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Rafia
Abul Fiaz
Hos
Rafiq
Hos

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai on this 20 day of January, 2024;

BETWEEN

M/s. DADAMIYA INFRASTRUCTURE & DELUXE INFRA, a partnership firm, constituted and registered under the Indian Partnership Act, 1932, having its registered office at **F-53, Kohinoor City Mall, Kiroi Road, Off. L.B.S. Marg, Kurla (W), Mumbai - 400070**, through its authorized partner **Shri. Firoz Ahmed Shaikh**; hereinafter called "the Promoter" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include the present partners of the said firm and the partners of the said firm from time to time and their survivors and the heirs, executors, administrators of the last surviving partner) of the **FIRST PART**;

AND

Smt. Meena Laxman Bhagchandani nee Meena Jethanand Ramchandani, D/o. Shri Jethanand Wadhmal Ramchandani, aged about 68 years, residing at **221/A, Maker Towers, Captain Prakash Pethe Marg, Cuffe Parade, Mumbai - 400 005** represented by her Constituted Attorney **Shri. Firoz Ahmed Shaikh**; hereinafter called "the Co-Promoter / the Confirming Party" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **SECOND PART**;

The Promoter and Co-Promoter/Confirming Party are hereinafter jointly referred to as "the Promoters."

AND

1) **Mrs. Hasina Bee Husain Ali Diwan** (Aadhar No. 5373 3941 3889) (PAN AWXPD4559Q) D/o **Mr. Chandmiya Sabarali Mazi** aged about 61 years & 2) **Mrs. Naushin Husain Ali Diwan** (Aadhar No. 8094 6965 8621) (PAN AWWPD1346E) D/o **Mr. Husainali Kalumiya Diwan** aged about 35 years & 3) **Mrs. Rooha Husain Ali Diwan** (Aadhar No. 2409 3835 9881) (PAN BMEPD3736K) D/o **Mr. Husainali Diwan** aged about 30 years & 4) **Mrs. Nabila Husain Ali Diwan** (Aadhar No. 9226 1761 0741) (PAN EZFPD5479G) D/o **Mr. Husain Ali Kalumiya Diwan** aged about 24 years & 5) **Mrs. Rafia Husain Ali Diwan** (Aadhar No. 4811 7960 8277) (PAN GZAPD4362R) D/o **Mr. Husain Ali Kalumiya Diwan** aged about 22 years residing at **Flat No. A/3 201 Shayadri SRA CHS LTD., Rizvi Residency, Behind Kalina Church, Santacruz (East), Mumbai - 400 029**, hereinafter called the "Allottee(s)" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors in interest and permitted assignees) of the **OTHER PART**;

The Promoters and the Allottee(s) are hereinafter collectively be referred to as "the Parties" and individually as "the Party", as the context may require.

