

# West Avenue Realtors Pvt. Ltd.

Regd. Office : 1201, 'B' Tower, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400 013.

CIN NO.: U70100MH1999PTC118190

Date: 19-10-2022

To:  
The Assistant General Manager  
State Bank of India  
RACPC, Mumbai

Dear Sir,

We, West Avenue Realtors Pvt. Ltd. having its office at 1201 Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai-400 013 hereby certify that:

- 1) By Development Agreement dated 22<sup>nd</sup> May 2013, registered at the office of the Registrar of Sub-Assurances Andheri-1 on 22<sup>nd</sup> May 2013 under Sr. No. BDR1-5437-2013, entered into between one Deluxe CHS Ltd. (the said society) and ourselves and the said Society who is owner, has appointed us as the Promoter for the redevelopment of the land and admeasuring at or about 1162.20 square meters as per property register card, located at Santacruz (East) in the Registration Sub District of Bandra, District Bombay Suburban, and which is more particularly described in the schedule hereunder written (hereinafter referred to as the said land).
- 2) By and under the Agreement for Sale dated 2nd March, 2021 (registered with the Sub-Registrar of Assurances under Serial No. BDR4-2250-2021 executed by ourselves therein referred to as the Promoter and (a) Mr. Deepak Omprakash Joshi and (b) Mrs. Monalika Deepak Joshi therein referred to as the Allottees, we have agreed to sell flat bearing Apartment No. 901 of the type 2 BHK, admeasuring 66.38 square meters Rera Carpet Area, on the 9<sup>th</sup> floor of the Building in our RERA registered project Deluxe Apartments (hereinafter referred to as "the said Apartment") along with the covered Car Parking Space/s

*Handwritten signature*



bearing No. 71 situate in Podium No. Second for a total consideration of Rs. 1,49,00,000/- (One Crore Forty Nine Lakh Only) plus GST Rs. 7,45,000/- (Rupees Seven Lakh Forty Five Thousand Only) total aggregate Rs. 1,56,45,000/- (Rupees One Crore Fifty Six Lakh Forty Five Thousand Only) on the terms and consideration more particularly mentioned therein.

- 3) Out of the said total aggregate consideration we have received Rs. 1,46,11,750 balance Consideration of Rs. 10,33,250/- and Rs. 3,17,115/- towards other amounts are payable.
- 4) In the meantime by Agreement for sale dated 26-09-2022 duly registered with Sub Registrar of Assurances at Bandra, under serial no. BDR9-13717-2022 said Mr. Deepak Omprakash Joshi and (b) Mrs. Monalika Deepak Joshi have agreed to sell the said Apartment to Mr. Mahendra Kumar Tiwari and Mrs. Vibhuti Tiwari with our confirmation.
- 5) The title of the land described above is clear, marketable and free from all encumbrances and doubts.
- 6) We confirm that we have no objection whatsoever to the said Mr. Mahendra Kumar Tiwari and Mrs. Vibhuti Tiwari, at their own costs, charges, risks and consequences mortgaging the said Apartment to STATE BANK OF INDIA (herein after referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.
- 7) In case of cancellation of the sale agreement for any reason, (Before taking possession of the said flat), we shall refund the amount limited to disbursal made by Sate bank of India, in case of this client for this particular loan account.

28h



- 8) After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are Agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, We note not to change the same without the written NOC of the Bank.
- 9) After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, from the above named purchaser, We undertake to inform the Deluxe CHS Ltd about the Bank's charge on the said flat.
- 10) Please note that the payment for this transaction should be made by crossed cheque/Trasfer of funds favouring "West Avenue Realtors Pvt Ltd, Bassein Catholic Co-operative Bank Ltd., Bandra West Branch, Account No. 052130300000001".
- 11) The signatory to this letter draws authority to sign this NOC on behalf of the company/firm vide Resolution dated 2<sup>nd</sup> February, 2021.

Yours faithfully,

For West Avenue Realtors Pvt Ltd



Director



1,62,00,000  
 76,00,000  
 86,00,000

1,41,06,430 pd to Builder  
 by seller  
 (Joshi)

loan  
 70,00,000  
 16,00,000

**WEST AVENUE REALTORS PVT. LTD.**  
 CIN: U70100MH1999PTC118190  
**901-Deepak Joshi & Monalika Joshi**  
 Ledger Account

1-Apr-17 to 31-Mar-23

Date	Particulars	Vch Type	Vch No.	Bank Date	Debit	Page 1 Credit
19-Feb-21	By <i>Basin CCB Collection Ac: 0521165000001-Delux</i> Receipt Cheque No. 000011 dt. 18.02.2021, HDFC Bank, Mira Road Branch, against flat no. 901 Deepak Joshi and Monalika Deepak Joshi		Mar/1	19-2-2021		85,00,000.00
	To CGST on Sales@2.5% GST Being GST Charged @5% on Rs. 80,95,238		5		4,04,762.00	
23-Feb-21	By <i>Basin CCB Collection Ac: 0521165000001-Delux</i> Receipt Cheque No. 000012 dt. 23.02.2021, HDFC Bank, Mira Road Branch, against flat no. 901 Deepak Joshi and Monalika Deepak Joshi		Mar/1	23-2-2021		15,00,000.00
	To CGST on Sales@2.5% GST Being GST Charged @5% on Rs. 14,28,571		6		71,428.00	
10-Mar-21	By <i>Basin CCB Collection Ac: 0521165000001-Delux</i> Receipt Cheque No. 000013 dt. 10.03.2021 HDFC Bank, Mira Road, received from Monalika Joshi/Deepak Joshi against flat no. 901		Mar/1	12-3-2021		5,00,000.00
	To CGST on Sales@2.5% GST Being GST Charged @5% on Rs. 4,76,190		7		23,810.00	
30-Mar-21	By TDS Receivable A Y 2021-22 Journal Being TDS deducted by 901 Deepak Joshi & Monalika Joshi vide Ack No. AH9340914 and TDS Certificate No.XURUUGA Transaction Dt. 02/03/2021 and Date of Booking 30/03/2021, DI deposit 23.03.2021 and agreement Cost of Rs. 1,49,00,000/- TDS @0.75%		120			1,11,750.00
	To CGST on Sales@2.5% GST Being GST Charged @5% on Rs106248 against tds		9		5,320.00	
	To Closing Balance				5,05,320.00	1,06,11,750.00
					1,01,06,430.00	
					1,06,11,750.00	1,06,11,750.00
1-Apr-22	By Opening Balance					1,01,06,430.00
13-Sep-22	By <i>Basin CCB Collection Ac: 0521165000001-Delux</i> Receipt Cheq No. 962521 DT 10.09.2022 State Bank Of India (Cheq name- Monalika Dubey)		Mar/1			10,00,000.00
	By <i>Basin CCB Collection Ac: 0521165000001-Delux</i> Receipt Cheq No. 962522 DT 10.09.2022 State Bank Of India (Cheq name- Monalika Dubey)		Mar/2			10,00,000.00
	By <i>Basin CCB Collection Ac: 0521165000001-Delux</i> Receipt Cheq No. 962523 DT 10.09.2022 State Bank Of India (Cheq name- Monalika Dubey)		Mar/3			10,00,000.00
	Carried Over					1,31,06,430.00

continued ...



**WEST AVENUE REALTORS PVT. LTD.**

901-Deepak Joshi & Monalika Joshi Ledger Account : 1-Apr-17 to 31-Mar-23

Date	Particulars	Vch Type	Vch No.	Bank Date	Debit	Credit
	Brought Forward					1,31,06,430.00
13-Sep-22	By <i>Basin C.C.S Collection A/c 0211050000001-0000</i> Receipt <i>Cheq No. 962524 DT 10.09.2022 State</i> <i>Bank Of India (Cheq name- Monalika</i> <i>Dubey )</i>			Mar/4		10,00,000.00
	To Closing Balance				1,41,06,430.00	1,41,06,430.00
					<u>1,41,06,430.00</u>	<u>1,41,06,430.00</u>

**SATISH PALAV**

**A R C H I T E C T**

G/5, AMBEKAR NAGAR,

PAREL, MUMBAI - 400 012.

TELEPHONE : 2418 34 56

Date : \_\_\_\_\_

Ref No.

30.09.2022

**ARCHITECT'S CERTIFICATE**

TO WHOSOEVER IT MAY CONCERN

**Sub:**

Proposed Construction work Property bearing Plot No.66/5, TPS SantaCruz III, of Village Bandra (East), Mumbai-400 055. In 'H/East' Ward.

**Ref:** File No. CHE/WS/1086/33(7) New

Sir,

I certify that the construction work for the proposed Construction of "**Deluxe Apartment Building**" situated on Property bearing Plot No. 66/5, TPS Santacruz III, of Village Bandra (East), Mumbai-400 055 in 'H/East' Ward. Comprising from Part Basement + Stilt +2 parking Podium floor 3<sup>rd</sup> floor to 12th upper Residential Floor level has been supervised by me and completed according to the plans sanctioned. The work has been completed to my best satisfaction and the building is fit for occupancy.

Thanking You,



**Satish. B. Palav**

Architect

(License NO. CA/81/6425)

**SATISH PALAV**

**A R C H I T E C T**

G/5, AMBEKAR NAGAR,

PAREL, MUMBAI - 400 012.

TELEPHONE : 2418 34 56

Date : \_\_\_\_\_

20-12-2021

Ref No.

**ARCHITECT'S CERTIFICATE**

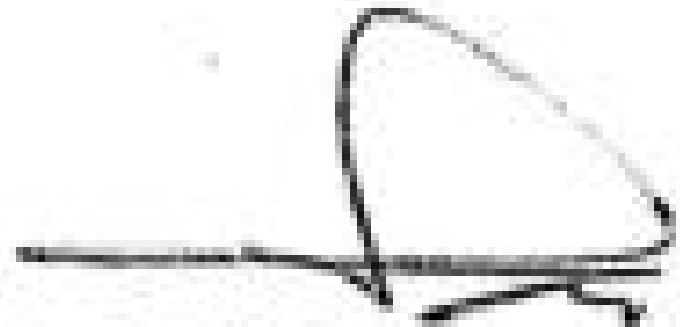
**TO WHOMSOEVER IT MAY CONCERN**

**Sub :**

"DELUXE APARTMENTS" situated on the Final Plot bearing No. 66/5, TPS III, Sanatacruz Davison, Road No. 3, Sanatacruz East, Mumbai 400055 in 'H/East' Ward.

I certify that the Terrace waterproofing of the said building AND Internal Flooring Work for the Flat No. 1103 & 1204 is completed on 18<sup>th</sup> December, 2021.

Yours faithfully,



Satish Palav

(License No. CA/81/6425)

**SATISH PALAV**

**A R C H I T E C T**

G/5, AMBEKAR NAGAR,

PAREL, MUMBAI - 400 012.

TELEPHONE : 2418 34 56

Date 13-12-2021

Ref No.

**ARCHITECT'S CERTIFICATE**

**TO WHOMSOEVER IT MAY CONCERN**

**Sub :**

“DELUXE APARTMENTS” situated on the Final Plot bearing No. 66/5, TPS III, Sanatacruz Davison, Road No. 3, Sanatacruz East, Mumbai 400055 in ‘H/East’ Ward.

I certify that the Particulars of the Lift shaft, Lifts & Machine room as shown in the Civil Approved Building Drawing is completed on 10<sup>th</sup> December, 2021. I further state the lift installation is completed and both the lifts are operational.

Yours faithfully,



Satish Palav

(License No. CA/81/6425)

# West Avenue Realtors Pvt. Ltd.

Regd. Office : 1201, 'B' Tower, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400 013.

CIN NO.: U70100MH1999PTC118190

Date – 12-03-2021

To,  
Mr. Deepak Joshi  
B/402, New Vinay Chs. Ltd.,  
Manipada Road, Sunder Nagar,  
Kalina, Santacruz East,  
Mumbai 400 098

Sub :- Payment of TDS amount

Ref :- Flat No. 901, Deluxe Apartments

Sir,

We hereby request you to kindly pay the (Tax Deducted At Source) amounting to Rs. 78,750/- (Rupees Seventy Eight Thousand Seven Hundred Fifty Only) @ 0.75% on Rs. 1,05,00,000/- ( Rupees One Crore Only), the amount paid to us by you and provide us with the Certificate under section 194 (1a) of Income Tax Act for the said tax deduction at the earliest.

Thanking you,

For West Avenue Realtors Pvt Ltd.

  
Authorized Signatory



# West Avenue Realtors Pvt. Ltd.

Regd. Office : 1201, 'B' Tower, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400 013.

CIN NO.: U70100MH1999PTC118190

## DUPLICATE COPY

### MONEY RECEIPT

Received with thanks from

First Applicant: Mr. Deepak Omprakash Joshi  
Flat No. B-402, New Vinay CHS. Ltd.  
Manipada Road, Sunder Nagar, Kalina,  
Santacruz (East), MUMBAI, PIN-  
400098, MAHARASHTRA, INDIA.

Receipt No. : REC0023/00041/20-21  
Date : 19-02-2021  
Booking No. : BOO0032/00019/20-21

Co-Applicant : Mrs. Monalika Deepak Joshi

Payment in respect of Unit No.: 901,2BHK,9th Floor in DELUXE, in DELUXE, Santacruz MUMBAI, GSTIN - 27  
AAACW3287C1ZD

Vide Cheque No. 000011 dated : 18-Feb-2021 drawn on : HDFC BANK .

Description	Amount
FOR ALLOTMENT LETTER.UNIT CHARGES	1,564,500.00
AT THE TIME OF REGISTRATION OF AGREEMENT.UNIT CHARGES	3,129,000.00
ON COMPLETION OF PLINTH.UNIT CHARGES	2,346,750.00
ON COMPLETION OF THE SLAB FOR 3RD FLOOR.UNIT CHARGES	782,250.00
ON COMPLETION OF THE SLAB OF THE 6TH FLOOR.UNIT CHARGES	677,500.00
	8,500,000.00

Rupees Eighty Five Lac Only

For, WEST AVENUE REALTORS PRIVATE LIMITED



Authorised Signatory

- \* Receipt is valid subject to realisation of cheque/Payorder
- \* Acceptance of this payment won't guarantee transfer of ownership of unit till final payment is received.

# West Avenue Realtors Pvt. Ltd.

Regd. Office : 1201, 'B' Tower, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400 013.

CIN NO.: U70100MH1999PTC118190

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## MONEY RECEIPT

Received with thanks from

First Applicant: Mr. Deepak Omprakash Joshi  
Flat No. B-402, New Vinay CHS. Ltd.  
Manipada Road, Sunder Nagar, Kalina,  
Santacruz (East), MUMBAI, PIN-  
400098, MAHARASHTRA, INDIA.

Receipt No. : REC0023/00042/20-21  
Date : 23-02-2021  
Booking No. : BOO0032/00019/20-21

Co-Applicant : Mrs. Monalika Deepak Joshi

Payment in respect of Unit No.: 901,2BHK,9th Floor in DELUXE, in DELUXE, Santacruz MUMBAI, GSTIN - 27 AAACW3287C1ZD

Vide Cheque No. 000012 dated : 23-Feb-2021 drawn on : HDFC BANK .

Description	Amount
ON COMPLETION OF THE SLAB OF THE 6TH FLOOR.UNIT CHARGES	104,750.00
ON COMPLETION OF THE SLAB OF THE 9TH FLOOR.UNIT CHARGES	782,250.00
ON COMPLETION OF THE SLAB OF THE 11TH FLOOR.UNIT CHARGES	613,000.00
	1,500,000.00

Rupees Fifteen Lac Only

For, WEST AVENUE REALTORS PRIVATE LIMITED



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CIN NO.: U70100MH1999PTC118190

DUPLICATE COPY

## MONEY RECEIPT

Received with thanks from

First Applicant: Mr. Deepak Omprakash Joshi  
Flat No. B-402, New Vinay CHS. Ltd.  
Manipada Road, Sunder Nagar, Kalina,  
Santacruz (East), MUMBAI, PIN-  
400098, MAHARASHTRA, INDIA.

Receipt No. : REC0023/00043/20-21  
Date : 10-03-2021  
Booking No. : BOO0032/00019/20-21

Co-Applicant : Mrs. Monalika Deepak Joshi

Payment in respect of Unit No.: 901,2BHK,9th Floor in DELUXE, in DELUXE, Santacruz MUMBAI, GSTIN - 27 AAACW3287C1ZD

Vide Cheque No. 000013 dated : 10-Mar-2021 drawn on : HDFC BANK .

Description	Amount
ON COMPLETION OF THE SLAB OF THE 11TH FLOOR.UNIT CHARGES	169,250.00
ON COMPLETION OF THE SLAB OF THE 13TH FLOOR.UNIT CHARGES	330,750.00
	500,000.00

Rupees Five Lac Only

For, WEST AVENUE REALTORS PRIVATE LIMITED



Authorised Signatory

- \* Receipt is valid subject to realisation of cheque/Payorder
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# West Avenue Realtors Pvt. Ltd.

Regd. Office : 1201, 'B' Tower, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400 013.

CIN NO.: U70100MH1999PTC118190

## Money Receipt

Received with thanks from

First Applicant      Deepak Joshi  
                                 Mumbai

Receipt no      :      WA/DELUXE/00009/20-21  
Date              :      10.03.2021

-  
-  
-

GSTIN : 27AAACW3287C1ZD

Co-Applicant      Monalika Deepak Joshi

Payment in respect of Unit No 901, 2 BHK, 9th Floor, Deluxe Project F. P. No. 66/5 TPS III, Deluxe Society, 3rd Road, Santacruz East, Mumbai - 400 055

Vide Cheque No : 000013 Dated 10.03.2021 Dated : Drawn on : HDFC Bank, Mira Road East Branch

Description	Amount
At the time of booking	5,00,000

Rupees Five Lakh only.

For, West Avenue Private Limited



Authorised Signatory

\*Receipt is valid subject to realisation of cheque/payorder

\*Acceptance of this payment won't guarantee transfer of ownership of unit till final payment is received.

# West Avenue Realtors Pvt. Ltd.

Regd. Office : 1201, 'B' Tower, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400 013.

CIN NO.: U70100MH1999PTC118190

## MONEY RECEIPT

Received with thanks from

First Applicant: Mr. Deepak Omprakash Joshi  
Flat No. B-402, New Vinay CHS. Ltd.  
Manipada Road, Sunder Nagar, Kalina,  
Santacruz (East), MUMBAI, PIN-  
400098, MAHARASHTRA, INDIA.

Receipt No. : REC0023/00291/22-23  
Date : 13-09-2022  
Booking No. : BOO0032/00019/20-21

Co-Applicant : Mrs. Monalika Deepak Joshi

Payment in respect of Unit No.: 901, 2BHK, 9th Floor in DELUXE, in DELUXE, Santacruz MUMBAI, GSTIN - 27 AAACW3287C1ZD

Vide Cheque No. 962523 dated : 10-Oct-2022 drawn on : STATE BANK OF INDIA .

Description	Amount
On completion of the Doors & Windows of the said apartment. UNIT CHARGES	600.00
On completion of Staircase, Liftwell & Lobby upto the floor level of the said apartment. UNIT CHARGES	625,800.00
On completion of Terrace's with waterproofing of the building in which the said apartment is located. UNIT CHARGES	156,450.00
On Lift Completion of the building in which the said apartment is located. UNIT CHARGES	217,150.00
	1,000,000.00

Rupees Ten Lac Only

For, WEST AVENUE REALTORS PRIVATE LIMITED



Authorised Signatory

- \* Receipt is valid subject to realisation of cheque/Payorder
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# West Avenue Realtors Pvt. Ltd.

