

49

MALWANI SAVLI CO-OPERATIVE HOUSING SOC. LTD.

(Regd. No. BOM(MM/HSG(TC)/9358/96-97)

Plot No. 1, RSC 2, Mhada Scheme, Near Malwani Bus Depot, Malwani Malad (W.), Mumbai - 400 095.

Ref. No.

Date: 13/01/2000

To,

Airport Director,
Airports Authority of India (IAD),
Chhatrapati Shivaji International Airport,
MUMBAI - 400 099.

"ALLOTMENT LETTER"

Shri/Smt. KIRPAL SINGH is hereby allotted a Flat bearing No. 702 on 7th floor having an area of 920 Sq.ft. The total cost of the flat is Rs. 8,87,800/- (Rupees Eight Lakh Eighty Seven Thousand Eight Hundred Only). Shri/Smt. KIRPAL SINGH is required to pay the cost of the flat as under:-

S. NO.	TO BE COMPLETED	%AGE	AMOUNT IN RS.
	Towards the cost of land.	30 %	2,66,340.00
	On completion of Piling, plinth and 1st R.C.C. slab.	20 %	1,77,560.00
3.	On completion of all the RCC slabs & brick masonry work upto 4th floor.	25 %	2,21,950.00
4.	On Completion of Brick work, internal & external plaster, flooring and fixing of door/window shutters.	20 %	1,77,560.00
5.	On completion of kitchen platforms, electrification, plumbing & drainage, compound paving and painting.	5 %	44,390.00
TOTAL : 100 %			8,87,800.00

Shri/Smt. KIRPAL SINGH has already paid a sum of Rs. 30,000/- (Rupees Thirty Thousand Only) in the form of Cash/Cheque No. 590216.

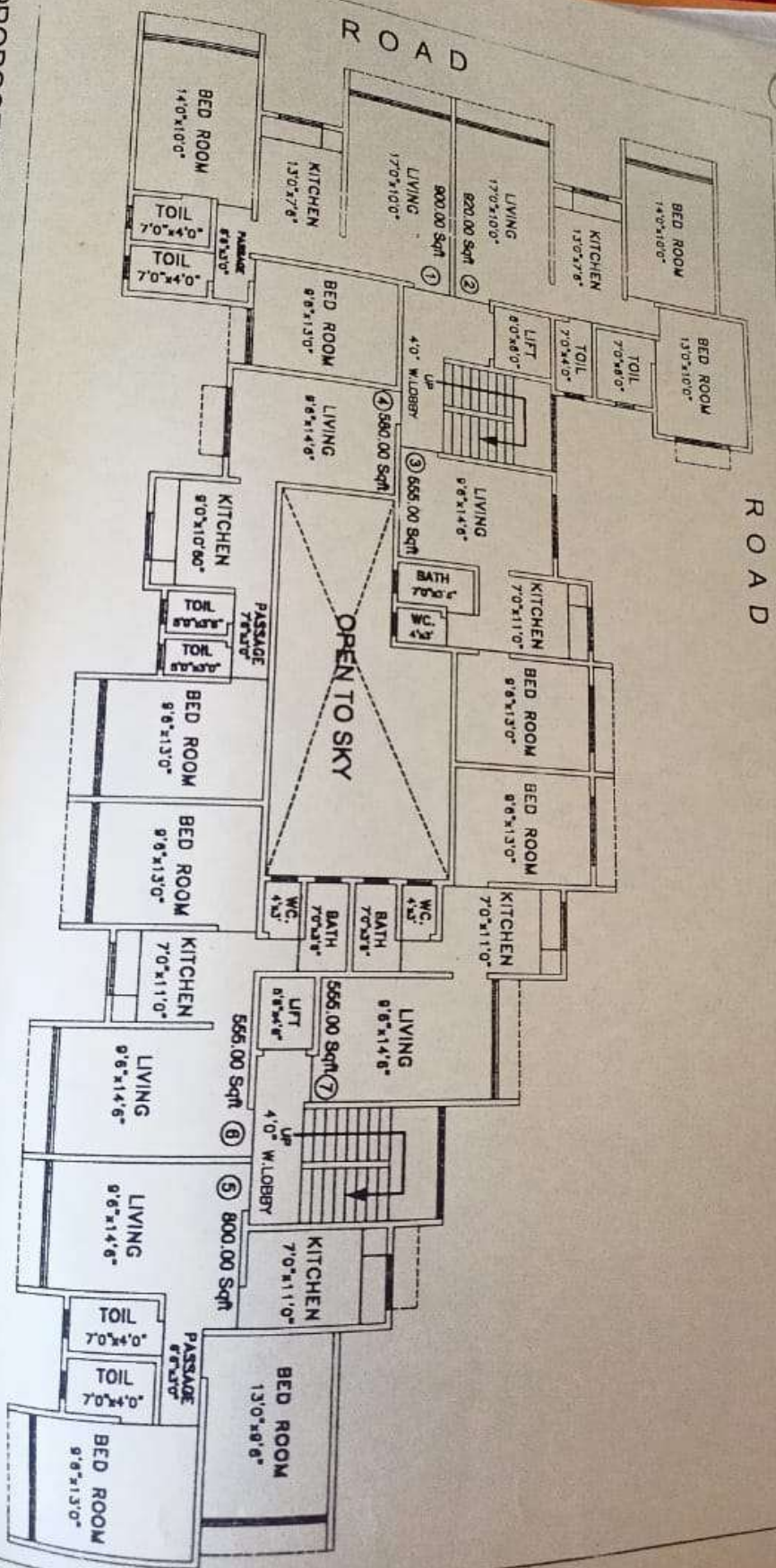
Thanking you.

