

सूची क्र.2

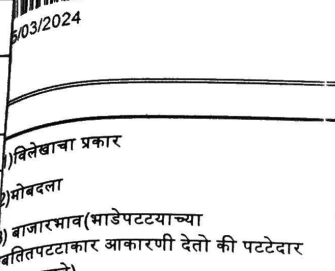
दुय्यम निबंधक : सह दु.नि. बोरीवली 3

दस्त क्रमांक : 3642/2024

नोंदणी :

Regn:63m

Case Number	Deface Date
189098202324	15/03/2024
189098202324	15/03/2024



गावाचे नाव : मालाड

क्रमांक	विवरण	करारनामा
1)	विलेखाचा प्रकार	करारनामा
2)	भोवदला	10800000
3)	बाजारभाव(माडेपट्ट्याच्या वित्तपट्टाकार आकारणी देतो की पट्टेदार नमुद करावे)	7271579.46

3642 /2024

1) भू-मापन,पोटहिस्सा व घरक्रमांक (सल्यास)

1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: फ्लॅट नं .1604, माळा नं: 16 वा हॅबिटेबल मजला, इमारतीचे नाव: बी विंग,आयरिन, ब्लॉक नं: लिबर्टी गार्डन,मालाड पश्चिम,मुंबई 400064,, रोड : मोतापाडा (भंडारवाडा),के जी मित्तल कॉलेज जवळ,, इतर माहिती: 1 सिंगल कारपार्किंग सहित. मौजे मालाड(साउथ) सीटीएस नं 230,231,232,सदनिकेचे क्षेत्रफळ 40.638 चौ मी रेरा कारपेट म्हणजेच 437.43 चौ फूट रेरा कारपेट.व दस्तात नमुद केल्याप्रमाणे.((C.T.S. Number : 230,231,232. ;))

1) क्षेत्रफळ

1) 40.638 चौ.मीटर

2) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

1) दस्तऐवज करून देणा-या/लिहून ठेवणा-या प्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

1): नाव:-शेठ क्रिएटर्स अँड सन-व्हिजन प्रा.लि. तर्फे प्राधिकृत व्यक्ती मुकेश एल शाह तर्फे कबुली जवाबासाठी कु मु म्हणून हितेश जी ठक्कर वय:-53; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: शीला निवास , ब्लॉक नं: विले पार्ले पूर्व, मुंबई, रोड नं: रमाबाई चेंबुरकर मार्ग , महाराष्ट्र, MUMBAI. पिन कोड:-400057 पॅन नं:-AADCS4277M

2): नाव:-शेठ क्रिएटर्स अँड सन-व्हिजन प्रा.लि. तर्फे प्राधिकृत व्यक्ती सुरज एस श्रॉफ तर्फे कबुली जवाबासाठी कु मु म्हणून हितेश जी ठक्कर वय:-53; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: शीला निवास , ब्लॉक नं: विले पार्ले पूर्व, मुंबई, रोड नं: रमाबाई चेंबुरकर मार्ग , महाराष्ट्र, MUMBAI. पिन कोड:-400057 पॅन नं:-AADCS4277M

दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-अमिलेखा अशोक हराळे वय:-38; पत्ता:-प्लॉट नं: फ्लॅट नं एस-3/7, माळा नं: 2 रा मजला, इमारतीचे नाव: विश्राम स्थल सोसायटी, ब्लॉक नं: बांगुर नगरच्या जवळ ,गोरेगाव पश्चिम, मुंबई,, रोड नं: विद्या भवन स्कूल, बांगुर नगर, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-ACXPH7056G

2): नाव:-दाश विभूतिभूषण वय:-36; पत्ता:-प्लॉट नं: फ्लॅट नं एस-3/7,, माळा नं: 2 रा मजला,, इमारतीचे नाव: विश्राम स्थल सोसायटी,, ब्लॉक नं: बांगुर नगरच्या जवळ ,गोरेगाव पश्चिम, मुंबई,, रोड नं: विद्या भवन स्कूल,बांगुर नगर, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AMEPD4923D

दस्तऐवज करून दिल्याचा दिनांक

15/03/2024

दस्त नोंदणी केल्याचा दिनांक

15/03/2024

1)अनुक्रमांक,खंड व पृष्ठ

3642/2024

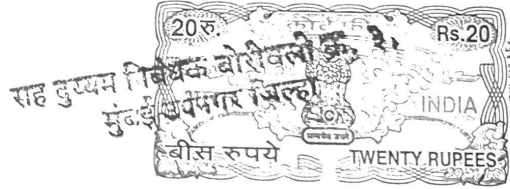
2)बाजारभावाप्रमाणे मुद्रांक शुल्क

648000

3)बाजारभावाप्रमाणे नोंदणी शुल्क

30000

4)शेरा



यांकनासाठी विचारात घेतलेला तपशील:-

शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

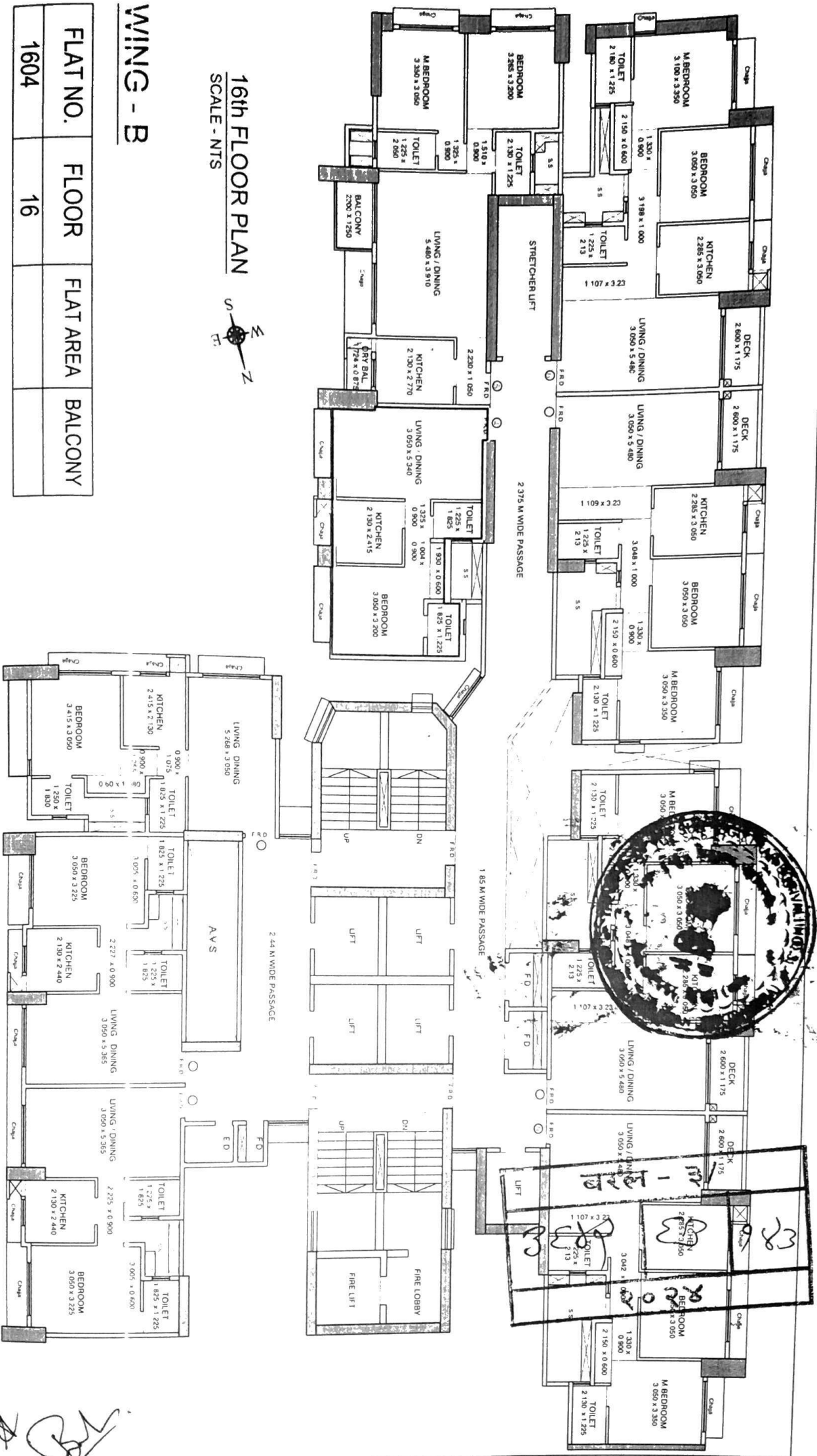
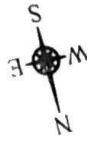


सह दुय्यम निबंधक बोरीवली क्र. 3,
मुंबई उपनगर जिल्हा

FLAT NO.	FLOOR	FLAT AREA	BALCONY
1604	16		

WING - B

16th FLOOR PLAN
SCALE - NTS





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 ;
P51800047209

Project: **IRENE WING B PHASE 1** , Plot Bearing / CTS / Survey / Final Plot No.: **230 231 232** at **Borivali, Borivali, Mumbai Suburban, 400054;**

- Sheth Creators And Sunvision Private Limited** having its registered office / principal place of business at **Tehsil: Andheri, District: Mumbai Suburban, Pin: 400057.**
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
 - That entire of the amounts to be realised hereinafter by promoter for the real estate project in the allotment from time to time, shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated realizable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **12/10/2022** and ending with **31/10/2029** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

बरल - ३/		
3589	50	983

Signature valid 2028
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date:12-10-2022 11:36:22

Dated: 12/10/2022
Place: Mumbai

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



SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. PN/PVT/0030/19991015/AP/S

COMMENCEMENT CERTIFICATE

(SALE BLDG)

TO, M/s. Sun-Vision Estates & Consultants Pvt Ltd
Sheela Niwas, 1st Floor, opp Parleshwar, B.C,
Pranjpe 'A' Scheme No.1, Near Suncity Cinema,
Vileparle (E), Mumbai - 400 057.