Regd. Office : 1201, 'B' Tower, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400 013.

CIN NO.: U70100MH1999PTC118190

## MONEY RECEIPT

Received with thanks from

First Applicant: Mr. Deepak Omprakash Joshi  
Flat No. B-402, New Vinay CHS. Ltd.  
Manipada Road, Sunder Nagar, Kalina,  
Santacruz (East), MUMBAI, PIN-  
400098, MAHARASHTRA, INDIA.

Receipt No. : REC0023/00292/22-23

Date : 13-09-2022

Booking No. : BOO0032/00019/20-21

Co-Applicant : Mrs. Monalika Deepak Joshi

Payment in respect of Unit No.: 901,2BHK,9th Floor in DELUXE, in DELUXE, Santacruz MUMBAI, GSTIN - 27  
AAACW3287C1ZD

Vide Cheque No. 962524 dated : 10-Sep-2022 drawn on : STATE BANK OF INDIA .

Description	Amount
On completion of the Doors & Windows of the said apartment.UNIT CHARGES	155,850.00
On completion of Sanitary fitting of the said apartment.UNIT CHARGES	156,450.00
On completion of External Plumbing of the building in which the said apartment is located.UNIT CHARGES	312,900.00
On completion of Entrance lobby.UNIT CHARGES	155,350.00
On completion of plinth protection & paving around the building in which said apartment is located.UNIT CHARGES	156,450.00
LEGAL CHARGES.LEGAL CHARGES	63,000.00
	1,000,000.00

Rupees Ten Lac Only

For, WEST AVENUE REALTORS PRIVATE LIMITED



Authorised Signatory

\* Receipt is valid subject to realisation of cheque/Payorder

\* Acceptance of this payment won't guarantee transfer of ownership of unit till final payment is received.

# West Avenue Realtors Pvt. Ltd.

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CIN NO.: U70100MH1999PTC118190

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First Applicant: Mr. Deepak Omprakash Joshi  
Flat No. B-402, New Vinay CHS. Ltd.  
Manipada Road, Sunder Nagar, Kalina,  
Santacruz (East), MUMBAI, PIN-  
400098, MAHARASHTRA, INDIA.

Receipt No. : REC0023/00289/22-23

Date : 13-09-2022

Booking No. : BOO0032/00019/20-21

Co-Applicant : Mrs. Monalika Deepak Joshi

Payment in respect of Unit No : 901, 2BHK, 9th Floor in DELUXE, in DELUXE, Santacruz MUMBAI, GSTIN - 27 AAACW3287C1ZD

Vide Cheque No. 962521 dated : 10-Sep-2022 drawn on : STATE BANK OF INDIA .

Description	Amount
ON COMPLETION OF THE SLAB OF THE 13TH FLOOR. UNIT CHARGES	339,750.00
On completion of the Walls of the said apartment. UNIT CHARGES	312,900.00
On completion of the Internal Plaster of the said apartment. UNIT CHARGES	156,450.00
On completion of civil structural works for Water pump, electro mechanical work of the building in which the said apartment is located. UNIT CHARGES	190,900.00
	1,000,000.00

Rupees Ten Lac Only

For, WEST AVENUE REALTORS PRIVATE LIMITED



Authorised Signatory

*[Handwritten Signature]*

\* Receipt is valid subject to realisation of cheque/Payorder

\* Acceptance of this payment won't guarantee transfer of ownership of unit till final payment is received.

**WEST AVENUE REALTORS PRIVATE LIMITED**

**Applicant Ledger**

As on 07-Sep-2022

Run Date 07-Sep-2022

Time 14:32:51

Page 1 of 3

Name of project	DELUXE Santacruz				
Name of party	Mr. Deepak Omprakash Joshi Application no : FAPPDEL/00005/20-21 Booking No : B000032/00019/20-21 Co-Allotees Mrs. Monalika Deepak Joshi				
Property details	Block/Tower	DELUXE	Floor	Floor 9th	
	Unit No:	901	Area	714.510 SFT	(Super BuiltUp Area)
			Area	66.380 SQMT	(Carpet Area)
	Rate: Rs.	20853.45	Net Rate: Rs.	20853.45	
	Lawn Area.	0.00 SFT	Terrace Area.	0.00 SFT	
Basic Cost	14,900,000.00	Discount	0.00	Total Cost With Tax	15,872,090.00 ( 15124090.00 + 748000.00 )
Cost Breakup Without ST	Basic Cost + Extra Charges (ADVANCE MAINTENANCE CHARGES+ELECTRICAL GAS & WATER CHARGES+LEGAL CHARGES+SHARE APPLICATION MONEY)				
	14,900,000.00 + 224,090.00 (102890.00+50000.00+50000.00+1200.00)				
Payment Plan	DELUXE - PLAN B				
Due as on 07-Sep-2022	14,612,850.00 ( 13917000.00 + 695850.00 ) ** ( 13857000.00 + 692850.00 + 60000.00 + 3000.00 + 0.00 + 0.00 + 0.00 )				
Received till 07-Sep-2022 (72.62%)	10,611,750.00 ( 10106428.00 + 505322.00 ) ** ( 10106428.00 + 505322.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 )				
Balance as on 07-Sep-2022 * (27.38%)	4001100.00				
Total Due Amount (33.14%)	5260340.00 ** ( 4793572.00 + 239678.00+224090.00 +3000.00+ 0.00+0.00 + 0.00 )				

**Detail of Amount Due and Payment Received upto 07-Sep-2022**

Date	Particulars	Debit	Credit	Balance	Bal type
18-Feb-2021	FOR ALLOTMENT LETTER ( 1490000.00 + Tax : 74500.00 )	1,564,500.00		1,564,500.00	Dr
19-Feb-2021	TOKEN AMOUNT RECEIVED AGAINST BOOKING Receipt Ref REC0023/00041/20-21 vide Chq No. 000011 Drawn on: HDFC BANK , Chq Dt: 18-02-2021 ( 8095238.00 + Tax : 404762.00 )		8,500,000.00	6,935,500.00	Cr
23-Feb-2021	ADVANCE AMOUNT RECEIVED AGAINST REGISTRATION OF AGREEMENT Receipt Ref: REC0023/00042/20-21 vide Chq No. 000012 Drawn on: HDFC BANK , Chq Dt: 23-02-2021 ( 1428572.00 + Tax : 71428.00 )		1,500,000.00	8,435,500.00	Cr
2-Mar-2021	AT THE TIME OF REGISTRATION OF AGREEMENT ( 2980000.00 + Tax : 149000.00 )	3,129,000.00		5,306,500.00	Cr
2-Mar-2021	ON COMPLETION OF PLINTH ( 2235000.00 + Tax : 111750.00 )	2,346,750.00		2,959,750.00	Cr
2-Mar-2021	ON COMPLETION OF THE SLAB FOR 3RD FLOOR ( 745000.00 + Tax : 37250.00 )	782,250.00		2,177,500.00	Cr
2-Mar-2021	ON COMPLETION OF THE SLAB OF THE 6TH FLOOR ( 745000.00 + Tax : 37250.00 )	782,250.00		1,395,250.00	Cr
2-Mar-2021	ON COMPLETION OF THE SLAB OF THE 9TH FLOOR ( 745000.00 + Tax : 37250.00 )	782,250.00		613,000.00	Cr
2-Mar-2021	ON COMPLETION OF THE SLAB OF THE 11TH FLOOR ( 745000.00 + Tax : 37250.00 )	782,250.00		169,250.00	Dr
2-Mar-2021	ON COMPLETION OF THE SLAB OF THE 13TH FLOOR ( 745000.00 + Tax : 37250.00 )	782,250.00		951,500.00	Dr
10-Mar-2021	AMOUNT RECEIVED AGAINST DUE & PARTLY FOR NEXT DUE PAYMENT Receipt Ref: REC0023/00043/20-21 vide Chq No. 000013 Drawn on: HDFC BANK , Chq Dt: 10-03-2021 ( 476190.00 + Tax : 23810.00 )		500,000.00	451,500.00	Dr

**E. & O.E.**

**WEST AVENUE REALTORS PRIVATE LIMITED**

**Applicant Ledger**

As on 07-Sep-2022

Run Date 07-Sep-2022

Time 14:32:51

Page 2 of 3

<b>Name of project</b>	DELUXE Santacruz				
<b>Name of party</b>	Mr. Deepak Omprakash Joshi Application no : FAPPDEL/00005/20-21    Booking No : BO00032/00019/20-21 Co-Allotees        Mrs. Monalika Deepak Joshi				
<b>Property details</b>	<b>Block/Tower</b>	DELUXE	<b>Floor</b>	Floor 9th	
	<b>Unit No:</b>	901	<b>Area</b>	714.510 SFT	(Super BuiltUp Area)
			<b>Area</b>	66.380 SQMT	(Carpet Area)
	<b>Rate: Rs.</b>	20853.45	<b>Net Rate: Rs.</b>	20853.45	
	<b>Lawn Area.</b>	0.00 SFT	<b>Terrace Area.</b>	0.00 SFT	
<b>Basic Cost</b>	14,900,000.00	<b>Discount</b>	0.00	<b>Total Cost With Tax</b>	15,872,090.00 ( 15124090.00 + 748000.00 )
<b>Cost Breakup Without ST</b>	Basic Cost + Extra Charges (ADVANCE MAINTENANCE CHARGES+ELECTRICAL, GAS & WATER CHARGES+LEGAL CHARGES+SHARE APPLICATION MONEY)				
	14,900,000.00 + 224,090.00 (102890.00+60000.00+60000.00+1200.00)				
<b>Payment Plan</b>	DELUXE - PLAN B				
<b>Due as on 07-Sep-2022</b>	14,612,850.00 ( 13917000.00 + 695850.00 )    *( 13857000.00 + 692850.00 + 60000.00 + 3000.00 + 0.00 + 0.00 + 0.00 )				
<b>Received till 07-Sep-2022</b>	(72.62%)	10,611,750.00 ( 10106428.00 + 505322.00 )    *( 10106428.00 + 505322.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 )			
<b>Balance as on 07-Sep-2022 *</b>	(27.38%)	4001100.00			
<b>Total Due Amount</b>	(33.14%)	5260340.00    *( 4793572.00 + 239678.00+224090.00 +3000.00 + 0.00+0.00 + 0.00 )			

**Detail of Amount Due and Payment Received upto 07-Sep-2022**

Date	Particulars	Debit	Credit	Balance	Bal type
23-Mar-2021	TDS PAID Receipt Ref: REC0023/00044/20-21 vide Journal ( 106428.00 + Tax : 5322.00 )		111,750.00	339,750.00	Dr
8-Jun-2021	On completion of the Walls of the said apartment ( 298000.00 + Tax : 14900.00 )	312,900.00		652,650.00	Dr
25-Aug-2021	On completion of the Internal Plaster of the said apartment ( 149000.00 + Tax : 7450.00 )	156,450.00		809,100.00	Dr
25-Aug-2021	On completion of civil structural works for Water pump, electro mechanical work of the building in which the said apartment is located ( 298000.00 + Tax : 14900.00 )	312,900.00		1,122,000.00	Dr
25-Aug-2021	On completion of environmental requirements of the building in which the said apartment is located ( 149000.00 + Tax : 7450.00 )	156,450.00		1,278,450.00	Dr
22-Oct-2021	On completion of External plaster & Elevation of the building in which the said apartment is located ( 298000.00 + Tax : 14900.00 )	312,900.00		1,591,350.00	Dr
25-Nov-2021	On completion of the Flooring of the said apartment ( 149000.00 + Tax : 7450.00 )	156,450.00		1,747,800.00	Dr
14-Dec-2021	On Lift Completion of the building in which the said apartment is located ( 447000.00 + Tax : 22350.00 )	469,350.00		2,217,150.00	Dr
21-Dec-2021	On completion of Terrace's with waterproofing of the building in which the said apartment is located ( 149000.00 + Tax : 7450.00 )	156,450.00		2,373,600.00	Dr
31-Jan-2022	On completion of the Doors & Windows of the said apartment ( 149000.00 + Tax : 7450.00 )	156,450.00		2,530,050.00	Dr
31-Jan-2022	On completion of Staircase, Liftwell & Lobby upto the floor level of the said apartment ( 596000.00 + Tax : 29800.00 )	625,800.00		3,155,850.00	Dr

**E. & O.E.**

**WEST AVENUE REALTORS PRIVATE LIMITED**

**Applicant Ledger**

As on 07-Sep-2022

Run Date 07-Sep-2022

Time 14:32:51

Page 3 of 3

Name of project	DELUXE Santacruz				
Name of party	Mr. Deepak Omprakash Joshi Application no : FAPPDEL/00005/20-21 Booking No : BOO0032/00019/20-21 Co-Allotees Mrs. Monalika Deepak Joshi				
Property details	Block/Tower	DELUXE	Floor	Floor : 9th	
	Unit No:	901	Area	714.510 SFT	(Super BuiltUp Area)
			Area	66.380 SQMT	(Carpet Area)
	Rate: Rs.	20853.45	Net Rate: Rs.	20853.45	
	Lawn Area.	0.00 SFT	Terrace Area.	0.00 SFT	
Basic Cost	14,900,000.00	Discount	0.00	Total Cost With Tax	15,872,090.00 ( 15124090.00 + 748000.00 )
Cost Breakup Without ST	Basic Cost + Extra Charges (ADVANCE MAINTENANCE CHARGES+ELECTRICAL GAS & WATER CHARGES+LEGAL CHARGES+SHARE APPLICATION MONEY)				
	14,900,000.00 + 224,090.00 (102890.00+60000.00+60000.00+1200.00)				
Payment Plan	DELUXE - PLAN B				
Due as on 07-Sep-2022	14,612,850.00 ( 13917000.00 + 695850.00 ) ** ( 13857000.00 + 692850.00 + 60000.00 + 3000.00 + 0.00 + 0.00 + 0.00 )				
Received till 07-Sep-2022 (72.62%)	10,611,750.00 ( 10106428.00 + 505322.00 ) ** ( 10106428.00 + 505322.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 )				
Balance as on 07-Sep-2022 * (27.38%)	4,001,100.00				
Total Due Amount (33.14%)	5260340.00 ** ( 4793672.00+ 239678.00+224090.00 +3000.00+ 0.00+0.00 + 0.00 )				

**Detail of Amount Due and Payment Received upto 07-Sep-2022**

Date	Particulars	Debit	Credit	Balance	Bal type
28-Feb-2022	On completion of External Plumbing of the building in which the said apartment is located ( 298000.00 + Tax : 14900.00 )	312,900.00		3,468,750.00	Dr
7-Apr-2022	On completion of Sanitary fitting of the said apartment ( 149000.00 + Tax : 7450.00 )	156,450.00		3,625,200.00	Dr
11-May-2022	On completion of plinth protection & paving around the building in which said apartment is located ( 149000.00 + Tax : 7450.00 )	156,450.00		3,781,650.00	Dr
9-Jun-2022	LEGAL CHARGES ( 60000.00 + Tax : 3000.00 )	63,000.00		3,844,650.00	Dr
21-Jun-2022	On completion of Entrance lobby ( 149000.00 + Tax : 7450.00 )	156,450.00		4,001,100.00	Dr
	<b>Total</b>	<b>14,612,850.00</b>	<b>10,611,750.00</b>	<b>4,001,100.00</b>	Dr
	Transfers / Cheque Reversal	0.00	0.00		
	<b>Grand Total</b>	<b>14,612,850.00</b>	<b>10,611,750.00</b>	<b>4,001,100.00</b>	Dr

\* balance before adjusting interest

\*\* Breakup amount(basic+tax+extra+tax+adh+tax+onacwithtax )

\*\* Interest Charges to be applicable as per agreement

**E. & O.E.**

# West Avenue Realtors Pvt. Ltd.

Regd. Office : 1201, 'B' Tower, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400 013.

CIN NO.: U70100MH1999PTC118190

## MONEY RECEIPT

Received with thanks from

First Applicant: Mr. Deepak Omprakash Joshi  
Flat No. B-402, New Vinay CHS. Ltd.  
Manipada Road, Sunder Nagar, Kalina,  
Santacruz (East), MUMBAI, PIN-  
400098, MAHARASHTRA, INDIA.

Receipt No. : REC0023/00290/22-23

Date : 13-09-2022

Booking No. : BOO0032/00019/20-21

Co-Applicant : Mrs. Monalika Deepak Joshi

Payment in respect of Unit No.: 901,2BHK,9th Floor in DELUXE, in DELUXE, Santacruz MUMBAI, GSTIN - 27 AAACW3287C1ZD

Vide Cheque No. 962522 dated : 10-Sep-2022 drawn on : STATE BANK OF INDIA .

Description	Amount
On completion of the Flooring of the said apartment. UNIT CHARGES	156,450.00
On completion of External plaster & Elevation of the building in which the said apartment is located. UNIT CHARGES	312,900.00
On Lift Completion of the building in which the said apartment is located. UNIT CHARGES	252,200.00
On completion of civil structural works for Water pump, electro mechanical work of the building in which the said apartment is located. UNIT CHARGES	122,000.00
On completion of environmental requirements of the building in which the said apartment is located. UNIT CHARGES	156,450.00
	1,000,000.00

Rupees Ten Lac Only

For, WEST AVENUE REALTORS PRIVATE LIMITED



Authorised Signatory

\* Receipt is valid subject to realisation of cheque/Payorder

\* Acceptance of this payment won't guarantee transfer of ownership of unit till final payment is received.