Yours Sincerely,

For Malwani Savli Co-operative Housing Soc. Ltd.

Bhaskar
Hon. Secretary

PROPOSED RESIDENTIAL BUILDING ON PLOT NO:1, RSC II
 MHADA LAY-OUT MALWANI S.NO:263, PT. MALAD (WEST), MUMBAI-67.



2 BHK		1 BHK	
Flat No.	Area	Flat No.	Area
1	900.00 Sqft.	3, 6, 7	555.00 Sqft.
2, 4, 5, 6	980.00 Sqft.	4	550.00 Sqft.

For Malwani Co. op. Hsg. Society Ltd.
 HOD, Secretary



7/3032-632/01
 13/512/R2450

reserved. The said Lease Deed in duplicate has been duly ordered to be registered as regards the said Society. However registration of the said Lease Deed as regards the MHADA has been refused on account of the Deputy Chief Officer of MHADA not having admitted assertion of the said Lease Deed.

5. Subject to the above I hereby certify that the title of the said Society to the said land is clear, marketable and free from all doubts.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of leasehold land admeasuring 1234.46 sq. mts. and bearing H.L.S. Plot No.1, R.S.C.-2, Survey No.263 (Part) of Village Malvani situate lying and being at Malvani, Malad (west) in Greater Bombay in the Registration District and Sub-District of Bombay City and Bombay Suburban and bounded as follows :-

On or towards North : By Nalla,
On or towards East : By Cluster No.C-45,
On or towards South : Partly by Road and partly by R.S.C.-7, and
On or towards West : Partly by Road and partly by Nalla.

BOMBAY DATED THIS 24TH DAY OF FEBRUARY 1999.

For Malvani Savli Co-op. Hsg. Society Ltd.

[Signature]
Hon: Secretary

ADVOCATE.

MAHARASHTRA R

To: P/S. MALVANI SAVLI

Sir,
With reference to Development Permission for Maharashtra Regional Maharashtra under section permission to the development building to the development 263 (Pt) C.T.S. No. at Street at premises at Street Village Malvani situated at Malvani

The Commencement

1. The land vacated in shall form part of the p
2. That no new building or permitted to be used
3. The Commencement commencing from the
4. This permission do
5. This commencement in no case exceed the application for fresh p Act. 1966.
6. This Certificate is

(a) The development carried out or the use (b) Any of the conditions imposed by the Municipality with.