26 MAR 2018

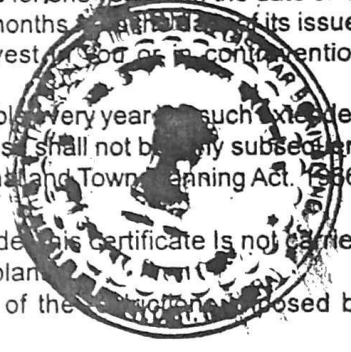
Sir,

With reference to your application No. 6357 dated 23/03/2018 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. _____

of village Malad T.P.S. No. _____
ward P/North Situated at Motapada Near Liberty Garden Malad (W)
Mumbai- 400 064

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned In LOI U/R No. SRA/ENG/423/PN/PL/LOI dt. 07/05/2009
IDAU/R No. PN/PVT/0030/19991015/AP-S dt. 17/11/2017
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 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, such extended period shall be in no case exceed three years provided further that such lapses shall not be 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 plan.
 - Any of the condition subject to which the same is granted or any of the conditions 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.B. Pawar Executive Engineer to exercise his powers and functions of the Planning Authority, under section 45 of the said Act.

3589	09	983
2028		

This C.C. is granted for work up to Top of Plinth Level.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

Executive Engineer (SRA)- II
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

PN/PVT/0030/19991015/AP/S

6 AUG 2019

This C.C is further extended upto top of podium for the building u/r as per amended approved plan dated 17/03/2018.

Seah
16.03.19
Executive Engineer
Slum Rehabilitation Authority

PN/PVT/0030/19991015/AP/S

5 MAR 2020

This C.C is further extended from 1st to 10th upper residential floors for wing 'A' of sale building u/r as per amended approved plans dated 11/02/2020.

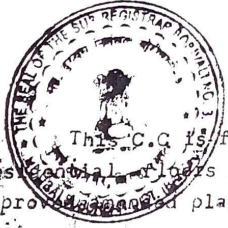
Bawaf
15/3/2020
Executive Engineer
Slum Rehabilitation Authority

PN/PVT/0030/19991015/AP/S

12 FEB 2021

This C.C is further extended from 11th to 20th upper residential floors for wing 'A' of sale building u/r as per amended approved plans dated 07/08/2020.

Bawaf
12.02.2021
Executive Engineer
Slum Rehabilitation Authority



PN/PVT/0030/19991015/AP/S

15 JUL 2021

This C.C is further extended from 21st to 27th upper residential floors for wing 'A' of sale building u/r as per approved amended plans dated 07/08/2020.

Bawaf
16.07.2021
Executive Engineer
Slum Rehabilitation Authority

3889		
09	983	
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PN/PVT/0030/19991015/AP/S

19 SEP 2021

This C.C is re-endorsed upto 27th upper residential floors for wing 'A' of sale building as per approved amended plans dated 19/08/2021.

Bawaf
25/08
Executive Engineer
Slum Rehabilitation Authority

PN/PVT/

This C.C. is further floors for wing 'A' of dtd. 19/08/2021.

PN

This C.C is further upper floors (including building u/r as per approved

This C.C is re- 2 nos. of Basement (E-deck) + 1st to building comprising podium + 10th per amended plans dated

PN/PVT/0030/19991015/AP/5

21 OCT 2021

This C.C. is further extended from 28th to 42nd upper residential floors for wing 'A' of sale building u/r. as per approved amended plans dtd. 19/08/2021.

[Signature]
21.10.2021
Executive Engineer
Slum Rehabilitation Authority

PN/PVT/0030/19991015/AP/5

16 MAR 2022

This C.C. is further extended for full height from 43rd to 45th upper floors (including OHWT & LMR) i.e full C.C for wing 'A' in sale building u/r as per approved amended plans dated 19/08/2021.

[Signature]
16/3/22
Executive Engineer
Slum Rehabilitation Authority

PN/PVT/0030/19991015/AP/5

30 AUG 2022

This C.C. is re-endorsed for wing A of sale building comprising of 2 nos. of Basement + Gr (stilt) + 1st to 9th podium + 10th podium (E-deck) + 1st to 45th upper residential floors & wing B of sale building comprising of 2 nos. of basement + Gr(stilt) + 1st to 9th podium + 10th podium (E- deck) in the scheme u/r as per approved amended plans dated 29/08/2022.

[Signature]
Executive Engineer
Slum Rehabilitation Authority



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3E8P	03	983
२०२४		

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PROFORMA - B

DESCRIPTION OF PROPOSAL AND PROPERTY

AMENDED 'A' FOR WING 'A' & 'B' S/L SCHEME ON THE PLOT BEARING CTS NO. 230, 231 & 232 OF VILLAGE - DALAT NEAR LIBERTY GARDEN MAJADHAR, MUMBAI. APPROX FOR - MOTHER TERESA WARRA SPACH BLDG.

CT NO.	AREA (SQ. FT.)	CHARGES (RS.)	REVENUE (RS.)	CHG. IN AREA (SQ. FT.)	SCALE	DATE	REV.



[Handwritten signature]

SKYLINE

SKYLINE BLDG. DEVELOPERS PVT. LTD.
 101/102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

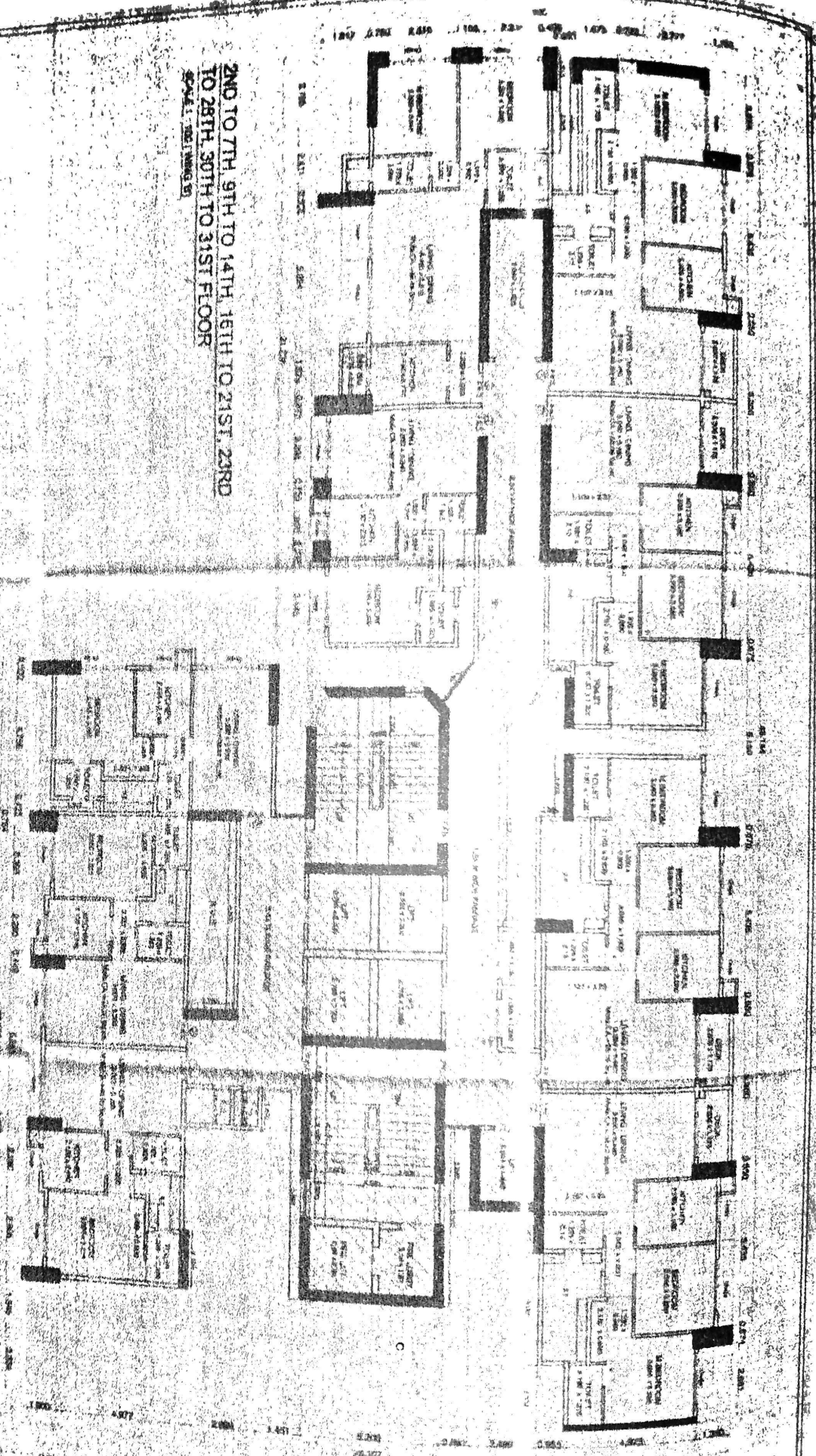
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This/Anders Approved
 in the Previous Plans
 sanctioned under the
 PWD Act/1947, 1956/1962
 dated 12/10/1962

