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Tuesday, March 27, 2012

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## पावती

पावती क्र. : 3258

दिनांक 27/03/2012

गावाचे नाव अंधेरी

दस्तऐवजाचा अनुक्रमांक

दस्ता ऐवजाचा प्रकार

वदर1 - 03236 - 2012

करारनामा

सादर करणाराचे नाव: दिलीप सुल्तानिया - -

नोंदणी फी	:-	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (95)	:-	1900.00
<b>एकूण</b>	<b>रु.</b>	<b>31900.00</b>

आपणास हा दस्त अंदाजे 5:15PM ह्या वेळेस मिळेल

**दुय्यम निबंधक**  
अंधेरी 1 (बांद्रा)

बाजार मुल्य: 9178000 रु. मोबदला: 4830000 रु.

भरलेले मुद्रांक शुल्क: 442000 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: बी ओ आय, वर्सोवा ;

डीडी/धनाकर्ष क्रमांक: 966120; रक्कम: 30000 रु.; दिनांक: 16/03/2012

**व. दुय्यम निबंधक अंधेरी-१,**  
**मुंबई उपनगर विव्हा.**

REGISTERED ORIGINAL DOCUMENT

DELIVERED ON

29 MAR 2012

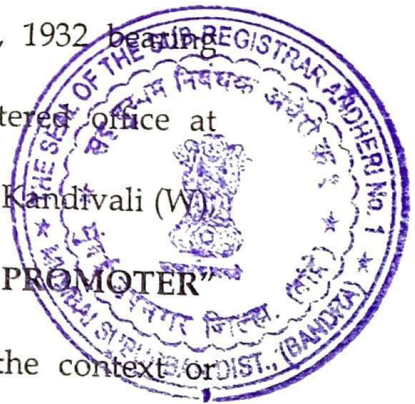
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This AGREEMENT made at Mumbai this 27<sup>th</sup> day of March in the Christian year Two Thousand Twelve

BETWEEN

M/S. SHREE SHUBH ENTERPRISE a partnership firm registered under the provisions of the Indian Partnership Act, 1932 bearing registration Number BA-88857 and having its registered office at J/102, Nisarg, Opp. Pancsheel Height, Mahavir Nagar, Kandivali (W), Mumbai - 400 067, hereinafter referred to as "THE PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the partner or partners of the said firm for the time being the survivor or survivors of them and the heirs, executors and administrators of the last surviving partner) of the First Part



AND

*Shubh*

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**M/S. GURUKRUPA DEVELOPERS D.N. NAGAR PROJECT** a partnership firm registered under the provisions of the Indian Partnership Act, 1932 bearing Registration No. ST/MUM/DIV IV/GTA/1341/REG/2006 and having its registered office at B/103-104, Vrindavan, Ram Baug Lane, Off. S. V. Road, Poisar, Borivali (W), Mumbai - 400 092. hereinafter referred to as **"THE CONFIRMING PARTY"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its partner or partners for the time being the survivors or survivor thereof and the heirs, executors and administrators of such last surviving partner) of the Second part.

AND

Mr./Mrs./Ms. Dilip Sultania

\_\_\_\_\_ of Mumbai Indian Inhabitant residing at

B-602, Om Sai Karan, Eksar Road, Borivali (W), Mumbai-400099

\_\_\_\_\_ hereinafter referred to as

**"THE PURCHASER"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their respective heirs, executors and administrators) of the Third Part



**WHEREAS:**

- (a) By an Indenture of Lease dated 5<sup>th</sup> July, 1995 registered with the office of the Sub-Registrar of Assurances at Bandra under Sr. No.PBDR/964 of 1995 on 21<sup>st</sup> August 1995 executed between Maharashtra Housing & Area Development Authority therein referred to as the Authority and D.N. Nagar Aditya

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Co.op. Housing Society Ltd., a Society registered under Registration No. BOM(IN-12/W)HSG(O.H)7559/93-94 therein referred to as the Society; the Authority therein demised unto the Society therein the land under Building No.1 admeasuring 769.72 sq.mtrs., forming part of Survey No. 106A, City Survey No. 195 (pt) being part of the Authority's land at D.N. Nagar Andheri (W), Mumbai and more particularly described in the Schedule thereunder written which is the same as set out in the **FIRST SCHEDULE** hereunder written on payment of premium and reserved rent and on the terms and conditions set out therein.

- (b) By a Deed of Sale dated 5<sup>th</sup> July, 1995 registered with the office of the Sub-Registrar of Assurances at Bombay/Bandar under Sr. No. PBDR-I/963 of 1995 on 5<sup>th</sup> July 1995 executed between Maharashtra Housing & Area Development Authority (M.H.A.D.A.) therein referred to as the Authority and D.N. Nagar Aditya Co.op. Housing Society Ltd., a Society registered under Registration No. BOM/HSG/W-K/W/O.H/7559 dated 27<sup>th</sup> August, 1993 therein referred to as the Society; the Authority therein sold, transferred and conveyed unto the Society Building No.1 standing on property more particularly described in the First Schedule hereunder written for the consideration and on the terms and conditions set out therein.

- (c) By an Indenture of Lease dated 1<sup>st</sup> August, 1995 registered with the office of Sub-Registrar of Assurances at Bombay under Sr. No. PBDR-1/1065 of 1995 on 4<sup>th</sup> August 1995 executed between

*Dr. S. S. S. S.*

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Maharashtra Housing & Area Development Authority (M.H.A.D.A.) therein referred to as the Authority and D.N. Nagar Deep Co.op. Housing Society Ltd., a Society bearing Registration No. BOM/HSG/6259 dated 26<sup>th</sup> June, 1992 therein referred to as the Society; the Authority therein demised unto the Society therein the land under Building No.2 admeasuring 460.32 sq.mtrs, and under Building No.5 admeasuring 870.35 sq.mtrs., forming part of the land bearing Survey No. 106A, City Survey No. 195 (pt) at D.N. Nagar Adhere (W), Mumbai and more particularly described in the Schedule thereunder written which is the same as set out in the **SECOND SCHEDULE** hereunder written on payment of premium and for the reserved rent and on the terms and conditions set out therein.

- (d) By a Deed of Sale dated 1<sup>st</sup> August, 1995 registered with the office of the Sub-Registrar of Assurances at Bombay under Sr, No. PBDR-I/1067 of 1995 on 4<sup>th</sup> August 1995 executed between Maharashtra Housing & Area Development Authority (M.H.A.D.A.) therein referred to as the Authority and D.N. Nagar Deep Co.op. Housing Society Ltd., a Society bearing Registration No. BOM/HSG/6259 dated 26.6.1992 therein referred to as the Society; the Authority therein sold, transferred, conveyed unto the Society therein the Building No.2 and Building No.5 existing on the property more particularly described in the Second Schedule hereunder written for the consideration and on the terms and conditions set out therein.



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- (e) By an Indenture of Lease dated 3<sup>rd</sup> April, 1996 registered with the office of the Sub-Registrar of Assurances at Bombay under Sr. No. PBDR-I/268 of 1996 on 3<sup>rd</sup> April 1996 executed between Maharashtra Housing & Area Development Authority (M.H.A.D.A.) therein referred to as the Authority and D.N. Nagar Ujwala Co.op. Housing Society Ltd, a Society bearing Registration No. BOM/HSG/8888 dated 21<sup>st</sup> September, 1994 therein referred to as the Society; the Authority therein demised unto the Society therein the land under Building No.3 admeasuring 869.56 sq. mtrs, forming part of the land bearing Survey No. 106A, City Survey No. 195 (pt) lying and being at D.N. Nagar Andheri (W), Mumbai and more particularly described in the Schedule thereunder written which is the same as set out **Firstly in the THIRD SCHEDULE** hereunder written on payment of premium and for the reserved rent and on the terms and conditions set out therein.
- (f) By a Deed of Sale dated 3<sup>rd</sup> April, 1996 registered with the office of the Sub-Registrar of Assurances at Bombay under Sr. No. PBDR-I/270 of 1996 on 3<sup>rd</sup> April 1996 executed between Maharashtra Housing & Area Development Authority (M.H.A.D.A.) therein referred to as the Authority and D.N. Nagar Ujwal Co.op. Housing Society Ltd., a Society bearing Registration No. BOM/HSG/8888 dated 21<sup>st</sup> September, 1994 therein referred to as the Society; the Authority therein sold, transferred, conveyed unto the Society therein the Building No.3 existing on the property more particularly described in



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the Third Schedule hereunder written for the consideration and on the terms and conditions set out therein.