## Receipt

Office Use

Friday 11-Nov-2022  
03:53 PMNol Filing : BDR17-2208-2022  
Regn. No.:39M

Village Name : Bandra-A (Andheri)

Receipt No. :  
302Print Date :  
27/10/2022

Nol Filing :BDR17-2208-2022

Article Type : Notice Of Intimation

Presenter Name : MAHENDRA KUMAR TIWARI

Filing Fee	₹15000.00
Stamp Duty	₹100
Document Handling Charges	₹300
Total	₹ 15400

Joint S.R. Andheri 6

- Loan Amount: ₹7000000
- Paid Stamp Duty: ₹100

Notice of Intimation From **STATE BANK OF INDIA LALBAUG (LBG)(1850),MICR No.400002046,TAN:, Mumbai,MumbaiMain, Mumbai City, Byculla Division**, on date **2022-10-04** for Loan Amount of **Rs.7000000/-**

Registration Fee of Rs.15000.00/- , **E-Challan(GRAS) No. MH008844856202223E**  
Defacement No. **0004843288202223** Defacement Date. **27/10/2022** Payment  
Dated: 06/10/2022

Stamp Duty of Rs.100/- , **E-Challan(GRAS) No. MH008844856202223E**  
Defacement No. **0004843288202223** Defacement Date. **27/10/2022** Payment  
Dated: 06/10/2022

Document Handling Charges of Rs.300/- , **SBI e- Pay (DHC) Defacement No. 1410202202946D**  
Defacement Date. **01/01/1970** Payment Dated: 14/10/2022



14793

## Receipt

Original/Duplicate

Friday 11-Nov-2022  
03:53 PMNol Filing : BDR17-2208-2022  
Regn. No.:39M

Village Name : Bandra-A (Andheri)

Receipt No. :  
302Print Date :  
27/10/2022

Nol Filing :BDR17-2208-2022

Article Type : Notice Of Intimation

Presenter Name : MAHENDRA KUMAR TIWARI

Filing Fee	₹15000.00
Stamp Duty	₹100
Document Handling Charges	₹300
Total	₹ 15400

Joint S.R. Andheri 6

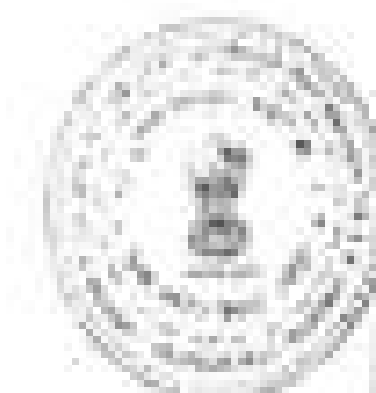
- Loan Amount: ₹7000000
- Paid Stamp Duty: ₹100

Notice of Intimation From **STATE BANK OF INDIA LALBAUG (LBG)(1850),MICR No.400002046,TAN:, Mumbai,MumbaiMain, Mumbai City, Byculla Division**, on date **2022-10-04** for Loan Amount of **Rs.7000000/-**

Registration Fee of Rs.15000.00/- , **E-Challan(GRAS) No. MH008844856202223E**  
Defacement No. **0004843288202223** Defacement Date. **27/10/2022** Payment  
Dated: 06/10/2022

Stamp Duty of Rs.100/- , **E-Challan(GRAS) No. MH008844856202223E**  
Defacement No. **0004843288202223** Defacement Date. **27/10/2022** Payment  
Dated: 06/10/2022

Document Handling Charges of Rs.300/- , **SBI e- Pay (DHC) Defacement No. 1410202202946D**  
Defacement Date. **01/01/1970** Payment Dated: 14/10/2022





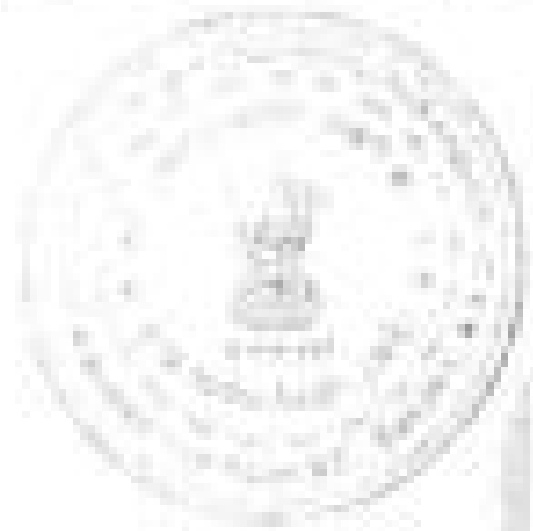
**INDEX II**  
( RULE 29 )

Village Name:**Bandra-A (Andheri)**

Date of Printing : Friday , 11 November ,2022 03:17  
PM

Office Name: Joint S.R. Andheri 6  
Nol Filing:- BDR17-2208-2022

1	<b>Title</b>	<b>Notice Of Intimation</b>
2	<b>Loan Amount</b>	<b>Rs.7000000/-</b>
3	<b>Property Description</b>	1) C.T.S. Number:66/5, Area of Constructed Property: 73.0100 Square Meter,Property Type: Flat ,Other Description: Pin Code : 400055 , Property Description : FLAT NO-901, 9TH FLOOR, DELUX APT SUB PLOT NO-5, FINAL PLOT NO-66, , Property Description continued : OFF SANTACRUZ TPS SCHEME 3, SANTACRUZ DIVISION ROAD NO-3, SANTACRUZ EAST, MUMBAI
4	<b>Area</b>	Land area 0.0000 Square Meter,
5	<b>Mortgagor Name,Address</b>	<b>VIBHUTI TIWARI , , Age 50, Maharashtra , PAN No.:</b> AHSPT0657R <b>MAHENDRA KUMAR TIWARI , , Age 50, Maharashtra ,</b> <b>PAN No.:</b> ADQPT5413P
6	<b>Mortgagee Name,Address</b>	STATE BANK OF INDIA LALBAUG (LBG)(1850),MICR No.400002046,TAN:, Mumbai,MumbaiMain, Mumbai City, Byculla Division,
7	<b>Date of Mortgage</b>	04/10/2022
8	<b>Date of Filing</b>	27/10/2022
9	<b>Filing No.</b>	BDR17-2208/2022
10	<b>Stamp Duty</b>	Rs.100/-
11	<b>Filing Fees</b>	Rs.15000/-
12	<b>Date of Submission</b>	04/10/2022
13	<b>Remark</b>	



Date: 13/10/2022

From  
Seller's Details  
Mandika Joshi  
Deepak Joshi

Buyers Details

Mrs. Mahendra Kumar Tiwari  
Mrs. Vibhuti Tiwari

Dear Sir,

We Mandika Joshi & Deepak Joshi have sold my / our property  
located at Flat No. 302, Deluxe Apartments to Mrs. Mahendra  
Tiwari & Mrs. Vibhuti Tiwari

	AMT (IN FIGURES)
The total Flat Consideration Value	16200000/—
Advance Received	7600000/—
Strobe Paid to Builder	1033250/—
Balance Amount to be credited to my Bank Account (details of Bank Account given below)	7566750/—

BANK NAME : HDFC Bank  
BRANCH NAME : Mira Road  
ACCOUNT NO : 50100242592837  
IFSC CODE : HDFC0001077

T Joshi Deepak Joshi

YOUR FAITHFULLY  
(SIGNATURES)

In case of joint seller, signature of all sellers required

Document Attached (Seller) -

- Pan Card Copy
- Aadhar Card / Address Proof Copy
- Cancel Cheque of Bank Account

# West Avenue Realtors Pvt. Ltd.

Regd. Office : 1201, 'B' Tower, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400 013.  
CIN NO.: U70100MH1999PTC118190

COMPANY GSTIN : 27AAACW3287C12D

## DEMAND LETTER CUM TAX INVOICE

To: Mr. Mahendra Kumar Tiwari  
D-81, Western Railway Officers Flat  
Center Road, Bandra (West),  
MUMBAI-400050,  
MAHARASHTRA,  
INDIA

Dated : 3-Jan-2023

Ref No. : B000032/00019/20-21  
Invoice No. : DEL TX/27/00032/4  
Project Name : DELUXE  
Unit No : 951  
Wing No. : DELUXE

Co-Applicant(s): Vibhuti Tiwari

GSTIN :

Dear Sir / Madam

Greetings from WEST AVENUE REALTORS PRIVATE LIMITED.

This is to inform you that the payment "at the time of handing over of the possession of the Apartment to the Allottee's after receipt of oc" stands due as on date.

Invoice date	Description	Charge Type	Amount Due	Amount paid	Amount Payable
18-Feb-2021	FOR ALLOTMENT LETTER 1490000.00 + (CGST + SGST - 37250.00 + 37250.00)	Unit Charge	1564500.00	1564500.00	0.00
02-Mar-2021	AT THE TIME OF REGISTRATION OF AGREEMENT 2980000.00 + (CGST + SGST - 74500.00 + 74500.00)	Unit Charge	3129000.00	3129000.00	0.00
02-Mar-2021	ON COMPLETION OF PLINTH 2235000.00 + (CGST + SGST - 55875.00 + 55875.00)	Unit Charge	2346750.00	2346750.00	0.00
02-Mar-2021	ON COMPLETION OF THE SLAB FOR 3RD FLOOR 745000.00 + (CGST + SGST - 18625.00 + 18625.00)	Unit Charge	782250.00	782250.00	0.00
02-Mar-2021	ON COMPLETION OF THE SLAB OF THE 5TH FLOOR	Unit Charge	782250.00	782250.00	0.00



Telephone: +91 22 4083 6666 • Fax : +91 22 4083 6688 / 99 • E-mail: info@westavenue.com

02-Mar-2021	745000.00 + (CGST + SGST - 18625.00 + 18625.00) ON COMPLETION OF THE SLAB OF THE 9TH FLOOR 745000.00 + (CGST + SGST - 18625.00 + 18625.00)	Unit Charge	762250.00	762250.00	0.00
02-Mar-2021	ON COMPLETION OF THE SLAB OF THE 11TH FLOOR 745000.00 + (CGST + SGST - 18625.00 + 18625.00)	Unit Charge	762250.00	762250.00	0.00
02-Mar-2021	ON COMPLETION OF THE SLAB OF THE 13TH FLOOR 745000.00 + (CGST + SGST - 18625.00 + 18625.00)	Unit Charge	762250.00	762250.00	0.00
08-Jun-2021	On completion of the Walls of the said apartment 298000.00 + (CGST + SGST - 7450.00 + 7450.00)	Unit Charge	312600.00	312600.00	0.00
25-Aug-2021	On completion of the Internal Plaster of the said apartment 149000.00 + (CGST + SGST - 3725.00 + 3725.00)	Unit Charge	156450.00	156450.00	0.00
25-Aug-2021	On completion of civil structural works for Water pump, electro mechanical work of the building in which the said apartment is located 298000.00 + (CGST + SGST - 7450.00 + 7450.00)	Unit Charge	312600.00	312600.00	0.00
25-Aug-2021	On completion of environmental requirements of the building in which the said apartment is located 149000.00 + (CGST + SGST - 3725.00 + 3725.00)	Unit Charge	156450.00	156450.00	0.00
23-Oct-2021	On completion of External plaster & Elevation of the building in which the said apartment is located 298000.00 + (CGST + SGST - 7450.00 + 7450.00)	Unit Charge	312600.00	312600.00	0.00
25-Nov-2021	On completion of the Flooring of the said apartment 149000.00 + (CGST + SGST - 3725.00 + 3725.00)	Unit Charge	156450.00	156450.00	0.00
14-Dec-2021	On LIFT Completion of the building in which the said apartment is located	Unit Charge	466050.00	466050.00	0.00



	447000.00 + (CGST + SGST - 11175.00 + 11175.00)				
21-Dec-2021	On completion of Terrace's with waterproofing of the building in which the said apartment is located 149000.00 + (CGST + SGST - 3725.00 + 3725.00)	Unit Charge	156450.00	156450.00	0.00
31-Jan-2022	On completion of Staircase, Liftwell & Lobby upto the floor level of the said apartment 596000.00 + (CGST + SGST - 14900.00 + 14900.00)	Unit Charge	625800.00	625800.00	0.00
31-Jan-2022	On completion of the Doors & Windows of the said apartment 149000.00 + (CGST + SGST - 3725.00 + 3725.00)	Unit Charge	156450.00	156450.00	0.00
28-Feb-2022	On completion of External Plumbing of the building in which the said apartment is located 298000.00 + (CGST + SGST - 7450.00 + 7450.00)	Unit Charge	312900.00	312900.00	0.00
07-Apr-2022	On completion of Sanitary fitting of the said apartment 149000.00 + (CGST + SGST - 3725.00 + 3725.00)	Unit Charge	156450.00	156450.00	0.00
11-May-2022	On completion of plinth protection & paving around the building in which said apartment is located 149000.00 + (CGST + SGST - 3725.00 + 3725.00)	Unit Charge	156450.00	156450.00	0.00
09-Jun-2022	LEGAL CHARGES 80000.00 + (CGST + SGST - 1500.00 + 1500.00)	LEGAL CHARGES	83000.00	83000.00	0.00
21-Jun-2022	On completion of Entrance lobby 149000.00 + (CGST + SGST - 3725.00 + 3725.00)	Unit Charge	156450.00	156450.00	0.00
02-Jan-2023	On completion of Installation of Water pumps, electro mechanical equipment & Electrical fittings of the building in which the said apartment is located 298000.00 + (CGST + SGST - 7450.00 + 7450.00)	Unit Charge	312900.00	81900.00	251000.00



02-Jan-2023	SHARE MONEY 1200.00 + (CGST + SGST - 0.00 + 0.00)	SHARE APPLICATION MONEY	1200.00	1200.00	0.00
02-Jan-2023	at the time of handing over of the possession of the Apartment to the Allottee's after receipt of occupancy certificate. 745000.00 + (CGST + SGST - 18825.00 + 18825.00)	Unit Charge	782250.00	0.00	782250.00
02-Jan-2023	ADVANCE MAINTENANCE CHARGES 102890.00 + (CGST + SGST - 9260.00 + 9260.00)	ADVANCE MAINTENANCE CHARGES	121410.00	121410.00	0.00
02-Jan-2023	ELECTRICAL MAHANAGAR & WATER CHARGES 60000.00 + (CGST + SGST - 5400.00 + 5400.00)	ELECTRICAL, GAS & WATER CHARGES	70800.00	70800.00	0.00
02-Jan-2023	ADVANCE PROPORTIONATE SHARES OF TAXES & OTHER CHARGES 51445.00 + (CGST + SGST - 4630.00 + 4630.00)	OTHER CHARGES	60705.00	60705.00	0.00
<b>Total</b>			<b>15982115.00</b>	<b>14924855.00</b>	<b>1033250.00</b>

You are hereby requested to kindly send the payment within 15 days from the date of generation of this demand notice as above.

Please deduct 1.00% of 3949090.00 as TDS u/s 194-IA of the Income Tax Act 1961 and deposit the same to the credit of the Central Government.

HSN	DESCRIPTION
9954	Construction of a complex, building, civil structure or a part of thereof, including a complex or building intended for sale to buyer, wholly or partly, except where the entire consideration has been received after issuance of completion certificate where required, by the competent authority or after its first occupation, whichever is earlier. (Provisions of paragraph 2 of this notification shall apply for valuation of this service)

Note:

- > Bank Charges (if any) will also be payable.
- > Interest will be charged as applicable.
- > If your accounts do not tally with our records please contact our office immediately.
- > Please mention customer name, project name, unit number, and payment details behind your cheque or DD
- > \*\*Taxes as applicable.

For West Avenue Realtors Pvt. Ltd.

*Siddhant*  
Authorized Person.



**Deluxe Project Rera Collection Account :**

**Name of Account** : West Avenue Realtors Pvt Ltd  
**Name of Bank** : Bassein Catholic Co-operative Bank Ltd.  
**Branch** : Bandra (West),  
**Account No.** : 052110500000001  
**IFSC Code** : BACB0000052.





BRIHANMUMBAI MUNICIPAL CORPORATION  
ANNEXURE 20 & 23

OCCUPATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(6) OF DCPR 2034 AND PART  
OCCUPATION UNDER REG. 11(7) / 11(8) OF DCPR 2034  
[CHE/WS/1086/H/337(NEW)/OCC/I/New of 02 January 2023]

To,  
West Avenue Realtors Pvt.Ltd.C.A.The Deluxe Co-Op. Housing Soc.  
A-104,Shiv Parvati CHS,MHADA Layout,Four Bungalow,Andheri(W)-53.

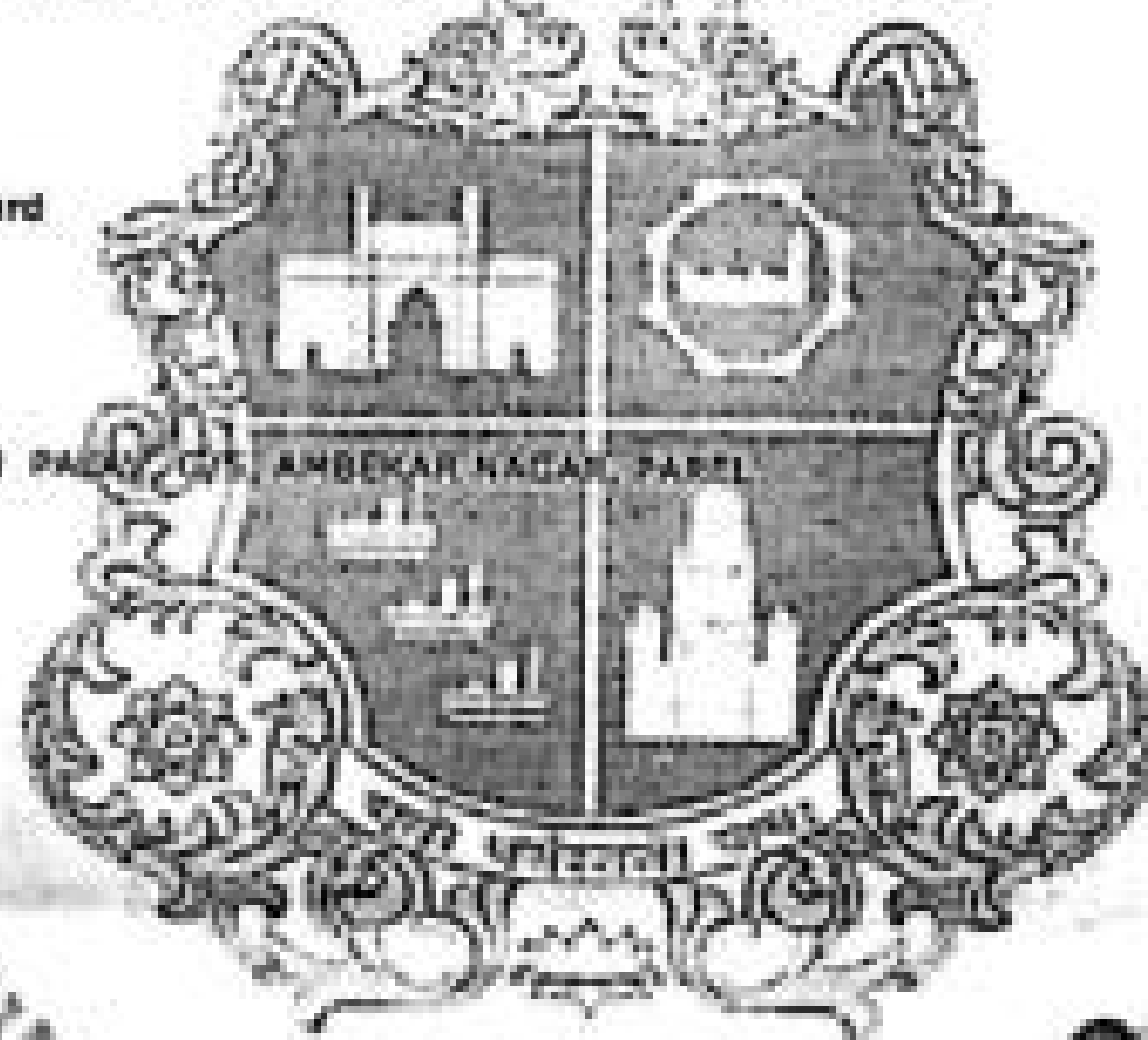
Dear Applicant,

The Part development work of Residential building comprising of Basement (B1) + still + 1st & 2nd floor, podium + 3rd to 9th floor (excluding 10th to 12th floor) + LHR & OHT on plot bearing CTS No-66/S of village BANDRA-EAST at NEAR SANTACRUZ EAST STATION is completed under the supervision of Shri. SATISH BHADWAN PALAV, Architect, Lic. No. CA/81/8425, Shri. Vatsal H. Gokani, Structural Engineer, Lic. No. STR/G/105 and Shri. Pundarik Mestry, Site supervisor, Lic.No. H/412/55-III and as per development completion certificate submitted by Architect and as per completion certificate issued by Chief Fire Officer, No. CHE/WS/1086/H/337(NEW)-CFO/1/New dated 15 November 2022. The same may be occupied and completion certificates submitted as signed above are hereby accepted.

Copy To :

1. Asstt. Commissioner, H/E Ward
2. A.A. & C., H/E Ward
3. EE (V), Western Suburb I
4. M.I., H/E Ward
5. A.E.W.W., H/E Ward
6. Architect, SATISH BHADWAN PALAV, CHS AMBEKAR NAGAR, PAREL

For information please



Issued under the authority of the Executive Engineer  
Date: 02 Jan 2023  
Signature: Brihanmumbai Municipal Corporation  
Executive Engineer

Yours faithfully  
Executive Engineer (Building Proposal)  
Brihanmumbai Municipal Corporation  
H/E Ward

Scanned with CamScanner

Receipt (pavti)

378/13717

Monday, September 26, 2022

1:24 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: बांद्रा

दस्तऐवजाचा अनुक्रमांक: वदर9-13717-2022

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: महेंद्र कुमार तिवारी - -

पावती क्र.: 14811

दिनांक: 26/09/2022

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1200.00

पृष्ठांची संख्या: 60

एकूण:

रु. 31200.00

आपणास मूळ दस्त, खंबनेल प्रिंट, सूची-२ अंदाजे  
1:38 PM ह्या नेळेस मिळेल.

