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Thane Bhakti Sahakar Bank Ltd.  
Suburban Bank



**AGREEMENT FOR SALE**

THIS AGREEMENT made at Mumbai this 22<sup>nd</sup> day of March 2010, BETWEEN [1] SHRI NAVINBHAI RAMJI

KOTHARI HUF, a Hindu Undivided Family of which Shri Navinbhai Ramji Kothari is the Karta, carrying on business in the name and M/S. BHAKTI BUILDWELL and having his office at 103, 1 Sangeeta Enclave, Nahur Road, Sarvodaya Nagar, Opp. Dutta Mulund (W), Mumbai-400 080; and assessed to Income Tax under Permanent Account No. AABHK 2073A, hereinafter

"THE DEVELOPER" (which expression shall unless it be, in the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the ONE PART AND

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Authorised Signatory  
For Thane Bhakti Sahakar Bank Ltd.

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MR/MRS/MISS/Ms. Ramkrishna Bhanoo chitale, And  
MRS. Anagha Ramkrishnachitale  
 Indian Inhabitant, residing at 5/8, Samarth Nagar,  
chunabhation, Mumbai - 400022.; PAN No.

\_\_\_\_\_ a partnership firm carrying on business  
 at \_\_\_\_\_, PAN  
 No. \_\_\_\_\_ a Company registered under the Indian  
 Companies Act, 1931/ The Companies Act, 1956 having its Registered  
 office at \_\_\_\_\_;  
 PAN No. \_\_\_\_\_, hereinafter called "THE PURCHASER/S"

(which expression shall mean and include the female gender and the plural  
 and unless it be repugnant to the context or meaning thereof mean and  
 include his/her/their respective heirs, executors, administrators and  
 permitted assigns, and in the case of a partnership firm the partners for the  
 time being thereof, the survivors or last survivor of them and the heirs,  
 executors and administrators of the last survivor of them and  
 his/her/their/its permitted assigns, and in the case of a Company its  
 successors and permitted assigns, and in all cases all persons claiming by  
 under or through such Purchaser including his/her/their/its successors (as  
 interest) of the **OTHER PART:**



**WHEREAS:**

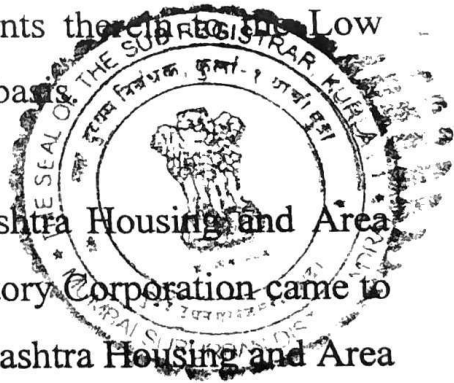
- (A) Maharashtra Housing Board, constituted under the Maharashtra Housing Board Act, 1948 (BOM LXIX OF 1948) was originally seized, possessed and otherwise well and sufficiently entitled inter-alia to all that piece

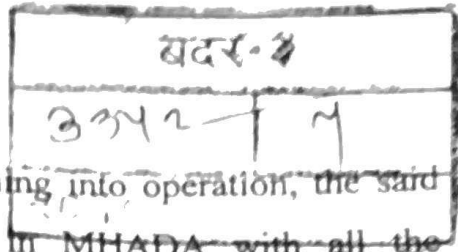
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and parcel of land admeasuring 1153.53 sq.mts. bearing Survey No. 14 (part), and City Survey No. 19 of Village Chembur, Taluka Kurla in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, more particularly described Firstly in the Schedule hereunder written (hereinafter referred to as the said 'Original Plot').

- (B) In order to provide residential accommodation to industrial workers on rental basis, the said Board constructed buildings in its colonies including building No.17 (hereinafter referred to as 'the said building'), on the said Original Plot consisting of ground and two upper floors in all containing 36 tenements. Thereafter, the said Board allotted tenements thereof to the Low Income Group people on rental basis.
- (C) In or around 1976 the Maharashtra Housing and Area Development Authority a Statutory Corporation came to be constituted under the Maharashtra Housing and Area Development Act, 1976 (MAH. XXVIII of 1977) (hereinafter referred to as 'MHADA'). Upon the said Authority being constituted under the Government Notification in the Public Works and Housing Development No. ARD-1077 (1) Desk-44, dated 5<sup>th</sup> December, 1977, the Maharashtra Housing Board established under the Maharashtra Housing Board Act, 1948 (Bombay LXLX of 1948) stood dissolved by operation of Section 15 of the said Act.





- (D) By virtue of MHADA coming into operation, the said Original Plot got vested in MHADA with all the properties, rights, liabilities and obligation of the said Board (since dissolved).
- (E) In or about 1982, the respective allottees of the tenements in the said building No.17 constructed on the Original Plot, formed a Co-operative Housing Society being Tilak Nagar Stalag Seventeen Co-op. Hsg. Society Ltd., a Society duly registered under the Maharashtra Co-op. Hsg. Societies Act, 1960 and Rules made thereunder under Registration No. BOM/HSG/7919/1982 (hereinafter referred to as 'the said Society').
- (F) Government of Maharashtra laid down guidelines for sale and transfer of the tenements constructed under the various scheme on ownership basis and directed MHADA to sell and transfer the said original plot and the said building No.17 to the Society on the terms and conditions as stipulated under the said guidelines.
- (G) Accordingly by an Indenture of lease dated 26<sup>th</sup> May, 2005 the Maharashtra Housing and Area Development Authority in consideration of the lease rent paid on or before the execution of the lease deed and in further consideration of the rents and covenants reserved and contained in the Lease Deed the Authority demised by way of Lease unto the Society all that piece and parcel of plot of land admeasuring 1153.53 sq. mtrs. bearing Survey No. 14 (P) and city Survey No. 19 and situate at



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Tilak Nagar, Chembur, Registration District and Sub-District of Mumbai City and Mumbai Suburban (hereinafter referred to as the said original plot) for a term of 99 yrs. commencing from 15<sup>th</sup> April, 1980. The said Lease Deed in duplicate has been duly registered under No.BDR-3/3848/2005 with the office of the Sub-Registrar, Kurla, Mumbai Suburban District (Bandra).