(c) The Municipal Corporation the applicant through title through or urban development work 1 Planning Act, 1966

7. The condition of executors, assigned under him.

The Municipality

Authority under section This C.C. 1

For Malvani Savli

been set
Society
and on
al Body
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written.

measuring
S.No.

stration
ict and

the Maharashtra Housing and
Area Development Authority
Bombay in the presence of

Shri M. D. Pawar
Deputy Secretary (II)
Maharashtra Housing and Area
Development Authority Bombay

The Common Seal of the
Maharashtra Housing and
Area Development Authority
Bombay is affixed hereunto

in the presence of
Shri B. K. Talwalkar
Deputy Legal Adviser (II)

Maharashtra Housing and Area
Development Authority who
has signed in token thereof
in the presence of

Shri _____

Signed Sealed and Delivered by
Shri T. D. Jagtap Chairman
Shri B. K. Jushki Secretary
Shri C. M. Jushki Member

of the Managing Committee of
the said Society who have here-
unto affixed their signatures

in the presence of

Shri Preful Mishra
Secretary Savli Co-op. H.S. Society Ltd.
Joshi Member

The Maharashtra Housing and Area Development Authority

Shri K. S. Talwalkar
Deputy Legal Adviser (II)
Maharashtra Housing & Area
Development Authority
Bombay.



Shri B. K. Talwalkar
Deputy Legal Adviser (II)

Deputy Legal Adviser—(II)
Maharashtra Housing & Area
Development Authority
Bombay.



P. Mishra

Shri Preful Mishra
Deputy Chief Officer (W)
O. H. & A. D. Board Bombay

[Signature]
Hon. Secretary

AND WHEREAS the Authority has accepted the application of the Society for allotment of open developed plot in the Authority's land;

AND WHEREAS in pursuance of acceptance of the said application the Authority has agreed and decided to give the said land to the Society on lease on payment of premium of Rs. 4172475/- (Rupees four thousand seven hundred seventy five & forty ^{only} and Rs. 41725/- (Rupees fourty one thousand seven hundred twenty five only)

towards lease rent per annum for a term of ninety years with effect from the 7th day of December 1996, for the purpose of constructing maintaining and locating a building for bonafide residential use and occupation of Society's members approved by the Authority as per the list mentioned in the Schedule II hereto underwritten and not for any other purpose on the terms and conditions hereinafter contained;

AND WHEREAS the Society has agreed to take the said land on lease for the said term of ninety years for the purpose of constructing maintaining and locating a building for bonafide residential use and occupation of the Society's members as per the said list on the terms and conditions hereinafter contained;

AND WHEREAS it is expedient and necessary to execute this indenture of lease in favour of the society in pursuance of the above mentioned decision of

Malwani "Savli" Co-op. Hsg. Society Ltd. (170)

Plot No. 1, RSC - 2 & 7 of Malwani.

Area 12,34.46 Sq. mts. - 2832

96

**MAHARASHTRA HOUSING AND AREA
DEVELOPMENT AUTHORITY**

(WORLD BANK PROJECT)

Original

TRUE COPY CERTIFIED

For Malwani Savli Co-op. Hsg. Society Ltd.

[Signature]
Hon. Secretary

**Agreement of Lease
for
Higher Income Group
Society Plot**

MALWANI SAVLI CO-OPERATIVE HOUSING SOC. LTD.

Plot No. 1, RSC 2, Mhada Scheme, Near Malwani Bus Depot, Malwani Malad (W.), Mumbai - 400 095.
(Regd. No. BOM/MM/HSG/TC/9358/96-97)

Ref. No. _____ Date: 12/12/00

"SCHEDULE OF PAYMENT"

Shri/Smt. KIRPAL SINGH.

Flat No.: 702, Area: 920 Sq.ft., Rate: Rs.965 Per Sq.ft.