- (g) By a Resolution passed at the Extra Ordinary Body Meeting held on 25<sup>th</sup> November, 2001 of D.N. Nagar Aditya Co.op. Housing Society Ltd; D.N. Aditya Co.op. Housing Society Ltd., resolved to grant the re-development work of the property more particularly described in the First Schedule hereunder written along with D.N. Nagar Ujwala Co.op. Housing Society Ltd., and D.N. Nagar Deep Co.op. Housing Society Ltd., to M/s. Shree Shubh Enterprise.
- (h) By the Resolution passed in the Extra General Body Meeting held on 9<sup>th</sup> December, 2001 D.N.Nagar Ujwala Co.op. Housing Society Ltd., resolved to grant re-development rights of the property more particularly described in the Third Schedule hereunder written along with D.N. Nagar Aditya Co.op. Housing Society Ltd., D.N. Nagar Deep Co.op. Housing Society Ltd., to M/s. Shree Shubh Enterprise.
- (i) By a resolution passed in the Extra Ordinary General Meeting held on 30<sup>th</sup> December, 2001 D.N. Nagar Deep Co.op. Housing Society Ltd. resolved to re-develop the property more particularly described in the Second Schedule hereunder written along with D.N. Nagar Aditya Co.op. Housing Society Ltd., D.N. Nagar Ujwala Co.op. Housing Society Ltd. to M/s. Shree Shubh Enterprise.



*Shree Shubh*

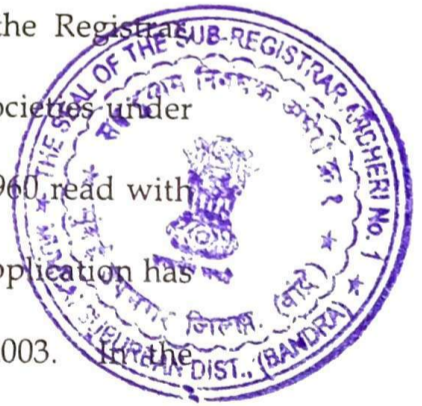
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(j) By pursuance of the Resolution dated 25<sup>th</sup> November, 2001, 9<sup>th</sup> December, 2001 and 30<sup>th</sup> December, 2001 recited hereinabove; D.N. Nagar Aditya Co.op. Housing Society Ltd.; D.N. Nagar Deep Co.op. Housing Society Ltd.; D.N. Nagar Ujwala Co.op. Housing Society Ltd., members of the Building No.4 & 6 therein referred to as the Society of one part and M/s.Shree Shubh Enterprise therein referred to as the Developers the parties thereto have entered into Development Agreement dated 17<sup>th</sup> March, 2002; whereunder the Society therein granted development rights to M/s. Shree Shubh Enterprise in respect of the property more particularly described in the Schedule-II, thereto and delineated with red colour boundary line on the plan annexed thereto for the consideration and on the terms and conditions set out therein.

(k) D.N. Nagar Deep Co.op. Housing Society Ltd.; D.N. Nagar Aditya Co.op. Housing Society Ltd.; D.N. Nagar Ujwala Co.op. Housing Society Ltd., made an application to the Registrar of Co.op. Societies for amalgamating all the three Societies under Section 17 of Maharashtra Co.op. Societies Act, 1960 read with Rule 16 of the Rules framed thereunder, which Application has been granted by an Order dated 23<sup>rd</sup> April, 2003. In the premises all the three Societies upon amalgamation is being re-named as "D.N. NAGAR DEEP CO.OP. HOUSING SOCIETY LTD.", bearing Registration No. MUM/MHADB/HSG(TC)/12060/2003-2004 in whose favour all the rights and benefits under Indenture of Lease dated 5<sup>th</sup> July, 1995, 1<sup>st</sup> August, 1995 and 3<sup>rd</sup> April, 1996 and Deed of Sale



*Shree Shubh*  
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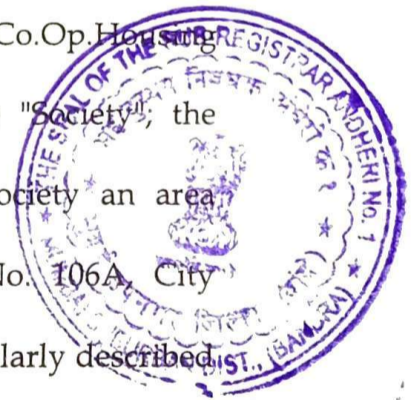


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dated 5<sup>th</sup> July, 1995, 1<sup>st</sup> August, 1995 and 3<sup>rd</sup> April, 1996 and are thus entitled to deal with.

- (1) D. N. Nagar Deep Co. op. Housing Society Ltd, made an application to the MHADA for being granted lease in respect of the land admeasuring 620.50 sq.mtrs., equivalent to 742.12 sq.yds., which is more particularly described in the **FOURTH SCHEDULE** hereunder written which application was considered by MHADA and MHADA has in principal agreed to grant the lease in respect thereof vide their letter dated 7<sup>th</sup> April, 2004 and on the terms and conditions set out therein.

"(1) (i) By an Indenture of Lease dated 17<sup>th</sup> January, 2008 registered with the office of Sub-Registrar of Assurances, Bandra under Sr. No. BDR/15/572 of 2008 executed by and between Maharashtra Housing & Area Development Authority therein referred to as the "Authority" and D.N. Nagar Deep Co.Op.Housing Society Ltd., therein referred to as the "Society", the Authority therein demised unto the Society an area admeasuring 620.50 sq.mtrs., Survey No. 106A, City Survey No. 195 (pt) which is more particularly described in Fourth Schedule hereunder written on payment of premium reserved lease rent, for a period of 30 years with effect from 7<sup>th</sup> April, 2004 to 6<sup>th</sup> April, 2034 and on the terms and condition contained therein. The entire lease rent for a period of 30 years amounting to



*Shri. Suresh*

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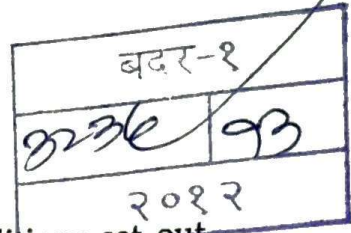
Rs.2,58,875/- has been paid simultaneously with the execution of said Indenture of Lease"

1(ii) By an Indenture of Lease dated 17<sup>th</sup> January, 2008 registered with the office of Sub-Registrar of Assurances, Bandra under Sr. No.BDR/15/570 of 2008 executed by and between Maharashtra Housing & Area Development Authority therein referred to as the "Authority" and D.N. Nagar Deep Co.Op.Housing Society Ltd., therein referred to as the "Society"; the Authority therein demised unto the Society therein the property land under Building No.4 and 6 more particularly described in the Schedule I & II thereunder written which is the same as set out in **Secondly** and **Thirdly** in **THIRD SCHEDULE** hereunder written for a period of 99 years with effect from 1<sup>st</sup> April, 1988 on payment of premium and reserved lease rent and on the terms and conditions set out therein.

1(iii) By a Sale Deed dated 17<sup>th</sup> January, 2008 registered with the office of Sub-Registrar of Assurances, Bandra under Sr. No.BDR/15/571 of 2008 executed by and between Maharashtra Housing & Area Development Authority therein referred to as the "Authority" and D.N. Nagar Deep Co.Op.Housing Society Ltd., therein referred to as the "Society"; the Authority therein sold and transferred unto the Society the building no.4 and 6 existing on the property bearing Survey No.106A C.S.No.195 (pt) for the



*Abhishek*



consideration and on the terms and conditions set out therein".