- (H) By Deed of Sale dated 26<sup>th</sup> May, 2005, the Maharashtra Housing and Area Development Board also conveyed in favour of the Society building No.17 consisting of ground and two upper floors with 36 tenements standing on the original plot admeasuring 1153.53 sq.mtrs. bearing S.No.14(pt), CTS No.19 for the price and on the terms and conditions contained therein. The said Sale Deed in duplicate has been duly registered under No.BDR-3/3847/2005 with the office of the Sub-Registrar, Kurla, Mumbai Suburban District, Bandra.
- (I) The Society thus become seized, possessed or otherwise well and sufficiently entitled to all that piece and parcel of land admeasuring 1153.53 sq.mtrs. bearing Survey No.14 (part) and City Survey No.19 lying and being at Tilak Nagar, Chembur Mumbai-400 089 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, hereinafter referred to as the "ORIGINAL PLOT", together with the said building No.17 consisting of Ground and two upper floor in all consisting 36 tenements. The said Original plot and the

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said building No.17 are more particularly described Firstly in the Schedule hereunder written.

(J) In or about 2003, Mumbai Housing and Area Development Board (MHADA) invited Tenders for the allotment of open plot admeasuring 1098,70 sq.mts. equivalent to 11822 sq.ft. bearing No ND-26, (hereinafter referred to as the 'NEW PLOT') adjacent to and a contiguous to the Original Plot. The Society submitted its bid at Rs.725/- per sq.ft. and paid to MHADA an amount of Rs.2,55,000=00 (Rupees Two Lacs Fifty Five Thousand only) by way of earnest money deposit. The 'NEW PLOT' is more particularly described Secondly in the Schedule hereunder written. Hereto annexed and marked Annexure 'A' is the locational plan showing thereon the 'ORIGINAL PLOT' and the 'NEW PLOT'.

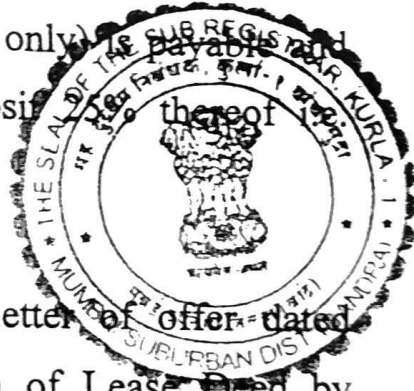
(K) Since the highest bid @ Rs.1008=00 per sq.ft. was received by MHADA as against the bid of Rs.725/- per sq.ft. submitted by the Society, MHADA requested the Society to match the highest bid.

(L) The Society vide its letter dated 4.08.2006 informed MHADA that since the said plot No.ND-26 is adjacent and contiguous to the Original plot, the Society was willing to raise its offer to Rs.1008/- per sq.ft. and requested MHADA to allot plot No.ND-26 to the Society.

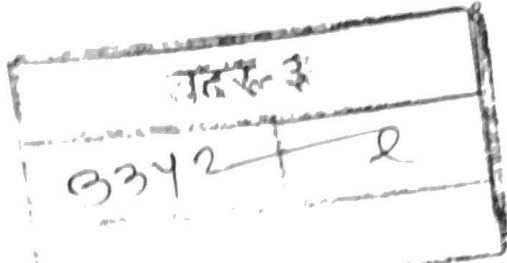


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- (M) MHADA vide its letter dated 20-06-2007 informed the Society that MHADA has now fixed the rate @ Rs.1803/- per sq.ft. and if the Society was agreeable to accept the rate of Rs.1803/- Society should within 8 days of the receipt of the said letter convey its acceptance.
- (N) The Society vide its letter dated 20.06.2007 conveyed its acceptance and requested the MHADA to issue offer letter to the Society to enable the Society to make the payment.
- (O) MHADA vide its offer letter dated 18<sup>th</sup> day of July, 2007, confirmed the acceptance of the Society and informed the Society that as per the bid, tender amount @ Rs.1803/- per sq.ft. amounting to Rs.2,55,78,105=00 (Rupees Two Crores Fifty Five Lacs Seventy Eight Thousand One Hundred and Five only) is payable and called upon the Society to deposit the amount thereof Rs.63,94,526=00.
- (P) Thus pursuant to the issue of letter of offer dated 18.7.07, subject to the execution of Lease Deed by MHADA the Society became entitled to the plot admeasuring 1098.70 sq.mts. bearing No. ND-26, bearing Survey No. 14(part), City Survey No. 19 of Village Chembur, Taluka Kurla, in the Registration District and Sub-District of Mumbai and Mumbai Suburban more particularly described Secondly in the Schedule hereunder written and hereinafter referred to as the said 'New Plot'.



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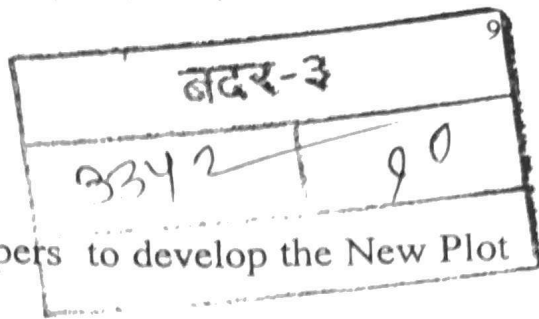
(Q) Since the said existing building No.17 was in dilapidated condition and required demolition and reconstruction, the Society vide Development Agreement executed between the Society (therein also referred to as the Society) and M/s. Shiv Sagar Developers, (therein referred to as 'the Developers') the Society nominated constituted and appointed the said M/s. Shiv Sagar Developers as the developers of the said property, to demolish the existing building No.17 and constructing on the said original plot, new building by utilizing the available FSI and permissible TDR FSI upon the terms and conditions contained therein.