For DADAMIYA INFRASTRUCTURE & DELUXE INFRA

PARTNER

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WHEREAS

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- (i) At all relevant times prior to 16th January, 1953 one Smt. Devkuverbai wife of Manilal Makanji Masrani was seized and possessed of and otherwise well and sufficiently entitled to be sole and absolute Vendors of all those pieces and parcel of land bearing C.T.S. Nos. 905, 905/1 to 9 of Village- Kurla (2), Taluka- Kurla, Mumbai Suburban District and admeasuring 1,000 square yards or thereabout together with the various structures standing thereon (hereinafter referred to as the "said land").
- (ii) Smt. Pushpabai wife of Dwarkadas Jadhavji Ruparelia purchased the property from Smt. Devkuverbai wife of Manilal Makanji Masrani and registered with the Sub-Registrar of Assurance at Bombay under no. 6125/52 of Book No. 1 on 16th January, 1953.
- (iii) Shri Jethanand Wadhupal Ramchandani purchased the property from Smt. Pushpabai wife of Shri Dwarkadas Jadhavji Ruparelia and registered with the Sub-Registrar of Assurance at Bombay under no. 4842/52 of Book No. 1 on 1st January 1959.
- (iv) The said Shri Jethanand Wadhupal Ramchandani expired intestate in Ceuta, Spain on or about 14th June, 2001 leaving behind him one son and daughter viz. Shri Alberto Jethanand Ramchandani and Smt. Meena Laxman Bhagchandani, as his only heirs and legal representative, in terms of the provision of Hindu Succession Act, 1956, by which the deceased was governed, since his wife Smt. Devibai Jethanand Ramchandani had predeceased him much earlier.
- (v) Shri Alberto Jethanand Ramchandani thus being the 50% owner of the said property and holding 50% undivided share, right, title and interest therein, gifted his share in the said property to his sister Smt. Meena Laxman Bhagchandani vide Gift Deed dated 06-12-2019 and registered with the Sub-Registrar of Assurance at Mumbai under Sr. No. KRL-1-15392-2019 dated 06-12-2019.
- (vi) The said land and the said structures are more particularly described in the First schedule hereunder written. The said structures consist of a building known as "Masrani Mansion No. 1" consisting of ground plus 2 upper floors thereon, consisting of 08 tenancy shop premises admeasuring 215.77 Sq. M. (MOFA Carpet) and 13 tenancy residential premises admeasuring 345.04 Sq.M. (MOFA Carpet) having an aggregate carpet area of 560.81 Sq. Mtr. (MOFA Carpet) (hereinafter referred to as "the said Building");
- (vii) The said Land and the said tenancy Structures are hereinafter collectively referred to as "the said Property". The said Land is shown as marked in red colour boundary lines on the plan annexed hereto and the said Structures are shown 'Red' marked thereon in green colour shades.
- (viii) The said building consisting of 08 shops and 13 residential premises are in occupation and possession of various tenants/occupants.
- (ix) The said structure is very old and in an extremely dilapidated state and the same requires extensive repairs and renovations which are uneconomical.
- (x) By and under an Agreement dated 29th October, 2020, made and executed between the Owner and the Developer (hereinafter referred to as "the said Agreement"), the Owner has granted to and in favor of the Developer, the development rights in respect of the said Property and has authorize the Developer to demolish the said Structures standing on the

For DADAMIYA INFRASTRUCTURE
& DELUXE INFRA

PARTNER

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

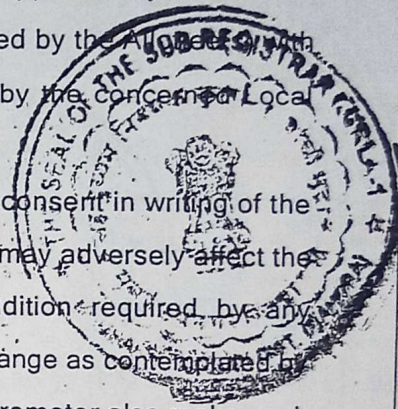
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The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same are set out herein verbatim. The headings given to the operative section of this Agreement are only for convenience and are not intended in derogation of RERA.

1. CONSTRUCTION OF THE PROJECT/UNIT:

1.1. The Promoter shall construct the Real Estate Project being the said Building known as "DADAMIYA'S DELUXE APARTMENT", consisting of commercial cum residential building comprising of 2 (two) wings being Wing 'A' and 'B' consisting of Ground Floor and 1st to 5th Upper floors, by utilizing the entire F.S.I. including but not limited to the T.D.R. F.S.I. available in respect of the said Free Sale Portion in accordance with necessary approvals, permissions and clearances from all Statutory Authorities including Ministry of Environment and Forest Department, Coastal Regulation Zone, Urban Development Department and as per the plans, designs and specifications approved by the MCGM and other local authorities which have been seen and approved by the Authority with only such variations and modifications as may be required by the concerned Local Authority/Government to be made in them or any of them.

PROVIDED THAT the Promoter shall have to obtain the prior consent in writing of the Allottee(s) in respect of any variations or modifications which may adversely affect the Premises of the Allottee(s), except, any alteration or addition required by any Government Authorities, or due to any change in law, or any change as contemplated by any of the disclosures already made to the Allottee(s). The Promoter also make such minor additions and alterations as may be required by the Allottee(s).



2. CONSIDERATION/PRICE OF THE SAID PREMISES:

2.1. The Allottee(s) hereby agrees to purchase and acquire from the Promoter and the Promoter hereby agrees to sell to the Allottee(s), the Residential Premises bearing Flat No. 201 of RERA carpet area admeasuring 35.58 square metres i.e. 382.98 square feet on 2nd floor in 'A' wing (hereinafter referred to as "the Unit") as shown in the Floorplan thereof hereto annexed for the consideration of ₹ 43,00,000/- (Rupees Forty-Three Lakh Only) including 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 which are more particularly described in the Second Schedule annexed herewith.