(m) In the circumstances stated hereinabove, D. N. Nagar Deep Co.op. Housing Society Ltd., are entitled to an area admeasuring 6946.98 sq.mtrs. equivalent to 8308.79 sq.yds., which entire land is more particularly described in the **FIFTH and the SIXTH SCHEDULE** hereunder written (for the sake of brevity hereinafter referred to as "the said property") and delineated with red color boundary line on the Plan annexed hereto and marked "F" subject to the terms and conditions set out in Indenture of Lease dated 5<sup>th</sup> July, 1995, 1<sup>st</sup> August, 1995 and 3<sup>rd</sup> April, 1996 and letter dated 7<sup>th</sup> April, 2004 recited hereinabove.

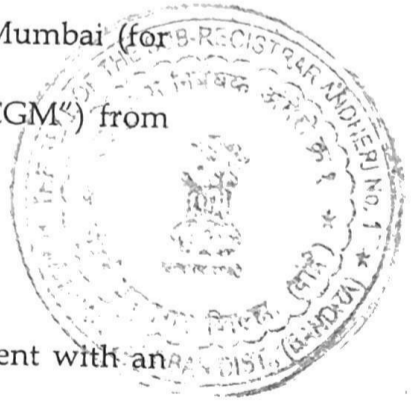
(n) D. N. Nagar Deep Co.op. Housing Society Ltd., have inter-alia made an Application to the MHADA for purchasing/acquiring or grant of the lease in respect of the area for garden and Layout Road admeasuring 1907.15 sq.mtrs for D. N. Nagar Sector - I" (ii) for re-allocation of garden area (iii) NOC for the re-development of the said property more particularly described in the Fifth Schedule hereunder written and (iv) for grant of additional FSI to be utilized on the said property which applications considered by the MHADA and has granted their No-Objection for Re-Development of the said property.



*Dr. S. S. S. S.*

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- (o) By a Collaboration Agreement dated 9<sup>th</sup> September, 2004 entered into by and between Promoter and confirming party hereto; the Promoter and the confirming party hereto have collaborated with each other to jointly re-develop the property more particularly described in the Fifth Schedule thereunder written alongwith the property more particularly described in the Sixth Schedule thereunder written which is the same as set out in the FIFTH SCHEDULE and SIXTH SCHEDULE hereunder written respectively for the consideration and on the terms and conditions set out therein.
- (p) In pursuance of the Collaboration Agreement dated 9<sup>th</sup> September, 2004 recited hereinabove, the Promoter and the Confirming herein are constructing a multistoried building consisting of part ground floor, part stilts, part podium on the first floor part first floor and \_\_\_\_\_ upper stories or more (hereinafter referred to as "the said building") as may be sanctioned by Municipal Corporation of Greater Mumbai (for the sake of brevity hereinafter referred to as "MCGM") from time to time.
- (q) The Promoter has entered into a standard agreement with an Architect registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects.
- (r) The Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the said



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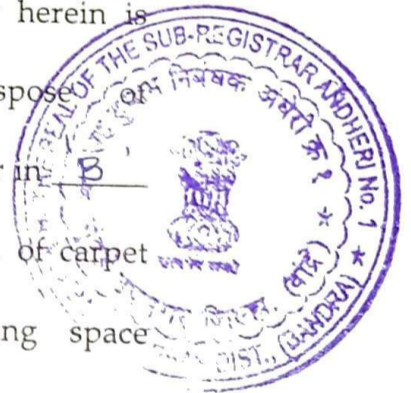
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Building and the Promoter accepts the professional supervision of the Architect and the structural engineer, which may be appointed from time to time till the completion of the building.

(s) The necessary building plans have been sanctioned by Municipal Corporation of Greater Bombay vide their I.O.D. bearing No. CHE/8167/WS/AK dated 2<sup>nd</sup> March 2005 has also issued Commencement Certificate bearing No. CHE/8167/WS/AK dated 11<sup>th</sup> August 2005 in respect of the said property more particularly described in the Fifth Schedule and Six Schedule hereunder written, a copy whereof annexed hereto and marked "A" and "B".

(t) By an Agreement dated 15/09/2008 entered into by and between the Promoter and the Confirming Party herein; the constructed /unconstructed area coming to their respective share in terms of the Agreement recited hereinabove has been identified and in pursuance thereof the Promoter herein is inter-alia entitled to deal with and dispose of

Flat/Shop/Office/Unit No. १०४ on ११५ floor in ८ Wing of the Building admeasuring ७५० sq.ft. of carpet area and Open Space/Stilt/Podium car parking space No. — in the compound/under the stilts/upper level podium.



(u) The Purchaser demanded from the Promoter and the Promoter have given inspection to the Purchaser/s of all the documents of title relating to the said property, plans designs and

*D/S. S. S. S.*

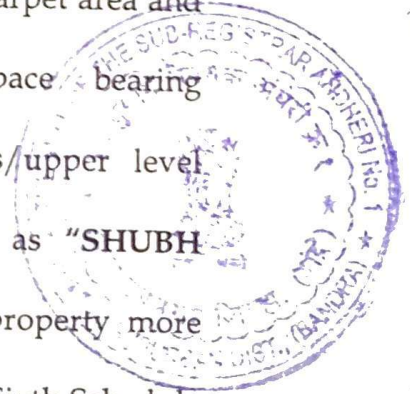
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specifications prepared by the Promoter's Architect M/s. NEO MODERN and of such other documents as are specified and required to be given under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale Management and Transfer) Act, 1963 (hereinafter referred to as "the said Act") and the rules made thereunder.

- (v) Copy of Certificate of Title issued by the Advocates and Solicitors, copies of Property Card showing the nature of the said property on which the Flat/Shop/Office/Unit are to be constructed and the copy of the plan of Flat/Shop/Office/Unit agreed to be purchased by the Flat/Shop/Office/Unit purchaser have been annexed hereto and marked as Annexure "C" to "D" respectively.

- (w) The Purchaser/s has requested the Promoter for the allotment of the Flat/Shop/Office/Unit No. ९०४ on the ९<sup>th</sup> floor in 'B' Wing admeasuring ७५० sq.ft. of carpet area and ⊙ Open Space/Stilt/Podium car parking space bearing No. — in the compound/under the stilts/upper level podium, in the said building to be known as "SHUBH RESIDENCY" being constructed on the said property more particularly described in the Fifth Schedule and Sixth Schedule hereunder written which the Promoter has agreed to allot to the Purchaser and the Confirming Party has confirmed to the such allotment by executing this Agreement.



*D/S Subis*

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- (x) Relying upon the said application, declaration and agreement, the promoter agreed to sell to the Purchaser, Flat/Shop/Office/Unit No. १०४ on ११<sup>th</sup> floor in B Wing of the said Building and Open Space/Stilt/Podium car parking space No. — in the compound/under the stilts/upper level podium (for the sake of brevity hereinafter referred to as "the said premises") at the price and on the terms and conditions agreed by and between the parties hereto and as appearing hereinafter.

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

- The Confirming Party shall construct the building to be known as "SHUBH RESIDENCY" or such other name/s as the Promoter and Conforming party in its sole discretion deem fit and proper along with the Confirming Party consisting of part ground floor, part stilts, part podium on the first floor, Part First floor and — upper floor or more on the said property more particularly described in the Fifth Schedule and Sixth Schedule hereunder written in accordance with the Plan, design, specifications approved/sanctioned by Municipal Corporation of Greater Mumbai (which has been seen verified and approved by the Purchaser) with such variations and modifications as the Promoter and the Confirming Party may consider necessary in their sole discretion from time to time and/or or as may be required by the MCGM to be made in them or any of them PROVIDED HOWEVER, the Purchaser



Shubh Residency

doth hereby accord his /her/their irrevocable consent to the Promoter and the Confirming party to make such variations and modifications in the said building by constructing, annexing, raising the additional floor/s, to carry out additions and alterations in the proposed building in accordance with the approval as may be accorded by the concerned authority and plans will be sanctioned consuming full F.S.I. to the maximum extent permissible and as may be amended from time to time as the Promoter may deem fit and proper save and except reducing the area of the premises agreed to be purchased by the purchaser.