(R) By the said Development Agreement M/s. Shiv Sagar Developers became entitled to demolish the existing building No. 17 and construct on the said Original Plot new building by utilizing the FSI originating from the said original plot and the TDR FSI as may become available under the Development Control Regulations as applicable to the said Original Plot and to sell all the premises in the new building remaining after allotting to the original members, on ownership basis and the Society has agreed to admit the purchasers of premises from Developers as the members of the Society.

(S) Pending the deposit of 25% of the tender amount of Rs.63,94,526/- and entire tender amount of Rs.2,55,78,105/- and execution of Lease Deed in favour of the Society in respect of the 'NEW PLOT', Society

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invited offers from developers to develop the New Plot allotted to the Society.

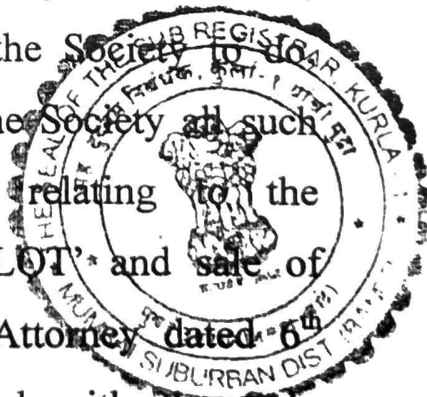
- (T) In response to the invitation the Society received various offers and upon consideration of the offers received, the Managing Committee found the offer of Shri Navinbhai Ramji Kothari HUF, carrying on business in the name and style of M/s. Bhakti Buildwell and having his office at 103, 1<sup>st</sup> Floor, Sangeeta Enclave, Nahur Road, Sarvodaya Nagar, Opp. Dutta Mandir, Mulund (W), Mumbai - 400 080, (hereinafter referred to as 'the Developer'), as most beneficial to the Society and accepted the detailed offer dated 25<sup>th</sup> day of July, 2007 submitted by M/s. Bhakti Buildwell.
- (U) By the Development Agreement dated 6<sup>th</sup> day of September 2007 made between the Society (therein referred to as 'the Society') of the One Part and M/s. Bhakti Buildwell (therein referred to as 'the Developer') of the Other Part, the Society granted permission and allowed the Developer to develop and exploit all the rights available to the Society in respect of the New Plot viz., the available buildable FSI of 1.2 [available buildable FSI means FSI 1.2 originating from the said property] and additional available FSI under MHADA regulations and FSI by way of TDR FSI, which under the Development Control Regulation as presently applicable to the said property is 1.3 or which may become available until the date of the handing over possession of the flats to the flat purchasers and the Developers agreed to develop piece or parcel of vacant



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plot admeasuring 1098.70 sq.mts, bearing No. ND-26 forming part of Survey No. 14 (part), CTS No.19 of Village Chembur, Taluka Kurla, in the Registration District and Sub-District of Mumbai and Mumbai Suburban, (the plot of land admeasuring 1098.70 sq.mts. bearing Survey No. 14 (part), CTS No.19 is more particularly described Secondly in the Schedule hereunder written and hereinafter referred to as the 'New Plot'. (Development Agreement dated 6<sup>th</sup> September, 2007 is duly registered with Sub-Registrar, Kurla No. 4 under Sr. No. BDR-14/5798 of 2007).

(V) Pursuant to the execution of the Development Agreement dated 6<sup>th</sup> day of September, 2007, the Society executed a Power of Attorney, irrevocably nominating, constituting and appointing Shri Navinbhai Ramji Kothari, Karta of Navinbhai Ramji Kothari HUF, to be true and lawful attorney of the Society to do perform and execute on behalf of the Society all such acts, deeds, matters and things relating to the development of the said 'NEW PLOT' and sale of premises therein. The Power of Attorney dated 6<sup>th</sup> September, 2007 is duly registered with the Sub-Registrar, Kurla No.4 under Sr. No. BDR-14/5799 of 2007.



(W) Vide Indenture of Lease dated 29<sup>th</sup> day of February, 2008 between Maharashtra Housing and Area

by the Council of Architects, whereas the Developers have appointed a structural Engineer for the preparation of the structural design and drawings of the building and the Developers accepts the professional supervision of the Architect and the structural Engineer till the completion of the building.

- (AA) The Developers submitted to Brihanmumbai Municipal Corporation (BMC) plans, specifications, elevations, sections and details of the proposed building.
- (BB) Pursuant to the application made by the Developers, Brihanmumbai Mahanagarpalika issued the Developers, Intimation of Disapproval (IOD) bearing No. CE/6257/BPES/AM dated 4<sup>th</sup> January, 2008 in respect of the building proposed to be constructed on the said 'NEW PLOT'. Annexed hereto and marked **Annexure 'B'** is the copy of IOD dated 4<sup>th</sup> January, 2008.
- (CC) Commencement Certificate No.CE/6257/BPES/AM-W dated 2<sup>nd</sup> day of September, 2008 was granted by the BMC for the proposed building, a copy whereof is annexed hereto and marked **Annexure 'C'**.
- (DD) AND WHEREAS by virtue of the Development Agreement dated 6<sup>th</sup> September, 2007, executed as stated hereinabove the Developers alone have the sole and exclusive right to sell residential as well as