  
सह. दुय्यम विद्यक, अंशेरी क्र. ३,  
मुंबई उपनगर जिल्हा.

बाजार मूल्य: रु. 16998022.59 /-

मोबदला रु. 16200000/-

भरलेले मुद्रांक शुल्क: रु. 511000/-

1) देयकाचा प्रकार: DHC रकम: रु. 1200/-

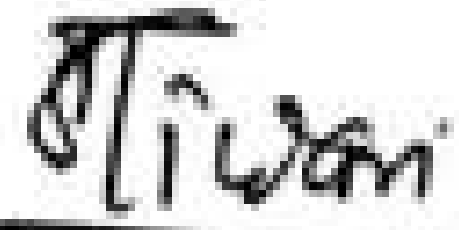
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2609202201510 दिनांक: 26/09/2022

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008244095202223E दिनांक: 26/09/2022

बँकेचे नाव व पत्ता:



REGISTERED ORIGINAL DOCUMENT

DELIVERED ON... 27 SEP 2022

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 3

26/09/2022

दस्त क्रमांक : 13717/2022

नोंदणी :

Regn:63m

गावाचे नाव : बांद्रा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	16200000
(3) बाजारभाव(भाडेपट्ट्याच्या वाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	16998022.59
(4) भू-मापन, पॉटहिम्मा व घरक्रमांक(अमल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: सदनिका क्र 901 क्षेत्र 66.38 चौ मी कार्पेट, 9 वा मजला डिलक्स अपार्टमेंट सब प्लॉट नं 5 फायनल प्लॉट नं 68 ऑफ सांताक्रूझ टी पी एस स्कीम 3 सांताक्रूझ डिविजन रोड नं 3, सांताक्रूझ पूर्व मुंबई 400055 सोबत एक कॉन्ट्रॉल पार्किंग स्पेस नं 71,2 ज्या पोटियम यामध्ये दस्त क्र बदर/2/ 2250/ 2021 दिनांक 02/03/2021 या करारनामा दस्तामध्ये बाजार मूल्य रु 1,69,92,446.31/- व मोबदला रु 1,49,00,000/- असून त्यावर रु 5,10,000/- एवढे मुद्रांक शुल्क भरले असून सदर दस्तास मुंबई मुद्रांक अधिनियम 1958 चे अनुच्छेद 5 जी(ए)(2)अन्वये मुद्रांक शुल्क रु 5,09,000/- एवढी समायोजित केली असून उर्वरित रक्कम रु 5,11,000/- एवढे मुद्रांक शुल्क वसूल केले आहे व्हिलेज बांद्रा आय व इतर माहिती व मिळकतीचे वर्णन दस्तात नमूद केल्याप्रमाणे( ( C.T.S. Number : 66/5 ; ) )
(5) क्षेत्रफळ	1) 73.01 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- दीपक ओमप्रकाश जोशी - - वय:-41; पत्ता:- प्लॉट नं: बी /402, , माळा नं: -, इमारतीचे नाव: न्यु चिनय को ऑप हीमिंग सोनायटी लिमिटेड, ब्लॉक नं: सांताक्रूझ पूर्व मुंबई, रोड नं: मणीपाडा रोड मुंदर नगर कर्नीना, महाराष्ट्र, मुंबई. पिन कोड:-400098 पॅन नं:-AGNPJ3707C 2): नाव:- मोनालिका दीपक जोशी - - वय:-37; पत्ता:- प्लॉट नं: बी /402, , माळा नं: -, इमारतीचे नाव: न्यु चिनय को ऑप हीमिंग सोनायटी लिमिटेड, ब्लॉक नं: सांताक्रूझ पूर्व मुंबई, रोड नं: मणीपाडा रोड मुंदर नगर कर्नीना, महाराष्ट्र, मुंबई. पिन कोड:-400098 पॅन नं:-APBPJ8049Q 3): नाव:- (मान्यता देणार) वेस्ट एव्हेन्यु रिअल्टर्स प्रा ली चे अधारोडज सिग्रेटरी शरद रामचंद्र जाधव नर्फे मुखत्यार शैलेज आजगांवकर वय:-45; पत्ता:- प्लॉट नं: ऑफिस नं 1201,, माळा नं: -, इमारतीचे नाव: पॅनिन्मुला वीझनेम पार्क, ब्लॉक नं: लोअर परेल मुंबई, रोड नं: गणपतराव कदम मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-AAACW3287C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- महेंद्र कुमार तिवारी - - वय:-50; पत्ता:- प्लॉट नं: डी -61 , माळा नं: ,, इमारतीचे नाव: वेस्टर्न रेल्वे ऑफिसर्स फ्लॅट, ब्लॉक नं: बांद्रा पश्चिम मुंबई, रोड नं: कार्टर रोड , महाराष्ट्र, मुंबई. पिन कोड:-400050 पॅन नं:-ADQPT5413P 2): नाव:- विभूती तिवारी - - वय:-50; पत्ता:- प्लॉट नं: डी -61 , माळा नं: -, इमारतीचे नाव: वेस्टर्न रेल्वे ऑफिसर्स फ्लॅट, ब्लॉक नं: कार्टर रोड , रोड नं: बांद्रा पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400050 पॅन नं:-AHSPT0657R
(9) दस्तऐवज करून दिल्याचा दिनांक	26/09/2022
(10) दस्त नोंदणी केल्याचा दिनांक	26/09/2022
(11) अनुक्रमांक, खंड व पृष्ठ	13717/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	511000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारत घेतलेला नपशील:-

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



सह. दुय्यम निबंधक, अंधेरी क्र. ३,  
मुंबई उपनगर जिल्हा.

## Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MR MAHENDRA KUMAR TIWARI AND OTHER	eChallan	02300042022092426806	MH008244095202223E	511000.00	SD	0004100011202223	26/09/2022
2		DHC		2609202201510	1200	RF	2609202201510D	26/09/2022
3	MR MAHENDRA KUMAR TIWARI AND OTHER	eChallan		MH008244095202223E	30000	RF	0004100011202223	26/09/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	20220926519	26 September 2022 10:39:45 AM			
मूल्यांकन वर्ष	2022				
जिल्हा	मुंबई (उत्तर)				
मूल्य विभाग	28-बांधीव - उत्तर (अधोरी)				
उप मूल्य विभाग	शुभला - उत्तर (उत्तर) उत्तर उत्तर, उत्तर उत्तर उत्तर, उत्तर उत्तर उत्तर				
सर्वे नंबर / न. भू. क्रमांक	अंतिम प्लॉट नंबर(6)				
<b>वार्षिक मूल्य वा बांधकामाचा मूल्य वा.</b>					
सुरती नंबर	निवासी बांधकाम	कार्यालय	दुकान	औद्योगिक	बांधकाम किंवा अन्य
117840	212090	343900	291300	212090	
<b>बांधीव क्षेत्राची माहिती</b>					
बांधकाम क्षेत्र (Built Up)	73.01 चौक मीटर	मिळकतीचा प्रकार	निवासी बांधकाम	मिळकतीचा प्रकार	अर्थ
बांधकामाचे स्वरूप	1-आर वी सी	मिळकतीचे स्वरूप	0 TO 2रा	बांधकामाचा स्वरूप	Rs. 212090
उत्तमता सुविधा	अर्थ	मजला	4th floor To 10th floor		
मला कल्प -					
Sale Type -					
First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
<p>बांधकाम किंमत वाढ/घट = 105% apply to rate = Rs. 222694/-</p>					
<p>वसुली-बांधकाम मिळकतीचा प्रति चौ. मीटर मूल्य = ((वार्षिक मूल्य - मूल्य प्रति चौक वा.) * बांधकाम क्षेत्र) + मूल्य प्रति चौक वा.)</p> <p>= ( ( 222694 - 117840 ) * ( 100 / 100 ) ) + ( 117840 )</p> <p>= Rs. 222694/-</p>					
<p>A) मूल्य मिळकतीचे मूल्य = वार्षिक प्रथम मूल्य वा. * मिळकतीचे क्षेत्र</p> <p>= 222694 * 73.01</p> <p>= Rs. 16258888.94/-</p>					
<p>E) बांधकाम किंमत वाढ/घट = 13.94% क्षेत्र वाढ</p> <p>= 13.94 * ( 212090 * 25/100 )</p> <p>= Rs. 739133.65/-</p>					
<p>Applicable Rates = .10.4.16</p>					
<p><b>एवढ्याच अंतिम मूल्य</b></p> <p>= मूल्य मिळकतीचे मूल्य + बांधकाम मूल्य + बांधकाम किंमत वाढ/घट + बांधकाम मूल्य वाढ/घट + बांधकाम मूल्य वाढ/घट + बांधकाम मूल्य वाढ/घट + बांधकाम मूल्य वाढ/घट + बांधकाम मूल्य वाढ/घट + बांधकाम मूल्य वाढ/घट + बांधकाम मूल्य वाढ/घट</p> <p>= A + B + C + D + E + F + G + H + I + J</p> <p>= 16258888.94 + 0 + 0 + 0 + 739133.65 + 0 + 0 + 0 + 0 + 0 + 0</p> <p>= Rs. 16998022.59/-</p>					



Home Print

S.D = 1020,000/-

गुन्थी दस्तावेज भरली मु. 26.

S.D. 510,000/-

1020,000

- 509000

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511000/-

S.D = 5,11,000/-

बंदर-९

पुस्तक क्र. १	936969	9	EO
२०२२			

	Valuation
C. S. No	Final Plot No 66/5
Village	Bandra I
Area as Per Rera	73.01 sq mtrs Built up
Floor	9 <sup>th</sup> Floor
Zone No.	28/161
Parking	1
Resi rate	2,12,090/-
Valuation: -	$73.01 \times 2,12,090 \times 1.05 = 1,62,58,925/-$ (A) ----- = 1,62,59,000/- $13.94 \times 2,12,090 \times 25\% = 7,39,133/-$ (B) ----- = 7,39,500/-
Market Value	1,69,98,500/-
Agreement Value	1,62,00,000/-
Stamp Duty 6%	Stamp Duty - 10,20,000/- Less Paid Stamp Duty - 5,09,000/- Balance Stamp Duty - 5,11,000/-
Reg. Fees	30,000/-
Note	This Valuation Subject to Final Agreement and All Annexure



<b>बदर-९</b>			
पुस्तक क्र. १	१३७९७	२	६०
२०२३			



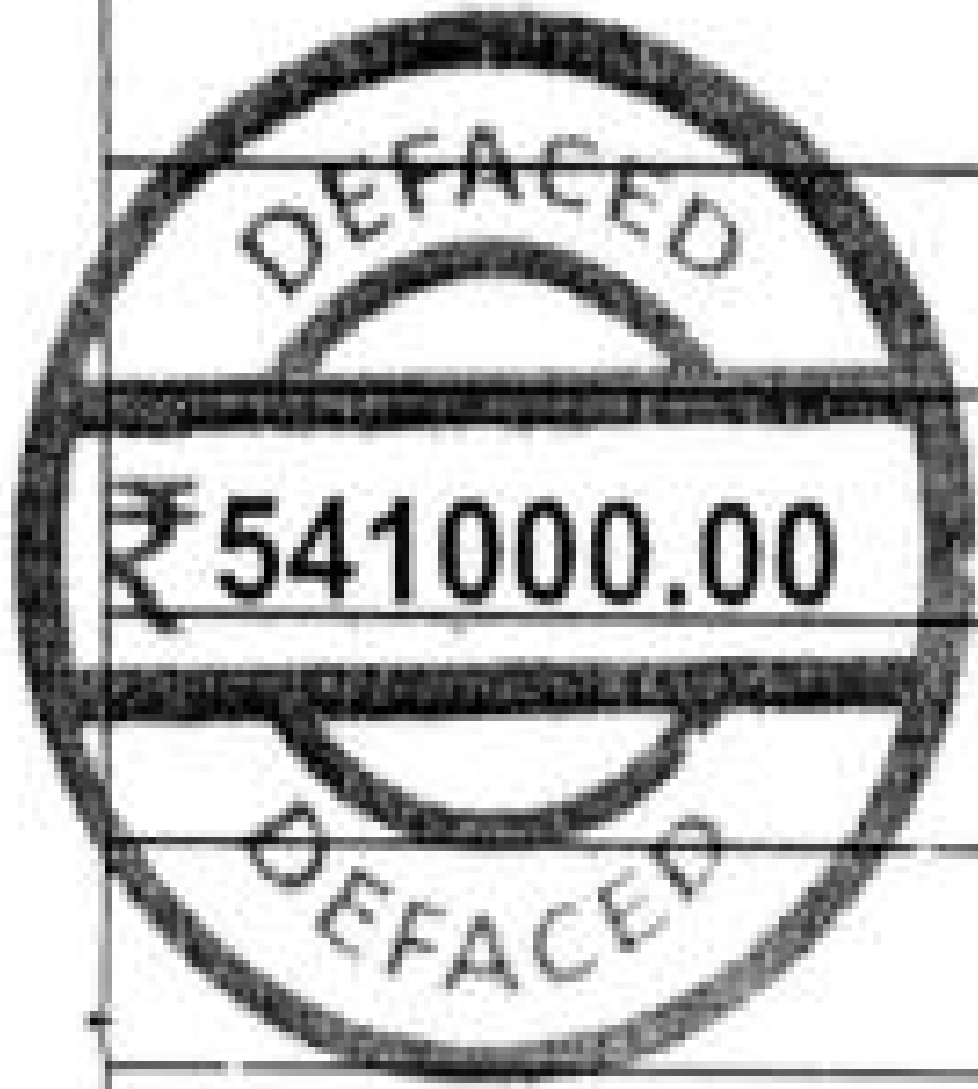
CHALLAN  
MTR Form Number-6



GRN	MH008244095202223E	BARCODE		Date	24/09/2022-18:21:41	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
Office Name	BDR1_JT SUB REGISTRAR ANDHERI NO 1	PAN No.(If Applicable)	ADQPT5413P				
Location	MUMBAI	Full Name	MR MAHENDRA KUMAR TIWARI AND OTHER				
Year	2022-2023 One Time	Flat/Block No.	APARTMENT NO.901, 9TH FLOOR, DELUXE				
		Premises/Building	APARTMENTS				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	
0030045501 Stamp Duty	511000.00	ROAD NO.3,	SANTACRUZ EAST, MUMBAI		4 0 0 0 5 5	
0030063301 Registration Fee	30000.00					
Remarks (If Any)						
PAN2=AGNPJ3707C~SecondPartyName=MR DEEPAK OMPRAKASH JOSHI AND OTHER-						
Total		Amount In	Words	Five Lakh Four One thousand Rupees		



Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	02300042022092426806	222678595908		
Cheque/DD No.		Bank Date	RBI Date	24/09/2022-18:36:30	Not Verified with RBI		
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

Department ID : Mobile No. : 0000000000  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चतान केवल दुय्यम निवधाक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी नसल्यास सदर चतान लागू नाही.

बदर-२  
दु.क्र. १/१३५१०/३/६०  
२०२२

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-378-13717	0004100011202223	26/09/2022-13:24:49	IGR188	30000.00

दस्त क्र बदर १/१३५१०/३/६०

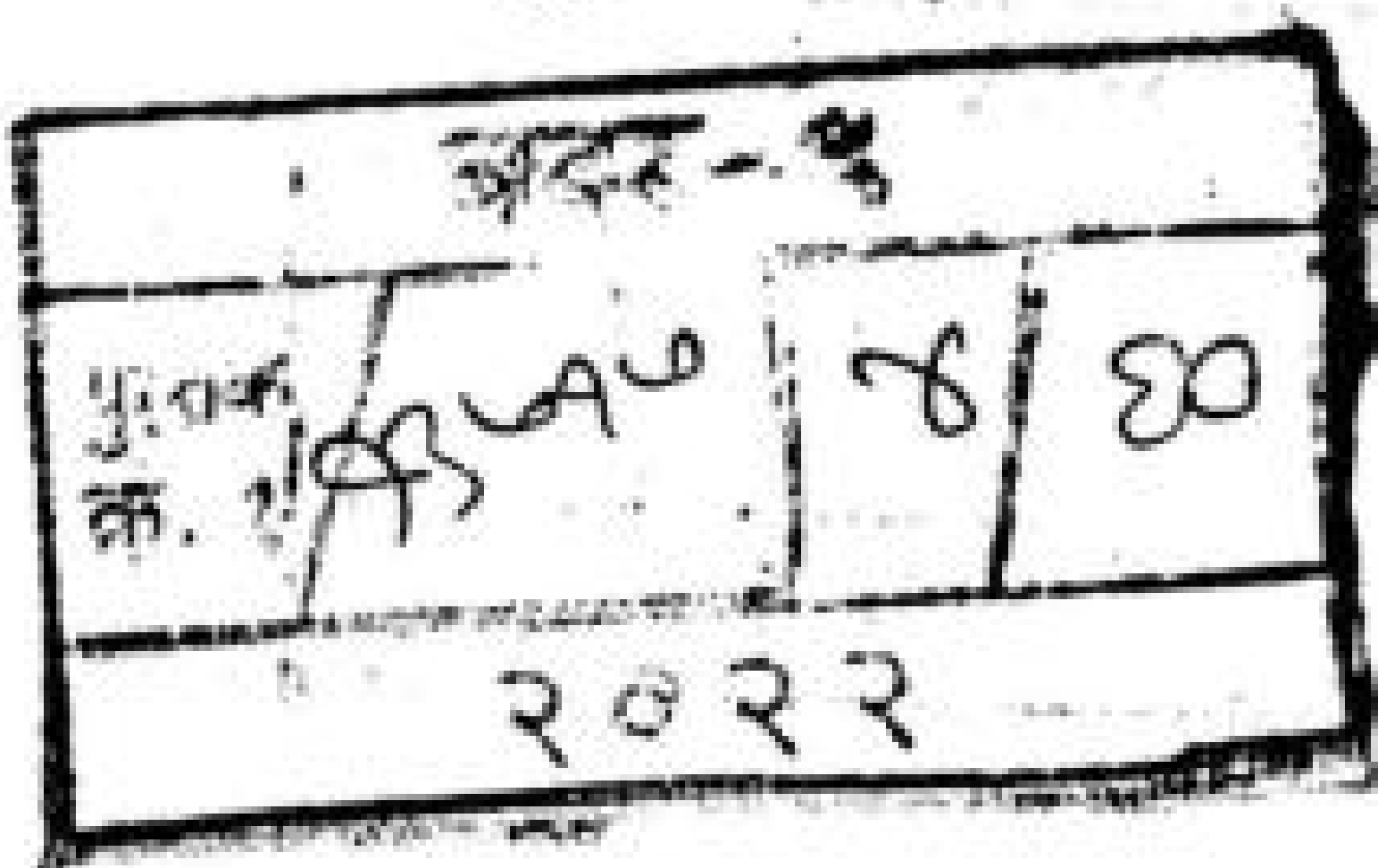
दस्त क्र बदर १/१३५१०/३/६०

(सह. दुय्यम निवधाक, अंधेरी क्र १)