2.2. In addition to the carpet area of the said Premises mentioned hereinabove, there are certain common areas and facilities in the said Building, (hereinafter referred to as "the Ancillary Area") the usage of the same shall be in common with the other shop/office/flat Allottee(s).

2.3. The Allottee(s) agrees and understands that timely payment towards purchase of the said Unit as per payment plan/schedule hereto is the essence of the Agreement. The Allottee(s) has paid on or before execution of this agreement a sum of ₹ 10,00,000/- (Rupees Ten Lakhs Only) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of ₹ 33,00,000/- (Rupees Thirty-Three Lakhs Only) in the following manner:

Handwritten signatures and initials: Roka, Hog, Alula, Rafiq.

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39. GOVERNING LAW:

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India being in force.

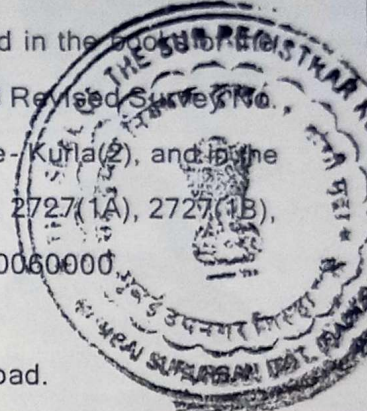
40. DISPUTE RESOLUTION:

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under the Act.

THE FIRST SCHEDULE

Description of the said Property

All that piece or parcel land situated lying and being at the junction of Hall Road and New Mill Road (now known as "Masrani Lane") Kurla (W), Mumbai - 400070 in the Registration Sub-District of Kurla District, Mumbai Suburban of Greater Mumbai containing by admeasurement 1,000 square yards or thereabouts equivalent to 836.13 square meters and registered in the books of the collector of land revenue under Old Survey No. 175 (Part) Plot No. 1 (Part) and Revised Survey No. 244 (Part) Hissa No.1/1 (Part) and bearing C.T.S. Nos. 905, 905/1 to 9 of Village- Kurla (2), and in the books of the collector of Municipal Rates and Taxes under 'L' Ward No. 2727(1), 2727(1A), 2727(1B), 2727(1C) and Street No. 666A bearing No. LX060938000000, LX0609390060000 LX0609390140000, LX0609390220000 and bounded as follows:



- On or towards the North by : 18.30 M. wide Existing Road.
- On or towards the East by : 13.40 M. wide Existing Road.
- On or towards the West by : C.T.S. No. 906 of Village - Kurla (2)
- On or towards the South by : C.T.S. No. 906 of Village - Kurla (2)

THE SECOND SCHEDULE

Description of the said New Premises

Residential Unit bearing Flat No. 201 to be situated on the 2nd floor in 'A' Wing in the Proposed Building to be known as "DADAMIYA'S DELUXE APARTMENT" (i.e. the building to be constructed by the Developer on the land more particularly described in the First Schedule hereinabove written) and admeasuring RERA carpet area 35.58 square metres i.e. 382.98 square feet or thereabout.

THE THIRD SCHEDULE

Specifications of the said Unit.

- | | | |
|-------------------------|---|---|
| Structure | ✓ | Earthquake resistant RCC structure as per the design of structural consultant. |
| Wall Finish – Internal | ✓ | acrylic emulsion of pleasing shade of a reputed brand as per Architect's suggestion. |
| Wall Finish – External | ✓ | exquisitely designed classical exterior, finished in high quality paint of reputed brand as per Architect's suggestion. |
| Living/Bedroom Flooring | ✓ | Vitrified tiles. |
| Toilet Walls | ✓ | Ceramic tiles upto height of 7 feet. |
| Floorings | ✓ | Ceramic tiles |
| Fittings | ✓ | Jaguar or equivalent CP fittings & wash basin of china ware of reputed brand & hand faucet in all toilets. |
| Windows | ✓ | UPVC or anodized aluminium windows with 4 mm thick clear float glass. |

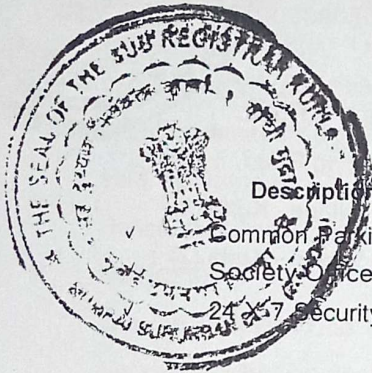
For DADAMIYA INFRASTRUCTURE & DELUXE INFRA

