

308/2227

पावती

Original/Duplicate

Wednesday, February 07, 2024
11:29 AM

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 2423

दिनांक: 07/02/2024

दात्याचे नाव: मायल

दातपत्रिकाचा अनुक्रमांक: बबई4-2227-2024

दातपत्रिकाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: सुषमा सुरचरण मल्होत्रा - -

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1760.00

पुस्तिका संख्या: 88

₹. 31760.00

एकूण:

₹. 31760.00

बाजार मूल्य: ₹. 11650441.25/-

मोबदला ₹. 15117730/-

भरलेले मुद्रांक शुल्क: ₹. 907100/-

DELIVERED

सह. दुय्यम निबंधक, बबई-4
सह. दुय्यम निबंधक वर्ग-२,
बबई शहर क्र.-४

1) देयकाचा प्रकार: DHC रकम: ₹. 1760/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 0224069315880 दिनांक: 07/02/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH015172285202324E दिनांक: 07/02/2024

बँकेचे नाव व पत्ता:

NOV
29/02/2024



08/02/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4

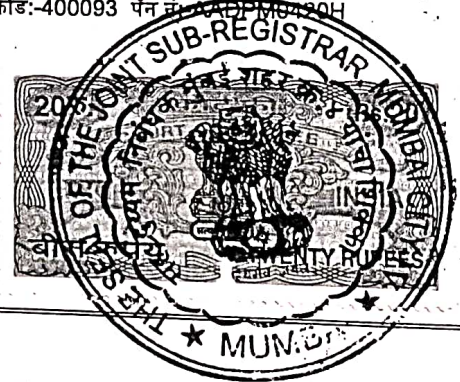
दस्त क्रमांक : 2227/2024

नोंदणी :

Regn:63m

गावाचे नाव : सायन

(1) विवेधाचा प्रकार	करारनामा
(2) मोबदला	15117730
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11650441.25
(4) भू-मापन, पोर्टहेस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : , इतर माहिती: सदनिका नं. एसएसडब्ल्यु/टी2बी /3509,35वा मजला, टॉवर नं.2बी, फेज 3, सिध्दा स्काय, शुक्ला हटिल समोर, राऊळी कॅम्प खोकरी आगर न्यु 90 फीट रोड, हेमंत मांजरेकर रोड, सरदार नगर नं. 4, सायन कोळीवाडा मुंबई 400037, सदनिकेचे क्षेत्रफळ 615 चौ. फुट कार्पेट, एन्व्लोज्ड बाल्कनी स्पेस क्षेत्रफळ 29 चौ. फुट कारपेट. सोबत 1 कार पार्किंग स्पेस सहित. ((Survey Number : मौजे सायन डिव्हीजन सिटी सर्वे नं.12 (पार्ट), मौजे सॉल्टपॅन डिव्हीजन सिटी सर्वे नं.6 (पार्ट), सिटी सर्वे नं.16 (पार्ट), सिटी सर्वे नं.17 (पार्ट), सिटी सर्वे नं.18(पार्ट), सिटी सर्वे नं.19(पार्ट), सिटी सर्वे नं.20(पार्ट), सिटी सर्वे नं. 21(पार्ट), ;))
(5) क्षेत्रफळ	1) 65.83 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स सेजल शक्ती रियल्टर्स एल.एल.पी. चे अधिकृत स्वाक्षरीकार / कुलमुखत्यारी म्हणून इशितयाक अहमद अब्दुल बहीद अन्सारी - वय:-41; पत्ता:-प्लॉट नं: ऑफीस नं. 173/174, माळा नं: -, इमारतीचे नाव: सेजल एंकास, ब्लॉक नं: एस. व्ही. रोड, रोड नं: कांदिवली पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-ADAFS1705P
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सुषमा गुरचरण मल्होत्रा -- वय:-61; पत्ता:-प्लॉट नं: सदनिका क्रं. 147/301, माळा नं: , इमारतीचे नाव: देवीदयाल मेन्शन, ब्लॉक नं: महाकाली केव्हज रोड, टोनाली कॉलेज जवळ, रोड नं: शेर-ए-पंजाब सोसायटी, अंधेरी पु. मुंबई, . पिन कोड:-400093 पॅन नं:-AANPM3757F 2): नाव:-गुरचरण अबनाशिराम मल्होत्रा -- वय:-64; पत्ता:-प्लॉट नं: सदनिका क्रं. 147/301, माळा नं: -, इमारतीचे नाव: देवीदयाल मेन्शन, ब्लॉक नं: महाकाली केव्हज रोड, टोनाली कॉलेज जवळ, रोड नं: शेर-ए-पंजाब सोसायटी, अंधेरी पु. मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400093 पॅन नं:-AANPM3757F
(9) दस्तऐवज करुन दिल्याचा दिनांक	07/02/2024
(10) दस्त नोंदणी केल्याचा दिनांक	08/02/2024
(11) अनुक्रमांक, खंड व पृष्ठ	2227/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	907100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



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 वर्ग - २
मुंबई शहर क्र. ४

Notic
29/02/2024

20240207249

कनाचे वर्ष 2023
 मुंबई(मेन)
 विभाग 19-सायन डिक्कीजन
 मूल्य विभाग भूभाग : सायन डिक्कीजन मधील हार्वर रेल्वे लाईनच्या पुर्वकडील सर्व भाग.
 नंबर /न. भू. क्रमांक : सि.टी.एस. नंबर#12

मूल्य दर तक्त्यानुसार मूल्यदर रु.	कार्यालय	दुकाने	औद्योगिक	मोत्रमापनाचे एकक
जमीन निवारी सदनिका 141250	162440	183100	141250	चौरस मीटर

क्षेत्राची माहिती	मिळकतीचा प्रकार-	वांधीव
प्रकार क्षेत्र(Built Up)- 65.83चौरस मीटर	मिळकतीचा वापर- निवासी सदनिका	वांधीव
प्रकाराचे वर्गीकरण- 1-आर सी सी	मिळकतीचे वय- 0 TO 2वर्षे	Rs.30250/-
वाहन सुविधा- आहे	मजला - 31st floor And Above	

ता सन्मुख -

Sale Type - First Sale

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

जला निहाय घट/वाढ = 120% apply to rate= Rs.169500/-

यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
 = (((169500-58200) * (100 / 100)) + 58200)
 = Rs.169500/-

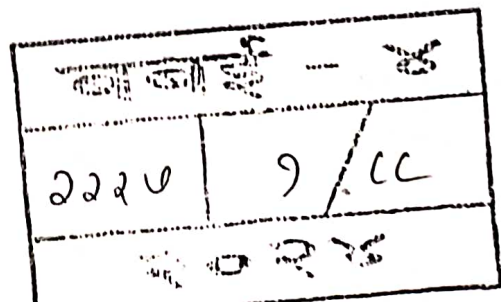
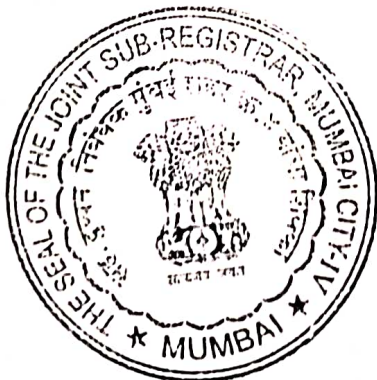
मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 169500 * 65.83
 = Rs.11158185/-
 दिस्त वाहन तळाचे क्षेत्र 13.94चौरस मीटर
 दिस्त वाहन तळाचे मूल्य = 13.94 * (141250 * 25/100)
 = Rs.492256.25/-

Applicable Rules = ,10,4,16

कत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन 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 + भेकेनिकल वाहनतळ
 = A + B + C + D + E + F + G + H + I + J
 = 11158185 + 0 + 0 + 0 + 492256.25 + 0 + 0 + 0 + 0 + 0
 =Rs.11650441.25/-

Home

Print



NOVA
 2024

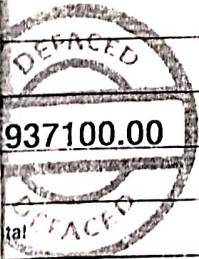


CHALLAN
MTR Form Number-6



SRN	MH015172285202324E	BARCODE		Date	06/02/2024-17:47:28	Form ID	252
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Department		Inspector General Of Registration		Payer Details			
Type of Payment		Stamp Duty Registration Fee		TAX ID / TAN (If Any)			
Type of Payment				PAN No.(If Applicable)			
Office Name		BOM4 JT SUB REGISTRAR MUMBAI 4		Full Name		SUSHMA G MALHOTRA	
Location		MUMBAI		Flat/Block No.		3509	
Car		2023-2024 One Time		Premises/Building		SIDDHA SKY	
Account Head Details		Amount In Rs.		Road/Street		MUMBAI	
330045501 Stamp Duty		907100.00		Area/Locality		MUMBAI	
33301 Registration Fee		30000.00		Town/City/District			
				PIN		4 0 0 0 0	
				Remarks (If Any)			
				SecondPartyName=SEJAL SHAKTI REALTORS			
				Amount In		Nine Lakh Thirty Seven Thousand One Hundred Only	
		9,37,100.00		Words		Only	



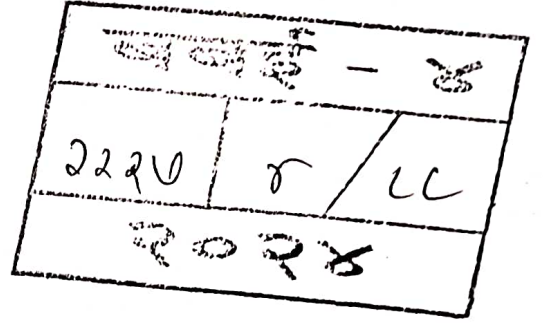
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332024020620454	2852331888		
Cheque/DD No.		Bank Date	RBI Date	06/02/2024-17:48:59	Not Verified with		
Name of Bank		Bank-Branch		IDBI BANK			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 हे चटान केवल दुस्यंग नितंधक कार्यालयात नोदणी करायच्या दरताग्याठी लागू आहे. नोदणी न करतायल्या वेळी सदर चटान मान्य नाही.

