARWAL	eChallan		MH0057315762023	100	RF	0002952936202324	26/07/2023

[S:D:Stamp Duty] [R:Registration Fee] [DHC: DHC Fee] [Handing Charge]

२०२३

10142 / 2023

सह. दुय्यम निबंधक, अंधेरी क्र.-4,
मुंबई उपनगर जिल्हा.

करल - ५
दस्ता क्र. ४०३९ / २०२४
९९० / ९२०



करल - ५

दस्त क्र. ४०११/२०२४

११/१२/२०

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AGAPA4441R

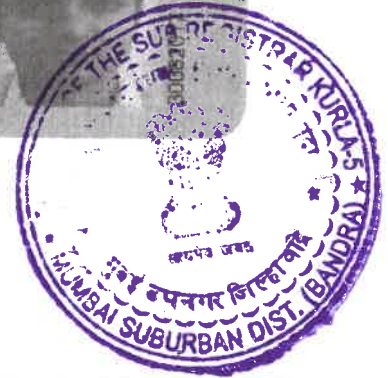

नाम / Name
SUDHANSHU RAMAVTAR AGARWAL

पिता का नाम / Father's Name
RAMAVTAR TARACHAND AGARWAL

जन्म की तारीख / Date of Birth
15/02/1985

Sudhanshu

A PAN Application Digitally Signed, Card Not Valid unless Physically Signed



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABEFR2586H

नाम / Name
RAGHAV REALTY DEVELOPERS

निगमन / गठन की तारीख
Date of Incorporation / Formation
27/10/2021



Sudhanshu

५. करल - ५
दस्त क्र. ४७९९ / २०२४
९९६ ~~९९९~~ / ९२०



करल - ५
दस्त क्र. ४०७७ / २०२४
~~४०७७७७ / १२०~~

भारत सरकार
Government of India




वनाजा श्रीनिवासराव दासी
Vanaja Shrinivasrao Dasi
जन्म तारीख / DOB : 07/05/1975
स्त्री / Female



9432 3514 5522

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
National Identification Authority of India



पत्ता
W/O श्रीनिवासराव दासी, गोमेझ
अपार्टमेंट 02 , दुबई कॉलोनी , ,
ग्राउंड फ्लोर, , अंबरनाथ वेस्ट,
अंबरनाथ, अंबरनाथ, ठाणे, अंबरनाथ,
महाराष्ट्र, 421501

Address:
W/O Shrinivasrao Dasi, Gomez
Appartment f no. 02 , dubai
Colony , , Ground Floor, ,
Ambarnath West, Ambarnath,
Ambarnath, Thane, Ambarnath,
Maharashtra, 421501

1947

9432 3514 5522

www.uidai.gov.in



Deeja

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DXWPM5868Q

नाव / Name
ROHIT M MORE


पिता का नाव / Father's Name
MOHAN RAMCHANDRA MORE

जन्म तारीख / Date of Birth
08/07/1995




सहस्र / Signature

भारत सरकार
GOVERNMENT OF INDIA



भारत कौशल
Bharat Kaushal
जन्म वर्ष / Year of Birth : 1960
पुरुष / Male



7915 6333 3661

आधार — सामान्य माणसाचा अधिकार

करल - ५

दस्त क्र. ४७७७ / २०२४

११६०७१२०

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



VANAJA SRINIVASRAO DASI

BHIKSHAM KARRA

07/05/1975

Permanent Account Number

AFZPD0832R

Signature



16092011

520/4711

गुरुवार, 22 फेब्रुवारी 2024 11:35 म.पू.

दस्त गोषवारा भाग-1

करल5

दस्त क्रमांक: 4711/2024

दस्त क्रमांक: करल5 /4711/2024

बाजार मुल्य: रु. 82,83,245/-

मोबदला: रु. 1,48,57,142/-

भरलेले मुद्रांक शुल्क: रु. 7,42,862/-

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area

करल - ५

दस्त क्र. ४७११ /२०२४

पुष्टीकरण

दु. नि. सह. दु. नि. करल5 यांचे कार्यालयात

पावती:4987

पावती दिनांक: 22/02/2024

अ. क्र. 4711 वर दि.22-02-2024

सादरकरणाचे नाव: वनाजा श्रीनिवासराव दासी

रोजी 11:33 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2400.00

पृष्ठांची संख्या: 120

एकुण: 32400.00

दस्त हजर करणाऱ्याची सही

Joint S.R. Kurla-5

सह दुय्यम निबंधक वर्ग-2

कुर्ला क्र. 5

दस्ताचा प्रकार: करारनामा

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

शिक्षा क्र. 1 22 / 02 / 2024 11 : 33 : 16 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 22 / 02 / 2024 11 : 34 : 27 AM ची वेळ: (फी)

Joint S.R. Kurla-5

सह दुय्यम निबंधक वर्ग-2

कुर्ला क्र. 5



प्रातेज्ञापत्र

प्रस्तुत दस्तऐवज भारतीय नोंदणी अधिनियम १९०८ व महाराष्ट्र नोंदणी नियम १९६१ मधील तरतुदीनुसार निष्पादीत करून नोंदणीस सादर केलेला आहे. दस्तऐवजासोबत जोडलेली कागदपत्रे, नकाशे व कुलमुखत्यारपत्रे यांच्या सत्यता व वैधतेबाबतची खात्री दस्तऐवजातील निष्पादक यांचे केलेली असून, त्याची सर्वस्व जबाबदारी निष्पादक यांची आहे. प्रस्तुत हस्तांतरणास केंद्र अथवा राज्य शासनाच्या कोणत्याही अधिनियम/नियम/अधिसूचना अथवा परिपत्रके यांचे निबंध नाहीत वा उल्लंघन होत नाही.