GRN : MH008244095202223E Amount : 5,41,000.00

Bank : BANK OF MAHARASHTRA Date : 24/09/2022-18:21:41

2	(IS)-378-13717	0004100011202223	26/09/2022-13:24:49	IGR188	511000.00
Total Defacement Amount					5,41,000.00



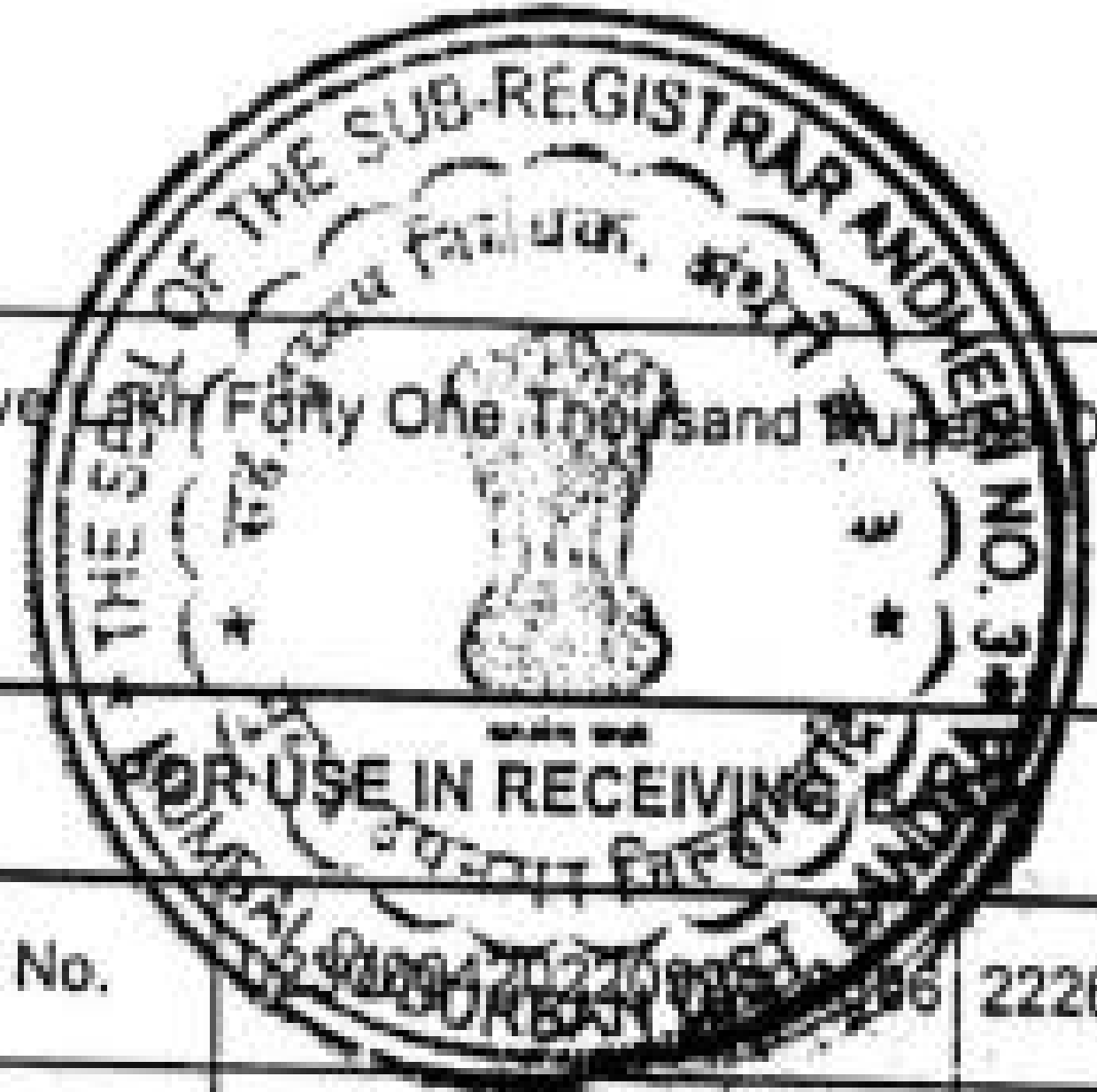




CHALLAN  
MTR Form Number-6



GRN	MH008244095202223E	BARCODE	[Barcode]		Date	24/09/2022-18:21:41	Form ID	25.2
Department	Inspector General Of Registration		Payer Details					
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)					
Office Name	BDP1_JT SUB REGISTRAR ANDHERI NO 1		PAN No.(If Applicable)	ADGPT5413P				
Location	MUMBAI		Full Name	MR MAHENDRA KUMAR TIWARI AND OTHER				
Year	2022-2023 One Time		Flat/Block No.	APARTMENT NO.901, 9TH FLOOR, DELUXE				
			Premises/Building	APARTMENTS				
Account Head Details		Amount in Rs.	Road/Street	ROAD NO.3,				
0030045501 Stamp Duty		511000.00	Area/Locality	SANTACRUZ EAST, MUMBAI				
0030063301 Registration Fee		30000.00	Town/City/District					
			PIN	4	0	0	0	5
			Remarks (If Any)					
			PAN2=AGNPJ3707C--SecondPartyName=MR DEEPAK OMPRAKASH					
			JOSHI AND OTHER-					
			Amount In	Five Lakh Forty One Thousand Rupees Only				
Total		5,41,000.00	Words					
Payment Details		BANK OF MAHARASHTRA						
Cheque-DD Details		Bank CIN	Ref. No.	222878595908				
Cheque/DD No.		Bank Date	RBI Date	24/09/2022-18:36:30	Not Verified with RBI			
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					



Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0000000000  
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी कराययाच्या दस्तासाठी लागू आहे. नोंदणी न कराययाच्या दस्तासाठी सदर चलन लागू नाही.

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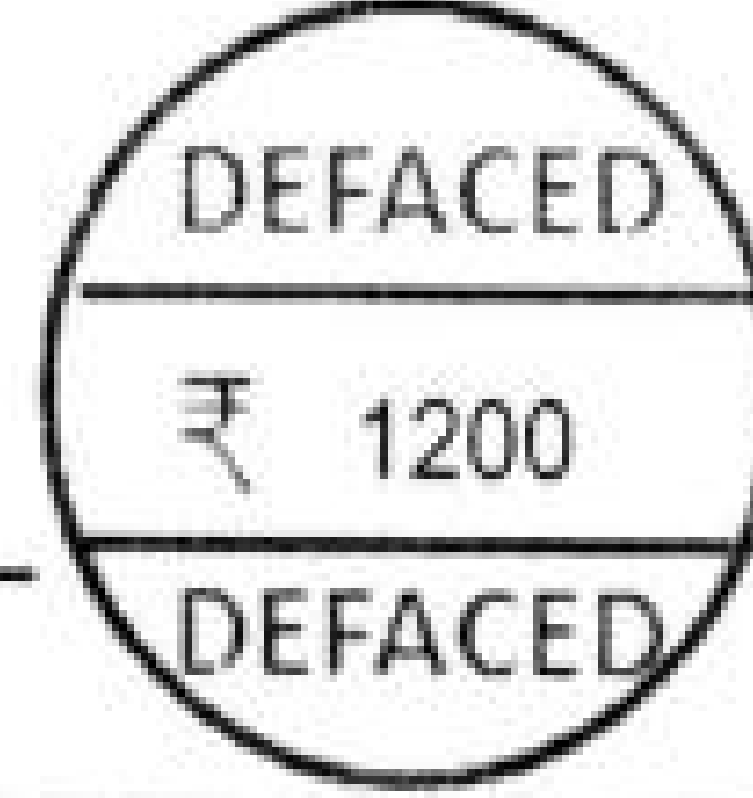
**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN 2609202201510

Receipt Date 26/09/2022

Received from Mahendra Kumar Tiwari, Mobile number 9000000000, an amount of Rs.1200/- towards Document Handling Charges for the Document to be registered on Document No. 13717 dated 26/09/2022 at the Sub Registrar office Joint S.R. Andheri 3 of the District Mumbai Sub-urban District.



### Payment Details

Bank Name MAHB

Payment Date 26/09/2022

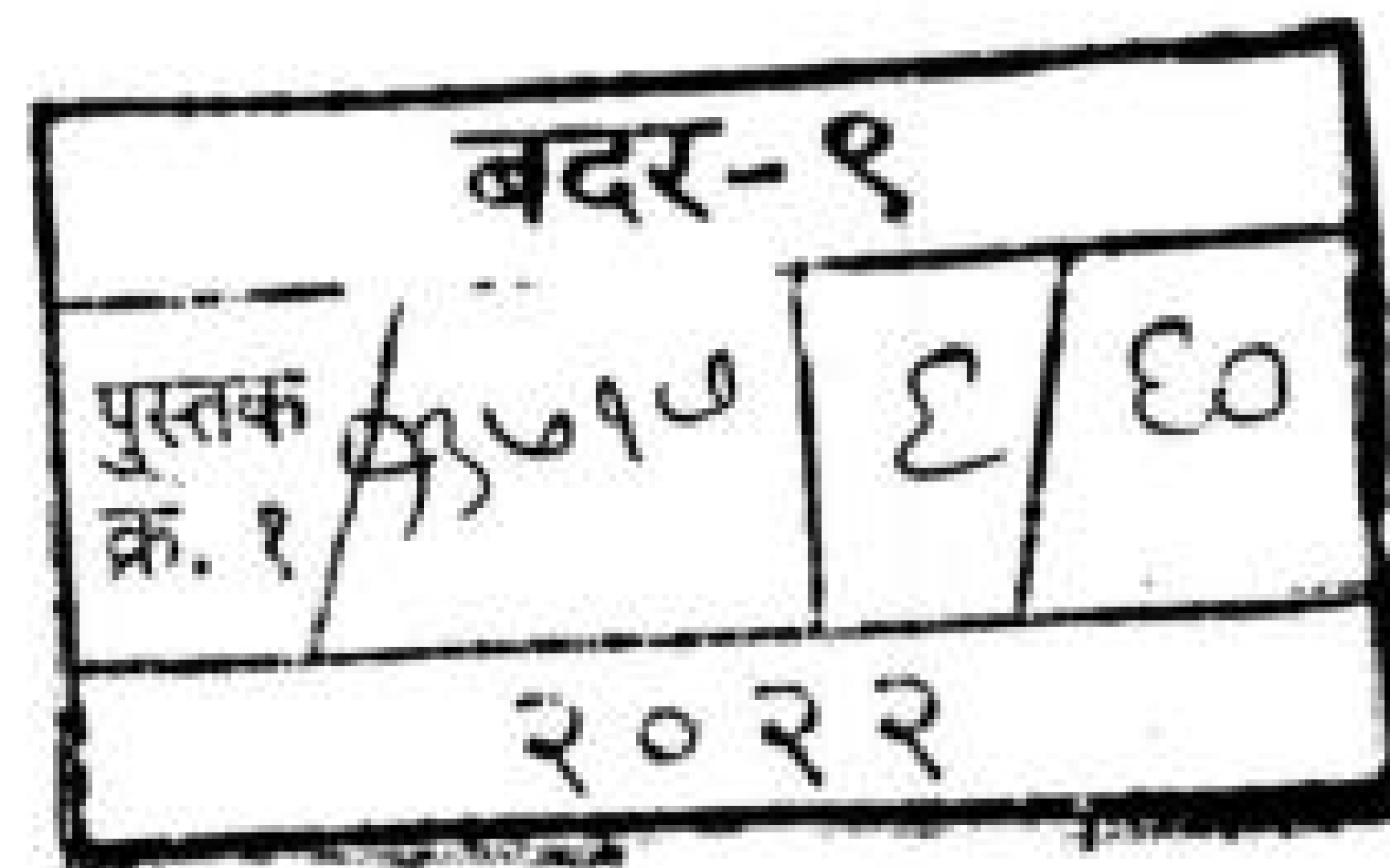
Bank CIN 10004152022092601415

REF No. 003678310

Deface No 2609202201510D

Deface Date 26/09/2022

This is computer generated receipt, hence no signature is required.



दस्ता क्र बंदर १२५०/१५ मध्ये देय केलेले मुद्रांक शुल्क १,५९,०००/-  
दस्ता क्र बंदर १३५१/१५ मध्ये सांगितलेले केले.

(सह. दुय्यम निबंधक, अंधेरी क्र.३)

THIS AGREEMENT TO SELL is made at Mumbai this 26<sup>th</sup> day of September, 2022

Between

(a) Mr. Deepak Omprakash Joshi (PAN: AGNPJ3707C), aged 41 years and (b) Mrs. Monalika Deepak Joshi (PAN- APBPJ8049Q), aged 37 years, both Indian citizens, inhabitants of Mumbai, residing at B/402, New Vinay Co-operative Housing Society Ltd., Manipada Road, Sunder Nagar, Kalina, Santacruz East, Mumbai 400 098, hereinafter called "Vendors" (which expression includes their respective heirs, executors, administrators, legal representatives, successors and assigns) of the First Part;

And

(a) Mr. Mahendra Kumar Tiwari (PAN No. ADQPT5413P), aged 50 years, and (b) Mrs. Vibhuti Tiwari (PAN No. AHSPT0657R), aged 50 years, all Indian citizens, inhabitants of Mumbai, residing at D-61 Western Railway Officer's Flat Carter Road Bandra, Mumbai 400050, hereinafter called "Purchasers" (which expression includes their respective heirs, executors, administrators, legal representatives, successors and assigns) of the Second Part;

And

WEST AVENUE REALTORS PVT. LTD. (CIN NO.U70100MH19999PTCIN AAACW3287C), a company registered under the provisions of Companies Act, 1956 and its registered office at 1201, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai-400 013, hereinafter called "Confirming Party/Promoter" (which expression shall unless repugnant to the context and/or meaning thereof shall mean and include its successors and assigns) of the Third Part;

The Vendors, Purchasers and Confirming Party/Promoter are hereinafter collectively referred to as the "Parties" and individually as the "Party".

WHEREAS:

- (A) One Deluxe Co-Operative Housing Society Limited ("the said Society") decided to redevelop its land admeasuring about 1162.20 square meters, bearing Sub-Plot No. 5 of the Final Plot No. 66 of Santacruz Town Planning Scheme No. III, located at Santacruz (East) in the Registration Sub District of Bandra, District Bombay Suburban (more particularly described in the First Schedule hereunder written and hereafter called "Project Land") along with its buildings thereon;
- (B) Thereafter, by and under the Development Agreement dated 22<sup>nd</sup> May 2013 (registered with the Sub-Registrar of Assurances Andheri-1 under Serial No. BDR1-5437-2013), the said Society appointed the Confirming Party as the Promoter for the redevelopment of the Project Land;
- (C) Accordingly, the Confirming Party commenced the construction of a building called Deluxe Apartments ("Building") on the Project Land and got the project registered with Maha Rera, the Real Estate Regulatory Authority at Mumbai, under Registration No. P51800000819 as per the Real Estate Regulation Act, 2016 and the Rules thereunder (collectively "Rera");
- (D) By and under the Agreement for Sale dated 2<sup>nd</sup> March, 2021 (registered with the Sub-Registrar of Assurances under Serial No. Andheri-2/ 2250/ 2021) (hereinafter referred to as "Rera Agreement For Sale"), executed by the Confirming Party herein (therein referred to as the Promoter) and the Vendors (therein referred to as the Allottees). The

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*[Signatures]*

Confirming Party thereby agreed to sell to the Vendors flat bearing Apartment No. 901 of the type 2 BHK, admeasuring 66.38 square meters Rera Carpet Area, on the 9<sup>th</sup> floor of the Building (more particularly described in the Second Schedule hereunder written, hereinafter referred to as "the said Apartment") along with the covered Car Parking Space/s bearing No. 71 situate in Podium No. Second for a total consideration of INR 1,56,45,000/- (One Crore Fifty-Six Lac Forty-Five Thousand) ("Promoter Consideration"), which conditions stated therein;

- (E) From and out of the Promoter Consideration, the Vendors have paid to the Promoter Rs. 1,46,11,750/- as per the terms of the Rera Agreement. The balance Promoter Consideration of Rs. 10,33,250/- inclusive of all taxes + Rs. 3,17,115/- other amounts as more particularly mentioned in the Rera Agreement are payable to the Promoter;
- (F) The said Apartment, aforesaid Car Parking Space No. 71 situated in Podium No. second, and the said Agreement are collectively referred to as "the said Premises".
- (G) Pursuant to the negotiations between the Parties, the Purchasers have agreed to purchase and the Vendors have agreed to sell the said Premises on *as is where is and what is basis* for a total consideration of Rs. 1,62,00,000/- (One Crore Sixty- Two Lac Only) and on the terms and conditions appearing hereafter;
- (H) The possession of the said Premises is yet to be handed over by the Promoters to the original allottees and Vendors herein. It is hereby agreed between all the Parties herein that after completion of the said project and receipt of Occupation Certificate the possession of the said Premises will be handed over by the Promoters to the Purchasers herein who on execution hereof have become the allottees in place of the Original Allottees / Vendors herein. The transfer of the said Premises will be completed on payment of the Final Installment (defined hereafter) on before the execution of the agreement from execution hereof.

**IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS**

1. **Sale of the said Premises & Consideration**
- 1.1 The original allottees and Vendors hereby agree to sell and transfer to the Purchasers and the Purchasers hereby agree to purchase and acquire from the Vendors the said Premises including all the rights, title, claim and interest in the said Apartment bearing No. 901 on the 9<sup>th</sup> Floor of the Building constructed on the Project Land along with Car Parking Space No. 71 on the Second Podium and the Rera Agreement For Sale (more particularly described in the Second Schedule) for a full and final total consideration of Rs. 1,62,00,000/- (One Crore Sixty-Two Lac Only) (hereinafter referred to as "Vendor Consideration") payable as follows subject to the applicable Tax Deducted at Source:
- (a) Rs. 36,00,000/- paid to the Vendors on or before execution hereof (the receipt whereof the Vendors acknowledge and admit);
- (b) Rs. 10,33,250/- (being the balance amount of Promoter Consideration) inclusive of all taxes + Rs. 3,17,115/- being the other amounts as more particularly mentioned in the Rera Agreement For Sale will be directly paid by the purchaser to the Confirming Party / Promoter as per the terms of the Rera Agreement For Sale;
- (c) Rs. 1,15,66,750/- will be paid by the Purchasers to the Vendors within 30 days from the execution hereof ("Final Instalment").
- 1.2 Upon execution hereof, the Purchasers (a) shall be substituted as the allottees in place of the Vendors/Original allottees under the said Rera Agreement for Sale, (b) shall be entitled to all the benefits of the said Rera Agreement for Sale, and (c) shall be subject to all the obligations of the Vendors as mentioned in the Rera Agreement For Sale.
- 1.3 The Purchasers covenant with the Vendors that the Vendors shall not in any manner whatsoever be liable to the Promoter under the Rera Agreement for sale or otherwise with respect to the said Premises.



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2. **Investigation of Title:**

The Vendors have not created any third party right, title, claim, share and interest in respect of the said Premises. The Purchasers carried out an independent investigation of the title of the Vendors under the Rera Agreement for Sale.

3. **Possession:**

The Purchasers shall directly obtain possession of the said Apartment and Car- Space from the Promoter against payment of the amounts under Rera Agreement for Sale. On the delivery of the vacant possession of the said Premises; the Purchasers will hold the same on ownership basis with all rights of occupation thereto as members of the said Society and thereafter the "Vendors" will have no right, interests, claim or title therein.

4. **Taxes and Outgoings**

4.1 Each Party shall pay its respective Income Tax Dues under these presents. GST or any other tax on any amounts with respect to the said Premises shall be borne and paid by the Purchasers alone.