2. The Purchaser/s hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser/s with the consent and confirmation of the Confirming party; which consent is evidences by the confirming party joining in execution of these Agreement for Flat/Shop/Office/Unit No.

904 on the 9<sup>th</sup> floor in 'B' Wing of the said Building

admeasuring 750 sq.ft. of carpet area and Open

Space/Stilt/Podium car parking space bearing No. \_\_\_\_\_ in

the compound/in Stilt/Upper level Podium in the building to

be known as "SHUBH RESIDENCY" (hereinafter referred to

as the said premises) for the price of Rs. 48,30,00,000

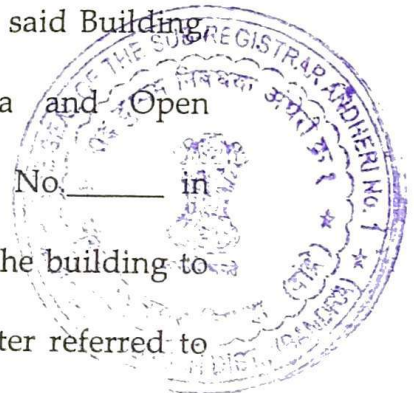
including the proportionate price of the common areas and

facilities appurtenant to the said premises. The Purchaser

hereby agrees to pay to the Promoter herein the purchase price

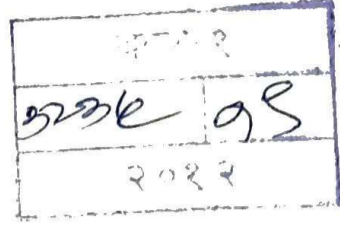
of Rs. 48,30,000/- (Rupees Fourty eight lacs

Thirty Thowand only) in the following manner:



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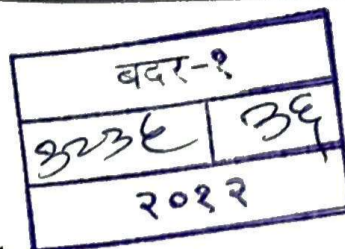
- (a) Rs. 4,83,000/- On or before the execution of these presents.
- (b) Rs. 4,83,000/- On or before Completion of work upto plinth level.
- (c) Rs. 2898,000/- On or before completion of slabs i.e. proportionate amount out of the said amount is to be paid on casting of each and every slab (out of total \_\_\_\_\_ slabs) of the said building.
- (d) Rs. 241500/- On or before completion of walls.
- (e) Rs. 1,44900/- On or before Completion of Internal plaster
- (f) Rs. 1,44900/- On or before completion of External plaster.
- (g) Rs. 144900/- On or before Completion of Sanitary and plumbing work.
- (h) Rs. 144900/- On or before Completion of flooring
- (i) Rs. 144900/- On or before possession being offered by the promoters to the Flat/Shop/Office/Unit purchaser.

The Purchaser/s is/are directed and shall make all the payments by cheque/P.O./D.D. in the name of "SHREE SHUBH ENTERPRISE". Any payment made otherwise shall not give discharge to the purchaser/s of the payment to be made hereunder.



3. The Confirming Party doth hereby confirm sale of the said premises by the Promoter to the Purchaser which is evidenced by the Confirming Party executing this Agreement by the hand of his power of attorney holder

*Shubh*



24. Any delay tolerated or indulgence shown by the promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser by the Promoter shall not be construed as a waiver on the part of the promoter of any breach or non-compliance of any of the terms and conditions of this agreement by the Purchaser nor shall the same in any manner prejudice to the rights of the promoter.
25. The Purchaser shall present this Agreement at the proper Registration Office for registration within the time limit prescribed by the Registration Act and the Promoter and the Confirming Party will attend such office and admit execution thereof.
26. All notices to be served on the Purchaser as contemplated by this agreement shall be deemed to have been duly served if sent to the Purchaser, by registered Post A.D. under Certificate of Posting at his/her address specified below:

M/S. SHREE SHUBH ENTERPRISE  
J/102, Nisarg, Opp. Panchel Height,  
Mahavir Nagar, Kandivali (W),  
Mumbai 400 067.

(Promoter)

PAN NO. : AAXFS4435N

Mr/Ms/Mrs. Dilip Sultania

B-602, Om Sai Karan

Eksar Road, Borivali (West)

Mumbai-400092

(Purchaser)

PAN No. : \_\_\_\_\_



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27. This Agreement shall always be subject to the provisions of the Maharashtra Ownership of Flats Act (Mah. Act No.XV of 1971) and the rules made thereunder said Act and the Rules made thereunder.
28. The Promoter is responsible to comply with the statutory obligations of the Promoter under the provisions of the Maharashtra Ownership of Flats Act 1971 to the extent of defects (if any) in construction of the building and rest of the obligations would be complied with the Confirming Party herein
29. All stamp and registration charges as also all costs charges and expenses payable to the Attorney at law M/S. SHAH & SANGHAVI shall be borne and paid by the Purchaser and the Promoter and / or Confirming Party shall not be liable for the same.

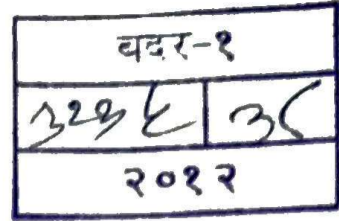
IN WITNESS WHEREOF parties hereto have hereunto set their respective hands and seals to this deed the day and year first hereinabove written.



**THE FIRST SCHEDULE ABOVE REFERRED TO:**

All that piece or parcel of land of ground of plot situated and lying underneath and appurtenant to building No.1 on Survey No. 106-A, City Survey No. 195(pt) at D.N.Nagar, Andheri (West) Mumbai in the Registration Sub-district of Bandra and District of Bombay City

*Handwritten signature*



Admeasuring 769.72 square meters or thereabout and bounded as follows that is to say :

On or towards the North By Survey	:	Building No. 2 on property City No. 195 (pt)
On or towards the South By Survey	:	Building No.7 on property City No. 195 (pt)
On or towards the East By Survey	:	60 ft. wide road on property City No. 195(pt)
On or towards the West by Survey	:	Building No.3 on property City No. 195 (pt)

**SECOND SCHEDULE ABOVE REFERRED TO :**

**Firstly**

All that piece or parcel of land of ground of plot situated and lying underneath and appurtenant to Building No.2 on Survey No. 106-A, City Survey No. 195(pt) at D.N.Nagar, Andheri (West) Mumbai -53 in the Registration Sub-District of Bandra and District of Bombay City Admeasuring 460.32 sq.mtrs or thereabout and bounded as follows that is to say

On or towards the North By	40 feet wide Road
On or towards the South By	Bldg No. 1 and 3 on the property bearing City survey No.195(pt)
On or towards the East By	60 wide Road
On or towards the West By	part of the property C.S No. 195 (pt)



**Secondly**

All that piece or parcel of land of ground of plot situated and lying underneath and appurtenant to building No.5 of Survey No. 106-A and City Survey No. 195(pt) at D.N.Nagar, Andheri (West) Bombay in the Registration Sub-district of Bandra and District of Bombay City

*Dhs/du*

बदर-१	
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admeasuring 870.35 square meters of hereabout and bounded as follows that is to say :

- On or towards the North by : Building No. 6 on the property bearing City Survey No. 195 (pt)
- On or towards the South by : Building No.8 on the property bearing City Survey No. 195 (pt)
- On or towards the East by : Part of the property bearing City Survey No.195 (pt)
- On or towards the West by : Building No. 14E on the property bearing City Survey No.195 (pt)