Mobile No		9898989898	
2220		2/LL	
7028			

No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-508-2227	0008015440202324	07/02/2024-11:17:19	IGR549	30000.00
2	(IS)-508-2227	0008015440202324	07/02/2024-11:17:19	IGR549	637100.00
Total Defacement Amount					9,37,100.00

Mokh
29/02/2024



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("Agreement") is made at Mumbai this 7th day of Feb in the Christian Year Two Thousand Twenty Four

BETWEEN

SEJAL SHAKTI REALTORS LLP, a Limited Liability Partnership Firm, constituted and registered under the Limited Liability Partnership Act, 2008, having its registered office at 173/174, Sejal Encasa, S. V. Road, Kandivali (West), 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 mean and include the present partner and/or partners and/or those who may be taken in and/or admitted as partner and/or partners and their respective heirs, legal representatives, executors, administrators and assigns) of the **ONE PART**;

AND

Mrs. Sushma Gurcharan Malhotra residing/having address at 147/301, Devidayal Mansion, Mahakali Caves Road, Near Tonali College, Sher E Punjab Society, Andheri East, Mumbai, Maharashtra, Mumbai-400093 and Mr. Gurcharan Abnashiram Malhotra residing/having address at 147/301, Devidayal Mansion, Mahakali Caves Road, Near Tonali College, Sher E Punjab Society, Andheri East, Mumbai, Maharashtra, Mumbai-400093 hereinafter referred to as the "Purchaser/s" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include, in case of Individual/s, his/her/their respective heirs, executors, administrators, permitted assigns; in case of a Partnership Firm, the partners for the time being constituting such Firm and the survivors of them and the heirs, executors, administrators of the last surviving partner; and in case of a Company, the successors and permitted assigns) of the **OTHER PART**:

The Promoter and the Purchaser/s are hereinafter individually referred to as the "Party" and collectively referred to as the "Parties".

WHEREAS:

- As per the Property Card, the Government of Maharashtra is the Owner of all that forest land being piece and parcel of land situated at Opp: Shukla Hotel, Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 6 (part) admeasuring 1230.35 square meters of Salt Pan Division (hereinafter referred to as the "First Plot");
- As per the Property Card, the Trustees for the Improvement of The City of Bombay is the Owner of all the piece and parcel of land situated at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 12 (part) admeasuring 5476.65 square meters of Sion Division (hereinafter referred to as the "Second Plot");
- As per the Property Card, the Governor of Maharashtra (U.D.& P.H.D) is the Owner of all the piece and parcel of land situated at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No. 4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 16 (part) admeasuring 894.63 square meters of Salt Pan Division (hereinafter referred to as the "Third Plot");

S.G.M

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29/02/2024

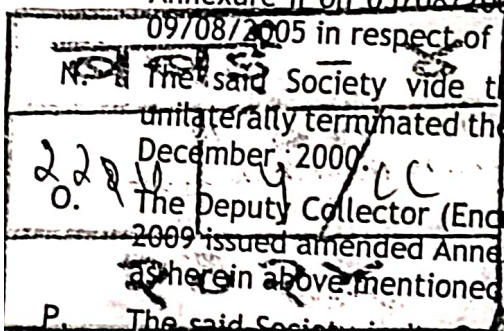
BN

- D. As per the Property Card, the Governor of Maharashtra (U.D.& P.H.D) is the Owner of all the piece and parcel of land situated at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No. 4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 17 (part) admeasuring 871.82 square meters of Salt Pan Division (hereinafter referred to as the "Fourth Plot");
- E. As per the Property Card, the Governor of Maharashtra (U.D.& P.H.D) is the Owner of all the piece and parcel of land situated at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 18 (part) admeasuring 753.72 square meters of Salt Pan Division (hereinafter referred to as the "Fifth Plot");
- F. As per the Property Card the Governor of Maharashtra (U.D.& P.H.D) is the Owner of all the piece and parcel of land situated at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 19 (part) admeasuring 2387.58 square meters of Salt Pan Division (hereinafter referred to as the "Sixth Plot");
- G. As per the Property Card the Governor of Maharashtra (U.D.& P.H.D) is the Owner of all the piece and parcel of land situated at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 20(part) admeasuring 7102.69 square meters of Salt Pan Division (hereinafter referred to as the "Seventh Plot");
- H. As per the Property Card the Governor of (Bombay) Maharashtra is the Owner of all the piece and parcel of land situated at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 21(part) admeasuring 7658.94 square meters of Salt Pan Division (hereinafter referred to as the "Eighth Plot");
- I. As mentioned in Recitals (A), (B), (D) to (H) above, the said First Plot, the said Second Plot, the said Fourth Plot, the said Fifth Plot, the said Sixth Plot, the said Seventh Plot and the said Eighth Plot, all collectively admeasure 25481.75 square meters and are hereinafter collectively referred to as the "First Lands" and more particularly described Firstly, Secondly, Fourthly, Fifthly, Sixthly, Seventhly and Eighthly in the First Schedule hereunder written. The First Lands are all declared as the census slum and the slum dwellers and/or the hutment holders thereon have formed a group known as "Nirmal Nagar SRA Co-operative Housing Society Limited" (hereinafter referred to as the "Society") with a view to develop the said First Lands, in accordance with the Slum Rehabilitation Act, 1971 and the relevant development control regulation/s;

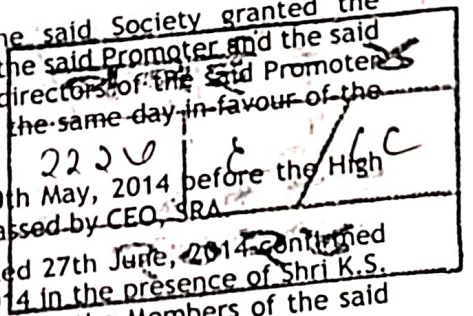
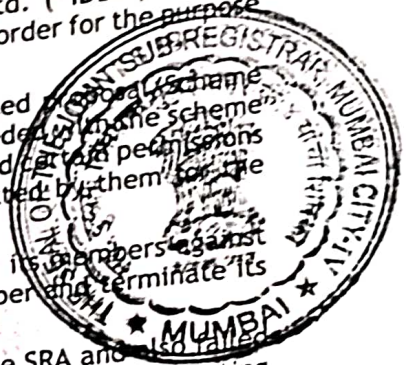
As mentioned in Recital (C) above, the Third Plot admeasuring 894.63 square meters is also fully encroached by the slum dwellers and/or hutment holders and the same is also declared as census slum and is hereinafter referred to as the "Second Land" and is more particularly described Thirdly in the First Schedule hereunder written; The First Lands and the Second Land are hereinafter collectively referred to as the "said Lands".

- J. The said First Lands are census slum and the same are partly owned by the State Government and partly by the Municipal Corporation of Greater Mumbai ("MCGM");
- K. The Society appointed M/s. Shreenath Realtors (the "1st Developer") as the developer for the lands admeasuring 20648.19 square meters being the portion of the said First Lands and in pursuance thereof, the said Society signed and executed the development agreement and the Power of Attorney both dated 22nd December, 2000 in respect of portion of the said First Lands to and in favour of the 1st Developer upon the terms and conditions therein mentioned.
- L. The 1st Developer submitted Slum Rehabilitation Scheme on the portion of the said First Lands ("said Scheme") to the Slum Rehabilitation Authority ("SRA") on 29th October, 2001 and thereafter submitted various documents to the SRA as required for the said Scheme.
- M. The Additional Collector (Enc/Demo) and Competent Authority, Mumbai City issued the Annexure-II on 05/08/2004 and the Asst. Commissioner MCGM F/N issued the Annexure II on 09/08/2005 in respect of Portion of the First Lands.
- N. The said Society vide their Advocate letter dated 23rd July, 2005 addressed to SRA unilaterally terminated the development agreement executed with the 1st Developer on 22nd December, 2000.
- O. The Deputy Collector (Encroachments) Dharavi Department vide its letter dated 16th June, 2009 issued amended Annexure-II for the hutment standing on Portion of the said First Lands as herein above mentioned under the said Scheme.

- P. The said Society in its General Body Meeting dated 19th July, 2009 once again passed the resolution for termination of the 1st Developer and cancellation of all the documents signed by the Society in favour of the 1st Developer.



- Q. In spite of the said termination, the 1st Developer obtained the Annexure III on 24th August, 2009 from SRA.
- R. The Executive Engineer (W.S) SRA issued the L.O.I. on 15th September, 2009 bearing No. SRA/ENG/661/ FN/ML/ LOI to the 1st Developer in respect of the said Scheme on the portion of the said First Lands upon certain terms and conditions therein mentioned.
- S. In addition to the above, the SRA also issued a Provisional LOI dated 4th November, 2009 bearing No. SRA/Eng/2260/EN/STGL /LOI (hereinafter referred to as the "Provisional LOI") in favour of Ackruti City Limited Consortium in view of the Government directive issued under the provisions of Section 3K (1) of the Maharashtra Slum Area (Improvement, Clearance and Redevelopment) Act, 1971 and which included the said Lands and the aforesaid Provisional LOI was later extended upto 8th February, 2011.
- T. On the basis of the Provisional LOI the said Ackruti City Limited and others signed and executed the Debenture Subscription and Debenture Trust dated 1st December, 2009 in favour of IDBI Trusteeship Services Limited, wherein the Debenture Trustee therein provided with the Security being the sale component sanctioned under the said Provisional LOI issued by the SRA for entire Lands of Salt Pan Division and Sion Division which includes the said First Lands and the said Second Land as herein mentioned and/or any other document/notification issued from time to time pursuant to or in relation thereto along with the 3K (1) order dated 26th August, 2009 issued by the Government of Maharashtra upon the terms and conditions therein mentioned. The said Debenture Subscription and Debenture Trust dated 1st December, 2009 was duly registered with the Sub-Registrar of Assurance at Andheri-1 under Serial No. BDR1-11969 of 2009 on 2nd December, 2009.
- U. In the meantime, the 1st Developer, Ackruti and others (collectively, "ACL Consortium") executed an Indenture of Mortgage (English Mortgage) dated 19th January, 2010 duly registered with the Sub-Registrar of Assurance at Andheri-2 under Serial No. BDR4-00649 of 2010 on 19th January, 2010 in favour of IDBI Trusteeship Services Ltd. ("IDBI") thereby mortgaging their rights in relation to the Lands referred under the 3K (1) order for the purpose of securing certain debentures and loans.
- V. The SRA acting on the complaints in respect of the previously submitted SRA Scheme prior to the order of 3K (1) from the Government of Maharashtra, proceeded to terminate its SRA Scheme submitted by the 1st Developer separately and thereafter the SRA granted certain permissions etc., to the 1st Developer in connection with the said Scheme submitted by them for the development of the portion of the said First Lands.
- W. The said Society had filed several complaints to the SRA office through its members against the 1st Developer requesting SRA to take action against the 1st developer and terminate its appointment.
- X. Since the 1st Developer failed to comply with the direction given by the SRA and to commence work, the CEO, SRA issued an order dated 25th April, 2014 thereby terminating the appointment of the 1st Developer and granted liberty to the said Society to appoint new developer for further implementation of the S.R. Scheme and further directed the Assistant Registrar, SRA to hold a General Body Meeting of the said Society as per the prescribed procedure and terms and conditions mentioned therein.
- Y. Thereafter the said Society issued public notice on 27th April, 2014 in newspapers calling a Special General Body meeting of the members of the said Society on 4th May, 2014.
- Z. In the Special General Body Meeting held on 4th May, 2014, the members of the said Society unanimously appointed the Sejal Shakti Realtors Limited (now converted into the said Promoter) as the new developer of the said First Lands and the same was confirmed by the Assistant Registrar of Co-operative Society, Mumbai- City (SRA), Mumbai vide its letter dated 05/05/2014.
- AA. By the development agreement dated 6th May, 2014, the said Society granted the development rights of the said First Lands to and in favour of the said Promoter and the said Society also executed a power of attorney in favour of then directors of the said Promoter and further the members also executed the consent letter on the same day in favour of the said Promoter.
- BB. The 1st Developer filed an Application No.162 of 2014 on 20th May, 2014 before the High Power Committee, challenging the order dated 25/04/2014 passed by CEO, SRA.
- CC. The Registrar of Co-operative Society SRA vide his letter dated 27th June, 2014 confirmed that in the Special General Body Meeting held on 4th May, 2014 in the presence of Shri K.S. More, Officer Grade-II and Shri M.B. Gurav, the Assistant Officer, the Members of the said Society had unanimously passed the resolution to appoint the Promoter as the developer to redevelop the said First Lands under the SRA Scheme.
- DD. In the meanwhile Amazia Developers Private Limited and Rubix Trading Private Limited defaulted in making payments under the debentures and loans as mentioned herein above