PARTNER

Rohita
MS
Abhila

Abhila
Rafiq

- | | | | |
|------------------|-------------|---|--|
| Kitchen | Flooring | ✓ | Ceramic tiles |
| | Platform | ✓ | platform in thick granite with stainless steel sink and cold-water supply. |
| | Wall | ✓ | 2 feet ceramic tiles dado above platform & Acrylic Emulsion paint of pleasing shade of a reputed brand as per Architect's suggestion. |
| Doors | Main Door | ✓ | 35mm Flush Door with beading/skin door with night latch, magic eye & premium handles. |
| | Other doors | ✓ | 35 mm Flush Door/ skin door with premium handles. |
| Electricals | | ✓ | All electrical wiring in concealed conduits with copper wires, convenient provisions & distribution of light and power plugs and provision for electrical chimney above platform, gas pipe line and water purifier point in kitchen. |
| Telephone/T.V. | | ✓ | Points will be provided in Living Room and in all bedrooms. |
| Lift | | ✓ | High-speed hydraulic passenger lift. |
| Piped Gas | | ✓ | Provision for Piped Gas in the kitchen. (no gas stove will be provided) |
| Air-conditioning | | ✓ | Provision for A/C in living room & bedroom. (no air-conditioner unit will be provided) |
| Other facilities | | ✓ | Provision for washing machine point will be provided at suitable location. |
| Note: | | ✓ | Provision for DTH Television broadcast. |



All building plans, specifications etc. are tentative and subject to variations and modifications as may be decided by the architect/firm. Accessories shown in the layout plan of the flats such as furniture, cabinets, electrical appliances etc. are purely indicative and not part of sale offerings.

THE FOURTH SCHEDULE

Description of Common Amenities for the said project/building.

- ✓ Common Parking Space.
- ✓ Society Office.
- ✓ 24x7 Security, Water Supply, Electric Supply.

THE FIFTH SCHEDULE

Description of Common areas and facilities /limited common areas and facilities.

- ✓ The entire plot of land.
- ✓ All the staircases, lifts, lobby areas of staircase & lift, fire exits, and common entrances of the building.
- ✓ Open parking area, terrace and any common storage spaces.
- ✓ Security Cabin
- ✓ The central services installations such as electricity, water, gas, sanitation, water conservation system and renewable energy.
- ✓ The water tanks, sumps, motors, fans compressors, ducts and all apparatus connected with installation for the common use of the residents in the building.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands on the day and year first hereinabove written.

SIGNED AND DELIVERED)
 by the within named Developer)
 M/s. Dadamiya Infrastructure & Deluxe Infra)
 through the hands of its authorized partner)
 Shri. Firoz Ahmed Shaikh)

) For DADAMIYA INFRASTRUCTURE
 & DELUXE INFRA
 PARTNER





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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 :
P51800030492

Project: **Dadamiyas Deluxe Apartment** , Plot Bearing / CTS / Survey / Final Plot No.: **905, 905/1 to 905/9 at Kurla, Kurla, Mumbai Suburban, 400070;**

1. **Dadamiya Infrastructure & Deluxe Infra** having its registered office / principal place of business at Tehsil: **Kurla, District: Mumbai Suburban, Pin: 400070.**

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 **25/08/2021** and ending with **31/03/2023** 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.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 25-08-2021 17:52:13

Dated: **25/08/2021**
Place: **Mumbai**

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

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MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-3103/2019/(905)/L Ward/KURLA - 2/FCC/2/Amend

COMMENCEMENT CERTIFICATE

To,
M/s. Dadamiya Infrastructure & Deluxe Infra, CA to
Owner
F-53, Kohinoor City Mall, Kiorl Road, Off. L.B.S.
Marg, Kurla (W), Mumbai - 400 070.

Sir,

With reference to your application No. **P-3103/2019/(905)/L Ward/KURLA - 2/FCC/2/Amend** Dated. **30 Jul 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 346 No 387 (New) dated 30 Jul 2019 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of plot No. **905** C.T.S. No. **905** Division / Village / Town Planning Scheme No. **KURLA - 2**, situated at **Junction of Masrani Lane & Hall Road Road / Street in L Ward Ward**.