**THIRD SCHEDULE ABOVE REFERRED TO :**

**Firstly**

All that piece or parcel of land of ground of plot situated and lying underneath and appurtenant to Building No.3 at Survey No. 106-A and City Survey No. 195(pt) at D.N.Nagar, Andheri (West) Bombay in the Registration Sub-district of Bandra and District of Bombay

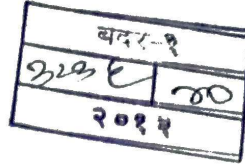
Admeasuring 869.56 square meters or thereabout and bounded as

follows that is to say

- On or towards the North By Building No. 2 on the property bearing City Survey No. 195(pt)
- On or towards the South By Building No. 7 on the property bearing City Survey No. 195(pt)
- On or towards the East by Building No. 1 on the property bearing City Survey No. 195(pt)
- On or towards the West By part of property bearing C.S No.195(pt)



*Handwritten signature*

Secondly

All that piece or parcel of land of ground of plot situated and lying underneath and appurtenant to building No.4 at Survey No. 106-A and City Survey No. 195(pt) at D.N.Nagar, Andheri (West) Bombay in the Registration Sub-district of Andheri and District of Bombay City Admeasuring 682.83 square meters or thereabout and bounded as follows that is to say

- On or towards the North By : Open Space
- On or towards the West By : Building No. 3 on the property bearing City Survey No. 195(pt)
- On or towards the South By : Building No. 8 on the property bearing City Survey No. 195(pt)
- On or towards the East By : Building No.5 on property bearing City Survey No. 195(pt)

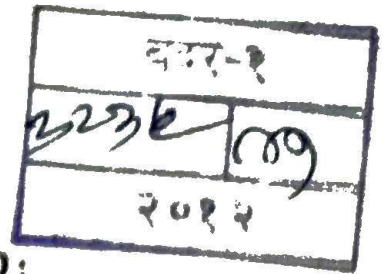
Thirdly

All that piece or parcel of land of ground of plot situated and lying underneath and appurtenant to building No.6 at Survey No. 106-A and City Survey No. 195(pt) at D.N.Nagar, Andheri (West) Bombay in the Registration Sub-district of Andheri and District of Bombay City Admeasuring 384.80 square meters or thereabout and bounded as follows that is to say

- On or towards the North By : 40'.00 Wide Road
- On or towards the West By : Office Building
- On or towards the South By : Building No. 5 on the property bearing City Survey No. 195(pt)
- On or towards the East By : Road



*Elis Swin.*  
@



**THE FOURTH SCHEDULE ABOVE REFERRED TO :**

All that scattered pieces or parcels of land lying and being at Nagar Andheri (West) in the registration and Sub-district of Mumbai City bearing Survey No. 106A and city Survey No. 195(part) admeasuring 620.50 sq mts equivalent to 742.12 sq.yds.

**THE FIFTH SCHEDULE ABOVE REFERRED TO :**

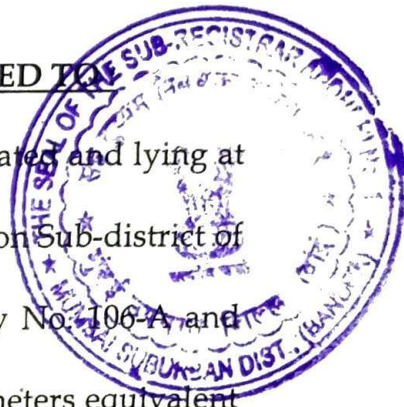
All that piece or parcel of land lying and being at D.N Nagar Andheri (West ) Mumbai in the registration and Sub-districts of Bandra and District Mumbai City bearing Survey No. 106A and city Survey No. 195(part) admeasuring 6565.23 sq mts equivalent to 7852.20 sq.yds and bounded as under

On or towards the North By	40 Feet wide Road
On or towards the East By	60 Feet wide Road
On or towards the West By	Building No. 14 on the property bearing C.T.S. No. 195(pt)
On or towards the South by	Building No. 7 & 8 on property bearing C.T.S. No. 195(pt)

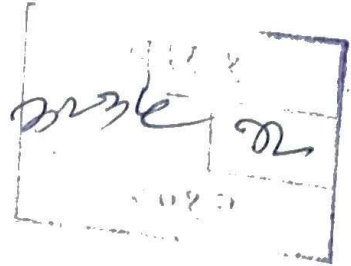
**THE SIXTH SCHEDULE ABOVE REFERRED TO :**

All that piece or parcel of land of ground of plot situated and lying at D.N.Nagar, Andheri (West) Bombay in the Registration Sub-district of Bandra and District of Bombay City bearing Survey No. 106A and City Survey No. 195(pt) admeasuring 381.75 square meters equivalent to 456.57 sq.yds., and bounded as follows that is to say :

On or towards the North by	:	40 feet wide road
On or towards the South by	:	Part of the property bearing City Survey No.195 (pt)
On or towards the East by	:	Part of the property bearing City Survey No.195 (pt)
On or towards the West by	:	Part of the property bearing City Survey No.195 (pt)



*Handwritten signature/initials*



SIGNED SEALED AND DELIVERED

By the withinnamed "THE PROMOTER")

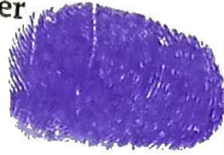
M/S. SHREE SHUBH ENTERPRISE

Herein in the presence of. ....

) M/s. Shree Shubh Enterprise

G.T. Somani

) Partner



1.

2.

SIGNED SEALED AND DELIVERED

The withinnamed THE CONFIRMING

PARTY M/S. GURUKRUPA

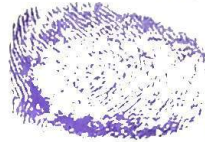
DEVELOPERS D.N.NAGAR PROJECT

In the presence of .....

) For Gurukrupa Developers  
D. N. Nagar Project

G.T. Somani

) Partner



) Constituted Attorney

1.

2.

SIGNED SEALED AND DELIVERED

By the withinnamed PURCHASER

MR/MRS Dilip sultania

\_\_\_\_\_

\_\_\_\_\_

In the presence of .....

1.

2.



) Dilip Sultania





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RECEIVED the day and year First herein- )  
 above written of and from the withinnamed )  
 Purchaser/s the sum of Rs. 4,83,000/- )  
 (Rupees Four lacs Eighty Three Thousand)  
 by cheque dated 25/8/2007 )  
 bearing No. 008247 )  
 drawn on UTI Bank Ltd )  
Andheri (w) Branch )  
 being the amount of deposit of earnest money )  
 to be paid by them to us. )

) Rs. 4,83,000/-

WITNESSES

1. 
2. 

I/WE RECEIVED

For Shree Shubh Enterprise

G. T. Somani

Partner

(PROMOTER)



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BMPP-1649-2002-10,000 Forms.

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

C-3

is issued subject to the provision of Urban Land Ceiling and Regulation Act, 1976

FORM 'A'

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

No. CE/8167/BST/WS/AH/AK of  
COMMENCEMENT CERTIFICATE

By: Engineer Bldg. Proposal (W, U)  
H. Ward K - West  
Municipal Office B. K. Park, Marg,  
Bandra (West), Mumbai-406 052

To: Shree Shubh Enterprises 1 AUG 2005  
C.A. to owner

Sir, With reference to your application No. 8476 dated 8/9/2003 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work of Proposed Bldg CTS No. 195(PT) S.M.O. 1065  
at premises at Street J.P. Rd, D.N. Nagar village, Andheri  
No. \_\_\_\_\_ situated at Andheri Ward K - West plot

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

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part there of shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-  
(a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans  
(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with  
(c) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have earned out the development work in contravention of Section 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.