4.2 The Purchasers alone shall pay all taxes, maintenance charges, electricity, water, sewerage charges, fees, penalties or any other amounts demanded by any authority after the execution of this Agreement.

5. **Representations & Warranties**

Each Party has good right, full power and absolute authority to execute these pre-sets and enter into the transactions contemplated herein.



6. **Termination & Default**

6.1 In the event the Purchasers fails to pay the Final Installment to the said period of 30 days from execution hereof or commits any default in Agreement for Sale ("Event of Default") then:

- (a) 15% interest shall be payable by the Purchasers to the Vendors until the Event of Default is cured by way of liquidated damages being a genuine pre-estimate of damages and not by way of penalty: and /or
- (b) without prejudice and in addition to the right of the Vendors to the liquidated damages mentioned in (a) above, if Event of Default continues for a period of 30 days from execution hereof then the Vendors shall be entitled to issue a 30 days' notice to the Purchasers for cure and/or to clarify the default and in absence of compliance thereof the Vendors shall have right to terminate this Agreement.

6.2 Immediately upon termination as aforesaid,

- (i) the Vendors shall take back possession of the said Premises;
- (ii) the Purchasers shall clear all mortgages, encumbrances and third party rights whatsoever created in relation to the said Premises prior to the execution of the Deed of Re-conveyance / Deed of Cancellation mentioned in (iii) below;
- (iii) the Purchasers shall execute and register Deed of Re-conveyance / Deed of Cancellation in favour of the Vendors cancelling this Agreement, re-conveying the said Premises free from any encumbrances and claims, and hand back possession of the said Premises (if obtained) against payment of the Vendor Consideration (excluding amounts paid or payable by the Purchasers to the Confirming Party under the Rera Agreement For Sale or otherwise including the balance Promoter Consideration) till then paid by the Purchasers to the Vendors after deduction by the Vendor of the following amounts:
  - (a) arrears of liquidated damages to be calculated from the date of expiry of the time period mentioned in clause 6.1 above till the date of execution and registration of Deed of Re-conveyance/ Deed of Cancellation and

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handing back of possession of the Premises (if obtained);

(b) amounts towards clearing encumbrances, if any, or remedying the Event of Default. It is clarified that the right of deduction of such amounts shall be exercised by the Vendors at its sole discretion and shall not absolve the Purchasers from its obligation of payment of the loan amounts or clearing any encumbrance created by it or curing the Event of Default which will come after execution of this agreement;

6.3 Any shortfall after the deductions mentioned at 6.2 (a) and (b) above must be forth- with paid by the Purchasers to the Vendors failing which the Purchasers shall be liable to pay the same along with interest @15% per annum which will be calculated from the date of expiry of the notice period.

6.4 Stamp duty and registration fee with respect to the Deed of Re-conveyance / Deed of Cancellation shall be borne and paid by Purchasers alone.

6.5 The Purchasers acknowledge that the Vendors have not given any warranty or representation with respect to the said Premises in any manner whatsoever including its title, use, taxes, outgoing, description, condition etc. The Purchasers have relied entirely on their independent investigations.

6.6 It is clarified that the termination shall not prejudice the to the Vendor's right to recover the liquidated damages.

#### 7 Specific Performance

Either Party shall be entitled to sue for specific performance of this Agreement for sale.

#### 8 Indemnity

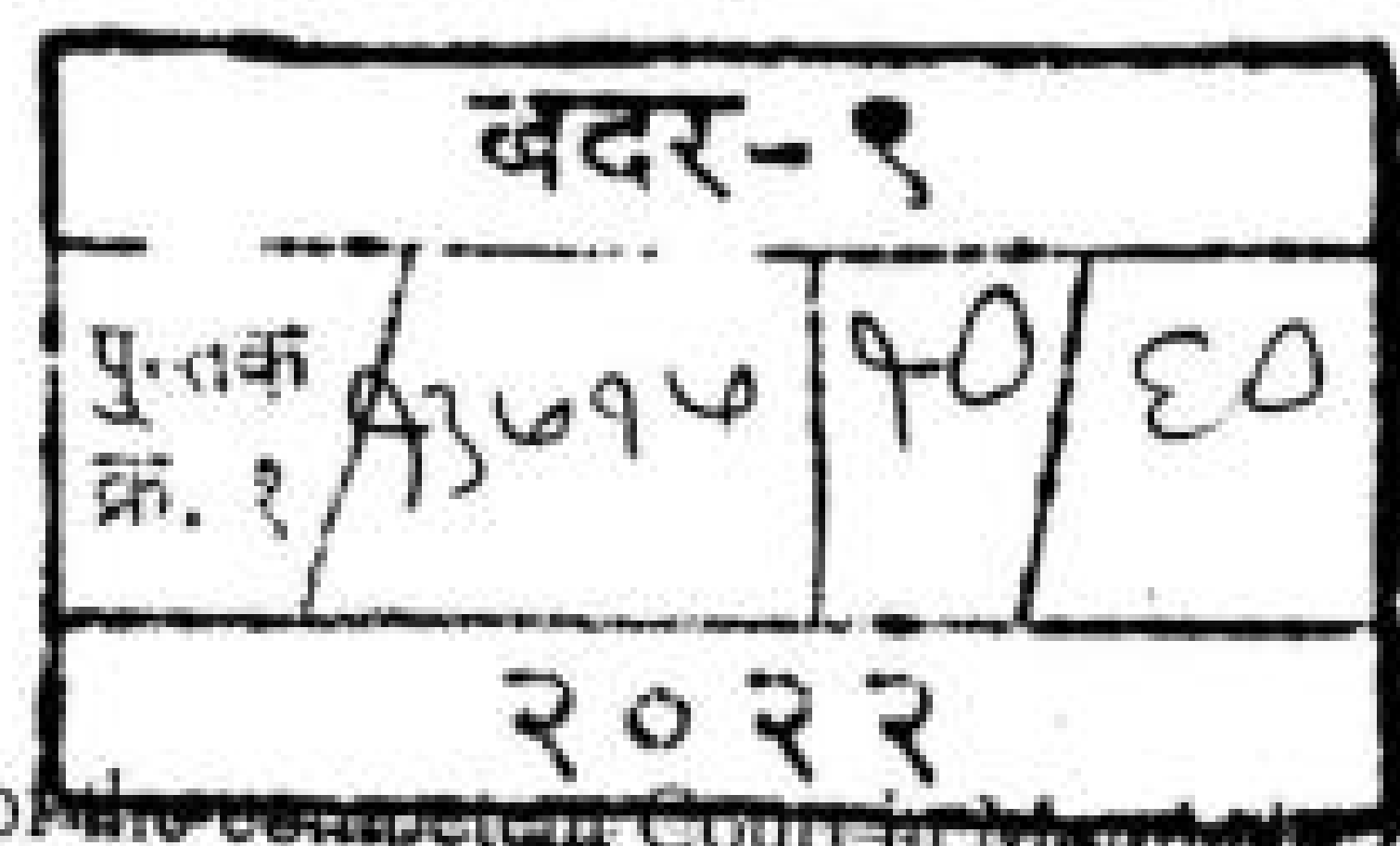
The Purchasers shall jointly and severally indemnify and keep indemnified the Vendors against all actions, suits, claims, eviction, demolition, demands, judgement, costs (including litigation costs), damages, loss, expenses, consequences, or liabilities of whatsoever nature arising on account of breach of any of the obligations binding on the Purchasers or any representation, warranty, statement made by the Purchasers turning out to be untrue or misleading.

#### 9 Governing Law

This Agreement shall be governed by the laws of India.

#### 10 Jurisdiction

This Agreement shall be subject to the exclusive jurisdiction of the competent Court in Mumbai only.



#### 11 Stamp Duty, Registration Fees, Legal Expenses:

11.1 Stamp duty, registration fees, transfer charges, or any other amounts of whatsoever nature with respect to this Agreement or any other document shall be borne and paid by the Purchasers alone.

11.2 Each Party shall bear costs of their respective legal advisors.

#### 12 Miscellaneous

##### 12.1 Further Assurances

Each Party shall, from time to time on being required to do so by the other Party, now or at any time in the future, do or procure the doing of all such acts and /or execute or procure the execution of all such documents in a form satisfactory to the other Party as the other Party may reasonably consider necessary for giving full effect to this Agreement and securing to the other

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Party the full benefit of the rights, powers and remedies conferred upon the other Party in this Agreement.

**12.2 Waiver**

No forbearance, indulgence or relaxation by any Party at any time to require performance of any provision of this Agreement shall in any way affect, diminish or prejudice the right of such Party to require performance of the same provision and any waiver or acquiescence by any Party of any breach of any provision of this Agreement shall not be construed as a waiver or acquiescence of any continuing or succeeding breach of such provisions, a waiver of any right under or arising out of this Agreement or acquiescence to or recognition of rights and/or position other than as expressly stipulated in this Agreement.

**12.3 Amendments**

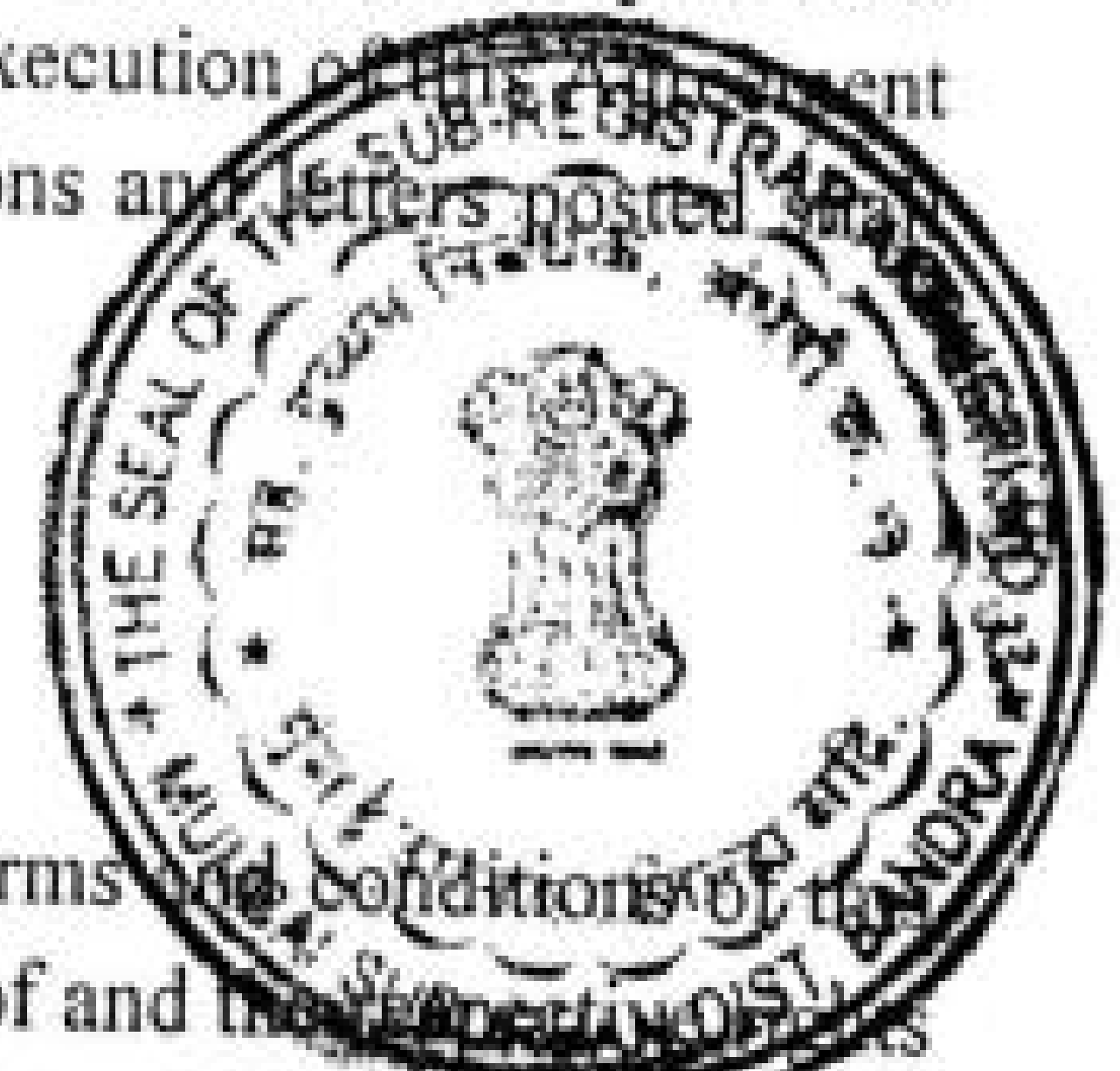
No modification or amendment of this Agreement and no waiver of the terms or conditions here to shall be binding unless made specifically in writing duly executed by the authorized representatives of all the Parties.

**12.4 Time Essence:**

Time is essence for the Purchasers. Furthermore, the Confirming Party shall hand-over the possession of the said Apartment to the said Purchasers (who have become the Allottees of the said Premises) after receiving the occupancy certificate.

**12.5 Notices :**

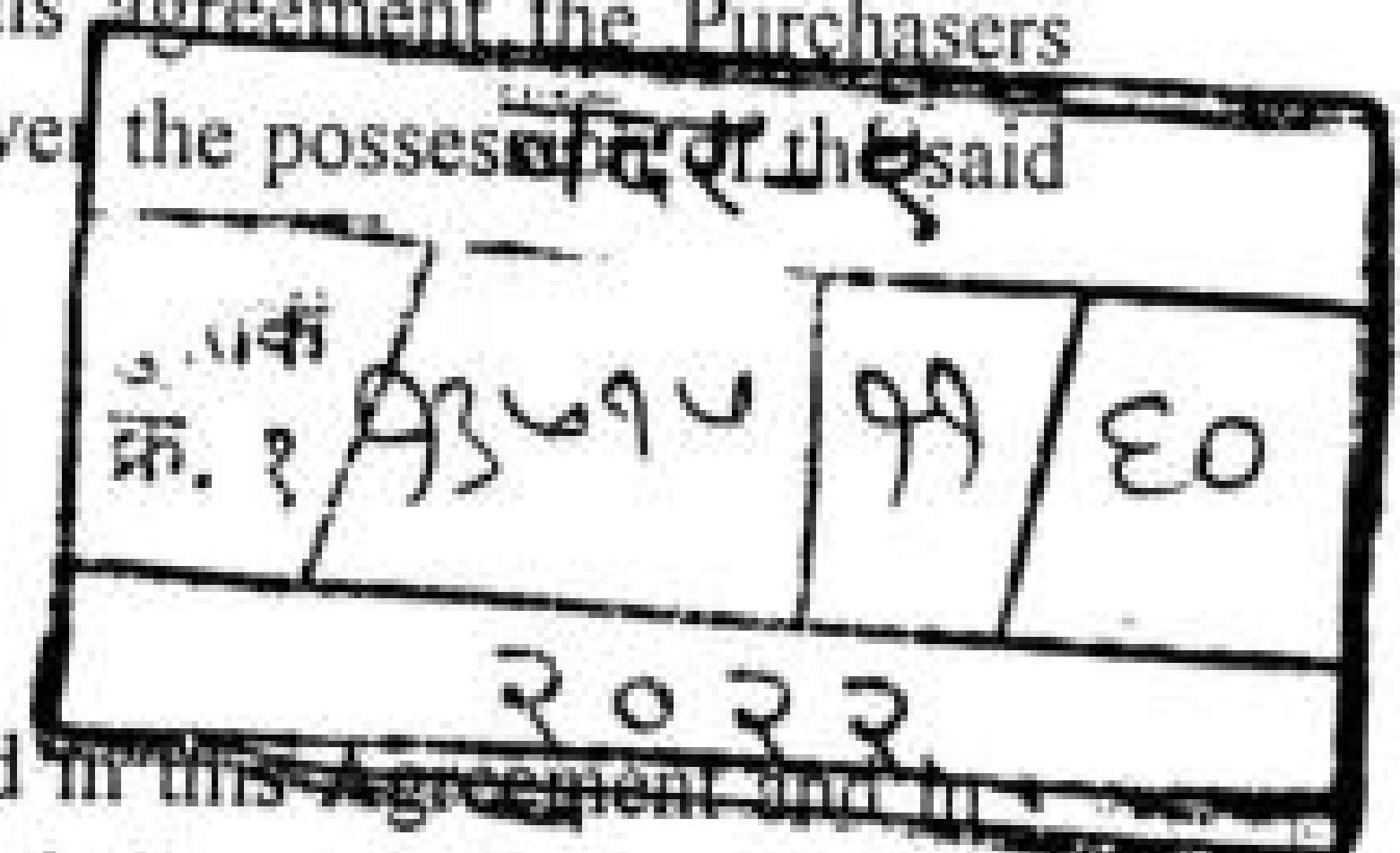
That all notices to be served on the Parties shall be deemed to have been duly served if sent to by Registered Post at their respective addresses as specified hereinabove. It shall be the duty of each Party to inform each other of any changes in address subsequent to the execution of this Agreement in the above address by Registered post failing which all communications and letters posted at the above address shall be deemed to have been received by the parties as the case may be.



**12.6 Dispute Resolution :**

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

12.7 The Confirming Party hereby confirms that upon execution of this agreement the Purchasers become the original allottee of the said Premises and it will hand over the possession of the said Premises to the Purchasers after receipt of Occupation Certificate.



**12.8 Survival**

All covenants, agreements, representations and warranties contained in this Agreement and in any agreement delivered pursuant here to or in connection here with shall survive the execution and delivery of this Agreement and the consummation of the transactions contemplated thereby.

**12.9 Interpretation**

12.9.1 Unless the context requires a contrary construction, the singular shall include the plural and the plural the singular, and the masculine, feminine or neuter shall include the masculine, feminine and neuter.

12.9.2 The words "include", "includes", "including" shall be deemed to be followed by the words

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"without limitation".

12.9.3 All captions and titles used in this Agreement are intended solely for convenience of reference and shall not enlarge, limit or otherwise affect that which is set forth in any of the paragraphs, sections or clauses hereof.

12.9.4 "written" or "in writing" includes any communication made by letter, fax or email;

12.9.5 The obligations of the Purchasers are joint and several;

12.9.6 This Agreement is a joint product of the Parties and any rule of statutory interpretation interpreting agreements against a Party primarily responsible for drafting an agreement will not be applicable to this Agreement.

12.9.7 The Seller herein have executed and got registered the said Principal Agreement for Sale dated 02/03/2024 and since Agreement hereof is made and entered within 3 (Three) years from the said Principal Agreement, the stamp duty on the present Agreement is paid as per Article 5 (g-a) (ii) of Schedule-I of The Maharashtra Stamp Act.