लिहून देणार

१) Rinkool

२)

लिहून घेणार

१) Rinkool

२)



दस्त गोपवारा भाग-2

करल5

दस्त क्रमांक:4711/2024

22/02/2024 11 41:48 AM

दस्त क्रमांक :करल5/4711/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मेसर्स राघव रियल्टी डेव्हलपर्स चे भागीदार सुधांशु अगरवाल तर्फे कु मु म्हणून रिषभ अरुण गोयल पत्ता:प्लॉट नं: ऑफिस नं. ए-७१०, माळा नं: -, इमारतीचे नाव: क्रिस्टल प्लाझा, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: इन्फिनिटी मॉल समोर, न्यू लिंक रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:ABEFR2586H	लिहून देणार वय :-23 स्वाक्षरी:-		
2	नाव:वनाजा श्रीनिवासराव दासी पत्ता:प्लॉट नं: फ्लॅट नं. २, माळा नं: तळ मजला, इमारतीचे नाव: गोमेझ अपार्टमेंट, दुबई कॉलनी, ब्लॉक नं: अंबरनाथ पश्चिम, ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AFZPD0832R	लिहून घेणार वय :-48 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:22 / 02 / 2024 11 : 37 : 25 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:भरत - कौशल वय:58 पत्ता:चेंबूर मुंबई पिन कोड:400071		
2	नाव:रोहित मोरे वय:28 पत्ता:चेंबूर, मुंबई पिन कोड:400071		

शिक्का क्र.4 ची वेळ:22 / 02 / 2024 11 : 37 : 51 AM

शिक्का क्र.5 ची वेळ:22 / 02 / 2024 11 : 38 : 17 AM नोंदणी पुस्तक 1 मध्ये

Joint S.R. Kulkarni
सह दुय्यम निबंधक वर्ग-2

Payment Details: 5

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RAGHAV REALTY DEVELOPERS	eChallan	02300042024022216227	MH016018230202324E	10.00	SD	0008466042202324	22/02/2024
2	RAGHAV REALTY DEVELOPERS	eChallan	10000502024022108245	MH016004856202324P	742852.00	SD	0008466042202324	22/02/2024
3		DHC		0224216521685	2000	RF	0224216521685D	22/02/2024
4				0224213821742	400	RF	0224213821742D	22/02/2024
5	RAGHAV REALTY DEVELOPERS	eChallan		MH016004856202324P	30000	RF	0008466042202324	22/02/2024

(SD:Stamp Duty) (RF:Registration Fee) (DHC: Document Handling Charges)

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback@srta@grpa.com

प्रमाणित करण्यात येते की, या दस्तामध्ये
एवढे 920 पाने आहेत.
मुंबई क्र. 1 करार-5/ 8099 /2024
या क्रमांकावर नोंदला.
दिनांक 22/02/2024

(ई.डी.देवशी)

सह दुय्यम निबंधक वर्ग-2 कर्ला क्र.5
मुंबई उपनगर जिल्हा 22/2/2024

http://10.10.246.39/MarathiReports/HTMLreports/HtmlReportSummary2.aspx



22/02/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

दस्त क्रमांक : 4711/2024

नोंदणी :

Regn:63m

गावाचे नाव : कुर्ला

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	14857142
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8283245.41
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: फ्लॅट नं. 1605, 16 वा मजला, राघव पारिजात, विल्डिंग नं. 72, नेहरू नगर, कुर्ला पूर्व, मुंबई-400024, मोजे कुर्ला 3, सदनिकेचे क्षेत्रफळ 54.65 चौ.मी. रेटा कारपेट आणि बाल्कनीचे क्षेत्रफळ 5.47 चौ. मी. रेटा कारपेट....31 मार्च 2021 चे शासन आदेश क्र. मुद्रांक-2021/अनौ.सं.क्र.12/व्य.क्र. 107/म-1(धोरण) या नुसार दस्तऐवजास महिला खरेदीदारास 1 % मुद्रांक शुल्काची सबलत देण्यात आली आहे. ((C.T.S. Number : 12 (pt), Survey No. 229 And 267 (pt) ;)
(5) क्षेत्रफळ	1) 60.12 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेसर्स राघव रियल्टी डेव्हलपर्स चे भागीदार सुधांशु अग्रवाल तर्फे कु मु म्हणून रिषम अरुण गोयल वय:-23; पत्ता:- प्लॉट नं: ऑफिस नं. ए-७१०, माळा नं: -, इमारतीचे नाव: क्रिस्टल प्लाझा, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: इन्फिनिटी मॉल समोर, न्यू लिंक रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400053 पॅन नं:-ABEFR2586H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- वनाजा श्रीनिवासराम दासी वय:-48; पत्ता:- प्लॉट नं: फ्लॅट नं. 2, माळा नं: तळ पजला, इमारतीचे नाव: गोमेथ अपार्टमेंट, दुबई कॉलनी, ब्लॉक नं: अंबरनाथ पश्चिम, ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:-AFZPD0832R
(9) दस्तऐवज करून दिल्याचा दिनांक	22/02/2024
(10) दस्त नोंदणी केल्याचा दिनांक	22/02/2024
(11) अनुक्रमांक, खंड व पृष्ठ	4711/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	742862
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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



सह दुय्यम निबंधक वगैरे-2
कुर्ला क्र. 5

Payment Details

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