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

The Municipal Commissioner has appointed Shri. \_\_\_\_\_ Assistant Engineer to exercise his powers and functions of the

Authority under Section 45 of the said Act. This CC is valid upto 17.0 AUG 2006



For and on behalf of Local Authority  
The Municipal Corporation of Greater Mumbai  
Assistant Eng Building Proposals  
(Western Subs.) 'K & K West' 'K East & P' Wards  
FOR  
MUNICIPAL CORPORATION OF GREATER MUMBAI

Commencement certificate is for (A) carrying out the work upto/for 17.0.05 only as per the programme approved dt. 22/6/05 and approved plan. dt. 2/3/05

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Valid up to 10/8/2006

CE/ 8167 /BSII/WS/AB of

21 NOV 2005

Further C. C. is now extended for upto TOP C.C. height, 3<sup>rd</sup> Floor

as per approved plan dt. 02/3/2005 and approved phase programme dt. 22/6/05

*[Signature]*  
E.E.B.P. (WS) K/Ward/West

Valid up to 10/8/2007

CE/ 8167 /BSII/WS/AB of

10 NOV 2006

Further C. C. is now extended for Full C.C. height i.e. 31.15 mt including LMR + O.H.T + ST. Room

approved plan dt 26.4.06 and approved Programme dt 7.11.06

EX Asst. Engr. B.P. (WS) AM

Valid up to 10/8/2007

CE/ 8167 /BSII/WS/AB of

24 JAN 2007

Further C. C. is now extended for upto.....height. 14<sup>th</sup> floor + LMR + OHT + ST. Room for wing

Full C.C. i.e. 45-80 mtas including Top as per A.P. dated 19.01.2007

*[Signature]*  
E.E.B.P. (WS) K/West



Valid up to 10/08/2010

9 FEB 2010

CE/ 8167 /BSII/WS/AB of

Further C. C. is now extended for upto \_\_\_\_\_ height.

upto top of plinth for wing B & C as per ammended plan dt. 18/1/09

*[Signature]*  
E.E.B.P. (WS) K Ward

Valid up to 10/08/2010

2 JUL 2010

CE/ 8167 /BSII/WS/AB of

Further C. C. is now extended for upto ie. 25.50mts height. As per

approved plan dt. 18/1/09

*[Signature]*  
E.E.B.P. (WS) K Ward

Valid up to 10/08/2011

5 DEC 2010

CE/ 8167 /BSII/WS/AB of

Further C. C. is now extended for upto \_\_\_\_\_ height.

upto top of 11<sup>th</sup> fl. incl. LMR & OHT as per approved plan dt. 14/12/10

*[Signature]*  
E.E.B.P. (WS) K Ward

ANX - A

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EC-48

This I. O. O / C.C. is issued subject to the provision of Urban Land Ceiling and Regulation Act, 1976

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

Ex Engineer Bldg. Proposal (W.S.)  
H. No. K - Wards  
Municipal Office, R. K. Patkar Marg,  
Banara (west), Mumbai-400 050.

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

No. E.B./CE/8167/WS/AKBS/A of 200 - 200

2 MAR 2005

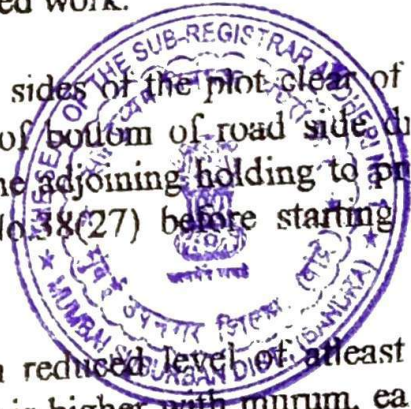
Municipal Office,  
Mumbai .....200

M/s. Shree Shubh Enterprises C.A. to Owner.

With reference to your Notice, letter No. 337 dated 8/9/2003 and delivered on 2003 and the plans, Sections Specifications and Description and further particulars and Proposed building on plot No.- CTS No. 195.(Pt) furnished Village S.No. 100 A Village Andheri on J.P. Road, at D.N. Nagar, Andheri (W). I have to inform you that I cannot approve of the building proposed to be erected or executed, and I therefore hereby formally intimate to your, under Section 346 of Mumbai Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons :-

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

- 1) That the commencement certificate under section 44/69 (1)(a) of the M.R.T Act will not be obtained before starting the proposed work.
- 2) That the compound wall is not constructed on all sides of the plot clear of road widening line with foundation below level of bottom of road side without obstructing the flow of rain water from the adjoining holding to possession of holding as per D.C. Regulation No.38(27) before starting work.
- 3) That the low lying plot will not be filled upto a reduced level of atleast T.H.D. or 6" above adjoining road level whichever is higher with murum, ea boulders etc. and will not be levelled, rolled and consolidated and sloped towards road side, before starting the work.
- 4) That the Structural Engineer will not be appointed. Supervision memo as appendix XI (regulation 5(3)(ix)) will not be submitted by him.
- 5) That the structural design and calculations for the proposed work and existing building showing adequacy thereof to take up the additional load will not be submitted before C.C.



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( ) That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.

( ) That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the day of 15<sup>th</sup> MAR 2006 but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

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

*[Signature]*  
02.03.05  
For Executive Engineer, Building Proposals,  
Zone, K W Y P  
Words.

### SPECIAL INSTRUCTIONS

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

(2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

(3) Under Byelaw, No. 5 of the Commissioner has fixed the following levels :--  
Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be--

(a) Not less than 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which a drain from such building can be connected with the sewer than existing or thereafter to be laid in such street'

(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (160 cms.) of the building.

"(c) Not less than 92 ft. ( ) meters above Town Hall Datum."

(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property tax is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.

(5) Your attention is further drawn to the provision of Section 353-A about the necessity of submitting occupancy certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

(6) Proposed date of commencement of work should be communicated as per requirements of Section 7(1)(aa) of the Bombay Municipal Corporation Act.

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

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

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

CE/8167/WS/AK

2 MAR 2005

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6) That the sanitary arrangement shall not be specifications and drainage layout will not be submitted before C.C.

7) That the agreement with the existing tenant alongwith the list will not be submitted before C.C.

8) That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work will not be submitted before C.C./starting the work.

9) That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.

10) That the requirements of N.O.C. of (i) Reliance Energy, [ii] S.G. [iii] P.C.O., [iv] A.A. & C. K/West. [v] S.W.D., will not be obtained and the requisitions if any will not be complied with before occupation certificate / B.C.C.

11) That the conditions mentioned in the release letter of MHADA under No.CO/MB/ARH/NOC/F/597 /4747/2004 dated 25.10.2004, will not be complied with.

12) That the qualified/registered site supervisor through architect/structural Engineer will not be appointed before applying for C.C.

13) That the extra water and sewerage charges will not be paid to A.E.W.W. K/West Ward before C.C.

14) That the true copy of the sanctioned layout/sub-division/amalgamation approved under the terms and conditions thereof will not be submitted before C.C. and compliance thereof will not be done before submission of B.C.C.

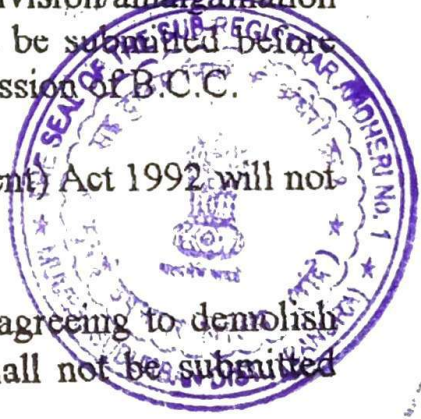
15) That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.

16) That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible FSI shall not be submitted before asking for C.C.

17) That the N.O.C. from Society alongwith extract of General Body Resolution for development/additions and alterations will not be submitted before C.C.

18) That the requisite premium as intimated will not be paid before applying for C.C.

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per Municipal  
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Ex. Engineer  
H and M  
Municipal Office, R. Y. P. M.  
Bandra (West), Mumbai-400 050.