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

1. The land vacated on 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 and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. **AE (BP) L&N Ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

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This CC is valid upto 11/5/2022

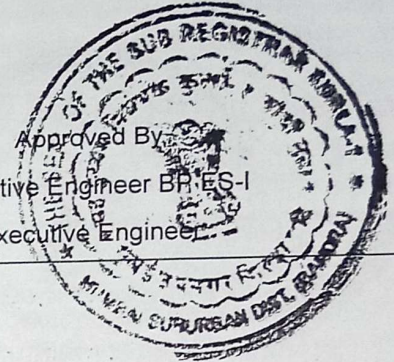
Issue On : 12 May 2021 Valid Upto : 11 May 2022

Application Number : P-3103/2019/(905)/L Ward/KURLA - 2/CC/1/New

Remark :

CC up to plinth as per approved IOD plan dtd. 07.05.2021

Approved By
Executive Engineer BP L&N Ward
Executive Engineer



Issue On : 21 Dec 2021 Valid Upto : 20 Dec 2022

Application Number : P-3103/2019/(905)/L Ward/KURLA - 2/FCC/1/New

Remark :

Further CC upto 5th floor of wing B and upto 5th floor of wing A (by restricting CC of 5th floor of Flat No 1,2,3 & 7) as per approved IOD plan dt. 07/05/2021.

Approved By
AE (BP) L&N Ward
Assistant Engineer (BP)

Issue On : 25 Apr 2022 Valid Upto : 24 Apr 2023

Application Number : P-3103/2019/(905)/L Ward/KURLA - 2/FCC/1/Amend

Remark :

"Further C.C. up to 5th floor of wing A (by restricting CC of Flat No 5 & 6 on 5th floor) and up to 5th floor of wing B (by restricting CC of Flat No 3 & 4 on 5th floor) as per last approved plan dated 01/04/2022. (restricted for non-handing over of setback & Amenity area)"

Approved By

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MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

PART OCCUPANCY CERTIFICATE

[P-3103/2019/(905)/L Ward/KURLA - 2/OCC/1/New of 28 July 2022]

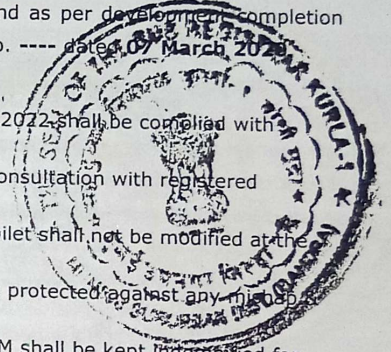
To,
M/s. Dadamiya Infrastructure & Deluxe Infra, CA to Owner
F-53, Kohinoor City Mall, Kiroi Road, Off. L.B.S. Marg, Kurla (W), Mumbai - 400 070..

Dear Applicant/Owners,

The **Part 1** development work of **Residential** building comprising of **Built-up Amenity i.e. Flat No. 1 on Ground floor of Wing 'A' only** on plot bearing C.S.No./CTS No. **905** of village **KURLA - 2** at **Masrani Industrial Estate** is completed under the supervision of Shri. **Sana N Malik Shaikh , Architect** , Lic. No. **CA/2010/50185** , Shri. **M. ARIF RUPALWALA** , RCC Consultant, Lic. No. **STR/R/64** and Shri. **Mr. Zainuddin H. Tole** , Site supervisor, Lic.No. **T/158/SS-I** and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. ---- dated **07 March 2022**.

It can be occupied with the following condition/s.

- 1.That all balance conditions as per IOD dated 07.05.2021 and last approved plan on dated 01.04.2022 shall be complied with before asking Full OCC.
- 2.That all safety precautionary measures shall be taken in accordance to relevant IS code and in consultation with registered structural consultant/ LS during progress of the balance work.
- 3.That internal works of unfinished floors shall be carried out as per approved plans, location of toilet shall not be modified at the time of internal finishing work.
- 4.That the building for which part occupation permission as marked on accompanied plans shall be protected against any mishap no FSI violation within the said portion shall be permitted by the developer.
- 5.That the prospective occupants of the building shall be made aware of the balance works & MCGM shall be kept indemnified for any litigation, mishap etc.