Total cost of the flat is Rs.8,87,800/- (Rupees Eight Lakh Eighty Seven Thousand Eight Hundred Only).

S.NO.	WORK TO BE COMPLETED	%AGE	AMOUNT IN RS.
1.	Towards the cost of land.	30 %	2,66,340.00
2.	On completion of piling, plinth and 1st R.C.C. slab.	20 %	1,77,560.00
3.	On completion of all the RCC slabs & brick masonry work upto 4th floor.	25 %	2,21,950.00
4.	On Completion of Brick work, internal & external plaster, flooring and fixing of door/window shutters.	20 %	1,77,560.00
5.	On completion of kitchen platforms, electrification, plumbing & drainage, compound paving and painting.	5 %	44,390.00
TOTAL 100 %			8,87,800.00

For Malwani Co-Operative Housing Society Ltd.
[Signature]
Hd. Secy.

2) Receipt No. 79/23 Date 29/11/96/3110190
No. 2832/96/9051
GENERAL STAMP OFFICE
Bombay, Dt: 4/12/1996

For Malwani Savli Co op. Hsg. Society Ltd. (W)
Hon. Secretary

Stamp from Malwani "Savli" Co op Hsg.
Stamp duty Rupees 325920/-
Twenty five thousand Nine hundred
Seventy only }
9701 - Three lacs twenty five thousand Nine
and Seventy only which this instrument



COLLECTOR
THIS INDENTURE OF LEASE MADE at Bombay this
9th day of December 1996 (One thousand
nine hundred and ninety six)

between the Maharashtra Housing and Area Development Authority a Statutory Corporation duly constituted under the Maharashtra Housing and Area Development Act 1976 (Mah. XXVIII of 1977) (hereinafter referred to as "the said Act") having its office at Griha Nirman Bhavan Kala Nagar Bandra (East) Bombay 400 051 the lessor hereinafter referred to as "the Authority" (which expression shall unless the context requires otherwise include its successors and assigns) of the One Part;

A N D

The MALWANI "SAVLI" Co-operative Housing Society Limited a society duly registered under the Maharashtra Co-operative Societies Act 1960 (Mah. XIV of 1961) and bearing registration No. BOM/ESG/HSG/TC/9358^{mm} dated 03/08/96 and having its registered office at No. 1, Pse-287, MALWANZ Bombay 400 095 the lessee hereinafter referred to as "the Society" (which expression shall unless the context requires otherwise include its successors and assigns) of the Other Part;

WHEREAS the Authority is possessed of or otherwise

..2

Hsg. Society Ltd.

[Handwritten signature]

[Handwritten signature]
Chief Officer (W)

Vertical text on the right edge of the page, including a logo with 'COM' and some illegible text.

3/507/3032-632/01
150/813/512/R2450

2013-276

the Authority)

AND WHEREAS before the execution of these presents

the Society has paid to the Authority a sum of

Rs. 412475 = 40 (Rupees) fourty one lacs, seventy

two thousand four hundred seventy five (Rupees) only

towards premium and Rs. 4125/- (Rupees) fourty one

towards the lease rent for the period of one

years from _____ to _____ (the receipt of

which the Authority doth hereby admit and acknowledge).

NOW THIS INDENTURE OF LEASE WITNESSETH AS FOLLOWS:

1. In consideration of the aforesaid sum of

Rs. 412475 = 40 (Rupees) fourty one lac, seventy five

thousand four hundred seventy five (Rupees) only

being premium and Rs. 4125/- (Rupees) fourty one

thousand seven hundred forty five (Rupees) only

being lease rent for the period of one years

from 9-12-96 to 8-12-97 paid by the Society to the

Authority before execution of these presents (the

receipt of which the Authority doth hereby admit and

acknowledge) and in consideration of the lease rent

hereinafter reserved and covenants hereinafter

contained the Authority doth hereby demise by way of

lease unto the Society the said land bearing plot No. 1

Pat-227, Mal being a part of the Authority's land

and shown on the plan annexed hereto and thereon

bounded in red TO HAVE AND TO HOLD the said land for a

For Malwani Sahil Corp. Hon. Secretary

[Handwritten signatures and notes in the margins, including 'M. J. ...', 'D. ...', and '...']

the Society and the Seal of the Society have been set and affixed hereto under the authority of the Society given to them to execute these presents for and on behalf of the Society vide Society's General Body Resolution No. One passed in its meeting held on 18/08/56 on the day and year first above written.