Approved Subject to the condition
 mentioned in this office permission
 Letter No. 200/1962/1963/1964/1965/1966/1967/1968/1969/1970/1971/1972/1973/1974/1975/1976/1977/1978/1979/1980/1981/1982/1983/1984/1985/1986/1987/1988/1989/1990/1991/1992/1993/1994/1995/1996/1997/1998/1999/2000/2001/2002/2003/2004/2005/2006/2007/2008/2009/2010/2011/2012/2013/2014/2015/2016/2017/2018/2019/2020/2021/2022/2023/2024/2025/2026/2027/2028/2029/2030/2031/2032/2033/2034/2035/2036/2037/2038/2039/2040/2041/2042/2043/2044/2045/2046/2047/2048/2049/2050/2051/2052/2053/2054/2055/2056/2057/2058/2059/2060/2061/2062/2063/2064/2065/2066/2067/2068/2069/2070/2071/2072/2073/2074/2075/2076/2077/2078/2079/2080/2081/2082/2083/2084/2085/2086/2087/2088/2089/2090/2091/2092/2093/2094/2095/2096/2097/2098/2099/2100/2101/2102/2103/2104/2105/2106/2107/2108/2109/2110/2111/2112/2113/2114/2115/2116/2117/2118/2119/2120/2121/2122/2123/2124/2125/2126/2127/2128/2129/2130/2131/2132/2133/2134/2135/2136/2137/2138/2139/2140/2141/2142/2143/2144/2145/2146/2147/2148/2149/2150/2151/2152/2153/2154/2155/2156/2157/2158/2159/2160/2161/2162/2163/2164/2165/2166/2167/2168/2169/2170/2171/2172/2173/2174/2175/2176/2177/2178/2179/2180/2181/2182/2183/2184/2185/2186/2187/2188/2189/2190/2191/2192/2193/2194/2195/2196/2197/2198/2199/2200/2201/2202/2203/2204/2205/2206/2207/2208/2209/2210/2211/2212/2213/2214/2215/2216/2217/2218/2219/2220/2221/2222/2223/2224/2225/2226/2227/2228/2229/2230/2231/2232/2233/2234/2235/2236/2237/2238/2239/2240/2241/2242/2243/2244/2245/2246/2247/2248/2249/2250/2251/2252/2253/2254/2255/2256/2257/2258/2259/2260/2261/2262/2263/2264/2265/2266/2267/2268/2269/2270/2271/2272/2273/2274/2275/2276/2277/2278/2279/2280/2281/2282/2283/2284/2285/2286/2287/2288/2289/2290/2291/2292/2293/2294/2295/2296/2297/2298/2299/2300/2301/2302/2303/2304/2305/2306/2307/2308/2309/2310/2311/2312/2313/2314/2315/2316/2317/2318/2319/2320/2321/2322/2323/2324/2325/2326/2327/2328/2329/2330/2331/2332/2333/2334/2335/2336/2337/2338/2339/2340/2341/2342/2343/2344/2345/2346/2347/2348/2349/2350/2351/2352/2353/2354/2355/2356/2357/2358/2359/2360/2361/2362/2363/2364/2365/2366/2367/2368/2369/2370/2371/2372/2373/2374/2375/2376/2377/2378/2379/2380/2381/2382/2383/2384/2385/2386/2387/2388/2389/2390/2391/2392/2393/2394/2395/2396/2397/2398/2399/2400/2401/2402/2403/2404/2405/2406/2407/2408/2409/2410/2411/2412/2413/2414/2415/2416/2417/2418/2419/2420/2421/2422/2423/2424/2425/2426/2427/2428/2429/2430/2431/2432/2433/2434/2435/2436/2437/2438/2439/2440/2441/2442/2443/2444/2445/2446/2447/2448/2449/2450/2451/2452/2453/2454/2455/2456/2457/2458/2459/2460/2461/2462/2463/2464/2465/2466/2467/2468/2469/2470/2471/2472/2473/2474/2475/2476/2477/2478/2479/2480/2481/2482/2483/2484/2485/2486/2487/2488/2489/2490/2491/2492/2493/2494/2495/2496/2497/2498/2499/2500/2501/2502/2503/2504/2505/2506/2507/2508/2509/2510/2511/2512/2513/2514/2515/2516/2517/2518/2519/2520/2521/2522/2523/2524/2525/2526/2527/2528/2529/2530/2531/2532/2533/2534/2535/2536/2537/2538/2539/2540/2541/2542/2543/2544/2545/2546/2547/2548/2549/2550/2551/2552/2553/2554/2555/2556/2557/2558/2559/2560/2561/2562/2563/2564/2565/2566/2567/2568/2569/2570/2571/2572/2573/2574/2575/2576/2577/2578/2579/2580/2581/2582/2583/2584/2585/2586/2587/2588/2589/2590/2591/2592/2593/2594/2595/2596/2597/2598/2599/2600/2601/2602/2603/2604/2605/2606/2607/2608/2609/2610/2611/2612/2613/2614/2615/2616/2617/2618/2619/2620/2621/2622/2623/2624/2625/2626/2627/2628/2629/2630/2631/2632/2633/2634/2635/2636/2637/2638/2639/2640/2641/2642/2643/2644/2645/2646/2647/2648/2649/2650/2651/2652/2653/2654/2655/2656/2657/2658/2659/2660/2661/2662/2663/2664/2665/2666/2667/2668/2669/2670/2671/2672/2673/2674/2675/2676/2677/2678/2679/2680/2681/2682/2683/2684/2685/2686/2687/2688/2689/2690/2691/2692/2693/2694/2695/2696/2697/2698/2699/2700/2701/2702/2703/2704/2705/2706/2707/2708/2709/2710/2711/2712/2713/2714/2715/2716/2717/2718/2719/2720/2721/2722/2723/2724/2725/2726/2727/2728/2729/2730/2731/2732/2733/2734/2735/2736/2737/2738/2739/2740/2741/2742/2743/2744/2745/2746/2747/2748/2749/2750/2751/2752/2753/2754/2755/2756/2757/2758/2759/2760/2761/2762/2763/2764/2765/2766/2767/2768/2769/2770/2771/2772/2773/2774/2775/2776/2777/2778/2779/2780/2781/2782/2783/2784/2785/2786/2787/2788/2789/2790/2791/2792/2793/2794/2795/2796/2797/2798/2799/2800/2801/2802/2803/2804/2805/2806/2807/2808/2809/2810/2811/2812/2813/2814/2815/2816/2817/2818/2819/2820/2821/2822/2823/2824/2825/2826/2827/2828/2829/2830/2831/2832/2833/2834/2835/2836/2837/2838/2839/2840/2841/2842/2843/2844/2845/2846/2847/2848/2849/2850/2851/2852/2853/2854/2855/2856/2857/2858/2859/2860/2861/2862/2863/2864/2865/2866/2867/2868/2869/2870/2871/2872/2873/2874/2875/2876/2877/2878/2879/2880/2881/2882/2883/2884/2885/2886/2887/2888/2889/2890/2891/2892/2893/2894/2895/2896/2897/2898/2899/2900/2901/2902/2903/2904/2905/2906/2907/2908/2909/2910/2911/2912/2913/2914/2915/2916/2917/2918/2919/2920/2921/2922/2923/2924/2925/2926/2927/2928/2929/2930/2931/2932/2933/2934/2935/2936/2937/2938/2939/2940/2941/2942/2943/2944/2945/2946/2947/2948/2949/2950/2951/2952/2953/2954/2955/2956/2957/2958/2959/2960/2961/2962/2963/2964/2965/2966/2967/2968/2969/2970/2971/2972/297

2ND TO 7TH, 9TH TO 14TH, 16TH TO 21ST, 23RD
TO 28TH, 30TH TO 31ST FLOOR
SHEET NO. 11



LINE A/F
30TH

APPROXIMATE ROOM SCHEDULE FOR 30TH FLOOR

NO.	ROOM NAME	AREA (SQ. FT.)	NO. OF SEATING	NO. OF WORK STATIONS	NO. OF DESKS
1	RECEPTION	150	1	0	0
2	CONFERENCE	200	10	0	0
3	OFFICE	1000	0	10	10
4	OFFICE	1000	0	10	10
5	OFFICE	1000	0	10	10
6	OFFICE	1000	0	10	10
7	OFFICE	1000	0	10	10
8	OFFICE	1000	0	10	10
9	OFFICE	1000	0	10	10
10	OFFICE	1000	0	10	10
11	OFFICE	1000	0	10	10
12	OFFICE	1000	0	10	10
13	OFFICE	1000	0	10	10
14	OFFICE	1000	0	10	10
15	OFFICE	1000	0	10	10
16	OFFICE	1000	0	10	10
17	OFFICE	1000	0	10	10
18	OFFICE	1000	0	10	10
19	OFFICE	1000	0	10	10
20	OFFICE	1000	0	10	10
21	OFFICE	1000	0	10	10
22	OFFICE	1000	0	10	10
23	OFFICE	1000	0	10	10
24	OFFICE	1000	0	10	10
25	OFFICE	1000	0	10	10
26	OFFICE	1000	0	10	10
27	OFFICE	1000	0	10	10
28	OFFICE	1000	0	10	10
29	OFFICE	1000	0	10	10
30	OFFICE	1000	0	10	10
31	OFFICE	1000	0	10	10
32	OFFICE	1000	0	10	10
33	OFFICE	1000	0	10	10
34	OFFICE	1000	0	10	10
35	OFFICE	1000	0	10	10
36	OFFICE	1000	0	10	10
37	OFFICE	1000	0	10	10
38	OFFICE	1000	0	10	10
39	OFFICE	1000	0	10	10
40	OFFICE	1000	0	10	10
41	OFFICE	1000	0	10	10
42	OFFICE	1000	0	10	10
43	OFFICE	1000	0	10	10
44	OFFICE	1000	0	10	10
45	OFFICE	1000	0	10	10
46	OFFICE	1000	0	10	10
47	OFFICE	1000	0	10	10
48	OFFICE	1000	0	10	10
49	OFFICE	1000	0	10	10
50	OFFICE	1000	0	10	10