Copy To :

1. Asstt. Commissioner, L Ward
 2. A.A. & C. , L Ward
 3. EE (V), Eastern Suburb
 4. M.I. , L Ward
 5. A.E.W.W. , L Ward
 6. Architect, Sana N Malik Shaikh, Dadamiya Infrastructure LLP,
F-53, Kohinoor City Mall,
Kiroi Road, Off. L.B.S. Marg,
Kurla (West), Mumbai - 400070.
- For information please

Digitally signed by Bajirao Lahu Patil
Date: 28 Jul 2022 15:39:58
Organization: Bhanmumbai Municipal Corporation
Designation: Executive Engineer



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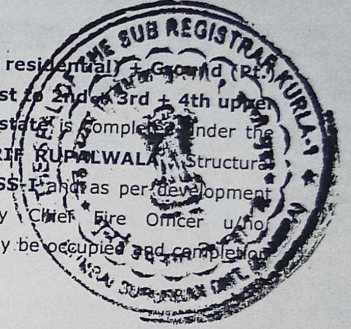
BRIHANMUMBAI MUNICIPAL CORPORATION
ANNEXURE 20 & 22

OCCUPATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(6) OF DCPR 2034 AND PART
OCCUPATION UNDER REG. 11(7) /11(8) OF DCPR 2034
[P-3103/2019/(905)/L Ward/KURLA - 2/OCC/2/New of 12 January 2023]

To,
M/s. Dadamiya Infrastructure & Deluxe Infra, CA to Owner
F-53, Kohinoor City Mall, Kiroi Road, Off. L.B.S. Marg, Kurla (W), Mumbai - 400 070..

Dear Applicant,

The **Part 2** development work of **Residential** building comprising of **Part OC for Ground (Pt.) (for residential) + Ground (Pt.) (for commercial) + Typical 1st to 2nd + 3rd + 4th + 5th upper floors in wing 'A' & Typical 1st to 2nd + 3rd + 4th upper floors in wing 'B'** on plot bearing CTS No. **905** of village **KURLA - 2** at **Masrani Industrial Estate** is complete under the supervision of Shri. **Sana N Malik Shaikh**, Architect, Lic. No. **CA/2010/50185**, Shri. **M. ARIF RUPALWALA**, Structural Engineer, Lic. No. **STR/R/64** and Shri. **Mr. Zainuddin H. Tole**, Site supervisor, Lic.No. **T/158/SS-I** and as per development completion certificate submitted by Architect and as per completion certificate issued by Chief Fire Officer u/no **P-3103/2019/(905)/L Ward/KURLA - 2/CFO/1/New-0** dated **05 October 2022**. The same may be occupied and completion certificates submitted as sighted above are hereby accepted.



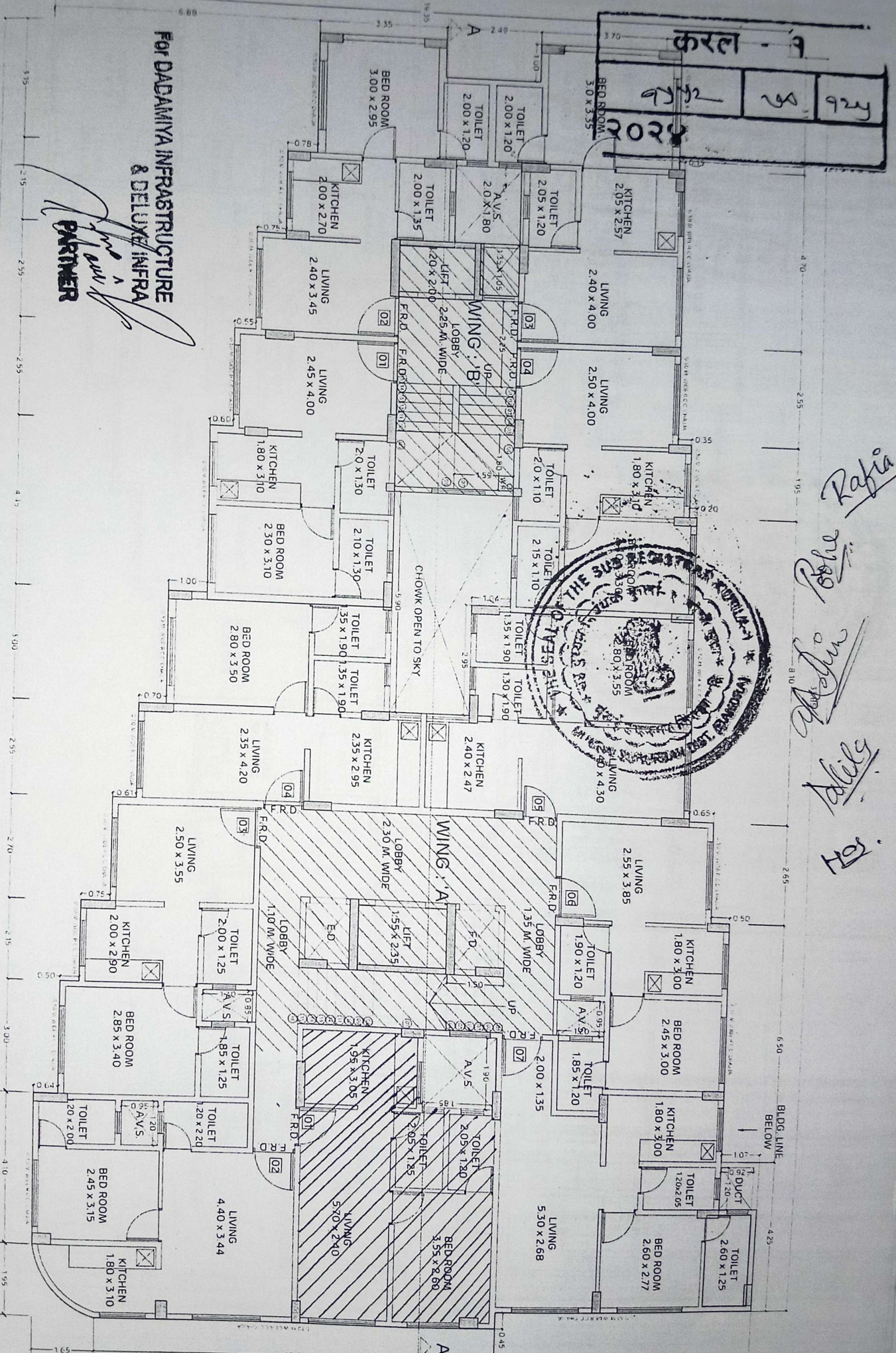
The PART OC is approved subject to following conditions:

1. That all balance conditions as per IOD dated 07.05.2021 and last approved plan on dated 01.04.2022 shall be complied with before asking Full OCC.
 2. That all safety precautionary measures shall be taken in accordance to relevant IS code and in consultation with registered structural consultant/ LS during progress of the balance work.
 3. That the building for which part occupation permission as marked on accompanied plans shall be protected against any mishap & no FSI violation within the said portion shall be permitted by the developer.
 4. That the prospective occupants of the building shall be made aware of the balance works & MCGM shall be kept indemnified for any litigation, mishap etc.
 5. Separate P.R. Card for Road Set-back area in name of BMC shall be submitted before Full OC.
 6. Agreement for Built-up Amenity handed-over to BMC shall be submitted before Full OC.
- Note: 1. This Part Occupation is granted to Ground (Pt.) (for residential) + Ground (Pt.) (for commercial) + Typical 1st to 2nd + 3rd + 4th + 5th upper floors in wing 'A' & Typical 1st to 2nd + 3rd + 4th upper floors in wing 'B' in continuation with earlier part occupation granted on 28.07.2022 for Built-up Amenity i.e. Flat No. 1 on Ground floor of Wing 'A'.
2. This permission is issued without prejudice to actions under sections 305,353-A of Mumbai Municipal Corporation Act.

Copy To :

1. Asstt. Commissioner, L Ward
 2. A.A. & C. , L Ward
 3. EE (V), Eastern Suburb
 4. M.I. , L Ward
 5. A.E.W.W. , L Ward
 6. Architect, Sana N Malik Shaikh, Dadamiya Infrastructure LLP,
F-53, Kohinoor City Mall,
Kiroi Road, Off. L.B.S. Marg,
Kurla (West), Mumbai - 400070.
- For information please