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(HH) The plans the specifications, elevations, sections and details have been approved by BMC and the requisite permissions from BMC have been obtained for development of the said property by constructing thereon a residential/commercial building by utilizing originating FSI of 1.2 and additional FSI 1.3 by way of TDR FSI and further additional FSI as may become available under the Development Control Regulations and/or MHADA Regulations as applicable to the said property so as to construct on the said plot the said building viz., "BHAKTI RESIDENCY" comprised of part basement, part stilts and part commercial on the ground floor and part first floor commercial and part first floor residential and second to eleventh floors residential as presently sanctioned. Hereto annexed and marked **Annexure 'F1'** is the floor plan of the part basement, **Annexure 'F2'** is the floor plan of part stilts area and part ground floor, **Annexure 'F3'** is the floor plan of part commercial and part residential area on the first floor, **Annexure 'F4'** is the typical floor plan of 2<sup>nd</sup> floor, **Annexure 'F5'** is the floor plan of 3<sup>rd</sup> to 7<sup>th</sup> and 9<sup>th</sup> to 11<sup>th</sup> floor, **Annexure 'F6'** is the floor plan of the 8<sup>th</sup> floor, **Annexure 'F7'** is the floor plan of the 12<sup>th</sup> floor.

(II) The Purchaser has applied to the Developers for allotment of commercial premises/residential Flat bearing No. ४०१ on the ४<sup>th</sup> floor. Annexed hereto and marked **Annexure 'F6'** is the floor plan of the ४<sup>th</sup> floor.

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The Purchaser/s hereby agree/s and binds his/her their proportionate contribution towards the stamp duty and registration charges pertaining to this Agreement and also to bear and pay registration charges that may have to be paid in respect of the Conveyance Limited Company or any other Legal Body in favour of the Society or Purchaser/s herein and other Purchaser/s of the premise in the said building.

37.

Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Flat or any part thereof. The Purchaser shall have no claim save and except of the Flat hereby agreed to be sold to him and all open spaces including garden, parking spaces, lobbies, staircases, terraces, recreation spaces will remain the property of the Society.



38.

The Purchaser shall not be entitled to sell and/or transfer his right, title interest and benefits under this Agreement to any third party without obtaining No Objection Certificate from the Developers. The Developers will issue such No Objection Certificate to the Purchaser for transferring the benefits and rights of this Agreement for the said Flat only on payment of the transfer amount. The transfer amount will be decided by the Developers only. The Purchaser shall not be entitled for the issue of NOC unless and until all dues are paid in full.

39.

The Developers shall always have right to get the benefit of additional FSI for construction by reason of any change in the Regulation as applicable to the said plot Rules and also to make the addition, alteration, raise stories or put up additional structures as may permitted by the BMC and other competent authorities such additions, structures and stories will be the sole property of the Developers alone who will be

Dr. P. S. ...  
 ...

entitled to use the terrace including the parapet wall for any purpose including display of advertisements and sign boards/Terrace Garden and the Purchasers shall not be entitled to raise any objection or claim any abatement in the price of the Flat agreed to be acquired by him/her/them and or claim any compensation or damage on the ground of inconveniences or any other ground whatsoever from the Developers.

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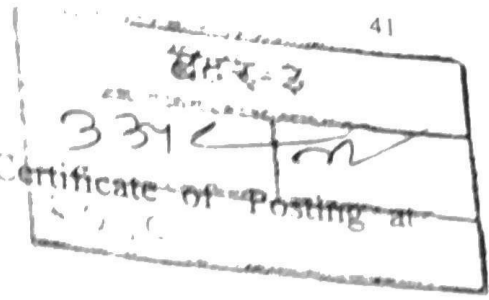
40. It is expressly agreed that the Developers shall be entitled to put hoarding(s) on the said property or on the building or buildings on the said property or and parts of the building's on the said property and the said hoardings may be illuminated or comprising of neon sign and for that purpose Developers is fully authorised to allow temporary or permanent construction or erection or installation on the said Property and the Purchaser's agree not to object or dispute the same.

41. It is agreed that the Developers shall be entitled without affecting the rights of the Purchaser to the said Flat including the area thereof to revise the building plans in respect of the said Building and to utilise the buildable FSI 1.2 (buildable FSI means FSI 1.2 originating from the said property) and additional FSI by way of TDR FSI (which as per Development Control Regulations as presently applicable to the said property is 1.3 or which may become available in respect of the said Plot, as the Developers may desire and the Purchaser's hereby irrevocably consents to the right of the Developers to revise and modify the building plans in respect of the said Property from time to time.



42. The Developers shall have a right to make additions, alterations, raise floors or put additional structure as may be permitted by the BMC/ Local Authority and other competent authorities. Such additions, alterations, structures and floors will be the sole property of the Developers

Purchaser, By Registered Post A.D./Under Certificate of Posting at his/her address specified below:- viz.



5/8, Samarth Nagar,  
Chunabhatti, Sion.  
Mumbai - 400022.

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This Agreement shall always be subject to the provisions of the [Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "the said Act")] and the rules made thereunder.

**FIRST SCHEDULE ABOVE REFERRED TO:**

**FIRSTLY:** ALL THAT piece and parcel of plot admeasuring 1153.53 sq.mts. bearing Survey No. 14 (part), City Survey No. 19 of Village Chembur, Taluka Kurla in the Registration District and Sub-District of Mumbai and Mumbai Suburban, together with building under construction lying being and situate at Tilak Nagar, Chembur.

**SECONDLY:** ALL THAT piece and parcel of plot admeasuring 1098.70 sq.mts. bearing No. ND-26, bearing Survey No. 14(part), City Survey No. 19 of Village Chembur, Taluka Kurla, in the Registration District and Sub-District of Mumbai and Mumbai Suburban, lying being and situate at Tilak Nagar, Chembur.