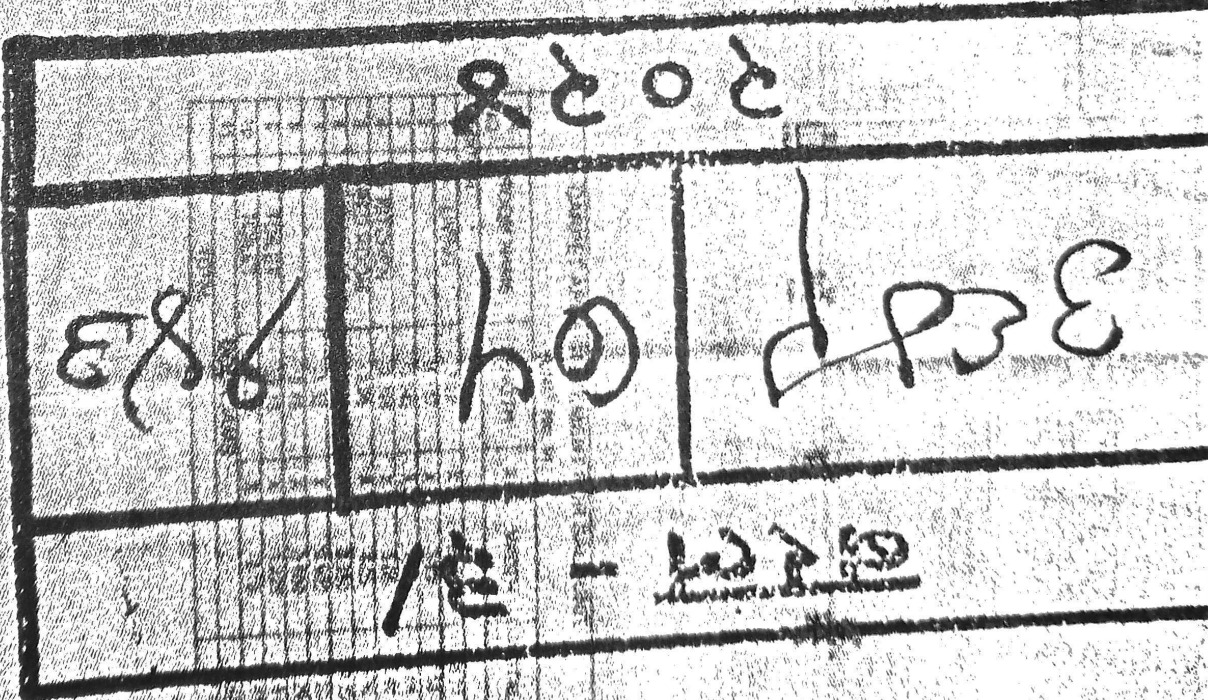
APPROXIMATE ROOM SCHEDULE FOR 30TH FLOOR (CONT.)

NO.	ROOM NAME	AREA (SQ. FT.)	NO. OF SEATING	NO. OF WORK STATIONS	NO. OF DESKS
51	OFFICE	1000	0	10	10
52	OFFICE	1000	0	10	10
53	OFFICE	1000	0	10	10
54	OFFICE	1000	0	10	10
55	OFFICE	1000	0	10	10
56	OFFICE	1000	0	10	10
57	OFFICE	1000	0	10	10
58	OFFICE	1000	0	10	10
59	OFFICE	1000	0	10	10
60	OFFICE	1000	0	10	10
61	OFFICE	1000	0	10	10
62	OFFICE	1000	0	10	10
63	OFFICE	1000	0	10	10
64	OFFICE	1000	0	10	10
65	OFFICE	1000	0	10	10
66	OFFICE	1000	0	10	10
67	OFFICE	1000	0	10	10
68	OFFICE	1000	0	10	10
69	OFFICE	1000	0	10	10
70	OFFICE	1000	0	10	10
71	OFFICE	1000	0	10	10
72	OFFICE	1000	0	10	10
73	OFFICE	1000	0	10	10
74	OFFICE	1000	0	10	10
75	OFFICE	1000	0	10	10
76	OFFICE	1000	0	10	10
77	OFFICE	1000	0	10	10
78	OFFICE	1000	0	10	10
79	OFFICE	1000	0	10	10
80	OFFICE	1000	0	10	10

32

THE AREA CALCULATION FOR TRUCKS FLOOR COLUMN

Column Area Calculation (1st Floor)	Area (sq. ft.)
Column 1	100
Column 2	150
Column 3	200
Column 4	250
Column 5	300
Column 6	350
Column 7	400
Column 8	450
Column 9	500
Column 10	550
Column 11	600
Column 12	650
Column 13	700
Column 14	750
Column 15	800
Column 16	850
Column 17	900
Column 18	950
Column 19	1000
Column 20	1050
Column 21	1100
Column 22	1150
Column 23	1200
Column 24	1250
Column 25	1300
Column 26	1350
Column 27	1400
Column 28	1450
Column 29	1500
Column 30	1550
Column 31	1600
Column 32	1650
Column 33	1700
Column 34	1750
Column 35	1800
Column 36	1850
Column 37	1900
Column 38	1950
Column 39	2000
Column 40	2050
Column 41	2100
Column 42	2150
Column 43	2200
Column 44	2250
Column 45	2300
Column 46	2350
Column 47	2400
Column 48	2450
Column 49	2500
Column 50	2550
Column 51	2600
Column 52	2650
Column 53	2700
Column 54	2750
Column 55	2800
Column 56	2850
Column 57	2900
Column 58	2950
Column 59	3000
Column 60	3050
Column 61	3100
Column 62	3150
Column 63	3200
Column 64	3250
Column 65	3300
Column 66	3350
Column 67	3400
Column 68	3450
Column 69	3500
Column 70	3550
Column 71	3600
Column 72	3650
Column 73	3700
Column 74	3750
Column 75	3800
Column 76	3850
Column 77	3900
Column 78	3950
Column 79	4000
Column 80	4050
Column 81	4100
Column 82	4150
Column 83	4200
Column 84	4250
Column 85	4300
Column 86	4350
Column 87	4400
Column 88	4450
Column 89	4500
Column 90	4550
Column 91	4600
Column 92	4650
Column 93	4700
Column 94	4750
Column 95	4800
Column 96	4850
Column 97	4900
Column 98	4950
Column 99	5000
Column 100	5050



Area	Area	Area	Area
100	150	200	250
300	350	400	450
600	650	700	750
1000	1050	1100	1150
1500	1550	1600	1650
2000	2050	2100	2150
2500	2550	2600	2650
3000	3050	3100	3150
3500	3550	3600	3650
4000	4050	4100	4150
4500	4550	4600	4650
5000	5050	5100	5150
5500	5550	5600	5650
6000	6050	6100	6150
6500	6550	6600	6650
7000	7050	7100	7150
7500	7550	7600	7650
8000	8050	8100	8150
8500	8550	8600	8650
9000	9050	9100	9150
9500	9550	9600	9650
10000	10050	10100	10150

AREA DIAGRAM FOR 2ND TO 7TH, 9TH TO 14TH, 16TH TO 21ST, 23RD TO 28TH,
 & 31ST FLOOR PLAN SCALE: 1/8" = 1'-0"

2nd To 7th, 9th To 14th, 16th To 21st, 23rd To 28th,
 & 31st Floor Built Up Area Calculation

NO.	LENGTH	X	WIDTH	IS	NO.	TOTAL	
1	48744	X	25.96	Y	1	124727	
TOTAL							124727
DEDUCTIONS							
1	255	X	378	X	1	130	
2	525	X	625	X	1	150	
3	5110	X	5425	X	1	180	
4	5155	X	1175	X	1	110	
5	255	X	1325	X	1	850	
6	255	X	1325	X	1	150	
7	175	X	650	X	1	120	
8	225	X	175	X	1	150	
9	2825	X	125	X	1	350	
10	1025	X	2500	X	1	170	
11	1325	X	1225	X	1	150	
12	525	X	1525	X	1	130	
13	2425	X	1144	X	1	370	
14	1225	X	375	X	1	150	
15	125	X	325	X	1	150	
16	2175	X	5425	X	1	160	
17	4125	X	5425	X	1	250	
18	125	X	175	X	1	110	
19	2425	X	125	X	1	180	
20	2750	X	125	X	1	450	
21	125	X	1425	X	1	180	
22	2425	X	125	X	1	150	
23	175	X	375	X	1	240	
24	425	X	525	X	1	270	
25	1425	X	175	X	1	250	
26	175	X	175	X	1	110	
27	2425	X	125	X	1	280	
28	175	X	275	X	1	140	
29	150	X	325	X	1	150	
30	2750	X	625	X	1	440	
31	4125	X	125	X	1	250	
32	375	X	525	X	1	150	
33	125	X	125	X	1	70	
34	2425	X	225	X	1	270	
35	2425	X	125	X	1	280	
36	2425	X	125	X	1	280	
37	2425	X	125	X	1	280	
38	175	X	125	X	1	110	
39	2425	X	125	X	1	280	
40	2425	X	125	X	1	280	
41	2425	X	125	X	1	280	
42	2425	X	125	X	1	280	
43	2425	X	125	X	1	280	
44	2425	X	125	X	1	280	
45	2425	X	125	X	1	280	
46	2425	X	125	X	1	280	
47	2425	X	125	X	1	280	
48	2425	X	125	X	1	280	
49	2425	X	125	X	1	280	
50	2425	X	125	X	1	280	
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92	2425	X	125	X	1	280
93	2425	X	125	X	1	280
94	2425	X	125	X	1	280
95	2425	X	125	X	1	280
96	2425	X	125	X	1	280
97	2425	X	125	X	1	280
98	2425	X	125	X	1	280
99	2425	X	125	X	1	280
100	2425	X	125	X	1	280