P-3103/2019/(905)/L
Ward/KURLA - 2/OCC/2/New



FOR DADAMIYA INFRASTRUCTURE
& DELUXE INFRA
PARTNER

TYPICAL 1ST & 2ND FLOOR PLAN
SCALE - 1:100





21/01/2024

मुची क्र.2

द्वयम निवडणूक : सत्र दु.नि. क्रमां 1

दस्तावेज क्रमांक : 1552/2024

नोंदणी

Regn 63m

गावाचे नाव : कुर्ला

(1)चिन्हेखाचा प्रकार	बगरनामा
(2)मोवडना	4300000
(3) वाजान भाव(भाडेपट्टयाच्या बायनितपट्टाकार आकारणी देतो की पट्टेदार ने नमूद करावे)	3373555.5
(4) सु-सापन,पोस्ट्रिस्मा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 201,ए विंग, माळा नं: 2 ग मजला, इमारतीचे नाव: दादाभिम्यास डिलक्स अपार्टमेंट, ब्लॉक नं: हाले रोड अँड न्यू हाले रोड, रोड : कुर्ला पश्चिम,मुंबई - 400070, इतर माहिती: क्षेत्रफळ 35.58 चौ. मीटर्स कापेट म्हणजेच क्षेत्रफळ 382.98 चौ. फूट रेगुलार कापेट..(मोजे कुर्ला 2).....सदर दस्तानील मिळकत महिला खेरीदार असल्याने शासन आदेश क्र. मुद्रांक 2021/अनों. सं.क्र.12/प.क्र.107/म -1(धोरण)दि. 31/03/2021 अन्वये मुद्रांक शुल्क मध्ये 1 टक्के सबलत देण्यात आली.((C.T.S. Number : 905, 905/1 to 9 :))
(5) क्षेत्रफळ	1) 39.15 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात आलेले नक्शा.	
(7) दस्तऐवज करत देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स दादाभिम्या इन्फ्रस्ट्रक्चर अँड डिलक्स इन्फ्रा रॉफे भारीदार फिरोज अहमद शेख बय:-46; पत्ता:-प्लॉट नं: एफ-53, माळा नं: -, इमारतीचे नाव: कोहिनूर मिठी मॉल, ब्लॉक नं: -, रोड नं: किरोळ रोड, ऑफ एल. वी. एम. मार्ग, कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-AAQFD5899N 2): नाव:-[मान्यता देणार] - मीना लक्ष्मण भागचंदानी पुर्वाश्रमीचे मीना जयानंद रामचंदानी ह्यांच्या रॉफे मुखत्यार म्हणून फिरोज अहमद शेख बय:-46; पत्ता:-प्लॉट नं: 221/ए, माळा नं: -, इमारतीचे नाव: मेकर टॉवर, ब्लॉक नं: -, रोड नं: कॅप्टन प्रकाश पेंडे मार्ग, कफ परेड, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400005 पॅन नं:-AABPB2444E
(8)दस्तऐवज करत घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-इसीना वी हूसेन अली दीवान बय:-61; पत्ता:-प्लॉट नं: ए/3 201, माळा नं: -, इमारतीचे नाव: महयात्री एम.आर.ए. को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: -, रोड नं: रिझर्वी रेसिडेन्सी कालिदा चर्च, मानाकूल पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400029 पॅन नं:-AWXPD4559Q 2): नाव:-नौशीन हूसेन अली दीवान बय:-35; पत्ता:-प्लॉट नं: ए/3 201, माळा नं: -, इमारतीचे नाव: महयात्री एम.आर.ए. को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: -, रोड नं: रिझर्वी रेसिडेन्सी कालिदा चर्च, मानाकूल पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400029 पॅन नं:-AWWPD1346E 3): नाव:-रहा हूसेन अली दीवान बय:-30; पत्ता:-प्लॉट नं: ए/3 201, माळा नं: -, इमारतीचे नाव: महयात्री एम.आर.ए. को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: -, रोड नं: रिझर्वी रेसिडेन्सी कालिदा चर्च, मानाकूल पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400029 पॅन नं:-BMEPD3736K 4): नाव:-नवीना हूसेन अली दीवान बय:-24; पत्ता:-प्लॉट नं: ए/3 201, माळा नं: -, इमारतीचे नाव: महयात्री एम.आर.ए. को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: -, रोड नं: रिझर्वी रेसिडेन्सी कालिदा चर्च, मानाकूल पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400029 पॅन नं:-EZFPD5479G 5): नाव:-रफिया हूसेन अली दीवान बय:-22; पत्ता:-प्लॉट नं: ए/3 201, माळा नं: -, इमारतीचे नाव: महयात्री एम.आर.ए. को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: -, रोड नं: रिझर्वी रेसिडेन्सी कालिदा चर्च, मानाकूल पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400029 पॅन नं:-GZAPD4362R
(9) दस्तऐवज करत दिल्याचा दिनांक	20/01/2024
(10)दस्त नोंदणी केल्याचा दिनांक	20/01/2024
(11)अनुक्रमांक,खड व पृष्ठ	1552/2024
(12)वाजान भावाप्रमाणे मुद्रांक शुल्क	215000
(13)वाजान भावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