2 MAR 2005 CE/8167/WN/AK

- 19) That the registered undertaking shall not be submitted for payment of difference in premium paid and calculated as per revised land rates.
- 20) That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc., is made to the Insecticide Officer and provision shall be made as and when required by the Insecticide Officer for inspection of water tanks by providing safe but stable ladder etc., and requirements as communicated by the Insecticide Officer shall not be complied with.
- 21) That the Phase programme will not be got approved before asking for C.C.
- 22) That the Janata Insurance Policy or policy to cover the compensation claims arising out of workman's compensation Act 1922 will not be taken out before starting the work and also will not be renewed during the construction work.
- 23) That the N.O.C. from Superintendent : T.C. for tree authority shall not be submitted.
- 24) That the soil investigation will not be done and report thereof will not be submitted with structural design.
- 25) That the building will not be designed with the requirements of all relevant IS codes including IS code 1893 for earthquake design while granting occupation certificate from Structural Engineer to that effect will be insisted.
- 26) That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.
- 27) That the phasewise programme for removal of the ... shall be submitted and got approved.
- 28) That the registered undertaking for water proofing of terrace and ... shall not be submitted.
- 29) That the N.O.C. from E.E. [M&E] for parking layout in the basement ... shall not be submitted.
- 30) That the Indemnity Bond for compliance of I.O.D. conditions shall not be submitted.
- 31) That the owner/developer shall not display a board at site before starting the work giving the details such as name and address of the owner/developer, architect and structural engineer, approval no. and date of the layout and building proposal, date of issue of C.C., area of the plot, permissible built up area, built up area approved, number of floors etc.



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CE/8167/WS/AK

F 2 MAR 2005

32) That the amended layout proposal shall not be approved subject to submission of amended layout before asking for C.C. and it shall not be got approved before O.C.C.

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

1. That the notice in the form of appendix XVII of D.C.R. shall not be submitted on completion of plinth.
2. That N.O.C. from Civil Aviation department will not be obtained for the proposed height of the building.
3. That the debris shall not be transported to the respective Municipal dumping site and challan to that effect shall not be submitted to this office for record.
4. That the N.O.C. from A.A. & C. [K/West] shall not be submitted.
5. That the work-start notice shall not be submitted.
6. That the revised lease deed for additional area from M.I.A.D.A shall not be submitted.
7. That the plinth stability cft. From R.C.C. Consultant shall not be submitted.

**C. GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C. :-**

- 1) That the conditions of Govt. order under No.CO/MB/Arch./NOC/F-597/4747 dtd. 25.10.04, shall not be complied with and that the certificate regarding compliance of conditions mentioned therein will not be submitted before submission of B.C.C.
- 2) That some of drains will not be laid internally with C.I. pipes.
- 3) That the dust bin will not be provided as per C.E.'s circular No. CE/9297 dated 26.6.1978.
- 4) That the surface drainage arrangement will not be made in consultation with F.F.(S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.
- 5) That the 10' wide paved pathway upto staircase will not be provided.
- 6) That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon; and will not be levelled and developed before requesting to grant permission to occupy the bldg. or submitting the B.C.C. whichever is earlier.
- 7) That the name plate/board showing plot no., name of the bldg. etc. shall not be displayed at a prominent place before O.C.C./B.C.C.





2 MAR 2005

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Fx. Engineer Bldg. Proposal (T  
wards  
ce, R. K. Parkar, Mas  
Mumbai-400 050.

- 8) That the carriage entrance will not be provided before starting the work.
- 9) That the parking spaces will not be provided as per D.C.R. No.36.
- 10) That B.C.C. will not be obtained and IOD and debris deposit etc. will not be claimed for refund within a period of six years from the date of its payment.
- 11) That every part of the building constructed and more particularly overhead water tank will not be provided with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
- 12) That the owner/developer will not hand over the possession to the prospective buyer before obtaining occupation permission.
- 13) That the letter box of appropriate size shall not be provided for all the tenements at the ground floor.
- 14) That the infrastructural works such as construction of hand-holes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, room/space for telecom installations etc. required for providing telecom services shall not be provided.
- 15) That the regulation No.45 and 46 of D.C. Reg. 1991 shall not be complied with.
- 16) That the necessary arrangement of borewell shall not be made/provided and necessary certificate to that effect from the competent authority shall not be obtained before C.C.
- 17) That the provisions of Rain Water Harvesting as per the design prepared by approved consultants in the field shall not be made to the satisfaction of Municipal Commissioner while developing plots having area more than 1000 Sq.Mts.
- 18) That the requisition from fire safety point of view as per D.C.R.91 shall not be complied with.
- 19) That the Vermiculture bins for disposal of wet waste as per the list and specification of Organisations/individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.
- 20) That the Drainage Completion Certificate shall not be submitted.
- 21) That the Lift Inspector's completion certificate shall not be submitted.
- 22) That the structural stability certificate shall not be submitted.



2 MAR 2005

CE/8167/WS/AK

Ex. Engineer Bldg. Proposal  
H and K - Wards  
Municipal Office, R. K. Parkar  
Bandra (West), Mumbai-400 050.

- 23) That the Site Supervisor's completion certificate shall not be submitted.
- 24) That the smoke test certificate shall not be submitted.
- 25) That the water proofing certificate shall not be submitted.
- 26) That the P.R.Card in the name of society shall not be submitted.
- 27) That the final completion certificate from C.F.O. shall not be submitted.
- 28) That the N.O.C. from A.A. & C. [ K/West ] shall not be submitted.
- 29) That the final N.O.C. from MHADA shall not be submitted.

**D. CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C. :-**

1. That the certificate under Sec.270-A of the B.M.C. Act will not be obtained from H.E.'s department regarding adequacy of water supply.

*[Signature]*  
102-03-05

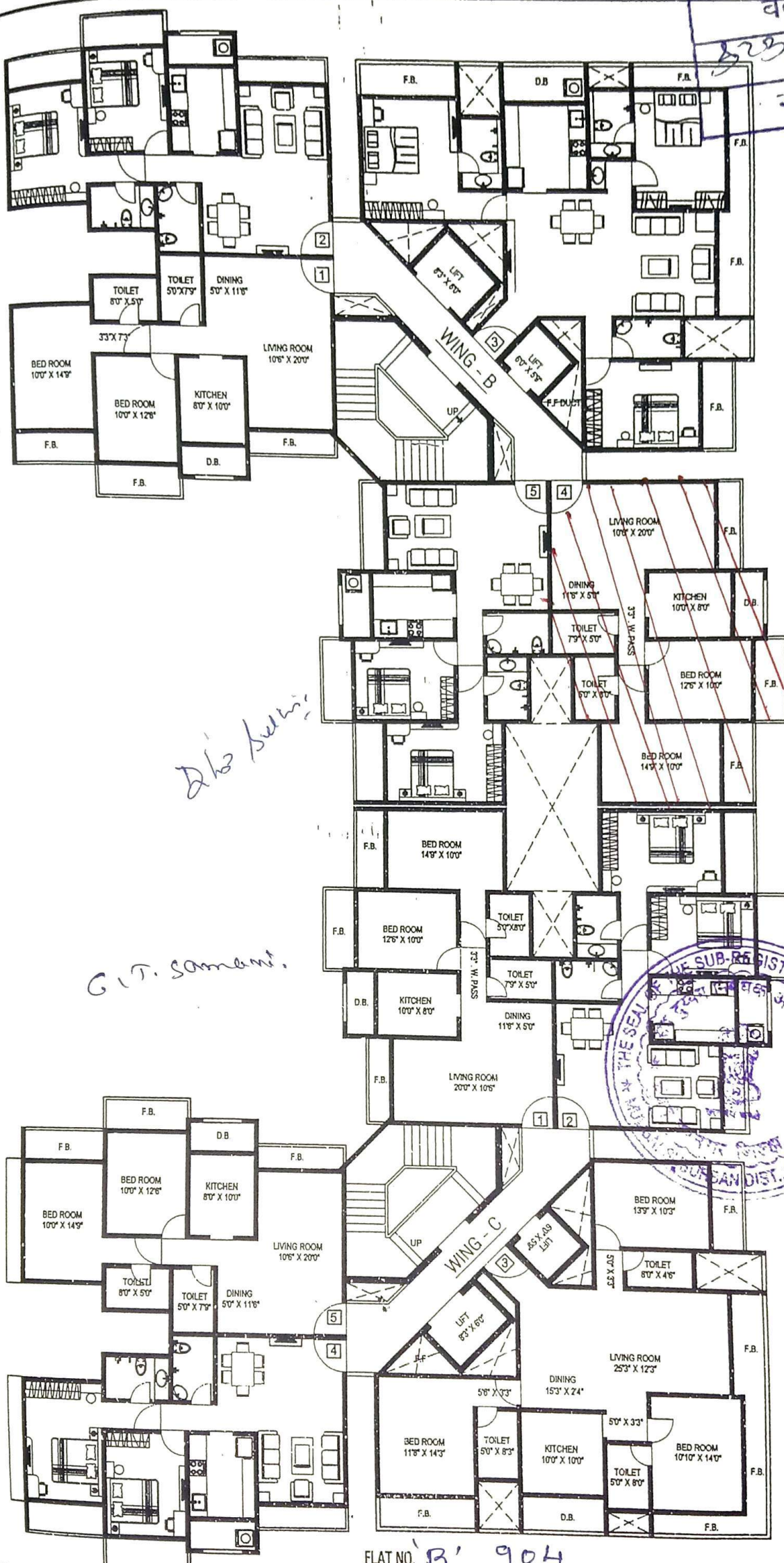
For **EX. ENGR. BLDG PROPOSAL**  
**(W. S.) K/EAST/WEST WARDS**