LINE AREA DIAGRAM FOR 2ND TO 7TH, 9TH TO 14TH, 16TH TO 21ST, 23RD TO 28TH, 30TH TO 31ST FLOOR PLAN SCALE: 1/8" = 1'-0" (APPROX)

2nd To 7th 9th To 14th 16th To 21st 23rd To 28th 30th To 31st Floor Built Up Area Calculation

NO	AREA (SQ FT)	X	W/OUT	ST. NO.	TOTAL
1	1000	X	1000	1	1000
2	1000	X	1000	2	1000
3	1000	X	1000	3	1000
4	1000	X	1000	4	1000
5	1000	X	1000	5	1000
6	1000	X	1000	6	1000
7	1000	X	1000	7	1000
8	1000	X	1000	8	1000
9	1000	X	1000	9	1000
10	1000	X	1000	10	1000
11	1000	X	1000	11	1000
12	1000	X	1000	12	1000
13	1000	X	1000	13	1000
14	1000	X	1000	14	1000
15	1000	X	1000	15	1000
16	1000	X	1000	16	1000
17	1000	X	1000	17	1000
18	1000	X	1000	18	1000
19	1000	X	1000	19	1000
20	1000	X	1000	20	1000
21	1000	X	1000	21	1000
22	1000	X	1000	22	1000
23	1000	X	1000	23	1000
24	1000	X	1000	24	1000
25	1000	X	1000	25	1000
26	1000	X	1000	26	1000
27	1000	X	1000	27	1000
28	1000	X	1000	28	1000
29	1000	X	1000	29	1000
30	1000	X	1000	30	1000
31	1000	X	1000	31	1000
32	1000	X	1000	32	1000
33	1000	X	1000	33	1000
34	1000	X	1000	34	1000
35	1000	X	1000	35	1000
36	1000	X	1000	36	1000
37	1000	X	1000	37	1000
38	1000	X	1000	38	1000
39	1000	X	1000	39	1000
40	1000	X	1000	40	1000
41	1000	X	1000	41	1000
42	1000	X	1000	42	1000

NO	AREA (SQ FT)	X	W/OUT	ST. NO.	TOTAL
43	1000	X	1000	43	1000
44	1000	X	1000	44	1000
45	1000	X	1000	45	1000
46	1000	X	1000	46	1000
47	1000	X	1000	47	1000
48	1000	X	1000	48	1000
49	1000	X	1000	49	1000
50	1000	X	1000	50	1000
51	1000	X	1000	51	1000
52	1000	X	1000	52	1000
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54	1000	X	1000	54	1000
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60	1000	X	1000	60	1000
61	1000	X	1000	61	1000
62	1000	X	1000	62	1000
63	1000	X	1000	63	1000
64	1000	X	1000	64	1000
65	1000	X	1000	65	1000
66	1000	X	1000	66	1000
67	1000	X	1000	67	1000
68	1000	X	1000	68	1000
69	1000	X	1000	69	1000
70	1000	X	1000	70	1000
71	1000	X	1000	71	1000
72	1000	X	1000	72	1000
73	1000	X	1000	73	1000
74	1000	X	1000	74	1000
75	1000	X	1000	75	1000
76	1000	X	1000	76	1000
77	1000	X	1000	77	1000
78	1000	X	1000	78	1000
79	1000	X	1000	79	1000
80	1000	X	1000	80	1000
81	1000	X	1000	81	1000
82	1000	X	1000	82	1000
83	1000	X	1000	83	1000
84	1000	X	1000	84	1000
85	1000	X	1000	85	1000
86	1000	X	1000	86	1000
87	1000	X	1000	87	1000
88	1000	X	1000	88	1000
89	1000	X	1000	89	1000
90	1000	X	1000	90	1000
91	1000	X	1000	91	1000
92	1000	X	1000	92	1000
93	1000	X	1000	93	1000
94	1000	X	1000	94	1000
95	1000	X	1000	95	1000
96	1000	X	1000	96	1000
97	1000	X	1000	97	1000
98	1000	X	1000	98	1000
99	1000	X	1000	99	1000
100	1000	X	1000	100	1000



Sale Building (Wing 'A' & 'B')

CONTENTS OF SHEET

See 5. The floor plan, with notes, is shown, dimensions & construction. Large area shown in...

3683642

पावती

Original/Duplicate

Friday, March 15, 2024

नोंदणी क्र.: 39म

5:54 PM

Regn.: 39M

पावती क्र.: 3869 दिनांक: 15/03/2024

गावाचे नाव: मालाड

दस्तऐवजाचा अनुक्रमांक: बरल-3-3642-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अभिलेखा अशोक हराळे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2860.00


पृष्ठांची संख्या: 143

एकूण:

रु. 32860.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

6:14 PM ह्या वेळेस मिळेल.


 सह दु.नि. बोरीवली 3

बाजार मुल्य: रु.7271579.46 /-

मोबदला रु.10800000/-

भरलेले मुद्रांक शुल्क : रु. 648000/-

 सह दुय्यम निबंधक बोरीवली क्र. ३,
 मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: By Cash रक्कम: रु 2860/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017214919202324E दिनांक: 15/03/2024

बँकेचे नाव व पत्ता:


मुळ दस्त परत दिले

मुळ दस्त परत दिले



CHALLAN
MTR Form Number-6



GRN	MH017214919202324E	BARCODE	13/03/2024-13:28:27		Form ID	25.2
Department	Inspector General Of Registration			Payer Details		
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)				
	Registration Fee	PAN No.(If Applicable)	ACXPH7056G			
Office Name	BRL3_JT SUB REGISTRAR BORIVALI 3		Full Name	ABHILEKHA ASHOK HARALE		
Location	MUMBAI		Flat/Block No.	FLAT NO. B-1604, B WING, IRENE		
Year	2023-2024 One Time		Premises/Building	MALAD WEST		
Account Head Details	Amount In Rs.	Road/Street	MUMBAI			
0030045501 Stamp Duty	648000.00	Area/Locality	MUMBAI			
0030063301 Registration Fee	30000.00	Town/City/District				
		PIN	4 0 0 0 6 4			
		Remarks (If Any)	PAN2=AADCS4277M-SecondPartyName=SHETH CREATORS AND SUN VISION PVT LTD-			
Total	6,78,000.00	Amount In Words	Six Lakh Seventy Eight Thousand Rupees Only			
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN	Ref. No.	69103332024031315313	739361961		
Cheque/DD No.	Bank Date	RBI Date	13/03/2024-18:34:21	Not Verified with RBI		
Name of Bank	Bank-Branch		IDBI BANK			
Name of Branch	Scroll No. , Date		Not Verified with Scroll			

Mobile No. : 9004348833

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

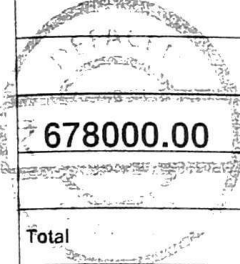
बरल - ३/		
3289	3	983
२०२४		



CHALLAN
MTR Form Number-6



GRN	MH017214919202324E	BARCODE			Date	13/03/2024-13:28:27	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)								
		PAN No.(If Applicable)	ACXPH7056G							
Office Name	BRL3_JT SUB REGISTRAR BORIVALI 3			Full Name	ABHILEKHA ASHOK HARALE					
Location	MUMBAI			Flat/Block No.	FLAT NO. B-1604, B WING. IRENE					
Year	2023-2024 One Time			Premises/Building						
Account Head Details		Amount In Rs.								
0030045501	Stamp Duty	648000.00	Road/Street	MALAD WEST						
0030063301	Registration Fee	30000.00	Area/Locality	MUMBAI						
			Town/City/District							
			PIN		4	0	0	0	6	4
			Remarks (If Any)	PAN2=AADCS4277M--SecondPartyName=SHETH CREATORS AND SUN VISION PVT LTD-						
Total		6.78.000.00	Amount In Words	Six Lakh Seventy Eight Thousand Rupees Only						
Payment Details			FOR USE IN RECEIVING BANK							
Cheque-DD Details			Bank CIN	Ref. No.	69103332024031315313	739361961				
Cheque/DD No.			Bank Date	RBI Date	13/03/2024-18:34:21	14/03/2024				
Name of Bank			Bank-Branch		IDBI BANK					
Name of Branch			Scroll No. / Date	100 / 14/03/2024						



Department ID :

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

Mobile No. : 9004348833

Validity unknown

Digitally Signed by IGR
DIRECTORATE OF ACCOUNTS
AND TREASURIES MUMBAI 02
Date: 2024.03.15 17:54:54 IST
Reason: GRNS Secure Document
Location: India

बरेल - ३/		
3589	4	983
२०२४		

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-368-3642	0009189098202324	15/03/2024	IGR192	30000.00
2	(IS)-368-3642	0009189098202324	15/03/2024	IGR192	648000.00
Total Defacement Amount					6 78,000.00



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Handwritten signature

AGREEMENT FOR SALE

THIS AGREEMENT is made at Mumbai on this 15th day of MARCH, 2024;

BETWEEN

SHETH CREATORS & SUN-VISION PVT. LTD., a Company incorporated under the provisions of Companies Act, 1956 having its registered office at Sheela Niwas, Ramabai Chemburkar Marg, Vile Parle (East), Mumbai 400057, hereinafter referred to as the **"PROMOTERS"** (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successor/s and assigns) of the **ONE PART**;

AND

Mrs. Abhilekha Ashok Harale And Mr. Dash Bibhutibhushan Indian Inhabitant (s) residing at S-3/7, Vishram Sthal Society, 2nd Floor, Near Bangur Nagar, Vidya Bhavan School, Bangur Nagar, Goregaon – West, Mumbai- 400104

OR

a partnership firm registered under the Indian Partnership Act 1932 and carrying on Business at _____

OR

a Company registered under the Companies Act 1956/ Companies Act 2013 and having its registered office at _____

<i>Handwritten signature</i>	<i>Handwritten signature</i>
(Signature of Promoters)	(Signature of Purchaser/s)






अरन - ३/		
388P	10	283
२०२४		

(Space for Stamps)

hereinafter called "the PURCHASER/s" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include in the case of an individual's, his or her or their heirs, executors, administrators and permitted assigns, and in the case of a Partnership firm, the partners from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their his/her permitted assigns and in case of a HUF the members of HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and assigns of such last surviving member of the HUF and in the case of a company or a society or a body corporate, its successors and permitted assigns) of the OTHER PART.