S.G.M

[Signature]

29/02/2021

OOO. While sanctioning the said plans, SRA and/or MMRDA and/or any Government have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the said Lands and upon due observance and performance of which, only the Occupation and the Building Completion Certificate/s in respect of the Sale Building/s shall be granted by the Slum Rehabilitation Authority.

PPP. The said Lands are earmarked for the purpose of constructing a residential cum commercial project comprising multistoried buildings and car parking spaces. The Sale Buildings (including Siddha Sky and Siddha Magna) together with interalia the common areas, parkings etc., are all collectively referred to as the "said Project". The said Project shall be constructed/ developed in a phased wise manner in five phases (or more phases at the Promoter's sole discretion) and each such phase to be constructed by the Promoter is separately registered/ will be registered as an independent Real Estate Project under provisions of the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as the "said Act") with the Maharashtra Real Estate Regulatory Authority ("REPA") under diverse registration numbers. The details pertaining to the Phase - 1 and Phase - 2 are mentioned in the table hereinbelow:

Phase - 1		Buildings/ Wings Covered and User	Completion Date
Name	RERA Registration Number		
Siddha Sky Phase 1	P51900021027	Wing No. 1A of Tower 1	31/12/2025
Phase - 2		Buildings/ Wings Covered and User	Completion Date
Name	RERA Registration Number		
Siddha Sky Phase 2	P51900021040	Wing No. 1B of Tower 1	31/12/2026
Phase - 3		Buildings/ Wings Covered and User	Completion Date
Name	RERA Registration Number		
Siddha Sky Phase 3	P51900021044	Wing No. 2B of Tower 2	31/12/2026

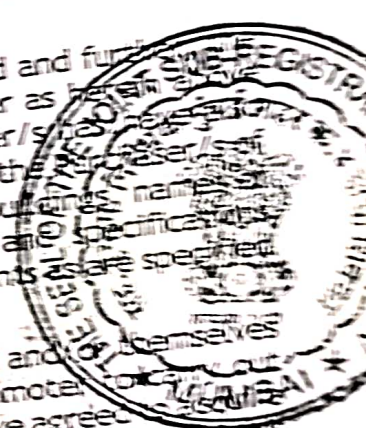
Phase - 4 and Phase - 5 of the said Project will be registered by the Promoter with RERA subsequently in future.

QQQ. The Purchaser/s has/have taken the inspection of all the aforementioned and further relevant details relating to the said Project undertaken by the Promoter as herein mentioned are also displayed on the website of RERA and the Purchaser/s demanded from the Promoter and the Promoter have given inspection to the all the documents of title relating to the said Lands, approvals of the building contractors, architects, structural engineers etc., plans, designs and specifications prepared in respect of the said Sale Building/s and of such other documents as are specified under the said Act and the Rules made there under.

RRR. After taking inspection as aforesaid and after satisfying himself/herself and with the nature of the title of the Promoter and the right of the Promoter in development/ redevelopment of the said Lands, the Purchaser/s has/have agreed from the Promoter on ownership basis, in accordance with the terms and conditions of the Agreement, the said Premises (as hereinafter defined) with full notice of and on the basis of the terms, conditions and provisions contained in the LOI, Revised LOI, LOA, Amended I.O.A., documents, papers, plans and/or amended plans, orders, permissions, approvals, schemes, etc. referred to hereinabove and subject to the terms and conditions hereinafter appearing.

SSS. The Promoter is entitled to sell and/or transfer the said Premises (as hereinafter defined) to the Purchaser/s in view of this Agreement and the Promoter is entitled to realize and appropriate the sale proceeds and/or any part thereof in respect thereof.

TTT. The Promoter has represented to the Purchaser/s that the FSI generated for development and redevelopment of the said Lands is recorded in LOI dated 20th May, 2019 and pursuant thereto IOA dated 22nd May 2019 and Amended IOA dated 21st September 2020, Amended plans dated 16th November 2021. The Promoter has further represented and informed the Purchaser/s that the additional F.S.I, fungible F.S.I or any other F.S.I/ development potential which will be generated from the said Lands (available now and also generated in future) shall be consumed by the Promoter for the construction of the additional floors on any of the Sale Buildings.



2220/22
 (as hereinafter defined)
 2228

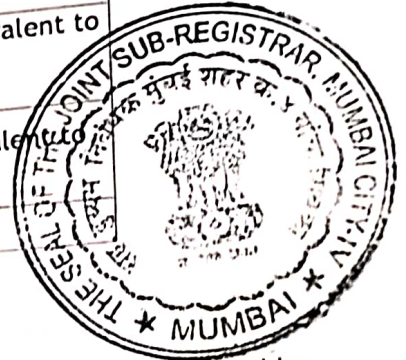
Sale Buildings as herein mentioned by utilizing the FSI/ further potential to utilize further FSI/

CCCC. Relying upon the declarations, representations and warranties of the Purchaser/s mentioned herein, the Promoter has agreed to sell to the Purchaser/s, the Premises (defined hereinafter) at the lump sum price of Rs 1,51,17,730.00/- (Rupees: One Crore Fifty One Lakh Seventeen Thousand Seven Hundred Thirty Only) subject to deducting the applicable TDS and TDS certificate on each such Installment to be handed over to the Promoter by the Purchaser/s.

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

- All the Recitals mentioned hereinabove shall form an integral part of this Agreement as if the same are incorporated herein verbatim in the operative part hereof and the same are to be interpreted and construed and read accordingly.
- The Purchaser/s hereby agree/s to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser/s, the following flat/premises (hereinafter referred to as "Premises" or "Flat") as shown on the floor plan annexed as Annexure '(14)' for the total lump sum consideration of Rs. 1,51,17,730.00 (Rupees: One Crore Fifty One Lakh Seventeen Thousand Seven Hundred Thirty Only) subject to deducting applicable TDS ("Total Consideration") including Rs. 1,51,177.00 (Rupees: One Lakh Fifty One Thousand One Hundred Seventy Seven Only) being the proportionate price of the common areas and facilities appurtenant to the premises, the nature extent and description of the limited common areas and facilities are more particularly described in the Second Schedule annexed herewith.

Details of Premises/ Flat	
Phase	Siddha Sky Phase <u>3</u>
Tower No.	<u>2B</u>
Floor no.	<u>35th</u>
Flat No./ Premises No.	<u>SSW/T2B/3509</u>
RERA Carpet Area	<u>615.00</u> square feet equivalent to <u>57.1354</u> square meters (excluding the balcony)
Area of balcony appurtenant to the Flat / Premises (in addition to the RERA Carpet Area)	<u>29.00</u> square feet equivalent to <u>2.6942</u> square meters
Number of Car Parking Spaces	<u>1</u>



- It is hereby agreed by the Purchaser/s that the car parking space/s if agreed to be allotted by the Promoter to the Purchaser/s shall be allotted and identified only after the Total Consideration and all other amounts payable under this Agreement by the Purchaser/s are paid by the Purchaser/s to the Promoter. The Purchaser/s shall not object, dispute or argue with the Promoter on such allotment and identification of the car parking space/s.