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**LIST OF AMENITIES TO BE PROVIDED TO THE FLATS IN THE COMPLEX:**

1. Landscaped garden alongwith children's play area

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11. Sufficient light points in all rooms and passages.
12. Concealed copper wiring with modular switches.
13. T.V. Telephone and A.C. points in all the rooms.

**IN THE SHOP:**

1. Rolling shutters will be provided to the shops
2. Vitrified tiles flooring in shop.
3. Walls plaster will be of P.O.P. & O.B.D. paint.
4. Designer tiles of premium quality up to door height in inlet with moulded black granite frames.
5. One wash basin shall be provided in the shop.
6. Superior quality sanitary fixtures and concealed plumbing fittings.
7. Concealed copper wiring with modular switches with three light points.



IN WITNESS WHEREOF the parties hereto have caused this Agreement in duplicate executed the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED )  
 by the withinnamed **DEVELOPER** )  
 by the hands of **SHRI NAVINBHAI** )  
**RAMJI KOTHARI** karta of Navinbhai )  
 Ramji Kothari HUF, proprietor )  
**M/S. BHAKTI BUILDWELL,** )  
 in the presence of.. )  
 1. Mosam<sup>o</sup> R. Jagtap. )  
 2. Somesh D. Bhosale. )

M. R. Kulkarni  
 For **M/S. BHAKTI BUILDWELL**  
 M. R. Kulkarni  
 Proprietor

Mital  
 A. K. Kulkarni

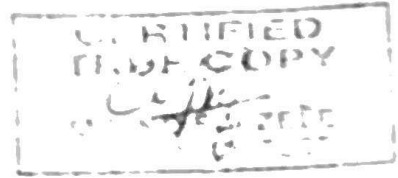


# ANNEXURE - B

This IOB is issued subject to compliance with the provisions of the Municipal Corporation Act, 1947.

in replying please quote No and date of this letter

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

No. E.B./CE/ BS/A of 200 - 200

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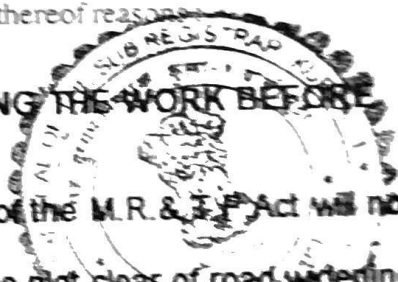
Municipal Office,

Mumbai 200

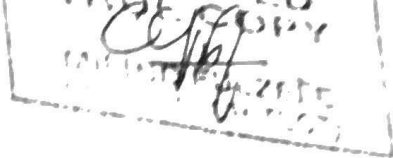
M/s. Tilak Nagar Satlag Seventeen Co. Op. Hsg. Soc. Ltd

reference to your Notice, letter No. 558 dated 26.11.2007 and delivered on 200 and the plans, Sections Specifications and Description and further particulars and building plan furnished for Residential building on plot No. N.D. 26 for Tilak Nagar Satlag Seventeen C.H.S. Ltd on plot bearing U.P.S No. 1970 of village Chembur Mumbai 400089 for executed, and I therefore hereby formally intimate to you, under Section 346 of Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons as follows:-

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



1. That the commencement certificate under Sec.45/69(1)(a) of the M.R. & T.P. Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of road widening line with foundation below the bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C.Regulation No.38(27).
3. That the low lying plot will not be filled up to reduced level of atleast 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc, and will not be leveled, rolled, consolidated and sloped towards road side before starting the work.
4. That the specification for layout/D.P. for access roads/development of setback land will not be obtained from Executive Engineer (Road Construction) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D., the completion certificate will not be obtained from Executive Engineer (R.C.)/Executive Engineer (S.W.D.) E.S. before submitting building completion certificate.
5. That the Licensed Structural Engineer will not be appointed, supervision memo as per appendix XI Regulation 5(3)(X) will not be submitted by him.
6. That the structural design and calculations for the proposed work considering seismic forces as per I.S. Code Nos.456-2000, 13920 - 1993, 4326 and 1893 - 2002 as per circular u.no.CE/PDH/1945/1 dated 2.2.2006 for existing building showing adequacy thereof to take up additional load will not be submitted by him.



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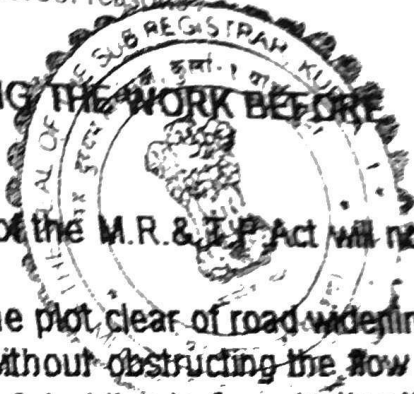
Municipal Office,

Mumbai 200

Filak Nagar Satlag Seventeen Co. Op. Hsg. Soc. Ltd

In compliance to your Notice, letter No. 558 dated 26.11.2007 and delivered on 200 and the plans, Sections Specifications and Description and further particulars and furnished to you for approval of the building project for executed, and I therefore hereby formally intimate to your, under Section 346 of Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons:

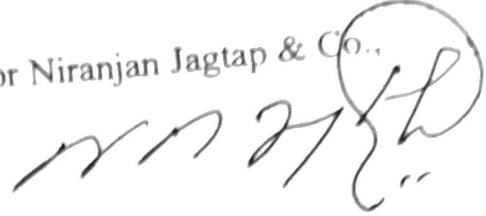
**CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK BEFORE PLINTH C.C.**



- That the commencement certificate under Sec.45/69(1)(a) of the M.R. & T.P Act will not be obtained before starting the proposed work.
- That the compound wall is not constructed on all sides of the plot clear of road widening line with foundation below the bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C.Regulation No.38(27).
- That the low lying plot will not be filled up to reduced level of atleast 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side before starting the work.
- That the specification for layout/D.P for access roads/development of setback land will not be obtained from Executive Engineer (Road Construction) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D., the completion certificate will not be obtained from Executive Engineer (R.C.)/Executive Engineer (S.W.D.) E.S. before submitting building completion certificate.
- That the Licensed Structural Engineer will not be appointed, supervision memo as per appendix XI Regulation 5(3)(IX) will not be submitted by him.
- That the structural design and calculations for the proposed work considering seismic forces as per I.S.Code Nos.456-2000, 13920 - 1993, 4326 and 1893 - 2002 as per circular u.no.CE/DPH1945/1 dated 2.2.2006 for existing building showing adequacy thereof to take up additional load will not be submitted by him.