WHEREAS

- A. By diverse deeds, the Promoters are owners of all that piece and parcel of land and ground bearing (i) Survey No.482 Hissa No.1 and now bearing CTS Nos. 232 admeasuring 6731 sq. mtrs., or thereabouts and (ii) Survey No.482 Hissa No.2 and now bearing CTS Nos. 230 and 231 admeasuring about 1860 sq. mtrs., or thereabout aggregately admeasuring about 8591 sq. mtrs., or thereabouts of village Malad (South) within the Registrar District and Sub district of Mumbai and Mumbai Suburban and situated at Mota Pada (Bhandarwada), near K. G. Mittal College, Liberty Garden, Malad West, Mumbai 400 064 more particularly described in the First Schedule hereunder written and shown in red colour boundary line on the plan annexed and marked as Annexure "1", hereto (hereinafter referred to as "the said Larger Land");
- B. The said Larger Land is encroached by encroachers and/or slum dwellers (hereinafter referred to as "Slum Dwellers"), who have constructed various hutments and structures on parts of the said Larger Land. The Slum Dwellers have formed society viz. Mother Theresa Niwara SRA Co-operative Housing Society (hereinafter referred to as "Society");
- C. By a notification bearing No. SRA/MALAD/80/81 dated 31st March, 1986, read with notification bearing No. SRA/Application/T-6/3-C/Kavi/ 168/2017/335 dated 17th November, 2017, an area admeasuring approx 2,547.70 sq. mtrs or thereabouts out of the said Larger Land is declared as "Slum" under Section 4 of Maharashtra Slum Area (improvement, clearance and redevelopment) Act, 1972 (hereinafter referred to as "Slum Act") (hereinafter referred to as "Slum Property");
- D. The Slum Dwellers vide its resolution dated 15th July, 2007, *inter alia*, (i) unanimously appointed and confirmed the Promoters, formally known as Shroff

 (Signature of Promoters)	 (Signature of Purchaser/s)
<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> नरल - ३१ </div> <div style="border: 1px solid black; padding: 5px; display: flex; justify-content: space-between;"> 3E89 C 783 </div> <div style="border: 1px solid black; padding: 5px; text-align: center;"> २०२४ </div>	 (Space for Stamps)




Consultants Private Limited as developer for the said Slum Property, (ii) appointment of Mr. Mukesh Bahadur as the Architect and structural consultant, (iii) approval on Individual Consent Letter format and (iv) appointment of Managing Committee members for signing Development Agreement with the developers for and on behalf of the Society;

- E. As per Development Plan Remark bearing no. CHE/01/DPWS/P/N dated 15th May, 2015 issued by Municipal Corporation of Greater Mumbai (hereinafter referred to as "MCGM"), portion of the said Larger Land is reserved for Hospital and Municipal Primary School (hereinafter referred to as "Reservations");
- F. The Additional Collector (Enc), Mumbai and Mumbai Suburban issued Annexure II bearing No. U/No. U/IV/D-13/33(10)/SR-141/97 dated 18th February, 1997 (hereinafter referred to as "Annexure II") in respect of the said Larger Land;
- G. Under the Certificate of Incorporation Consequent upon Change of Name dated 12th February, 1996 issued by Registrar of Companies under Section 23(1) of Companies Act, 1956, name of the Promoters, i.e Shroff Consultants Private Limited was changed to M/s. Sun-Vision Estates & Consultants Private Limited;
- H. By and under a Letter of Intent bearing No. SRA/ENG/423/PN/PL/LOI dated 7th May, 2009, the Slum Rehabilitation Authority ("SRA") has considered and approved scheme of rehabilitation of plot under provisions of Regulation 33(10) of the DCR on the said Larger Land, in the manner and on the terms and conditions as more particularly setout therein (hereinafter referred to as "the First LOI") and thereafter, SRA issued Revised Letter of Intent bearing No. SRA/ENG/423/PN/PL/LOI dated 18th July, 2017, followed by another LOI dated 4th February, 2020, and lastly, an LOI dated 1st November 2021 (hereinafter referred to as "the Revised LOIs"). The First LOI and the Revised LOIs are hereinafter collectively referred to as "the LOI". By and under the LOI presently:
- The Promoters have, *inter-alia*, the right and obligation to develop and construct the rehab tenements ("Rehab Component") to rehabilitate Slum Dwellers on portion of the said Larger Land, in the manner as setout therein;
 - The Promoters are, *inter-alia* vested with the rights to develop the said

 (Signature of Promoters)	 (Signature of Purchaser/s)									
										
<table border="1"> <tr> <td colspan="3" style="text-align: center;">बरेल - 31</td> </tr> <tr> <td style="text-align: center;">3E89</td> <td style="text-align: center;">e</td> <td style="text-align: center;">283</td> </tr> <tr> <td colspan="3" style="text-align: center;">2028</td> </tr> </table>		बरेल - 31			3E89	e	283	2028		
बरेल - 31										
3E89	e	283								
2028										

Larger Land by utilization of the free sale component, as may be increased from time to time ("Free Sale Component"), in the manner as setout therein.

- I. Vide a Non Agriculture Order dated 12th June, 2012, the usage of the said Larger Land was converted from agriculture to non-agriculture;
- J. Dispute and differences arose between the Promoters and Society and as such Promoters filed Suit No. 2059 of 2014 (hereinafter referred to as "said Suit") before Hon'ble City Civil Court, Dindoshi, at Goregaon against the Society, its chairman and secretary. The said Suit was settled out of court and the said Suit was disposed of in terms of Consent Decree dated 13th November, 2014 (hereinafter referred to as "Consent Decree");
- K. Vide a Certificate of Incorporation pursuant to Name Change dated 23rd January, 2018, the name of the Promoters was changed from M/s Sun-Vision Estates & Consultants Private Limited to Sheth Creators & Sun-Vision Private Limited;
- L. SRA has vide its Letter of Approval dated 1st February, 2018 bearing No. P-N/PVT/0030/19991015 sanctioned the layout plan of the said Larger Land ("Layout Plan"). As per the Layout Plan, the said Larger Land is to be developed in the following manner:
- (i) Rehab building/s with respect to the said Larger Land are being constructed on a portion of the said Larger Land admeasuring 1546.28 square meters ("Rehab Land");
- (ii) The free sale building/s are being constructed on a portion of the said Larger Land admeasuring 5015.75 square meters more particularly described in the Second Schedule hereunder written ("Free Sale Land"). The Free Sale Land is shown in blue colour boundary line on the plan annexed hereto and marked as Annexure "1". Subject to necessary approvals, permissions and modification to Development Control Regulations and the proposed Development Plan of 2034 coming into force which is applicable to the said Larger Land, and pursuant thereto if any present reservation on the said Larger Land or part thereof is reduced, then in view thereof, the area of the Free Sale Land will increase and the term 'Free Sale Land' used in this Agreement shall mean and deemed to mean such increased area of Free



 (Signature of Promoters)	 (Signature of Purchaser/s)
	
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Sale Land under such circumstances;

- (iii) A portion admeasuring 1510.60 sq.mtrs. is towards Reservations;
- (iv) A portion of the said Larger Land admeasuring 518.37 square meters is towards reservation of Road Set-back.
- M. The Promoters are entitled to develop the said Larger Land and are constructing a residential project on the Free Sale Land in a phased manner. The Promoters propose to construct the following on the Free Sale Land:
- i. the free sale building/s being multi-storey building/s to be known as "Irene" ("the said Building") comprising of residential flats. The said Building at present comprises of 2 (two) Wings being Wing 'A' ("the said Wing A") and Wing 'B' (i.e. Sale building) ("the said Wing B"). The Promoters propose to construct additional wings subject to approvals and permissions;
 - ii. the Promoters are in the process of constructing Wing "A" and further proposes to construct Wing "B" on the Free Sale Land which shall be for residential use;
 - iii. the said Wing A and Wing B are registered as separate real estate projects.
 - iv. the podium of the said Wing A and Wing B shall be common;
 - v. the common areas, facilities and amenities of the said Building, which shall be used by all the flat purchaser/s/occupants of the said Building i.e. Wing A and Wing B, are more particularly set out in Annexure "7" hereunder written ("Common Areas and Amenities of the said Building");
 - vi. as per Letter of Intent bearing no. SRA/ENG/423/PN/PL/LOI dated 18th July, 2017, FSI of 37,779.70 square meters (Total Sale BUA With Fungible) is sanctioned to be consumed on the said Larger Land;
 - vii. currently, FSI of 21727.63 square meter is proposed to be consumed on the said Larger Land as per Development Plan of 2034 / Development Control Regulation for Greater Mumbai 2034;