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 2022



*Dilip Sutar*

*G. T. Soman*

For SHREE SHUBH ENTERPRISE

*G. T. Soman*

Partner



FLAT NO. 'B' 904

PURCHASER Dilip Sutar

**TYPICAL FLOOR PLAN**

PROPOSED LAYOUT PLAN OF RESIDENTIAL COMPLEX AT D.N. NAGAR, ANDHERI (WEST)



नगर रचना आणि मूल्यनिर्धारण विभाग  
मुंबई प्रदेश (मुल्यांकन), मुंबई

बदर-१	
५२३६	७९
२०१२	

जा.क्र. उसनर/मुंप्र(मुं)/मुं/झोदा/ १०३

जुने जकात गृह, डी.डी.इमारत  
१ ला मजला, शहीद भगतसिंग मार्ग,  
फोर्ट, मुंबई - ४०००२३.  
दिनांक १२/१२/२०१२

प्रति,

सहदुय्यम निबंधक, अंधेरी क्र.१  
वांद्रे-कुर्ला संकुल, वांद्रे (पूर्व)

**विषय** - बाजार मूल्यदर तक्ते २०१२- मूल्यदर विभाग निश्चितीबाबत.  
मौजे अंधेरी, तालुका अंधेरी येथील सि.स.नं. १९५(पार्ट)

**संदर्भ** - आपलेकडील पत्र जा. क्र.वांद्रे/अं-१/८१/२०१२  
दि. १७/०२/२०१२.

आपल्याकडील संदर्भित पत्राच्या अनुषंगाने आपणास कळविण्यात येते की, मौजे अंधेरी, तालुका अंधेरी येथील सि.स.नं. १९५ पार्ट, सर्व्हे नं. १०६ ए मौजे अंधेरी डी.एन नगर मधील १) डी.एन नगर तिरुपती बिल्डींग नं. ७ २) समुद्र दर्शन बिल्डींग नं. ९, १२, १३, १४ आणि ३ व ४ ३) डॉ.एन नगर प्रथमेश बिल्डींग नं. १ ४) डी.एन नगर, मन मंदीर बिल्डींग नं. ११ ५) डी.एन नगर, श्रम साफल्य बिल्डींग नं. ३२, ६) डी.एन नगर, मानस बिल्डींग नं. ३१, ७) डॉ.एन नगर, दिप बिल्डींग, ८) डॉ.एन नगर श्री ओम गणेश बिल्डींग नं. ८, ९) डी.एन नगर, अक्षय बिल्डींग नं. १, १०) डी.एन नगर, मंगल मुर्ती नं. २, ११) डी.एन नगर, शिव कृपा, बिल्डींग नं. ४, १२) डी.एन नगर, श्री गणेश बिल्डींग नं. ३) डी.एन नगर, साई सुमन बिल्डींग नं. २, १४) डी.एन नगर, दुर्वाकूर बिल्डींग नं. १५ ब.१५) डी.एन नगर, श्री.पद्मालया बिल्डींग नं. ६ या सोसायट्यांच्या जमिनी या कार्यालयास प्राप्त झालेल्या कागदपत्रांनुसार २०१२ च्या बाजार मूल्यदर तक्त्यानुसार अंधेरी विभागाच्या मूल्यदर विभाग क्रमांक ३९/१९९ मध्ये अंतर्भूत होत आहेत. हे अभिप्राय फक्त याच प्रकरणाशी संबंधित आहेत. तरी त्यानुसार या प्रकरणाची आवश्यक ती कार्यवाही करण्यात यावी.

उपसंचालक, नगर रचना,  
मुंबई प्रदेश (मुल्यांकन), मुंबई

बदर-१	
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### घोषणापत्र

मी वैशाली वामना याद्वारे घोषित करतो की, सह  
दुय्यम निबंधक अश्विनी - १ यांचे कार्यालयात वामना

या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला  
आहे. श्री. गणेश्वर य. वामना व इत्यादी

यांनी दिनांक २०/१/२००६ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी,  
सादर दस्त नोंदणीस सादर केला आहे/निष्पादित करून कबुली जबाब दिलेला आहे. सादर  
कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र  
लिहून देणार व्यक्तपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे  
कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृ  
ती करण्यास मी पुर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी  
अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.



*N.M.*

दिनांक २०/३/२०१२

कुलमुखत्यारपत्रधारकाचे नाव व सही

दस्तक्रमांक व वर्ष: 3236/2012

Tuesday, March 27, 2012

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सूची क्र. दोन INDEX NO. II

दुय्यम निबंधक: अंधेरी 1 (बांद्रा)

गावाचे नाव : अंधेरी

नोंदणी 63 म.

Regn. 63 m.e.

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) करारनामा मोबदला रू. 4,830,000.00  
बा.भा. रू. 9,178,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 195/पार्ट वर्णन: सदनिका क्र. 904, 9वा मजला, बी विंग, " शुभ रेसीडेन्सी बिल्डींग ", डी एन नगर, जे पी रोड, अंधेरी (प) मुं - 53
- (3) क्षेत्रफळ (1) 83.64 चौरस मीटर बांधीव
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे. श्री शुभ एंटरप्राइझ चे भागीदार गोविंद टी. सामानी तर्फे मुखत्यार वैशाली वोझाला - -; घर/फ्लॅट नं: जे/102, निसर्ग अपार्टमेंट, महावीर नगर, कांदीवली (प) मुं - 67 ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAXFS 4435 N.
- (2) मे. गुरुकृपा डेव्हलपर्स डी एन नगर प्रोजेक्ट तर्फे मुखत्यार गोविंद टी. सामानी तर्फे मुखत्यार वैशाली वोझाला - ( मान्यता देणार ) - -; घर/फ्लॅट नं: बी-103/104, वृंदावन, राम बाग लेन, एस व्ही रोड, बोरीवली (प) मुं - 92; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) दिलीप सुल्तानिया - -; घर/फ्लॅट नं: बी/602, ओम साई करण, एकसर रोड, बोरीवली (प) मुं - 92; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: BKLPS 4077 D .
- (7) दिनांक करून दिल्याचा 27/03/2012
- (8) नोंदणीचा 27/03/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 3236 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 441500.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 30000.00
- (12) शेरा



खरी प्रत

सह. दुय्यम निबंधक, अंधेरी क्र. 1,  
मुंबई उपनगर जिल्हा.