Dated this 18<sup>th</sup> day of August, 2009.

For Niranjan Jagtap & Co.,



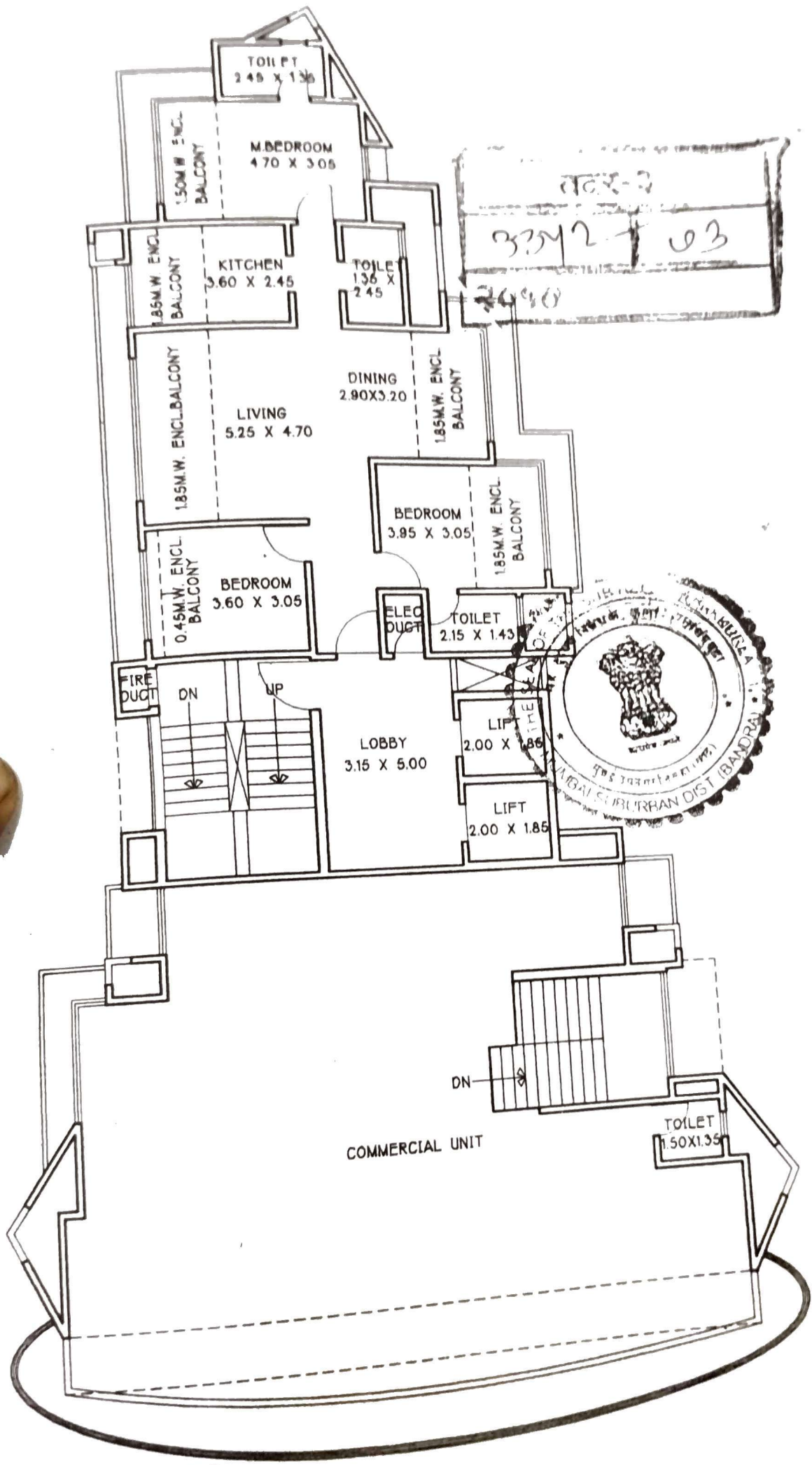
( N. R. Jagtap )

**SCHEDULE ABOVE REFERRED TO:**

**FIRSTLY:** ALL THAT piece and parcel of plot admeasuring 1153.53 sq.mts. bearing Survey No. 14 (part), City Survey No. 19 of Village Chembur, Taluka Kurla in the Registration District and Sub-District of Mumbai and Mumbai Suburban, together with building under construction lying being and situate at Tilak Nagar, Chembur.

**SECONDLY:** ALL THAT piece and parcel of plot admeasuring 1098.70 sq.mts. bearing No. ND-26, bearing Survey No. 14(part), City Survey No. 19 of Village Chembur, Taluka Kurla, in the Registration District and Sub-District of Mumbai and Mumbai Suburban, lying being and situate at Tilak Nagar, Chembur.