 (Signature of Promoters)	 (Signature of Purchaser/s)
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- viii. the scheme and scale of development proposed to be carried out by the Promoters on the said Larger Land is in accordance with applicable law as amended from time to time;
- ix. the statutory approvals may require the Promoters to hand over certain stipulated percentage/portion of the land forming part of the Larger Land to the concerned authorities or develop the same as public amenity. The Promoters shall determine and identify the portion and location of such land to be handed over for complying with the terms and conditions of statutory approvals.
- N. The Purchaser/s is/are aware that there exists a 9 mtrs. wide common access road/right of way on the said Larger Land which shall be common and shall be used for the access of the Reservations, the said Building/the said Wing B/the free sale building/s and the Rehab Building/s. The said common access road/right of way is shown in yellow colour boundary line on the plan annexed hereto as **Annexure "1"**.
- O. The development of the said Wing B, is a phase of the said Building and proposed as a real estate project by the Promoters and the Promoters have registered the same as a real estate project ("**the Real Estate Project**") with the Real Estate Regulatory Authority ("**Authority**"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("**RERA**") read with the provisions of the 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 ("**RERA Rules**"). The Authority has duly issued the Certificate of Registration No. **P51800047209** dated **21-Oct-2022** for **Irene-Wing B, i.e the Real Estate Project** and the copy of the Certificate is annexed and marked as **Annexure "2"** hereto;
- P. The Promoters have entered into a prescribed Agreement with an Architect, registered with the Council of Architects and also appointed Structural Engineer for preparing structural designs and drawings and specifications of the Free Sale Land and the Purchaser/s accept/s the professional supervision of the said Architect and the said Structural Engineer till the completion of construction and development of the said Wing B unless otherwise changed by the Promoters;
- Q. By a (i) Deed of Mortgage dated 28th June, 2017, registered with the Sub-Registrar of Assurances, Mumbai, under serial no. BBE3-7182 of 2017 and (ii) Deed of Mortgage dated 12th July, 2018 registered with the Sub-Registrar of

(Signature of Promoters)

(Signature of Purchaser/s)



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Assurance, Mumbai under serial No.10295 of 2018, Sun-Vision Estate & Consultants Private Limited has created exclusive charge/mortgage on all the right, title and interest of Sun-Vision Estate & Consultants Private Limited in the said Larger Land (excluding Rehab and Reservations) in favour of Yes Bank Limited and on terms and conditions contained therein;

- R. Slum Rehabilitation Authority has presently sanctioned the plans inter- alia for construction of the said Wing B on the part / portion of the Free Sale Land and has issued an Intimation of Approval bearing No. P- N/PVT/0030/19991015 ("I.O.A.") dated 29th August, 2022 and Commencement Certificate bearing No.PN / PVT/ 0030/19991015 / AP/S dated 30th August, 2022 ("C.C."). Hereto collectively annexed and marked as **Annexure "3" collectively** are copies of I.O.A. and C.C.
- S. Advocate Anil D'souza has issued a Title Certificate relating to the Free Sale Land. A copy of the said Title Certificate is annexed hereto and marked as **Annexure "4"** and the Property Register Card of said the Larger Land is annexed and marked as **Annexure "5"** hereto.
- T. The principal and material aspects of the development of the Real Estate Project are briefly stated below:-
- residential building known as "Wing B" to be constructed on a portion of the Free Sale Land admeasuring 770 sq.mtrs. and shown in orange colour hatched lines on the plan annexed hereto and marked as **Annexure "1"** comprising of 1 (one) Basement, 9 (Nine) levels of Podiums, 1 (one) E-deck on 10th level and 1st to 45th habitable floors as residential area;
 - as on date, the Slum Rehabilitation Authority has sanctioned the plans for 1 (one) Basement, 9 (Nine) levels of Podiums, 1 (one) E-deck on 10th level and 1st to 45th habitable floors;
 - as on date, FSI of 15,994.32 sq. mtrs. has been sanctioned for consumption in the construction and development of the said Wing B. The Promoters proposes to consume a further FSI of 5733.31 square meters thus, aggregating to total FSI of 21727.63 square meters in the construction and development of the said Wing B;
 - the Promoters shall be entitled to confer title of the Free Sale Land to such Organization / Society / Apex Body, as the case may be, as permissible under law.




 (Signature of Promoters)	 (Signature of Purchaser/s)
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The above details along with the relevant permissions and approvals are available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in>.

- U. The Purchaser/s has/have demanded inspection from the Promoters and the Promoters have given inspection to the Purchaser/s of all documents of title relating inter-alia to the said Larger Land and the Free Sale Land including all the documents mentioned in the recitals hereinabove and also the plans, designs and specifications prepared by the Promoters' Architects, the Title Certificate, revenue records and all other documents as specified under RERA Act and RERA Rules, as amended upto date and the Purchaser/s is/are fully satisfied with the title of the Promoters in respect of Free Sale Land and the Promoters' right to allot various premises in the said Wing B/the said Building/free sale building/s to be constructed on the Free Sale Land and has/have agreed not to raise any requisitions on or objections to the same;
- V. The Purchaser/s after having investigated and after being fully satisfied in respect of title of the Promoters to the Free Sale Land, has/have approached the Promoters and requested the Promoters to sell to him/her/them a residential Flat being Flat more particularly described in the **Third Schedule** hereunder written (hereinafter referred to as "the said Flat") for the consideration more particularly mentioned in the **Third Schedule** hereunder written (hereinafter referred to as "Sale Price") and on the terms and conditions hereinafter appearing. The said Flat is shown in red hatched lines on the plan annexed hereto and marked as **Annexure "6"**;
- W. Along with the said Flat, at the request of the Purchaser/s, the Promoters have also agreed to permit to the Purchaser/s to use and occupation of car parking space as more particularly described in the **Third Schedule** hereunder written in podium/basement of the said Project (hereinafter referred to as "Parking Space");
- X. Copies of following documents are annexed to this Agreement:
- Copy of the plan showing *inter-alia* the said Larger Land and Free Sale Land (**Annexure "1"**);
 - Copy of RERA Registration Certificate dated 12-OCT-2022 issued by the Authority (**Annexure "2"**);

	
(Signature of Promoters)	(Signature of Purchaser/s)
	
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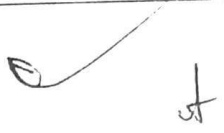


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- iii. Copies of I.O.A. and C.C. (Annexure "3" collectively);
 - iv. Copy of Title Certificate given by Advocate Anil D'souza (Annexure "4");
 - v. Copy of Property Register Card of the Larger Land (Annexure "5");
 - vi. Copy of the floor plan (Annexure "6");
 - vii. Common Areas and Amenities of the said Building (Annexure "7")
 - viii. Common Areas and Amenities of the Real Estate Project (Annexure "7A")
 - ix. Milestones for payment of Sale Price (Annexure "8");
 - x. Fixtures, fittings and amenities in the said Flat (Annexure "9")
 - xi. List of Other Charges (Annexure "10")
- Y. Under section 13 of the RERA, the Promoters are required to execute a written Agreement for Sale in respect of the said Flat agreed to be sold to the Purchaser/s, and the Parties are therefore executing these presents and also to register this Agreement under the Indian Registration Act, 1908;
- Z. Relying upon the said applications, declaration and agreement herein contained, the Promoters have agreed to allot to the Purchaser/s the said Flat, at the price and on the terms and conditions hereinafter appearing.

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

1. AGREEMENT

- 1.1 The recitals contained above, schedules written hereunder and annexures hereto shall form an integral and operative part of this agreement as if the same were set out and incorporated herein verbatim. The headings given in the operative section of this Agreement are only for convenience and are not intended in derogation of the said Act.




							
(Signature of Promoters)	(Signature of Purchaser/s)						
							
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2. CONSTRUCTION OF WING B / THE REAL ESTATE PROJECT

- 2.1 The Promoters are constructing Wing B comprising of 1 (one) Basement, 9 (Nine) levels of Podiums, 1 (one) E-deck on 10th level and 1st to 45th habitable floors on the Free Sale Land forming part of the said Larger Land in accordance with the plans, specifications, designs and elevations as maybe approved concerned local authority and which have been seen and inspected by the Purchaser/s with such variations and modifications as may consider necessary or as may be required by the Government, Slum Rehabilitation Authority, Municipal Corporation of Greater Mumbai and/or any other local authority from time to time.
- 2.2 The Promoters shall have to obtain prior consent in writing of the Purchaser/s in respect of any variations or modifications which may adversely affect the said Flat, except, any alteration or addition required by Government authorities, or, due to change in law, or, any change as contemplated by any of the disclosure already made to the Purchaser/s.