- The Total Consideration for the Flat as hereinabove mentioned shall be paid by the Purchaser/s to the Promoter in the following manner, in addition to the applicable Goods and Service Taxes or any other indirect taxes as may be applicable, after deducting the applicable tax deductible at source (if any) which shall be deposited by the Purchaser/s in the government treasury and the Purchaser shall provide the challan of the same to the Promoter immediately upon such deduction and shall also provide the TDS certificate to the Promoter as soon as the same is available:

Noted
29/02/2024

S.G.M

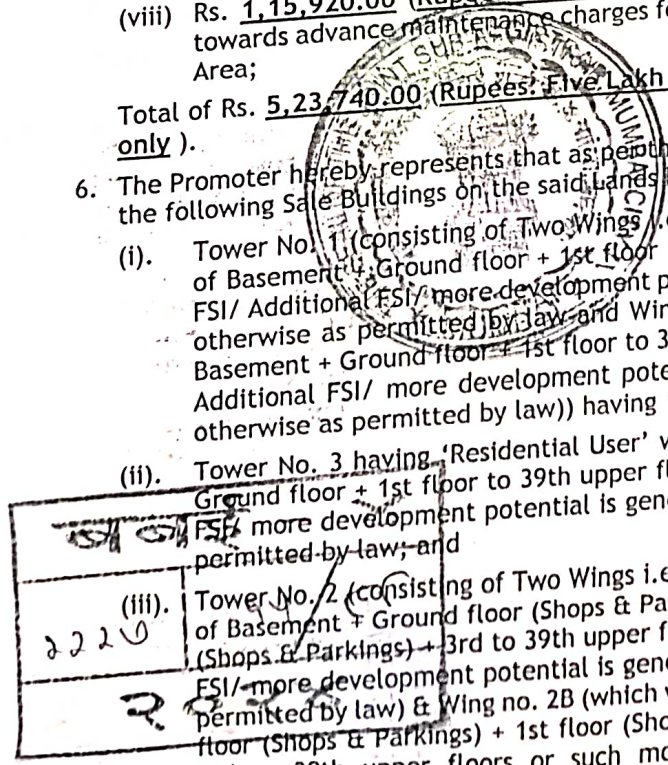
[Handwritten Signature]

व्याज - ४	
2220	95/22
२०२४	

Payment Plan	Amount Due In %
Particulars	10.00 %
On Booking	10.00 %
Within 30 days of Booking	10.00 %
On Completion of Upper Basement	5.00 %
On Completion of 4th Floor Roof Slab	5.00 %
On Completion of 9th Floor Roof Slab	5.00 %
On Completion of 14th Floor Roof Slab	5.00 %
On Completion of 19th Floor Roof Slab	5.00 %
On Completion of 24th Floor Roof Slab	5.00 %
On Completion of 29th Floor Roof Slab	5.00 %
On Completion of 34th Floor Roof Slab	5.00 %
On Completion of Top Slab	5.00 %
On Commencement of Tiling & Flooring	10.00 %
On Commencement of External Finishing	10.00 %
On Commencement Of Lift Work	5.00 %
On Fit Out And Possession	5.00 %
Total	100%

5. The Purchaser/s shall at the time of delivery of possession of the said Premises shall pay to the Promoter the following amounts togetherwith the applicable GST and all other taxes thereon:-
- (i) Rs. 25000.00 (Rupees: Twenty Five Thousand only) being agreed amount towards the legal charges;
 - (ii) Rs. 620.00 (Rupees: Six Hundred Twenty only) towards share application money and admission fees of the Society ;
 - (iii) Rs. 10000.00 (Rupees: Ten Thousand only) towards the formation & registration of the Society;
 - (iv) Rs. 10000.00 (Rupees: Ten Thousand only) for water meter, electric meter, towards costs of electric sub-station, cables, sewage connection;
 - (v) Rs. 165000.00 (Rupees: One Lakh Sixty Five Thousand only) towards development charges and betterment charges;
 - (vi) Rs. 165000.00 (Rupees: One Lakh Sixty Five Thousand only) towards Club Charges
 - (vii) Rs. 32200.00 (Rupees: Thirty Two Thousand Two Hundred only) towards Corpus fund;
 - (viii) Rs. 1,15,920.00 (Rupees: One Lakh Fifteen Thousand Nine Hundred Twenty only) towards advance maintenance charges for period of 18 months @10/- PSF on Total Carpet Area;
- Total of Rs. 5,23,740.00 (Rupees: Five Lakh Twenty Three Thousand Seven Hundred Forty only).

6. The Promoter hereby represents that as per the sanctioned plans, the Promoter is constructing the following Sale Buildings on the said lands having the following user:
- (i). Tower No. 1 (consisting of Two Wings i.e. Wing no.1A (which would comprise of 2 levels of Basement + Ground floor + 1st floor to 39th upper floors or such more floors if more FSI/ Additional FSI/ more development potential is generated from the said Lands or even otherwise as permitted by law and Wing no.- 1B (which would comprise of 2 levels of Basement + Ground floor + 1st floor to 39th upper floors or such more floors if more FSI/ Additional FSI/ more development potential is generated from the said Lands or even otherwise as permitted by law)) having 'Residential User';
 - (ii). Tower No. 3 having 'Residential User' which would comprise of 2 levels of Basement + Ground floor + 1st floor to 39th upper floors or such more floors if more FSI/ Additional FSI/ more development potential is generated from the said Lands or even otherwise as permitted by law; and
 - (iii). Tower No. 2 (consisting of Two Wings i.e. Wing no. 2A (which would comprise of 2 levels of Basement + Ground floor (Shops & Parkings) + 1st floor (Shops & Parkings) + 2nd floor (Shops & Parkings) + 3rd to 39th upper floors or such more floors if more FSI/ Additional FSI/ more development potential is generated from the said Lands or even otherwise as permitted by law) & Wing no. 2B (which would comprise of 2 levels of Basement + Ground floor (Shops & Parkings) + 1st floor (Shops & Parkings) + 2nd floor (Shops & Parkings) + 3rd to 39th upper floors or such more floors if more FSI/ Additional FSI/ more development potential is generated from the said Lands or even otherwise as permitted by law); and



NOTE
22/2/2024

S.G.M

[Handwritten signatures]

THE SECOND SCHEDULE ABOVE REFERRED TO
(Limited Common Areas and Facilities)

SR.NO	DESCRIPTION	1 ST WING	2 ND WING
1.	Tower 1	1 A	1 B
	No. of Floors	3 rd floor to 39 floors+ or more if permissible with the additional FSI.	3 rd floor to 39 floors+ or more if permissible with the additional FSI.
	Res/ Commercial	Residential	Residential
	Refuge Area floors	8, 15, 22, 29, 36	8, 15, 22, 29, 36
2.	Tower 2	2 A	2 B
	No. of Floors	Ground floor, 1 st & 2 nd (Commercial)	Ground floor, 1 st & 2 nd (Commercial)
	Refuge Area floors	Residential from 3 rd floor to 39 floors+ or more if permissible with the additional FSI.	Residential from 3 rd floor to 39 floors+ or more if permissible with the additional FSI.
	Parking floors	Basement1, Basement 2, Ground floor, Level 1	Basement1, Basement 2, Ground floor, Level 1
3.	Tower 3	No wings	No wings
	No. of Floors	3 rd floor to 39 floors+ or more if permissible with the additional FSI.	3 rd floor to 39 floors+ or more if permissible with the additional FSI.
	Res/ Comm	Residential	Residential
	Refuge Area floors	8, 15, 22, 29, 36	8, 15, 22, 29, 36
	Parking floors	Basement1, Basement 2, Ground floor, Level 1	Basement1, Basement 2, Ground floor, Level 1

Sr.No	Amenities	Description
2.	Residential	Ground Floor : 1. Security 2. Drop-Off Area / Waiting Plaza 3. Water Feature with bubblers 4. 1.5 M Wide Pathway 5. Landscape Feature 6. Landscape Mounds Area 7. Gravel bed 8. Planting Area 9. Multipurpose Court 10. 1.8M Wide Jogging Track 11. Reflexology Area 12. Open Gym

Sr.No.	Common Amenities	Description
		13. Sit Out 14. Cross-Fit Area 15. Badminton Court 16. Outdoor Table Tennis 17. Cricket Net 18. Flower Garden 19. Rose Garden 20. Butterfly Garden 21. Forest Plantation



2220 38/LL
 2028

[Handwritten signatures and marks at the bottom of the page, including 'Now' and '19'.]

IN WITNESS WHEREOF the Parties hereto have respectively set and subscribed their hands the day month and year first hereinabove written.

SIGNED, SEALED AND DELIVERED)

By the withinnamed "Promoters")

M/s. SEJAL SHAKTI REALTORS LLP)

For M/s. Sejal Shakti Realtors LLP

JSN
Director / Authorised Signatory

Through, their Authorised Signatory/POA)



MR. ISHTIYAK ANSARI)

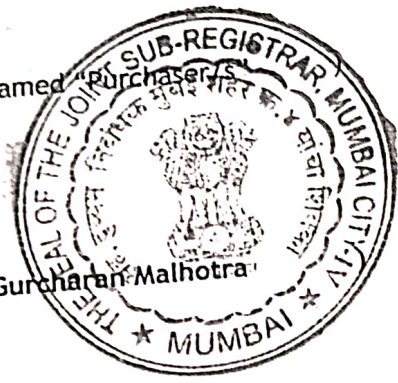
In the presence of _____)

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

JSN

SIGNED AND DELIVERED)

By the withinnamed "Purchaser/s"



Mrs. Sushma Gurcharan Malhotra

Sushma Malhotra



[Signature]

S.G.M.

Mr. Gurcharan Abnashiram Malhotra)

In the presence of _____)

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



बजट - ५	
2220	89/CC

Mohil
29/02/2024

RECEIPT

Received of and from the within named Purchaser/s a sum of Rs. 20,00,000.00 (Rupees: Twenty Lakhs Only) as paid by him/her/them/it to us as within mentioned the details of which are as under:

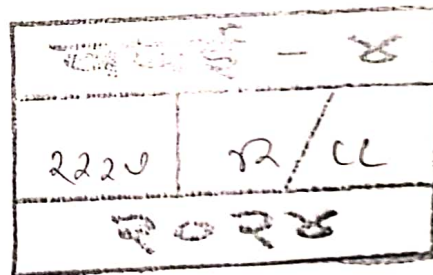
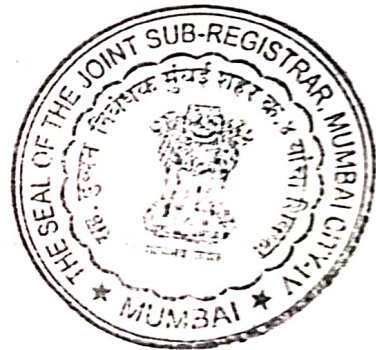
Sr. No	Date	Cheque No./ Ref No.	Drawn On	Amount (Rs.)
1	13-01-2024	784422	Canara Bank	Rs. 3,00,000
2	16-01-2024	CNRBR52024011671804169	Canara Bank	Rs. 17,00,000
Total Amount				20,00,000.00

WE SAY RECEIVED

For M/s. SEJAL SHAKTI REALTORS LLP



BH4
Authorised Signatory/POA



Noted
29/02/2024

TOWER-2B

Sub

S.G.M

2028
2200 03/6

20/09/2011



30TH TO 35TH, 37TH TO 39TH FLOOR PLAN (TOWER - 2B)
SCALE - 1/100



DR



(TOWER - 2B)

SLUM REHABILITATION AUTHORITY

No.: SRA/ ENG/2985/FN/STGL&ML/LOI
Date: **12 MAY 2019**

1. Architect : Shri. Manoj Vishwakarma of
M/s. DOT Architects
Gr. Floor, Sharda Sangeet Vidyalaya Bldg.
M.K. Marg, Kalanagar, Bandra (E),
Mumbai - 400051.
2. Developer : M/s. Sejal Shakti Realtors LLP.
Sejal Encasa, 173/174, S.V. Road,
Opp: Bata Show Room, Kandivali (W)
Mumbai - 400067
3. Society : Nirmal Nagar Co. Op. Hsg. Soc. (prop.).