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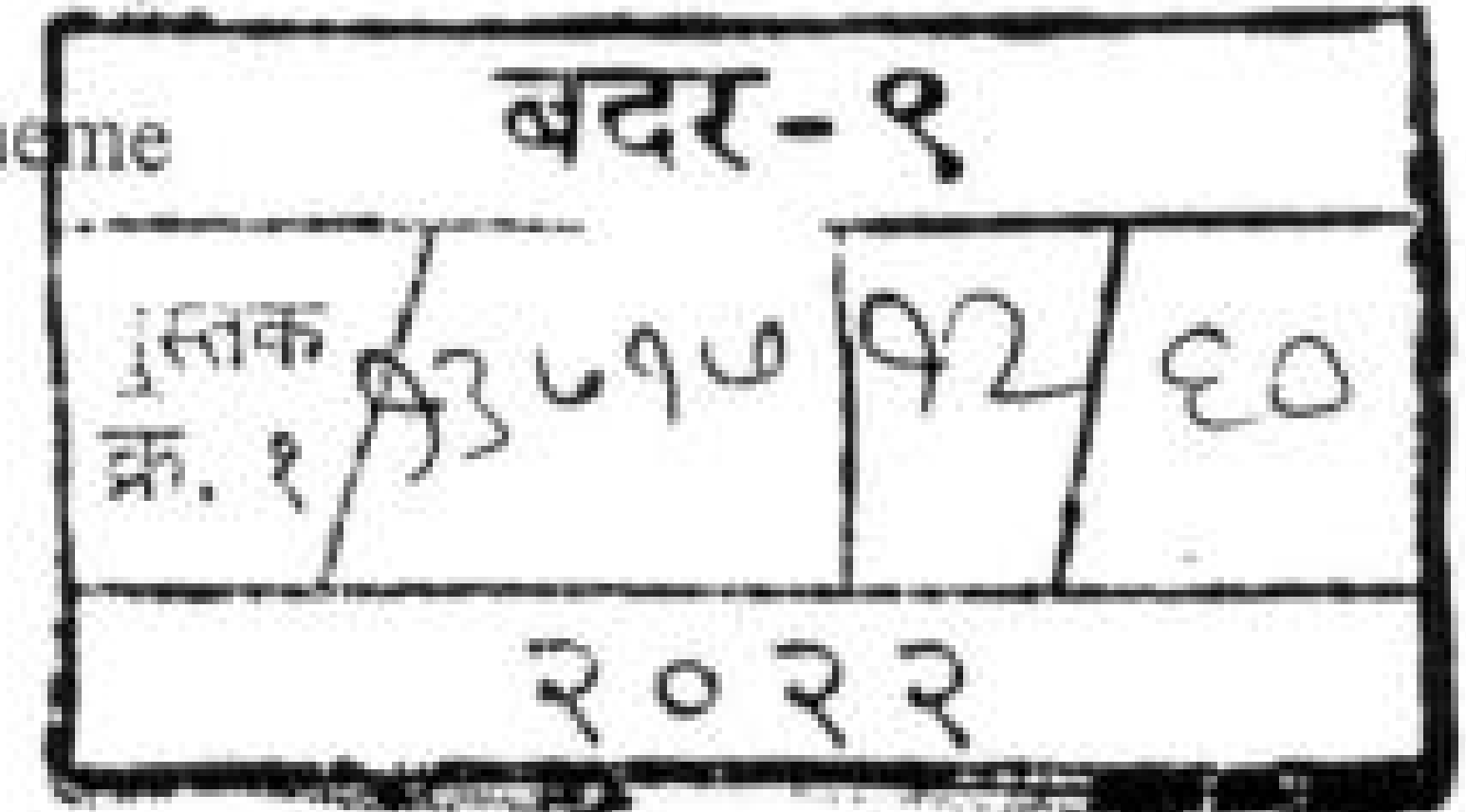


First Schedule

Description of the Project Land and all other details

ALL THAT piece or parcel of land located at Santacruz (East) in the Registration Sub District of Bandra, District Bombay Suburban, bearing Sub-Plot No. 5 of the Final Plot No. 66 of Santacruz Town Planning Scheme No. III and admeasuring at or about 1162.20 square meters and bounded as under:

On or towards East : By Government land bearing Survey No.355. On  
or towards West : By Sub Plot No.6of Final Plot No.66.  
On or towards North : Partly by Final Plot No.67 and partly by Sub Plot  
No.4 of Final Plot No.66.  
On or towards South : By 3<sup>rd</sup> Road of the said Scheme



Second Schedule

Description of the said Premises

Apartment No. 901 of the type 2 BHK of RERA carpet area admeasuring 66.38 square meters on 9<sup>th</sup> floor in the Building known as Deluxe Apartments to be constructed on the bearing Sub-Plot No. 5 of the Final Plot No. 66 of Santacruz Town Planning Scheme No. III, Santacruz Division, Road No. 3, Santacruz East, Mumbai 400 055 along with one covered parking space No. 71 on Second Podium and the said Agreement.

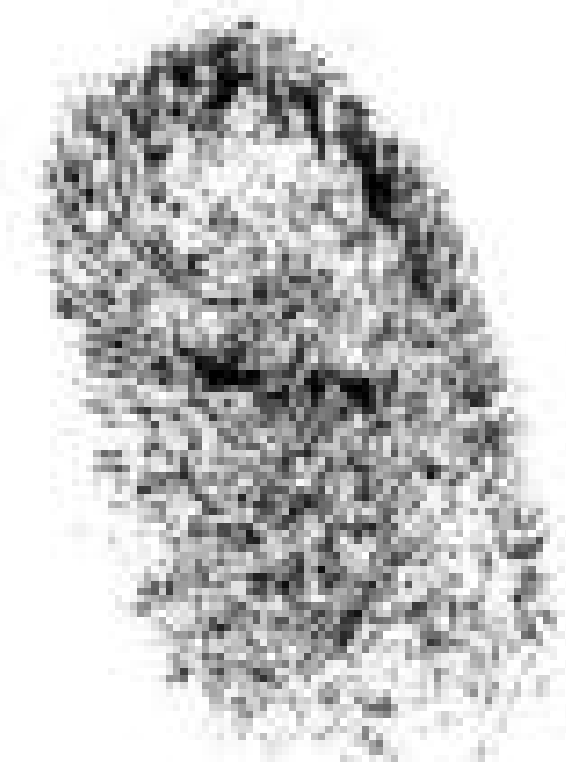
IN WITNESS WHEREOF the Parties hereto have executed these presents the day and year first hereinabove written.

Signed, and Delivered by the  
with named Vendors :

(a) Mr. Deepak Omprakash



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Handwritten signature: 'Omni 2024'

Handwritten signatures.



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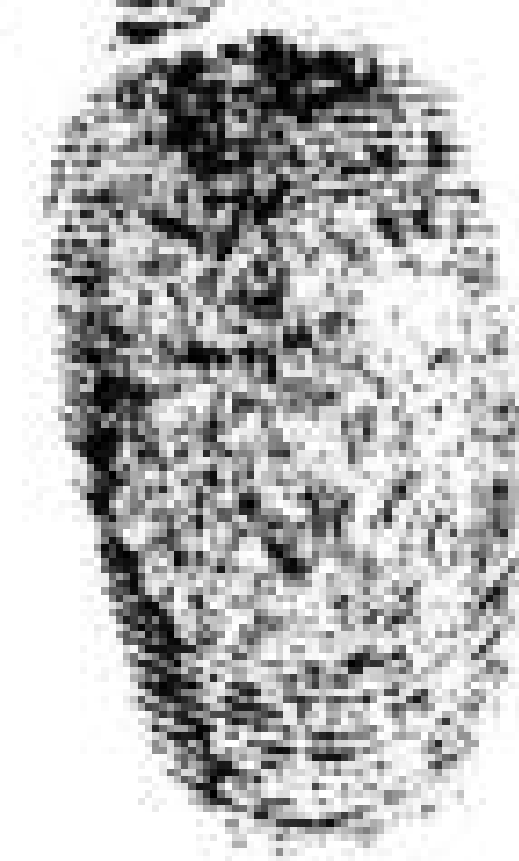
(b) Mrs. Monalika Deepak Joshi

in the presence of:

(i) Salawadi

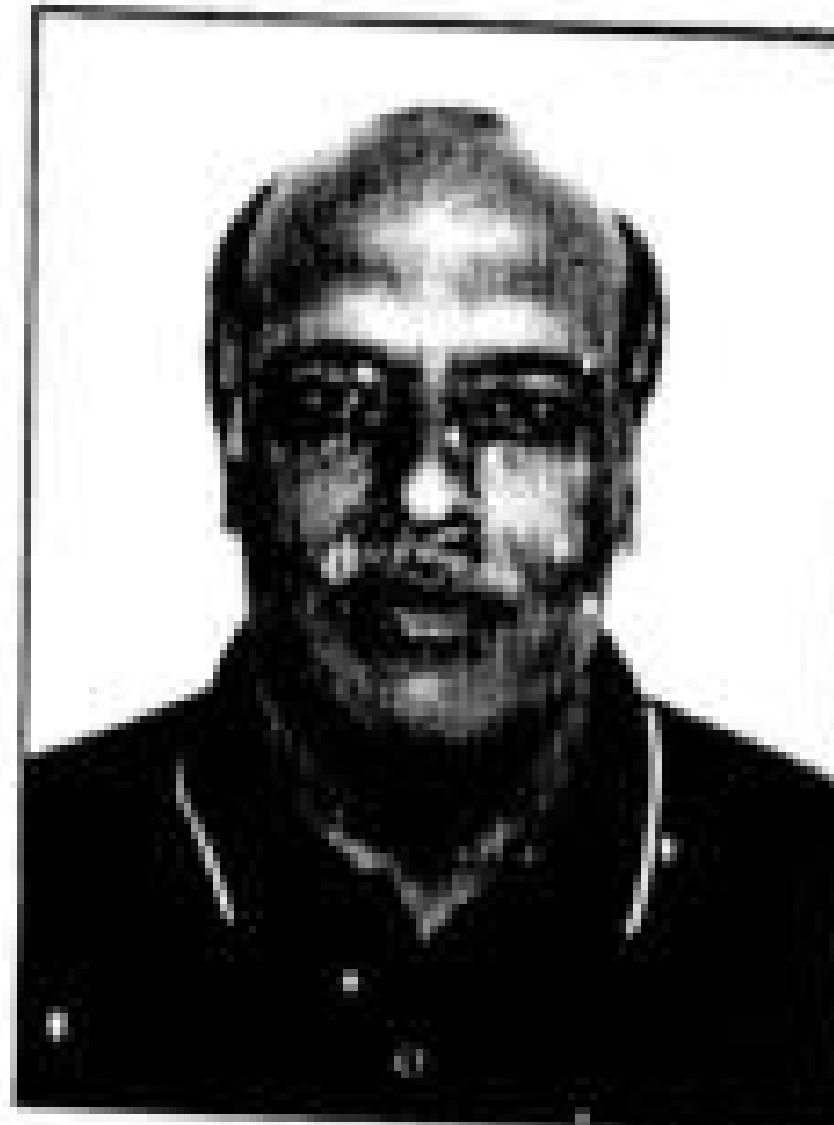


Joshi



(ii) Shawas

Signed and Delivered  
by the within named Purchasers:  
(a) Mr. Mahendra Kumar Tiwari



Tiwari



(b) Mrs. Vibhuti Tiwari



Vibhuti Tiwari



in the presence of:

(i) Salawadi

(ii) Shawas

Signed and Delivered

by the within named Confirming Party:  
M/s. West Avenue Realtors

Pvt. Ltd. through its authorized signatory

Mr. SHARAD RAMCHANDRA JADHAV



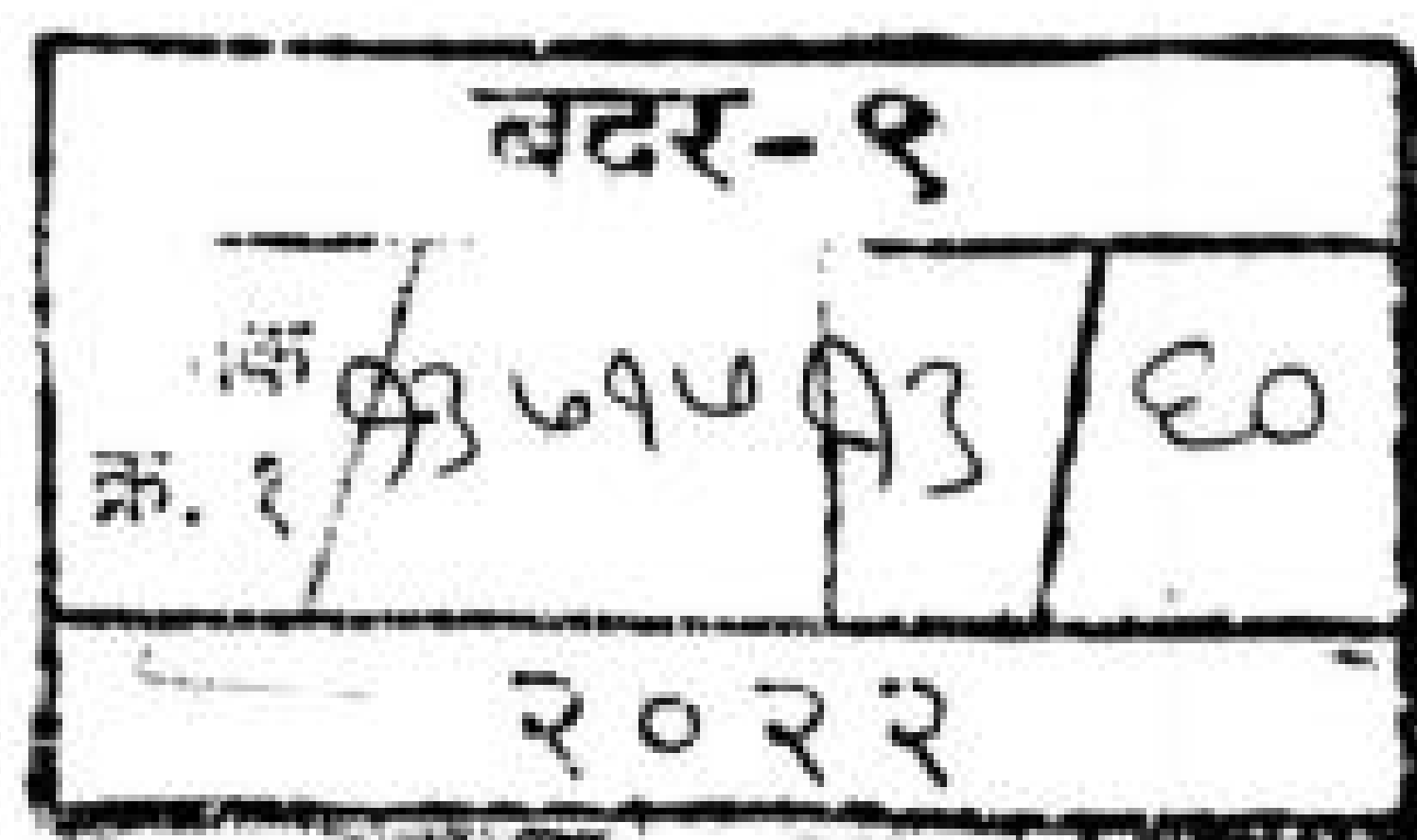
Sharad Jadhav



In the presence of:

(i) Salawadi

(ii) Shawas



Receipt

Received of and from the within named Purchaser, on or before the date hereof, the sums aggregating to **INR.36,00,000/- (INR Thirty Six Lacs Only)** as per details given herein above, being the earnest money agreed to be paid by the Purchaser to us.

Sr.	Cheque No.	Date	Amount INR	Bank and Branch
1	952599	02/08/2022	5,00,000/-	State Bank Of India
2	NEFT	20/08/2022	8,00,000/-	State Bank Of India
3	NEFT	26/08/2022	5,00,000/-	State Bank Of India
4	NEFT	09/09/2022	10,00,000/-	State Bank Of India
5	NEFT	20/08/2022	8,00,000/-	State Bank Of India
	<b>TOTAL</b>		<b>36,00,000/-</b>	<b>(INR [Thirty Six Lacs] Only)</b>

We Say Received,



Mr. Deepak Joshi

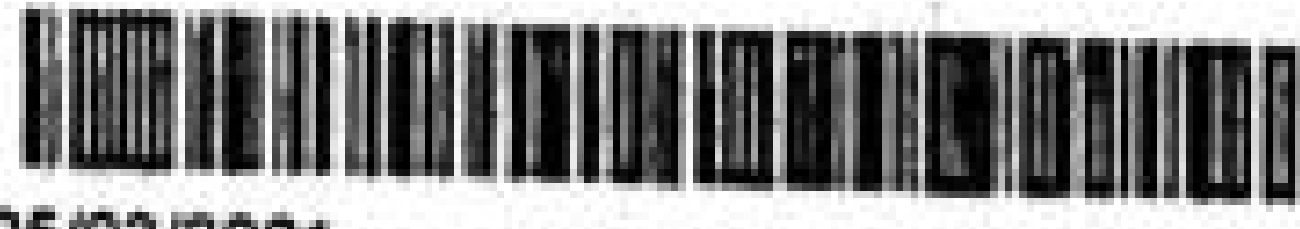


Mrs. Monalika Joshi

(Vendors)



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05/03/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बंधेरी 2

दस्त क्रमांक : 2250/2021

नोंदणी :

Regn 63m

नावाचे नाव : बांद्रा

(1) विलेखाचा प्रकार	करारनामा
(2) नोंदवना	14900000
(3) बाजारभावा/भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	18992448.31
(4) घु-भावन, पोटहिसा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर बर्नन : सदतिका नं: 901, माळा नं: 9 वा मजला, इमारतीचे नाव: डीलक्स अपार्टमेंट, ब्लॉक नं: सांताक्रुज, पूर्व मुंबई-400055, रोड : रोड नं 3, इतर माहिती: सदतिकेचा वे क्षेत्रफल 68.38 स्क्वेअर मीटर रेंद्र कारपेट, सोबत एक कन्स्ट्रूई कार पार्किंग नं.71 दुसऱ्या पोटिथम मध्ये. ( C.T.S. Number :- ; Final Plot Number : 66/5 ; )
(5) क्षेत्रफल	1) 73.01 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता.	1): नाव:-वेसर्स बेस्ट एंजिन्स रिजल्ट्स प्राईवेट लीमिटेड चे संचालक सरल रामचंद्र जाधव तर्फे कुलमुख्त्यार सीतेस जी आजगांवकर - - बय:-43; पत्ता:-प्लॉट नं: ऑफिस नं 1201, माळा नं: 12 वा मजला, इमारतीचे नाव: पेनिंगुला बिजनेस पार्क, ब्लॉक नं: मोजर परेड, मुंबई, रोड नं: गणपतराव कदम मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-AAACW3287C
(8) दस्तऐवज करून देणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता	1): नाव:-दिपक ओमप्रकाश जोशी बय:-40; पत्ता:-प्लॉट नं: बी/402, माळा नं: 4 वा मजला, इमारतीचे नाव: न्यू विनय को ऑफ ह्रीसिंग सोसा मी, ब्लॉक नं: मणीपाडा रोड, सुंदर नगर, कलीना, सांताक्रुज पूर्व, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400098 पॅन नं:-AGNPJ3707C 2): नाव:-मीनासिका दिपक जोशी बय:-38; पत्ता:-प्लॉट नं: बी/402, माळा नं: 4 वा मजला, इमारतीचे नाव: न्यू विनय को ऑफ ह्रीसिंग सोसा मी, ब्लॉक नं: मणीपाडा रोड, सुंदर नगर, कलीना, सांताक्रुज ईस्ट, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400098 पॅन नं:-APBPJ8049Q
(9) दस्तऐवज करून दिल्याचा दिनांक	02/03/2021
(10) दस्त नोंदणी केल्याचा दिनांक	02/03/2021
(11) अनुक्रमांक, खंड व पृष्ठ	2250/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	510000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारतांना निचडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any

सुलभ व्यवहारासाठी नागरिकांचे सहजीकरण  
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे मुहंमुंबई महानगरपालिकेस पाठविणेत असेल आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.  
Details of this transaction have been forwarded by Email ( dated 03/03/2021 ) to Municipal Corporation of Greater Mumbai.  
No need to spend your valuable time and energy to submit this documents in person.