SCHEDULE - I

All that piece or parcel of land admeasuring 1234.46 sq. metres or thereabout being S.No. 263. Part and C.T.S. No. --- situated at WADIVANE within the registration sub-district of Bandra Bombay Suburban District and bounded as follows that is to say:-

On or towards the North by : As shown
 On or towards the South by : As shown
 On or towards the East by : As shown
 On or towards the West by : As shown

SCHEDULE - II

(Here type the names of the approved members of the Society)

Signed Sealed and Delivered by

Shri M. D. Pawar

Director, World Bank Project,

the Maharashtra
Area Development
Bombay in the
Shri M. D.
Deputy Secretary
Maharashtra Ho
Development Au

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Maharashtra H
Area Developm
Bombay is aff
in the present

Shri V. A.
Deputy Secretary
Deputy Secretary

Maharashtra H
Development A
has signed in
in the present
Shri ---

Signed Sealed
Shri T. D.
Shri B. K. J.
Shri C. M. J.

of the Manag
the said Soc
into affixed
in the prese
Shri P. S.

Office of the
Ex. Eng. Bldg. Prep. (W.S.) P & R. Ward
(Individual) (West), Bombay - 400 027.
BRIHANMUMBAI MAHANAGARPALIKA
NO. CHE / 7290 /BP (WS)/AP /ARx
COMMENCEMENT CERTIFICATE
1.8 SEP 1959

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1956 (FORM 'A')
10/ S. MALVANI SAVALI CO-OP. HSG. SOC. LTD.

With reference to your application No. 2717

Development Regional and Town Planning Certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1956, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building to 263 (sq) ft. Proposed Bldg. on Plot No. 1 R.S.C.I.I. MIDDA Layout Malvani situated at Malvani Ward P/N

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 thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1956.
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 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 application and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1956.
7. The condition of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed SIVJI V. H. PATIL Assistant Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is restricted for work upto Plinth level only For and on behalf of Local Authority Brihanmumbai Mahanagarपालिका

For Malvani Savli Co-op. Hsg. Society Ltd;

Engineer Building Proposal (West. Sub.)

MALWANI SAVLI CO-OPERATIVE HOUSING SOC. LTD.

(Regd. No. BOM(IMM/HSG(TC)/9358/96-97)
Plot No. 1, RSC 2, Mhada Scheme, Near Malwani Bus Depot, Malwani Malad (W.), Mumbai - 400 095.

Ref. No.

Date :

1/93

Date: 26.07.2001

To,
Mr. Kripal Singh
Airport Authority of India
MUMBAI

Dear Sir,

Ref: Flat No 702 On 7th Floor in our proposed building on
Plot No.1 RSC 2 Malwani Malad (w) Mumbai 400 095

Sub: Payment of 2nd & 3rd installments

As per the schedule of payment you have to pay 45% of the total cost of your flat towards 2nd & 3rd installments (20% as 2nd installment & 25% as 3rd installment) which works out as under:

Total cost of Flat		Rs.8,87,800
2 nd installment due	Rs.1,77,560	
3 rd installment due	Rs.2,21,950	
Total	<u>Rs.3,99,510</u>	
2 nd & 3 rd installments dues		Rs.3,99,510

Please arrange to pay **Rs.3,99,510-00** within 15 days from the receipt of this
DEMAND LETTER
Thanking you,

Your's faithfully

For Malwani Savli Co-op. Hsg Society Ltd.

Hon. Secretary

AGARWAL & ASSOCIATES
ARCHITECTS & ENGINEERS

Unique House, 4th Floor, S.A. Bala Road, Fort, Mumbai 400 001
Phone: 2084282 • 2630065 (Fax)

(87)

10th April, 2000.