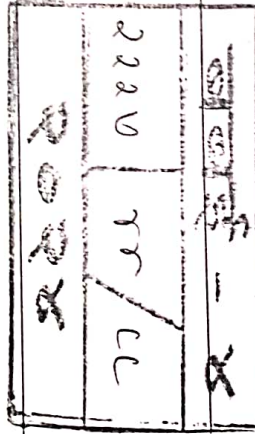
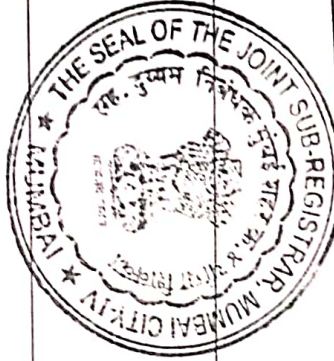
Subject: Revised LOI for the S. R. Scheme on plot bearing C.S. No. 6 (pt.), 17 (pt.) to 21 (pt.) of Salt Pan Division & C.S. No. 12(pt.) of Sion-Division with Amalgamation of adjoining slum plot bearing C.S. No. 16(pt.) of Salt Pan Division & small portion of C.S. No. 12(pt.) of Sion-Division, Mumbai City at Raoli Camp, Kokari Agar, Sardar Nagar no. 4, Sion - Koliwada, Mumbai - 400 037 for Nirmal Nagar SRA CHS Ltd.

Reference: SRA/ENG/2985/FN/STGL & ML/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing C.S. No. 6 (pt.), 17 (pt.) to 21 (pt.) of Salt Pan Division & C.S. No. 12(pt.) of Sion-Division with Amalgamation of adjoining slum plot bearing C.S. No. 16(pt.) of Salt Pan Division & small portion of C.S. No. 12(pt.) of Sion-Division, Mumbai City at Raoli Camp, Kokari Agar, Sardar Nagar no. 4, Sion - Koliwada, Mumbai - 400 037 for Nirmal Nagar SRA CHS Ltd., this office is pleased to inform you that, this Revised Letter of Intent are considered and approved for the sanctioned FSI of 5.44 (Five Point Four Four Only) in accordance with provisions of Reg. 33 (10) of DCPR 2034, subject to the following conditions.

All the other conditions mentioned in the earlier LOI issued u/No. SRA/ENG/2985/FN/STGL&ML/LOI dated 17/11/2016 will be superseded by this Revised LOI.



1. The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot, Nos. of eligible huts etc. the parameters shall be got revised from time to time.

The salient features of the scheme are as under:

Sr. No.	Particular	Slum Plot
		26376.38
1	Plot Area	
2	Deductions for	255.43
	a. Garden Park (ROS 1.5)	326.52
	b. Reservoir (EMS 5.1)	556.60
	c. Reservoir (EMS 5.1) + Municipal Staff Quarter (ER 1.1)	
	Total	1138.55
3	Net area of plot for computation of t/s density (1-2)	25237.83
4	Gross Plot area considered for FSI (2+3)	26376.38
5	Rehab Built up area	57858.67
6	Common Pass. & Amenity structure	13417.41
7	Rehab component (8 + 9)	71276.08
8	Sale component (7 x 1.20)	85531.30
9	Total BUA approved for the Scheme (5+8)	143389.97
10	FSI sanctioned for the scheme (9+3)	5.44
11	Sale BUA permissible in situ	85531.30
12	Total Sale Fungible Permissible (11 x 35%)	29935.96
13	Sale permissible in situ including Fungible FSI (11+12)	115467.26
14	Nos. of slum dwellers to be re-accommodated	1628 Nos.
	Rehab Residential	01 Nos.
	Residential Cum Comm.	75 Nos.
	Rehab Comm.	07 Nos.
	Existing Religious Structures	
15	Amenities	07 Nos.
	Bahwadi	07 Nos.
	Welfare center	07 Nos.
	Youva Kendra	07 Nos.
	Health Center	01 Nos.
	Community Hall	17 Nos.
	Society office	Nil
16	Nos. of PAP generated in the scheme	Nil
17	TDR, If generated	Nil

2. This Revised LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect / Developer / Society or Owner are proved fraudulent/misappropriated before the Competent Court/HPC and if directed by Competent Court /HPC to cancel the LOI, then the LOI is liable to be cancelled and concerned person/Society /Developer/Architect are liable for action under version provision of IPC of 1860 and Indian Evidence Act.1872.



SLUM REHABILITATION AUTHORITY

Administrative Building, Pr. Anant Kanekar Marg, Bandra (East), Mumbai - 400 051

Intimation of Approval under Sub regulation 2.3 of Appendix - IV
of D.C.R. No. 33 (10) Dt. 15.10.97 of Brihanmumbai.

22 MAY 2019

No. ~~SP/1986~~ / F-N/STGOVT/0064/20140719/AP/SB-2
Sale Building No. 2

To,
M/s. Sejal Shakti Realtors LLP

Sejal Encasa, 173/174, S.V. Road,
Opp. Beta Show Room, Kandivali (W),
Mumbai - 400 067.

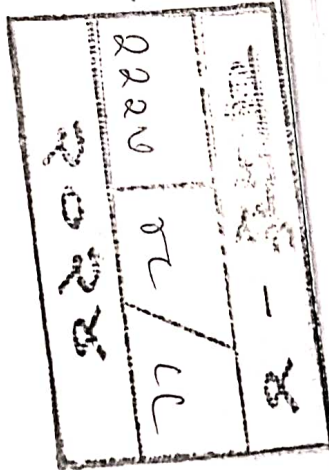
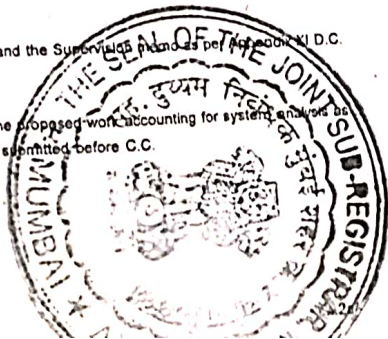
With reference to your Notice, letter No. 2267 dated 08/02/2019 and delivered
on 20 and the plans, Sections, Specifications and Description and further particulars
and details of your building at C.S. No. 6(Pt), 16(Pt) to 21(Pt) of Salt Pan

Division & C.S. No. 12(Pt) of Slon Division, Mumbai City at Banoli
Camp, Kokari Agar, Sardar Nagar no. 4, Slon Koliwada, Mumbai - 37.

furnished to me under your letter, dated 08/02/2019 I have to inform you that the proposal
of construction of the building or work proposed to be erected or executed is hereby approved under
section 45 of the Maharashtra Regional & Town Planning Act, 1966 as amended up-to-date, subject to the
following conditions :

**A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH
BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL**

- A.1) That the Commencement Certificate u/s. 44/69 (1) of the MR & TP Act, Shall be obtained before starting the proposed work.
- A.2) That the compound shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the road side drain without obstructing the flow of rain water from the adjoining holding, to prove possession of holding before starting the work as per D.C. Regulation No. 38 (27)
- A.3) That the structural Engineer shall be appointed, and the Supervision Plans as per Appendix W.D.C. Regulation 5(3) (ix) shall be submitted by him
- A.4) That the Structural design and calculations for the proposed work accounting for systems and work as per relevant I.S. code along with plan shall be submitted before C.C.



Subject to your so modifying your intention as to comply the aforesaid mentioned conditions and meet
by requirements. You will be at liberty to proceed with the said building or work at anytime before the
_____ day of _____ 20 but not so as to contravene any of the provisions of
the said Act as amended as aforesaid or any rule, regulations of bye-law made under that Act at the time
In force.

Your attention is drawn to the special Instructions and Notes accompanying this Intimation of Approval

[Signature]
Executive Engineer, (S.R.A.)

SPECIAL INSTRUCTIONS

- (1) IN CASE OF PRIVATE PLOTS THIS INTIMATION OF APPROVAL GIVES NO RIGHT TO BUILD UPON LAND WHICH IS NOT YOUR PROPERTY.
- (2) Under Section 151 & 152 of M.R & T.P. Act 1966, as amended the Chief Executive Officer, Slum Rehabilitation Authority has empowered the Chief Engineer (S.R.A.)/ Executive Engineer (S.R.A.) to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the C.E.O. (S.R.A.) by section of the said Act.
- (3) Proposed date of commencement of work should be communicated to this office.
- (4) One more copy of the block plan should be submitted to the Collector, Mumbai / Mumbai Suburbs District as the case may be.
- (5) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai / Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the rate 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 Approval.



DEVELOPER COPY

Sr. No. 065

SLURM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM 'A')

NOF-N/STGOVT/0064/20140719/AP/SB-2

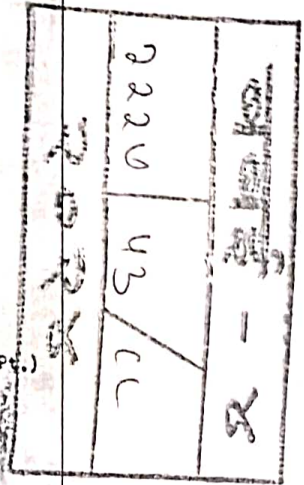
COMMENCEMENT CERTIFICATE

SALE BUILDING NO. 02

To,
M/S. SEJAL SHAKTI REALTORS LLP

Sejal Encasa, 173/174, S.V. Road,
Opp. Bata Show Room, Kandivali (W),
Mumbai - 400 067.