3352-03  
3090

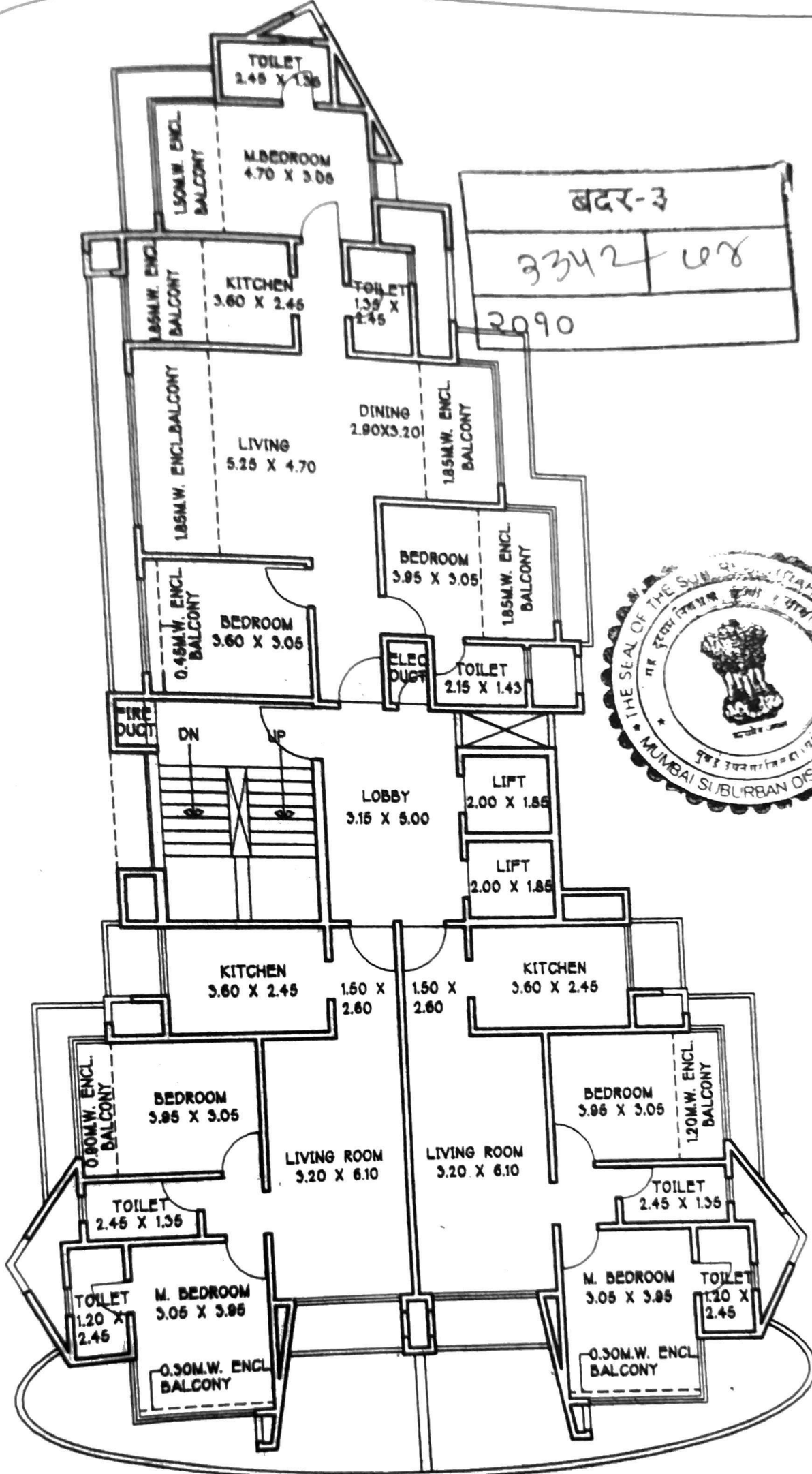


**FIRST FLOOR PLAN**

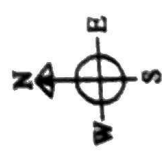


F-3

Flat No. : \_\_\_\_\_  
 Floor : \_\_\_\_\_  
 Building No. : \_\_\_\_\_  
 Wing : \_\_\_\_\_  
 Signature Of Purchaser : \_\_\_\_\_  
 Date : \_\_\_\_\_