To:
The Executive Engineer,
Building Proposal, (W.S.),
M.M.C. Office, Kandivli (W),
MUMBAI - 400 067.

Subj: Proposed Residential Building on Plot
No.1, R.S.C-II, MHADA Lay-out, Malweni,
Majod (West), Mumbai - 400 067, for
M/s Malweni Savli Co-op. Hsg. Soc. Ltd.
Ref: C L L 7 2 9 0 / B S W S / A / P-H
Approval of Amended Plans with Full ISI

Dear Sir:

With reference to the above, and incontinuation to our previous correspondence, we have now to request your goodness as under:-
As you by withdraw our application/request for approval of amended plan at this stage, since considerable time & finance will involve in obtaining N.U.C. from MHADA Office.

In view of the above, we hereby submit the amended plans, for Full F.S.I. consumption and request your goodness for approval of the same, without any further delay.
We are also submitting the society's resolution and undertaking signed by the secretary.

We, on daily action with kind & sympathetic consideration in the matter of approval of the amended plans, with Full F.S.I. consumption, will be highly appreciated by the undersigned as called by the society and its members.

Thanking you,

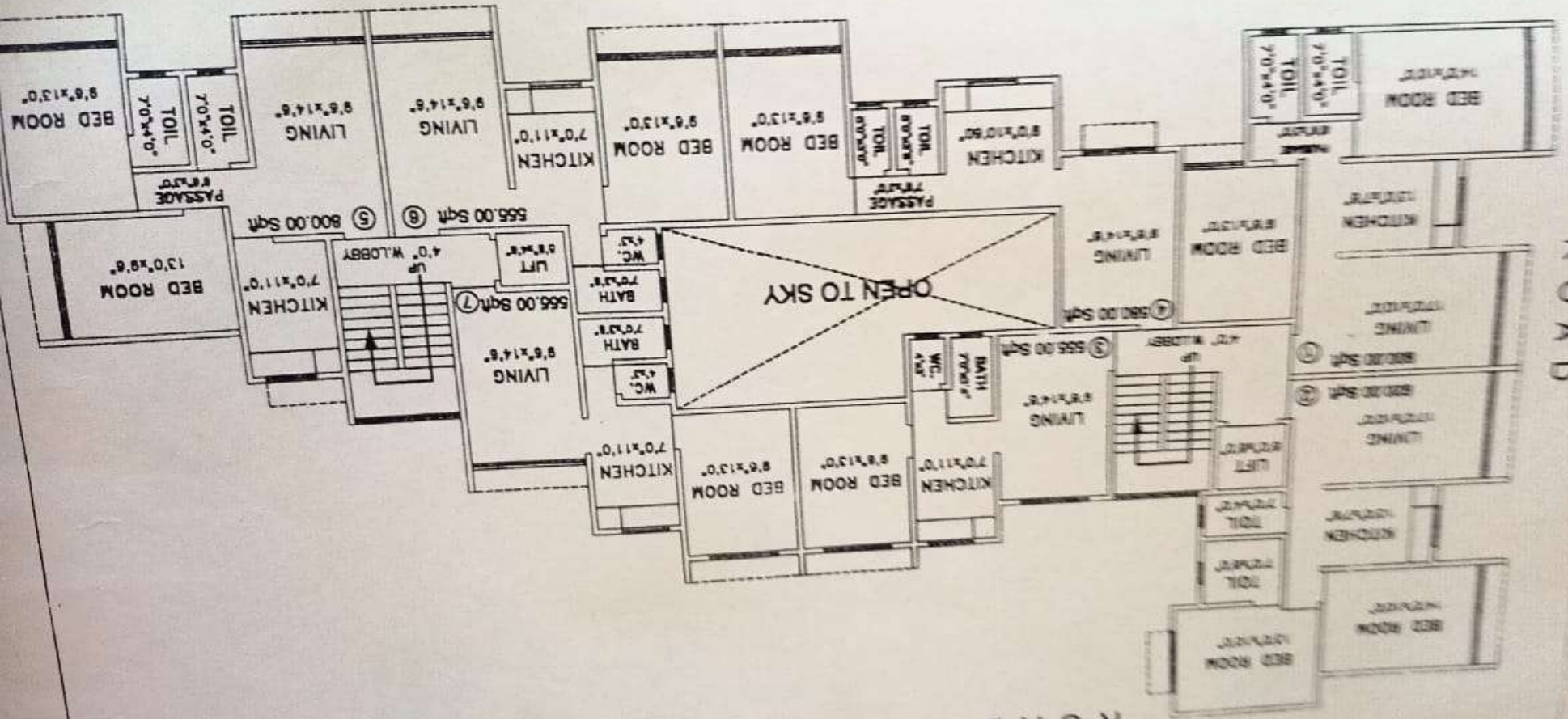
Yours faithfully,
AGARWAL & ASSOCIATES,

For Malweni Savli Co-op. Hsg. Society Ltd.
Hon. Secretary

AGARWAL & ASSOCIATES,
ARCHITECTS & ENGINEERS,
4th Floor, S.A. Bala Road, Fort, Mumbai 400 001.

PROPOSED RESIDENTIAL BUILDING ON PLOT NO:1, RSC II
 MHADALAY-OUT MALWANI S.NO.263,PT.MALAD (WEST),MUMBAI-67.

Flat No.	Area	Flat No.	Area
1	800.00 Sqft.	3,6,7	555.00 S
2 BHK		4	580.00 S
1 BHK			



For Malwani South Co-op. Hsg Society Ltd.
 Hdn. Secretary

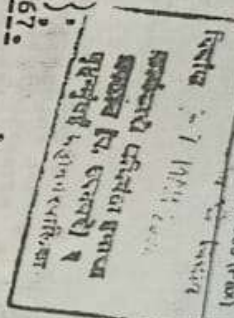
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AGARWAL & ASSOCIATES