22 MAY 2019



Sir,
With reference to your application No. 2267 dated 08/02/2019 for Development Permission and Grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. C.T.S. No. 16 (Pt.) to 21 (Pt.) of Salt Pan Division & C.S.No. 12 (Pt.) of Salt Pan Division, Mumbai City at Ravli Camp, Kokazi Agar, Sardar Nagar No. 4, Slum, Malwada, Mumbai

of area 11 sq. m. P.S.No. 11
located at Mumbai - 400 037
The Commencement Certificate/Building Permit is granted subject to compliance of L.O.I U/R No. SRA/ENG/2985/FN/STGOVT/ML/LLI dt. 20/05/2019
IDA/U/R No. E-N/STGOVT/0064/20140719/AP/SB-2 dt. 22/05/2019
and on following conditions:-

- The land vacated in consequence of enforcement of the setback line/road widening line shall form part of the Public Street.
- 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.
- The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
- 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.
- 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 lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
- This Certificate is liable to be revoked by the C.E.O. (SRA) if:-
 - 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.
 - Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act 1966.
- The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed SHRI. P. P. MAHISHI
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.
Top of Plinth (Including Basements)
This C.C is granted for work up to

For and on behalf of Local Authority
The Slum Rehabilitation Authority

Executive Engineer (SRA)
FCR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

F_N/STGOVT/0064/20140719/AP/SB-2 21 SEP 2020

This C.C. is re-endorsed as per Approved Amended plans
date 21/09/2020

Executive Engineer
Slum Rehabilitation Authority

FN/STGOVT/0064/20140719/AP/SB-2 16 NOV 2021

This C.C. is re-endorsed as per approved amended plans
dtd. 16/11/2021.

Executive Engineer
Slum Rehabilitation Authority

FN/STGOVT/0064/20140719/AP/SB-2 10 AUG 2022

This C.C. is extended from ground + 1st to 9th upper floors for brick and masonry work and R.C.C. framework from 10th to 39th upper floors + CHWT + LMR in Tower 1 of Sale Building No. 2 as per the last approved amended plans dtd. 16/11/2021.

Executive Engineer
Slum Rehabilitation Authority

FN/STGOVT/0064/20140719/AP/SB-2 11 JAN 2023

This C.C. is re-endorsed as per approved amended plans
dtd. 27/12/2022.

Executive Engineer
Slum Rehabilitation Authority



DEVELOPER COPY

SLUM REHABILITATION AUTHORITY
Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1986 (FORM 'A')

Sr. No. 065

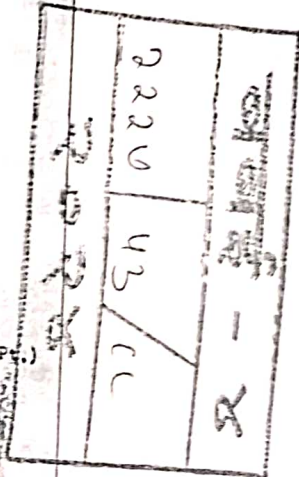
NOF-N/STGGVT/0064/20140719/AP/SB-2
COMMENCEMENT CERTIFICATE

SALE BUILDING NO. 02

To,
M/S. SEJAL SHAKTI REALTORS LLP

Sejal Encasa, 173/174, S.V. Road,
Opp. Bata Show Room, Kandivalli (W),
Mumbai - 400 067.

22 MAY 2019



With reference to your application No. 2267

dated 08/02/2019

for Development

Permission and Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1986 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1986 for a building on plot No. 12 (Pt.) of Salt Pan Division & C.S.No. 12 (Pt.) of Salt Pan Division, located at Ravli Camp, Kerkari Agar, Sagar Nagar No. 4, Salt Panwada, Muzool

The Commencement Certificate Building Permit is granted subject to compliance of mentioned in LCI UIR No. 3RA/ENG/2985/FN/STGGVT/ML/LLI dt. 20/05/2019 and on following conditions: IDA/UR/12/E-N/STGGVT/0064/20140719/AP/SB-2 dt. 22/05/2019

- The land vacated in consequence of enforcement of the setback line/road widening line shall form part of the Public Street.
- That no new building or structure shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
- The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
- 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.
- 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 lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1986.
- This Certificate is liable to be revoked by the C.E.O. (SRA) if:-
 - 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.
 - Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act 1986.
- The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed SHRI. P. P. MAHISHI Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act
This C.C. is granted for work up to Top of Plinth (Including Basements)

For and on behalf of Local Authority
The Slum Rehabilitation Authority
Executive Engineer (SRA)
FCM
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

F_N/STGGVT/0064/20140719/AP/SB-2 21 SEP 2020

This C.C. is re-endorsed as per approved amended plans date 21/09/2020

[Signature]
Executive Engineer
Slum Rehabilitation Authority

FN/STGGVT/0064/20140719/AP/SB-2 16 NOV 2021

This C.C. is re-endorsed as per approved amended plans dtd. 16/11/2021.

[Signature]
Executive Engineer
Slum Rehabilitation Authority

FN/STGGVT/0064/20140719/AP/SB-2 10 AUG 2022

This C.C. is extended from ground + 1st to 9th upper floors for brick and masonry work and R.C.C. framework from 10th to 39th upper floors + CH&T + L&I in Tower 1 of Sale Building No. 2 as per the last approved amended plans dtd. 15/11/2021.

[Signature]
Executive Engineer
Slum Rehabilitation Authority

FN/STGGVT/0064/20140719/AP/SB-2 11 JAN 2023

This C.C. is re-endorsed as per approved amended plans dtd. 27/12/2022.

[Signature]
Executive Engineer
Slum Rehabilitation Authority

NOF-N/STGOVT/0064/20140719/AP/SB-2

COMMENCEMENT CERTIFICATE

SALE BUILDING NO. 02

To, M/S. SEJAL SHAKTI REALTORS LLP

Sejal Encasa, 173/174, S.V. Road,
 Opp. Bata Show Room, Kandivali (W),
 Mumbai - 400 067.

22 MAY 2019

Sir, With reference to your application No. 2267 dated 05/02/2019 for Development

Permission and grant of Commencement Certificate under section 44 & 69 of the 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 erect a building on plot No.

C.T.S. No. 6(Pt.), 16(Pt.) to 21(Pt.) of Salt Pan Division & C.S.No. 12(Pt.)
 of Sion Division, Mumbai City at Raoli Camp, Kokari Agar,
 Sardar Nagar No. 4, Sion Koliwada, Mumbai

of village _____ T.P.S.No. _____
 ward F/N Situated at Mumbai - 400 037

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in L.OI
 UR No. SRA/ENG/2985/FN/STGOVT&ML/LJI dt. 20/05/2019
 IDA/UR/NO. F-N/STGOVT/0064/20140719/AP/SB-2 dt. 22/05/2019
 and on following conditions

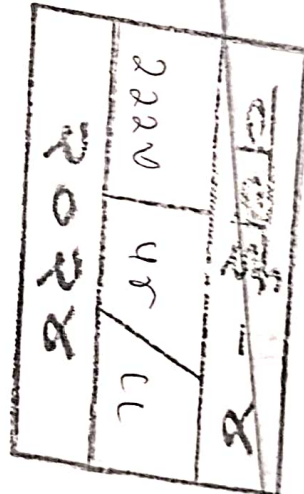
- The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
- The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
- 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.
- 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 lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
- This Certificate is liable to be revoked by the C.E.O. (SRA) if:
 - 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.
 - Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act 1966.
- The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed _____ MAHISHI
 Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work _____
 on _____ (Including Basements)

For and on behalf of Local Authority
 The Slum Rehabilitation Authority

 Executive Engineer (SRA)
 FOR
 COMPTROLLER & EXECUTIVE OFFICER
 (SLUM REHABILITATION AUTHORITY)



21 SEP 2020

This C.C. is re-endorsed as per Approved Amended plans
 date 21/09/2020

[Signature]
 Executive Engineer
 Slum Rehabilitation Authority

FN/STGOVT/0064/20140719/AP/SB-2

16 NOV 2021

This C.C. is re-endorsed as per approved amended plans
 dtd. 16/11/2021.

[Signature]
 Executive Engineer
 Slum Rehabilitation Authority

FN/STGOVT/0064/20140719/AP/SB-2

10 AUG 2022

This C.C. is extended from ground + 1st to 9th upper floors for brick and masonry work and R.C.C. framework from 10th to 39th upper floors + OHWT + LWR in Tower 1 of Sale Building No. 2 as per the last approved amended plans dtd. 16/11/2021.

[Signature]
 Executive Engineer
 Slum Rehabilitation Authority

FN/STGOVT/0064/20140719/AP/SB-2

11 JAN 2023

This C.C. is re-endorsed as per approved amended plans
 dtd. 27/12/2022.

[Signature]
 Executive Engineer
 Slum Rehabilitation Authority

29/02/2024



SLUM REHABILITATION AUTHORITY

No.:F-N/STGOVT/0064/20140719/AP/SB-2
Date: 21 SEP 2020

To,
Shri. Manoj Vishwakarma of M/s. DOT Architects,
Gr. Floor, Sharda Sangeet Vidyalaya Bldg.
M.K. Marg, Kalanagar, Bandra (E),
Mumbai - 400051.

Subject: Amended plans for Sale Building No. 02 on plot bearing C.S. No. 6 (pt.), 16(pt.) to 21 (pt.) of Salt Pan Division & C.S. No. 12(pt.) of Sion-Division, Mumbai City at Raoli Camp, Kokari Agar, Sardar Nagar no. 4, Sion - Koliwada, Mumbai - 400 037 for Nirmal Nagar SRA CHS Ltd.

Sir,

With reference to above, the amended plans submitted by you for the Sale Building no. 02 are hereby approved by this office subject to the following conditions:

- 1) That the conditions of LOI issued under no. SRA/ENG/2985/FN/STGL&ML/LOI dated 20/05/2019 shall be complied with.
- 2) That the conditions of IOA issued under no. F-N/STGOVT/0064/20140719/AP/SB-2 dated 22/05/2019 for Sale building no. 02 shall be complied with.
- 3) That you shall re-endorse the C.C. as per the amended plans approved and submitted herewith.
- 4) That the application for C.C. shall be granted subject to final orders pending in Writ Petition & LD-VC-WP-177 of 2020 at Hon'ble High Court.



Yours Faithfully,
-sd-

Executive Engineer
Slum Rehabilitation Authority

Copy to
The Developer M/s. Sejal Shakti Realtors LLP.

for Executive Engineer
Slum Rehabilitation Authority
21/09

2220	९९	८८



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 :
P51900021027
Project: Siddha Sky Phase 1, Plot Bearing / CTS / Survey / Final Plot No.: 6pt, 16pt to 21 pt of Salt Pan Division and 12pt of sion Division at Mumbai City, Mumbai City, Mumbai City, 400037;

1. **Sejal Shakti Realtors Llp** having its registered office / principal place of business at **Tehsil: Borivali, District: Mumbai Suburban, Pin: 400067.**

2. 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 (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **27/05/2019** and ending with **31/12/2025** 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.