3. PURCHASE OF THE SAID FLAT AND SALE PRICE

- 3.1 The Purchaser/s hereby agree/s to purchase and acquire from the Promoters and the Promoters hereby agree/s to allot to the Purchaser/s a residential flat more particularly described in the **Third Schedule** hereunder written (hereinafter referred to as "the said Flat") being constructed on the Free Sale Land forming part of the said Larger Land, at and for the lumpsum price particularly mentioned in the **Third Schedule** hereunder written (hereinafter referred to as "Sale Price") payable by the Purchaser/s to the Promoters in the manner detailed in **Annexure "8"** annexed hereto. The said Flat is more particularly shown in red colour boundary lines on the typical floor plan annexed hereto and marked as **Annexure "6"**.
- 3.2 It is expressly agreed that the said Flat contains specifications, fixtures, fittings and amenities as set out in the **Annexure "9"** annexed hereto and the Purchaser/s confirm/s that the Promoters shall not be liable to provide any other specifications, fixtures, fittings and amenities in the said Flat.
- 3.3 The Promoters have agreed to permit the Purchaser/s, the right to exclusively use car parking space/s more particularly described in the **Third Schedule** hereunder written in/or the basement/stilt/podium of said Building (hereinafter referred to as the "Parking Space/s"). The

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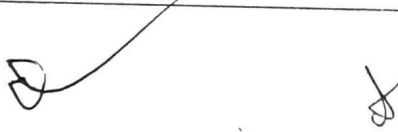


said Flat and Parking Space/s are hereinafter collectively referred to as "the said Premises".

- 3.4 The Parking Space are made available free of charge to the Purchaser/s and the Sale Price agreed to be paid under this Agreement is only for the carpet area of the said Flat.
- 3.5 The Promoters shall confirm the final carpet area of the said Flat that has been agreed to be allotted to the Purchaser/s only after construction of Wing B is completed and occupation certificate in respect thereof is granted by SRA, by furnishing details of the changes (if any) in the carpet area of the said Flat, subject to a variation cap of 3%. The Sale Price payable for the purchase of said Flat, on the basis of the carpet area of the said Flat, shall be recalculated based on the confirmation of the carpet area of the said Flat by the Promoters. If there is any reduction in carpet area of the said Flat, then the Promoters shall refund the excess money paid by the Purchaser/s within 45 (forty five) days together with the interest on the excess amount. The interest payable by the Promoters shall be the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon (hereinafter referred to as "Interest Rate"). In the event of increase in carpet area of the said Flat, the Purchaser/s shall make the payment of such excess area in the immediate next installment of the Sale Price. It is clarified that the payments to be made by the Promoters/Purchaser/s, as the case may be, under this Clause, shall be made at the same rate per square meter of carpet area as agreed in Clause 3.1 above.
- 3.6 The Purchaser/s hereby agree/s, covenant/s and undertake/s to pay the Sale Price to the Promoters in the manner set out in Annexure "8" annexed hereto.
- 3.7 Each of such installments shall be paid by the Purchasers within a period of 7 (seven) days from the date of intimation by the Promoters. Time for payment of each installment is the essence of the contract.
- 3.8 The Purchaser/s hereby agree/s, confirm/s and undertake/s that an intimation forwarded by the Promoters, that a particular stage of construction is commenced or completed shall be sufficient proof that a particular stage of construction is commenced or completed. However, it is agreed that non receipt of such intimation requiring such payment shall not be a plea or an excuse by the Purchaser/s for non-payment of any

										
(Signature of Promoters)	(Signature of Purchaser/s)									
										
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THE THIRD SCHEDULE ABOVE REFERRED TO

Sr.No.	Terms and Expressions	Meaning
1.	The said UNIT	Flat No.1604 admeasuring about <u>40.638</u> sq. mtr equivalent to approximately 437.43 square feet carpet area (excluding area of balcony/ies) on the 16 th habitable floor of the Wing B of the said "Irene".
2.	Appurtenant Area	Terrace/balcony admeasuring about 00.00 square meters equivalent to approximately 00.00 square feet carpet area.
3.	Sale Price	Rs. 1,08,00,000/- (Rs. One Crore Eight Lakh Only)
4.	Car Parking	<u>1 (One)</u> number of single parkings in the basement/podium of IRENE (as may be determined by the Promoters).
5.	RERA Account for payment of Sale Price	"SHETH CREATORS AND SUN VISION PVT LTD IRENE T2 COLLECTION RERA AC" Bank Name : YES BANK Branch : ANDHERI (EAST) Account Type : CURRENT Account No. : 007872500000112 IFSC Code : YESB0000078
6.	Name of the Account for payment of GST	"SHETH CREATORS AND SUN VISION PVT LTD TAX AC" Bank Name : YES BANK Branch : BANDRA (EAST) Account Type : CURRENT Account No. : 026863300001078 IFSC Code : YESB0000268
7.	The said Date	31 st December 2027

	
(Signature of Promoters)	(Signature of Purchaser/s)
	
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8.	Address of the Purchaser/s for the purposes of this Agreement	S-3/7, Vishram Sthal Society, 2nd Floor, Near Bangur Nagar, Vidya Bhavan School, Bangur Nagar, Goregaon - West, Mumbai- 400104
9.	Name and address of the Promoters for the purposes of this Agreement	Sheth Creators & Sunvision Private Limited Sheela Niwas, Ramabai Chemburkar Marg, Vile Parle (East), Mumbai 400057
10.	Permanent Account Number of Promoter and Purchaser/s	Promoter's PAN : AADCS4277M Purchaser/s PAN : ACXPH7058G Purchaser/s PAN : AMEPD4323D
11.	Architects for the development of the said Property	SKYLINE INFRABUILT CONSULTANTS PVT LTD.

✓	✍	✍
(Signature of Promoters)		(Signature of Purchaser/s)



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(Annexure "8")

Milestones for payment of Sale Price

PAYMENT SCHEDULE

S.NO	PARTICULARS	Due %	Amount Payable
1	On Booking/Earnest Money	5.00%	540,000
2	On Allotment within 30 days	4.90%	529,200
3	Execution of agreement within 60 days	5.10%	550,800
4	Completion of Basement-2	4.00%	432,000
5	Completion of Podium-2	4.00%	432,000
6	Completion of Podium-8	4.00%	432,000
7	Completion of Plinth	4.00%	432,000
8	Completion of 5th Slab	4.00%	432,000
9	Completion of 10th Slab	4.00%	432,000
10	Completion of 15th Slab	4.00%	432,000
11	Completion of 20th Slab	4.00%	432,000
12	Completion of 25th Slab	4.00%	432,000
13	Completion of 30th Slab	4.00%	432,000
14	Completion of 35th Slab	4.00%	432,000
15	Completion of 40th Slab	4.00%	432,000
16	Completion of Top Slab	4.00%	432,000
17	Completion of Masonry work of flat	4.00%	432,000
18	Completion of Gypsum plaster of flat	4.00%	432,000
19	Completion of Flooring of flat	4.00%	432,000
20	Completion of staircase	4.00%	432,000
21	Completion of terrace with Waterproofing	3.00%	324,000
22	Completion of lift wells	3.00%	324,000
23	Completion of Windows of Flat	3.00%	324,000
24	Completion of Lift	3.00%	324,000
25	On Receipt of Occupation Certificate	5.00%	540,000
TOTAL		100.00%	10,800,000

(Signature of Promoters)

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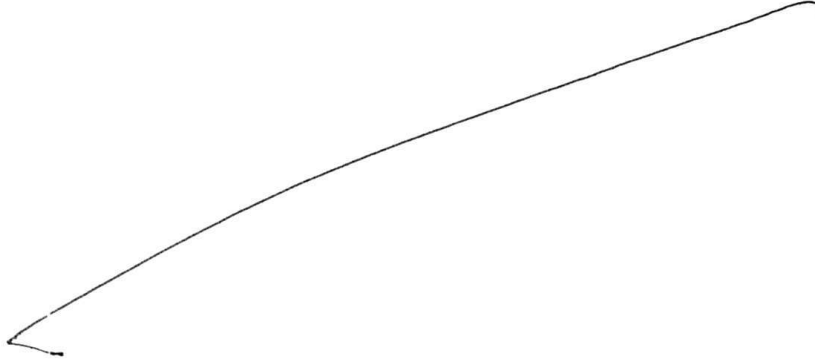



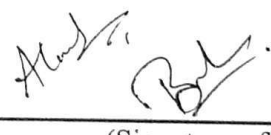

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(Annexure "10")

List of Other Charges

Sr. No	Particulars	Amount (Rs)
1	Legal Charges	
2	Share Money	Rs.5,000/-
3	Society Formation	Rs.600/-
4	Electrical Charges	Rs.5,000/-
5	Infra Development Charges	Rs.15,000/-
6	Mahanagar Gas Deposit	Rs.1,50,000/-
		Rs.10,000/-
7	Advance Payment of Maintenance and Outgoings payable to the Society for 18 months @ Rs.11.50/- sqft.	Rs 90,548/-
8	Corpus (@150/-sqft	Rs.65,614/-



 (Signature of Promoters)	 (Signature of Purchaser/s)						
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SIGNED AND DELIVERED by the
Within named "Promoters"
SHETH CREATORS AND SUNVISION PVT. LTD.
by the hands of its authorized signatory
Mr. MUKESH L SHAH



For SHETH CREATORS & SUN-VISION PVT. LTD.

MUKESH L. SHAH (CONSTITUTE ATTORNEY)

Mr. SURAJ S SHROFF



For SHETH CREATORS & SUN-VISION PVT. LTD.

SURAJ S. SHROFF (CONSTITUTE ATTORNEY)

In the presence of...

1.

2.

(Signature of Promoters)

(Signature of Purchaser/s)

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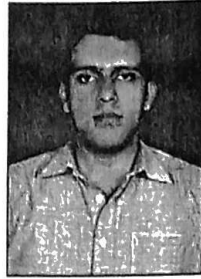
SIGNED AND DELIVERED by the
Within named "Purchaser/s"

Mrs. Abhilekha Ashok Harale



Abh

Mr. Dash Bibhutibhushan



BD

In the presence of...

1. *BD*

2. *2412 2024 21/18*



(Signature of Promoters)	(Signature of Purchaser/s)									
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