ARCHITECTS & ENGINEERS

Unit 504, 5th Floor, S.A. Bhaiji Road, Fort, Mumbai 400 001
Phone: 2604202 • 2630006 (Fax)
E-mail: info@agarwal.com

5th March, 2002.

To: Executive Engineer,
The Building Proposals, (W.S.),
M.M.C. Office, Kandivli (W),
MUMBAI 400 067.



Sub: Proposed Building on Plot No.1, R-5-C-II,
MHADA Lay-out, Malwanl, Malad (West),
Mumbai - 64, for M/S. Savli C. H. S. Ltd.
Ref: C E / 7 2 9 0 / B P (WS) / A / P-M.
Re: Part Occupation Certificate (1st to 7th).

Dear Sir:

With reference to the above, we are submitting herewith the B.C.C. alongwith the following documents for your persuance and approval please.

1. Prescribed Proforma for B.C.C. Under Section 353-A of B.M.C. Act, duly filled-in and signed by the Architect.
2. Supervision Certificate of the Architect.
3. One Set of the Building plans showing the portion coloured red-shade for occupation of 1st to 7th floor.

The Occupation for Ground floor will be requested only after obtaining the specific M.O.C. from MHADA, followed by amended approval, C.C. endorsement and completion of the work as per final approval with amendments.

In view of the above, kindly oblige by considering the grant of approval of part occupation certificate for 1st floor to 7th floor of the building.

Sir, an early action with kind & sympathetic consideration in the matter of grant of part occupation for 1st to 7th floor of the building will be highly appreciated by the undersigned as well as by the society members who are eagerly waiting to occupy their respective tenements.

Thanking you,

Yours faithfully,
for AGARWAL & ASSOCIATES,

Hon. Secretary

TRUE COPY CERTIFIED
For Malwanl Savi Co on the Society Ltd

R. R. NIGAM, Architect,
C.D. ARCH., F.I.I.A., F.I.I.V.

Encl : As above.