**SECOND FLOOR PLAN**



Plot No. : \_\_\_\_\_

Floor : \_\_\_\_\_

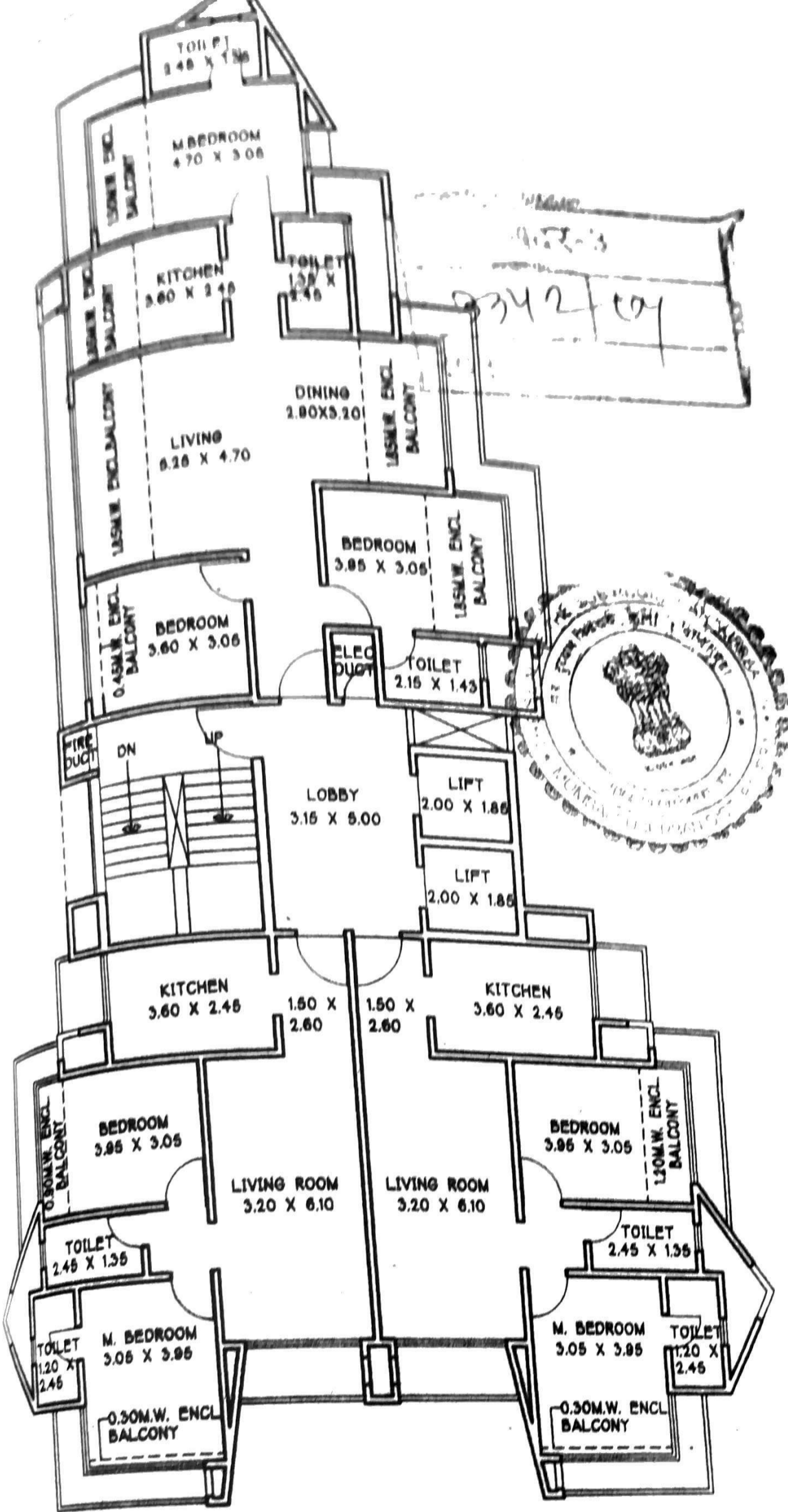
Building No. : \_\_\_\_\_

Wing : \_\_\_\_\_

Signature Of Purchaser : \_\_\_\_\_

Signature Of Developer : \_\_\_\_\_

M/S. Bhakti Builders



**TYPICAL FLOOR PLAN**  
3rd TO 7th & 9th TO 11th



\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

For, M/S. Bhakti Builders

DEVELOPERS :

**PROPOSED BUILDING "BHAKTI RESIDENCY" ON PLOT NDR-26**  
BEARING CTS NO 19 AT TILAK NAGAR, CHEMBUR, MUMBAI.

क्रमांक व वर्ष: 3352/2010

March 23, 2010

PM

दुय्यम निर्बंधक: कुर्ला 1 (कुर्ला)

पृ. नं. 02 म

Page 03 m 8

## सूची क्र. दोन INDEX NO. II

गावाचे नाव : चेंबूर

वेलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा  
बाजारभाव (भाडेपट्ट्याच्या

बाबतीत पट्टाकार आकारणी देतो

पट्टेदार ते नमूद करावे) मोबदला रू. 4,492,000.00

बा.भा. रू. 3,441,500.00

मापन, पोटहिस्सा व घरक्रमांक  
असल्यास)

त्रफळ

भाकारणी किंवा जुडी देण्यात  
असेल तेव्हा

स्तरेवज करून देण्या-या

क्षकाराचे व संपूर्ण पत्ता नाव किंवा  
दावाणी न्यायालयाचा हुकुमनामा

व आदेश असल्यास, प्रतिवादीचे  
नाव व संपूर्ण पत्ता

स्तरेवज करून घेण्या-या

क्षकाराचे नाव व संपूर्ण पत्ता किंवा  
दावाणी न्यायालयाचा हुकुमनामा

व आदेश असल्यास, दादीचे नाव  
संपूर्ण पत्ता

नांक

करून दिल्याचा

22/03/2010

नोंदणीचा

23/03/2010

नुक्रमांक, खंड व पृष्ठ

3352/2010

बाजारभावाप्रमाणे मुद्रांक शुल्क

रू 207200.00

बाजारभावाप्रमाणे नोंदणी

रू 30000.00

शेरा

(1) सिटिएस क्र.: 9 वर्णन: मौजे चेंबूर ---- फ्लॉट नं 801, 8 वा मजला, भक्ती रेसीडेंसी ,  
प्लॉट नं एन डी आर 26, साईबाबा मंदीरा जवळ ,टिळक नगर चेंबूर मुं 89, तळ +12 मजले, सि  
टी एस नं 19 पार्ट , क्षेत्र 78.44 चौ मि बिल्ट अप

(1)

(1)

(1) भक्ती बिल्डिंग तर्फे प्रोप्रा नवीनमाई रामजी कोठारी एच यु एक तर्फे कर्ता नवीनमाई रामजी  
कोठारी तर्फे मुखयार अनिल शंकर विचारेAABHK2073A - -; घर/फ्लॉट नं: 103 सगिता  
एनक्लेव्ह, नाहूर रूड सर्वोदय नगर दत्त मंदीर रोड मुलुड प मुं 80; गल्ली/रस्ता: -; ईमारतीचे  
नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

(1) रामकृष्ण म नू चितळे - -; घर/फ्लॉट नं: 5/8 समर्थ नगर , व्ही एन पुरव मार्ग सायन  
, चुनामट्टी मुं 22 ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव:  
-; तालुका: -; पिन: -; पॅन नम्बर: AAJPC7160N .

(2) अन्घा रामकृष्ण चितळे - -; घर/फ्लॉट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: ;  
ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ACFPC3062R.