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



222 V		U2	CC
2025			

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 04-05-2022 17:47:04

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

Dated: 27/05/2019

Mumbai

(REQ: 255.43)
 (35% OF 729.82)
 GARDEN / PARK

(REQ: 326.52 + 556.60 = 883.12)
 (35% OF 932.02 + 35% OF 1590.30)
 RESERVOIR + MUNICIPAL STAFF QUARTER

NATURAL VENTILATION OPEN TO SKY

STP CAPACITY 110 KLD
 31.81 x 24.80 M
 21.63 x 7.63 M
 953.77 sqm
 CLEAR HEIGHT 4 MT

2220 VE CC



FORM - 2

1. Name of the Project: _____

2. Name of the Applicant: _____

3. Name of the Architect: _____

4. Name of the Engineer: _____

5. Name of the Surveyor: _____

6. Name of the Valuer: _____

7. Name of the Planner: _____

8. Name of the Inspector: _____

9. Name of the Approving Officer: _____

10. Date: _____

11. Signature of Approving Officer: _____

12. Signature of Engineer: _____

13. Signature of Architect: _____

14. Signature of Valuer: _____

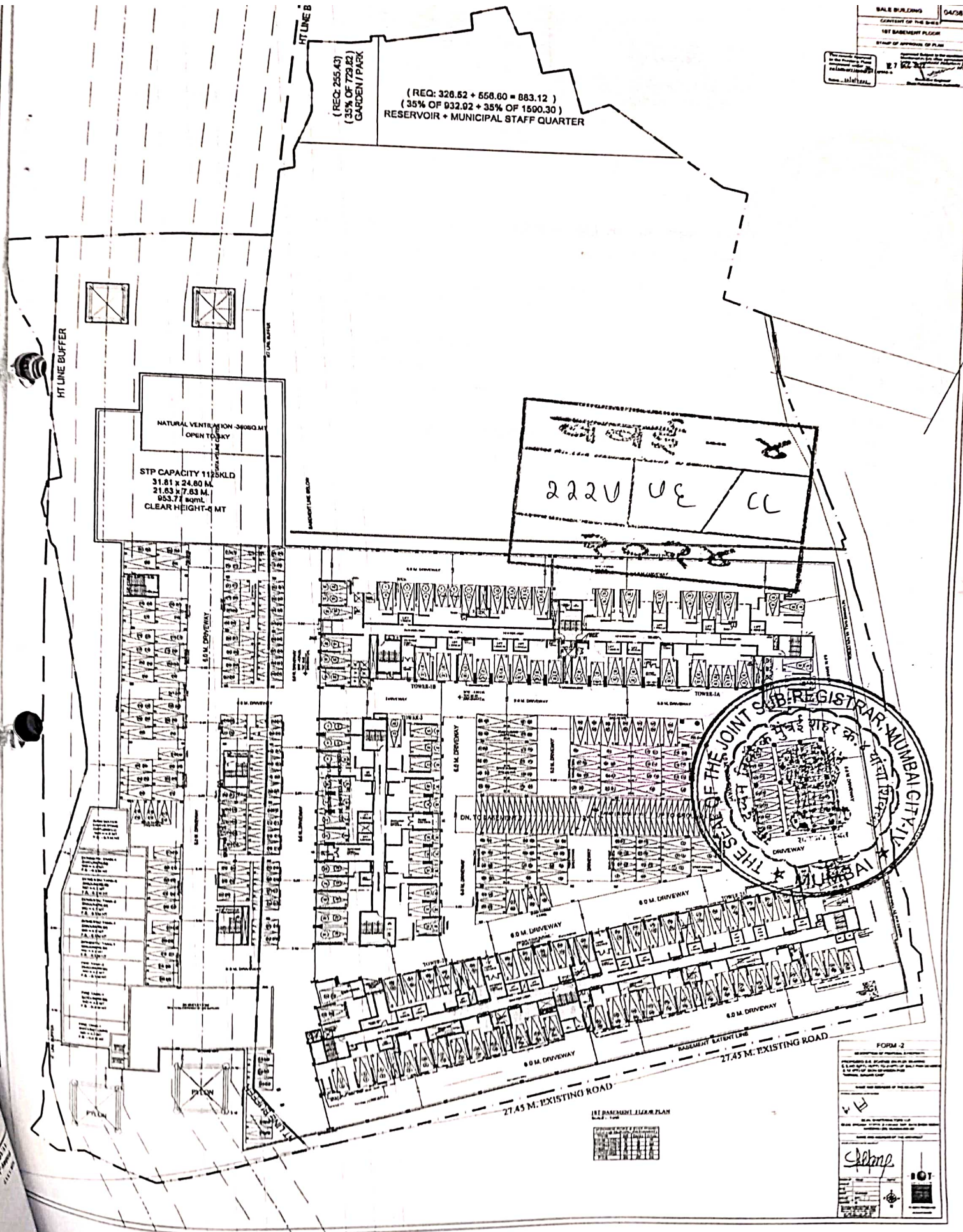
15. Signature of Planner: _____

16. Signature of Surveyor: _____

17. Signature of Inspector: _____

1ST BASEMENT FLOOR PLAN

NO.	DESCRIPTION	AREA (SQ. M)
1	RESERVOIR	21.63 x 7.63
2	STP	31.81 x 24.80
3	DRIVEWAYS	...
4



PT 01/11
 VE, Approved

7/20/2022 11:21:28 AM
 7/20/2022 11:21:28 AM
 7/20/2022 11:21:28 AM

व्यक्तिगत विवरण

क्र.	व्यक्तिगत विवरण	संस्था	संस्था
1	श्री. विनोद पाठक व श्री. इशियाक अहमद अब्दुल वहीद अन्तारी (अधिकृत स्वाक्षरीकार) यांच्याद्वारे घोषित करती की, दुय्यम निबंधक मुंबई 4 यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त निष्पादन व नोंदणीसाठी सादर करण्यात आला आहे. मे. सेजल शक्ती रियल्टर्स एलएलपी तर्फे मागील साख्यक जैन यांनी दिनांक 20/09/2022 रोजी आम्हांला दिलेल्या कुलमुखत्यारपत्राच्या आधारे आम्ही सादर दस्त निष्पादन करून नोंदणीस सादर केला आहे व निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यार लिहून देणार व्यक्तीपैकी कोणीही मंयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दयातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास आम्ही पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम 1906 चे कलम 22 अन्वये शिक्षेस आम्ही पात्र राहिल याची आम्हांला जाणीव आहे.	SEJAL SHAKTI REALTORS LLP	SEJAL SHAKTI REALTORS LLP

व्यक्तिगत विवरण

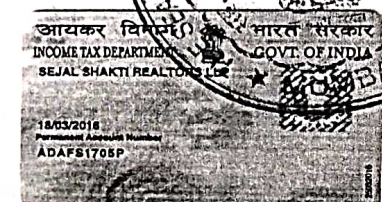
क्र.	व्यक्तिगत विवरण	संस्था	संस्था
1	श्री. विनोद पाठक व श्री. इशियाक अहमद अब्दुल वहीद अन्तारी (अधिकृत स्वाक्षरीकार) यांच्याद्वारे घोषित करती की, दुय्यम निबंधक मुंबई 4 यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त निष्पादन व नोंदणीसाठी सादर करण्यात आला आहे. मे. सेजल शक्ती रियल्टर्स एलएलपी तर्फे मागील साख्यक जैन यांनी दिनांक 20/09/2022 रोजी आम्हांला दिलेल्या कुलमुखत्यारपत्राच्या आधारे आम्ही सादर दस्त निष्पादन करून नोंदणीस सादर केला आहे व निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यार लिहून देणार व्यक्तीपैकी कोणीही मंयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दयातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास आम्ही पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम 1906 चे कलम 22 अन्वये शिक्षेस आम्ही पात्र राहिल याची आम्हांला जाणीव आहे.	SEJAL SHAKTI REALTORS LLP	SEJAL SHAKTI REALTORS LLP

व्यक्तिगत विवरण

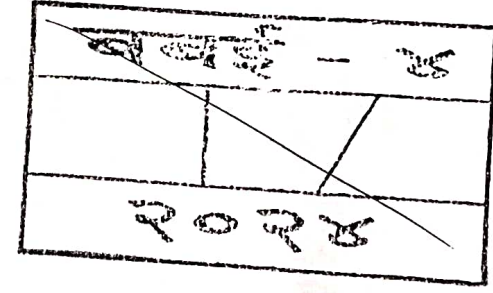
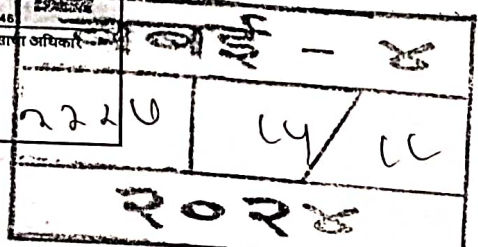
क्र.	Purchaser	Type	Verification no./Vendor	GRN/Licence	Amount	Used At	Defence Number	Defence Date
1	SEJAL SHAKTI REALTORS LLP	CHARTER	6910333022012610468	MH0122606272021226	500.00	GD	0005912378202123	28/01/2022
2	SEJAL SHAKTI REALTORS LLP	CHARTER		MH0122606272021226	100	RF	0005912378202122	28/01/2022
3		DHC		2801202200095	200	RF	2801202200095D	28/01/2022
4		DHC		2801202200109	40	RF	2801202200109D	28/01/2022

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 2. Do not re-upload after registration.

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Noted
29/02/2024



कुलमुखत्यार पत्राचे घोषणापत्र

आम्ही श्री.विनोद पाठक व श्री. इशियाक अहमद अब्दुल वहीद अन्तारी (अधिकृत स्वाक्षरीकार) यांच्याद्वारे घोषित करती की, दुय्यम निबंधक मुंबई 4 यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त निष्पादन व नोंदणीसाठी सादर करण्यात आला आहे. मे. सेजल शक्ती रियल्टर्स एलएलपी तर्फे मागील साख्यक जैन यांनी दिनांक 20/09/2022 रोजी आम्हांला दिलेल्या कुलमुखत्यारपत्राच्या आधारे आम्ही सादर दस्त निष्पादन करून नोंदणीस सादर केला आहे व निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यार लिहून देणार व्यक्तीपैकी कोणीही मंयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दयातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास आम्ही पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम 1906 चे कलम 22 अन्वये शिक्षेस आम्ही पात्र राहिल याची आम्हांला जाणीव आहे.

सही/-
 JNU
 कुलमुखत्यारपत्राचे घोषणापत्र लिहून देणार

श्री. वि. वि. वि.
 INCOME TAX
 SUSHMA
 KASTI
 18/

घोषणापत्र
अहमद अ
पोषित कर
गारनामा य
त आला
विवर

विभाग
INCOME TAX DEPARTMENT
SUSHMA G MALHOTRA
ASTURILAL GAMBHIR
18/11/1962
Permanent Account Number
AANPM3757F
Sushma Malhotra
Signature



आयकर विभाग
INCOME TAX DEPARTMENT
GURCHARAN A MALHOTRA
ABNASHIRAM MALHOTRA
23/02/1959
Permanent Account Number
AADPM0420H
Signature



भारत सरकार
GOVT. OF INDIA
S.G.M
महेश गुरचरान मल्होत्रा
Mehesh Gurcharan Malhotra
जन्म तिथि / DOB: 06/11/1962
पुरुष / Male
3955 8707 2160
आधार - आम आदमी का अधिकार



भारत सरकार
Government of India
मोहित गुरचरान मल्होत्रा
Mohit Gurcharan Malhotra
जन्म तिथि / DOB: 03/10/1983
पुरुष / Male
3907 8040 8635
आम आदमी का अधिकार



Handwritten signature

भारतीय विशिष्ट पहचान प्राधिकार
Unique Identification Authority of India
पता W/O गुरचरान मल्होत्रा,
147/301, देवी दयान मंन्दीर,
महाकाली केवटन रोड, लोन्ली कॉम्प्लेक्स
B, पारा रोड - 5, पुंजाब सोसायटी,
अन्पेरी ईस्ट, मुंबई, महाराष्ट्र, 400093
Address W/O Gurcharan Malhotra,
147/301, Devi Dayan Mandir,
Caves Road, Near Tolani College, Sher-
E-Punjab Society, Andheri East, Mumbai,
Chakda Midc, Maharashtra, 400093
3955 8707 2160
1860 300 1547
http://uidai.gov.in
www.uidai.gov.in

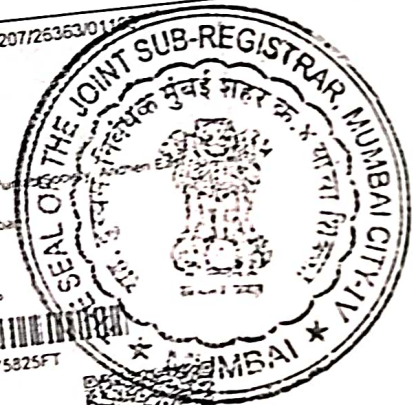
आयकर विभाग
INCOME TAX DEPARTMENT
MOHIT GURCHARAN MALHOTRA
GURCHARAN MALHOTRA
03/10/1983
Permanent Account Number
AKGPM4965J
Signature
Mokh
Mokh



Handwritten signature

भारतीय विशिष्ट पहचान प्राधिकार
Unique Identification Authority of India
पता S/O अबनशिराम मल्होत्रा,
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महाकाली केवटन रोड, लोन्ली कॉम्प्लेक्स
B, पारा रोड - 5, पुंजाब सोसायटी,
अन्पेरी ईस्ट, मुंबई, महाराष्ट्र, 400093
Address S/O Abnashiram Malhotra,
147/301, Devdayal Mandir, Mahakali
Caves Road, Near Tolani College, Sher-
E-Punjab Society, Andheri East, Mumbai,
Chakda Midc, Maharashtra, 400093
3907 8040 8635
1860 300 1547
http://uidai.gov.in
www.uidai.gov.in

नामांकन क्रम / Enrollment No 120726363.011
To,
महेश गुरचरान मल्होत्रा
Mohit Gurcharan Malhotra
S/O Gurcharan Malhotra
147/301, Devdayal mandir
Mahakali Caves Road
Near Tolani College Sher e Pun
Mumbai
Chakda Midc Mumbai, Mumbai
Maharashtra 400093
5108244211
250 / 67297 / 67666 / P
SE010875825FT



आपका आधार क्रमांक / Your Aadhaar No. :
2042 4459 2597
आधार - आम आदमी का अधिकार

भारत सरकार
Government of India
महेश गुरचरान मल्होत्रा
Mohit Gurcharan Malhotra
जन्म तिथि / DOB : 03/10/1983
पुरुष / Male
1860 300 1547



का काई - 8
2220/CE/4

SIDDHA SKY		SIDDHA SKY GTB Nagar Monorail Station, Indra Nagar, Koliwada, Sion, Mumbai, Maharashtra 400037	
Flat Details		Agreement Value (A)	1,68,67,730
Date	13-Jan-24	Spot Discount	3,00,000
Tower	28	Social Discount	3,00,000
		Launch Discount	8,00,000
		P.B. Discount	50,000
		Final Agreement Value	1,51,17,730
Flat No.	2509	Stamp Duty (Applicable as per Government Regulations)	9,07,064
Floor	35	Registration Charges (Applicable as per Government Regulations)	80,000
Type	2BHK	Scanning and Other Charges	14,000
Net Carpet Area (Sq Ft.)	644	Total (S.D. & Regn. Chgs.) (B)	9,51,064
		COST on Agreement Value (2.5%)	3,27,913
No. of Parking	1	SGST on Agreement Value (1.5%)	1,77,913
		GST (C)	7,55,887
Society & Other Charges (D)			4,73,320
GRAND TOTAL (A + B + C + D)			1,73,00,001

Society and Other Charges (D)	Amount	GST @ 18%	Total	Payment Schedule	%	Flat Cost	TDS	Flat Cost Post TDS	GST (5%)	Amount Payable
				Balance Booking Amount (Less Application Money)	10.00%	15,11,773	15,118	14,96,655	75,589	15,72,244
				Within 30 Days from Booking Date	10.00%	15,11,773	15,118	14,96,655	75,589	15,72,244
1. Share Application Amount	620		620	On Completion of Upper Basement	10.00%	15,11,773	15,118	14,96,655	75,589	15,72,244
2. Society Formation Charges	10,000	1,800	11,800	On Completion of 4th Floor Roof Slab	5.00%	7,55,887	7,559	7,48,328	37,794	7,86,122
4. Club House	1,65,000	29,700	1,94,700	On Completion of 9th Floor Roof Slab	5.00%	7,55,887	7,559	7,48,328	37,794	7,86,122
5. Development & Infra Charges	1,65,000	29,700	1,94,700	On Completion of 14th Floor Roof Slab	5.00%	7,55,887	7,559	7,48,328	37,794	7,86,122
6. Corpus Fund (50 pcf)	32,200		32,200	On Completion of 19th Floor Roof Slab	5.00%	7,55,887	7,559	7,48,328	37,794	7,86,122
7. Water Supply & Electricity Installation	10,000	1,800	11,800	On Completion of 24th Floor Roof Slab	5.00%	7,55,887	7,559	7,48,328	37,794	7,86,122
8. Legal Charges	25,000	4,500	29,500	On Completion of 29th Floor Roof Slab	5.00%	7,55,887	7,559	7,48,328	37,794	7,86,122
				On Completion of 34th Floor Roof Slab	5.00%	7,55,887	7,559	7,48,328	37,794	7,86,122
				On Completion of Top Slab	5.00%	7,55,887	7,559	7,48,328	37,794	7,86,122
				On Commencement of Tilting & Flooring	10.00%	15,11,773	15,118	14,96,655	75,589	15,72,244
				On Commencement of External Finishing	10.00%	15,11,773	15,118	14,96,655	75,589	15,72,244
				On Commencement of LIFT Work	5.00%	7,55,887	7,559	7,48,328	37,794	7,86,122
				On Fit Out And Possession	5.00%	7,55,887	7,559	7,48,328	37,794	7,86,122
Sub Total (D)	4,07,820	67,500	4,75,320	Total Payable	100%	1,51,17,730	1,51,177	1,49,66,553	7,55,887	1,57,22,439

****TERMS & CONDITIONS**

1. The Purchaser alone shall bear and pay all the amounts payable towards registration charges and expenses incidental thereto on the Agreement for Sale.

2. Time for payment of each of the installments is the essence of the Contract. Interest will be charged on any delay in payment of installment, at the rate as prescribed under the RERA rules.

3. Sec 194 IA of Income Tax Act, 1961 states that for all transactions with effect from June 1, 2013, Tax@1% should be deducted by the purchaser of the property at the time of making payment of sale consideration. The Purchaser will be solely liable to provide relevant form 26DS to Promoter.

4. All statutory payments including Goods and Service Tax with respect to the unit/apartment shall be borne and payable by the purchaser.

5. The Payment terms are only indicative and not exhaustive, and is subject to the terms and conditions of the Agreement for Sale.

6. Maintenance charges to be paid in advance by the Purchaser for initial period of 18 months @ 10/- PSF on (total carpet area). GST/ Government taxes will be applicable at the rates prevailing at the time of payment of maintenance charges.

7. On cancellation of the unit/apartment under any circumstance, the amount paid before registration towards earnest money of apartment/Unit stands forfeited and non-refundable.

8. 10% of the Consideration amount payable by the Purchaser shall be considered as earnest money.

9. The balance consideration amount shall be payable in terms of the Agreement for Sale and the Demand and Tax Invoice raised by the Promoter from time to time.

10. If the Purchaser fails to abide by the payment plan/schedule/terms agreed herein or commits any other breach not mentioned here, this Application form shall stand cancelled with immediate effect and the earnest money shall stand automatically forfeited, and thereafter the Promoter/Developer shall be at liberty to deal with and dispose of the said Flat/Unit/Premises to any other third party of their choice.

11. RERA shall have jurisdiction over all matters arising from the dispute with respect to the present transaction. Subject to the jurisdiction of RERA, the courts in Mumbai alone shall have exclusive jurisdiction.

12. Sale Consideration includes benefits/rebates/input tax credits available to the Promoters on account of input tax/Taxes/GST paid/Payable.

13. Any Change in applicable government taxes/ charges/levies/duties, shall be borne and paid by the customer.

14. Final Amount Payable in Payment schedule is excluding TDS, Customer is liable to pay TDS.



1, 63, 48, 9

[Signature]
16/1/24