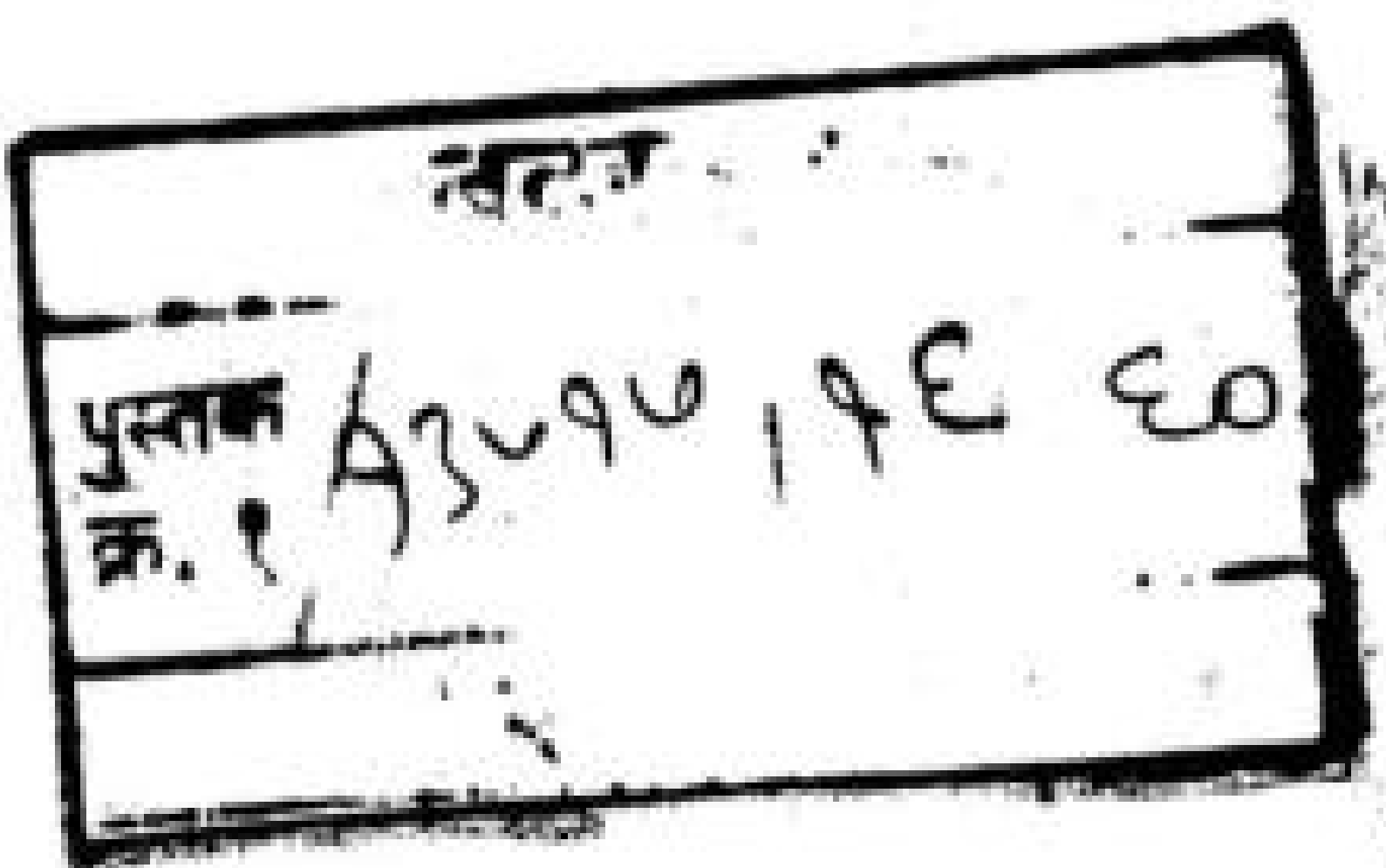
सह: दुय्यम निबंधक, अंधेरी क्र.-२  
मुंबई उपनगर जिल्हा

बंदर-९	
मुद्रांक क्र. १	१३०१०९५/६०
२०२२	

## Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DEEPAK OMPRAKASH JOSHI AND OTHERS	eChallan	69103332021022413541	MH012062364202021M	510000.00	SD	0005869101202021	02/03/2021
2		DHC		0203202108448	1440	RF	0203202108448D	02/03/2021
3	DEEPAK OMPRAKASH JOSHI AND OTHERS	eChallan		MH012062364202021M	30000	RF	0005869101202021	02/03/2021

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



(pavti)

323/2250

पावती

Original/Duplicate

Tuesday, March 02, 2021

नोंदणी क्र. :39म

4:36 PM

Regn.:39M

पावती क्र.: 2570 दिनांक: 02/03/2021

गावाचे नाव: बांद्रा

दस्तऐवजाचा अनुक्रमांक: वदर4-2250-2021

दस्तऐवजाचा प्रकार : करारनामा

मादर करगान्याचे नाव: दिपक भोमप्रकाश जोशी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1440.00

पृष्ठांची संख्या: 72

एकूण:

रु. 31440.00

**DELIVERED**

सह दुय्यम निबंधक, अंधेरी-2

सह. दुय्यम निबंधक, अंधेरी क्र.-२,  
मुंबई उपनगर जिल्हा

बाजार मूल्य: रु.16992446.31 /-

मोबदला रु.14900000/-

भरलेले मुद्रांक शुल्क : रु. 510000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1440/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0203202108448 दिनांक: 02/03/2021

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012062364202021M दिनांक: 02/03/2021


बँकेचे नाव व पत्ता:

Jooshi

1/1

वदर-९		
पुस्तक क्र. १	९३७९७	९७/६०
२०२२		

दस्ता क्र बंदर १२२१०१२१ मध्ये देय केलेले मुद्रांक शुल्क १,५९०,०००/-  
दस्ता क्र बंदर १२२१०१२१ मध्ये समायोजित केले.

  
(सह-दुय्यम निबंधक, अंधेरी क्र.३)



AGREEMENT FOR SALE

THIS AGREEMENT is made at Mumbai on this 02<sup>nd</sup> day of February the year  
Two Thousand and Twenty One

BETWEEN

बंदर-१		
पुस्तक क्र. १	१३०१४	१८/१०
२०२२		

M/S. WEST AVENUE REALTORS PVT.LTD. (CIN No. U20100MH1999PTC18190)  
(PAN: AAACW3287C) a company registered under the provisions of Companies  
Act, 1956 and having its registered office at 1201 Peninsula Business Park,  
Ganpatrao Kadam Marg, Lower Parel, Mumbai-400 013, hereinafter called "THE  
PROMOTER" (which expression shall unless repugnant to the context or meaning  
thereof mean and include its successors and assigns) of the One Part;

AND

बंदर-४		
२२५०	६	७२
२०२१		

MR. DEEPAK OMPRAKASH JOSHI (PAN: AGNPJ3707C) AND MRS. MONALIKA  
DEEPAK JOSHI (PAN- APBPJ8049Q) Indian inhabitant residing at B/402, New Vinay  
Chs. Ltd., Manipada Road, Sunder Nagar, Kalina, Santacruz East, Mumbai 400 098,  
hereinafter called as "THE ALLOTTEE/S" ( which expression shall unless it be  
repugnant to the context or meaning thereof shall always mean and include his /  
her / their heirs, executors, administrators, legal representatives, successors and  
assigns ) of the Other Part ;

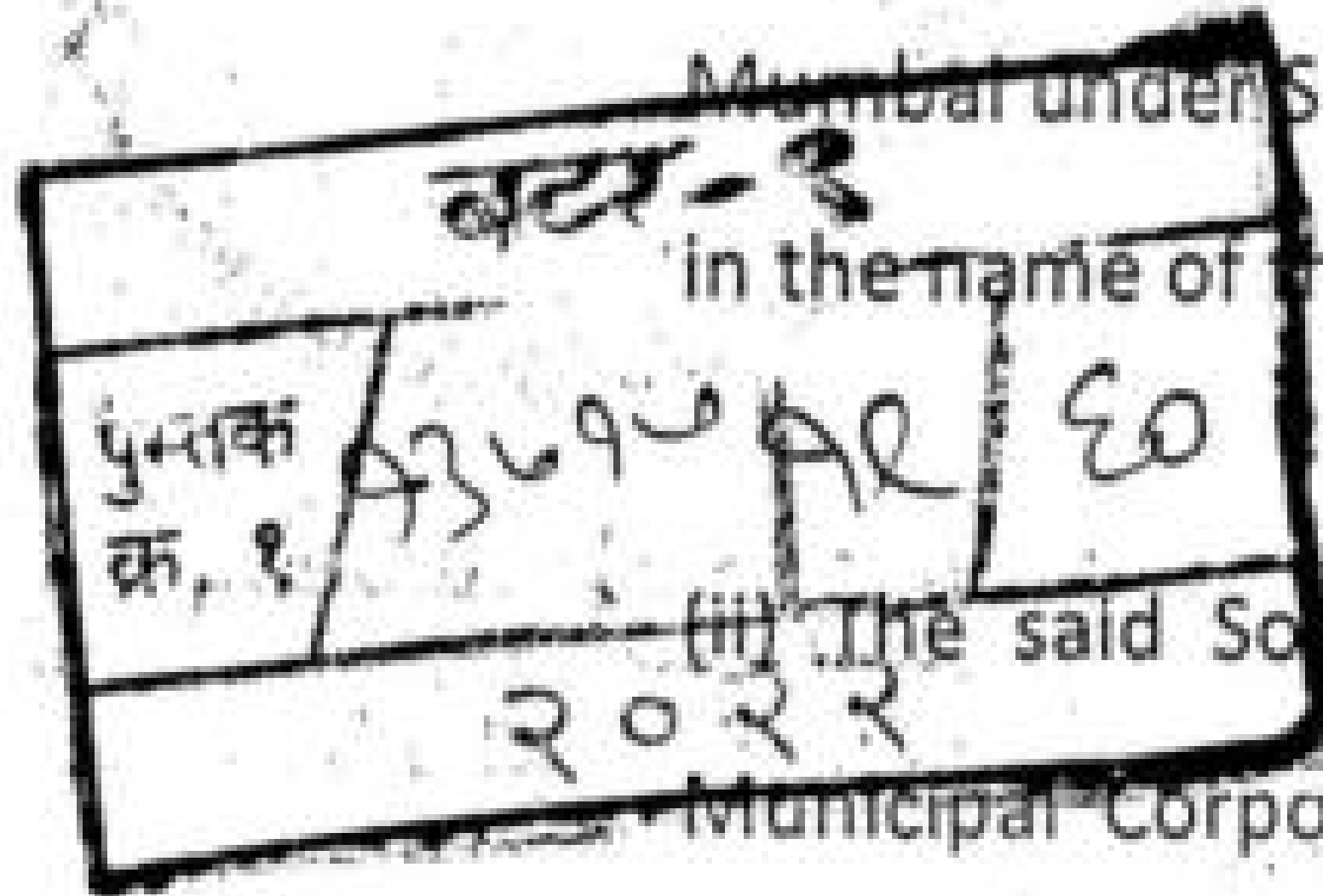
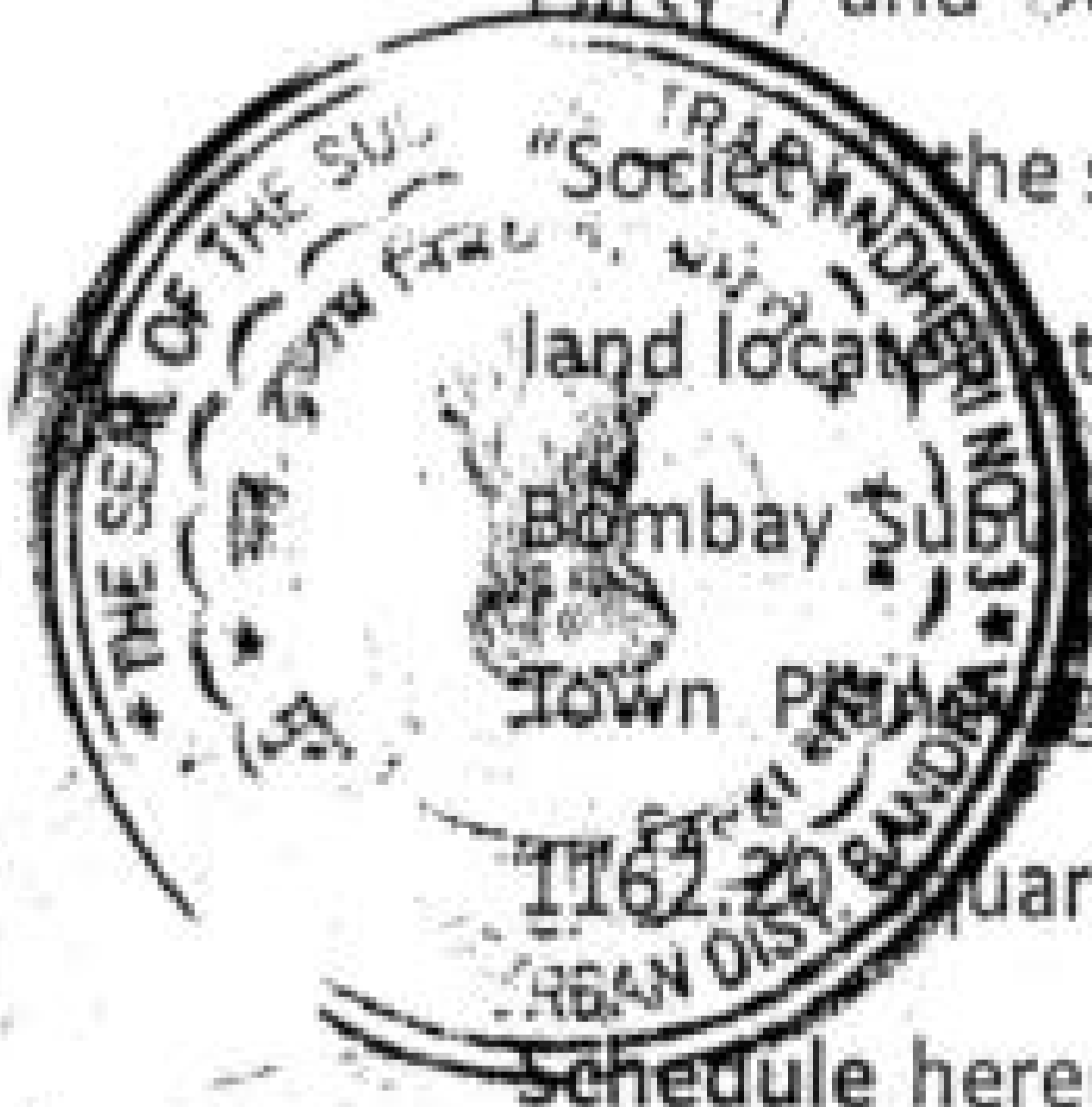






WHEREAS :-

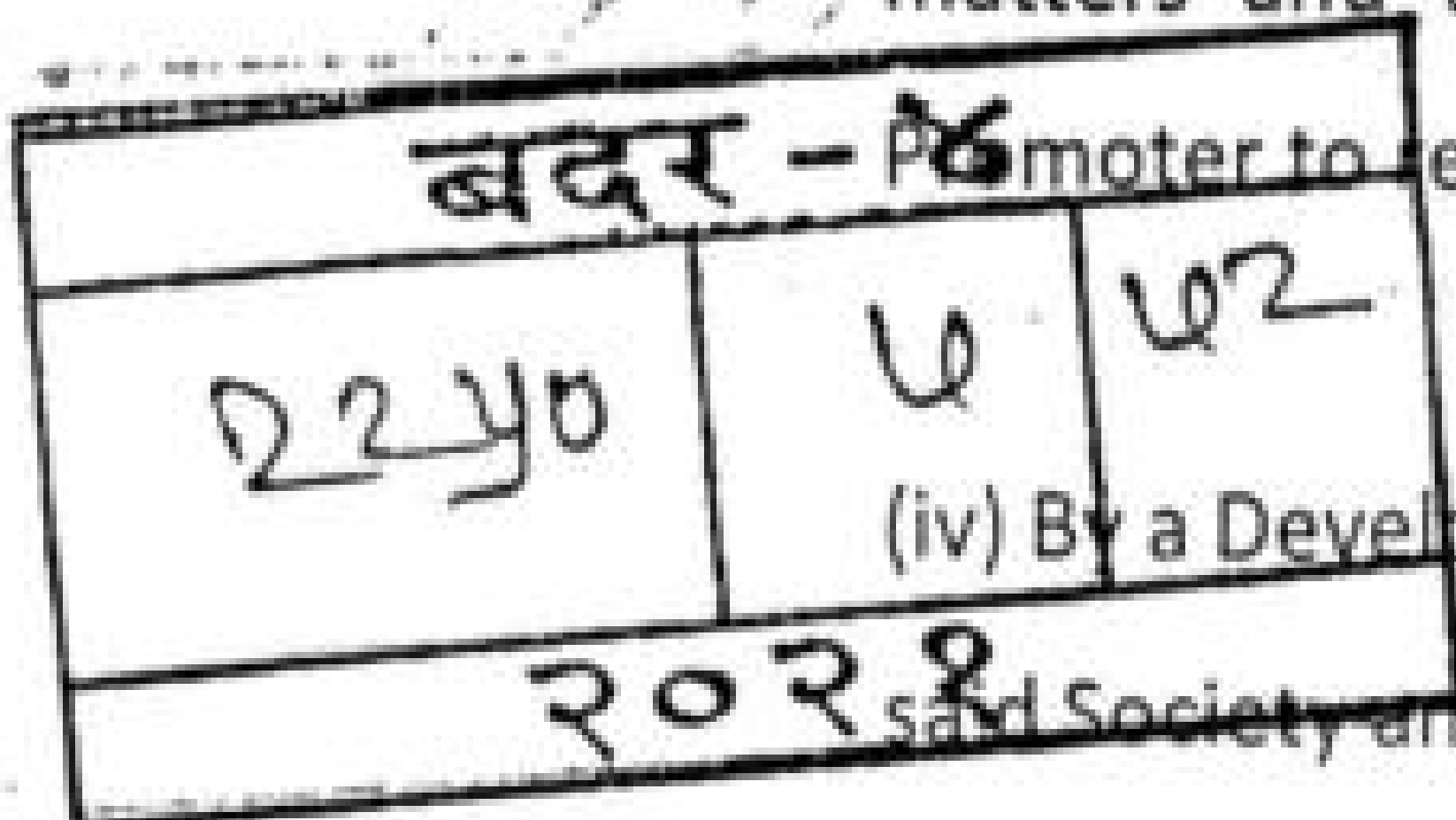
A. (i) By an Indenture of Conveyance dated 8<sup>th</sup> April 1960 and made between one Mrs. Amtuzerbai Hassanally wife of Ahmedally Mulla (therein referred as the Vendors), Mr. Gangaram Assudomal Merani (therein referred as the "Confirming Party") and Deluxe Co-Operative Housing Society Limited (therein referred as the Society) the said Vendors conveyed unto the Society ALL THAT piece or parcel of land located at Santacruz (East) in the Registration Sub District of Bandra, District of Bombay Suburban, bearing Sub-Plot No. 5 of the Final Plot No. 66 of Santacruz Town Planning Scheme No. III and altogether now admeasuring at or about 1162.20 square meters and which is more particularly described in the First Schedule hereunder written (hereinafter referred to as "the project land"). The said Indenture has been registered in the office of the Sub-Registrar of Assurances, Mumbai under Sr. No. 797/1960 dated 8<sup>th</sup> April 1960. The said project land stands in the name of the Society in the relevant property register cards.



(ii) The said Society, in accordance with the building plans approved by the Municipal Corporation of Greater Mumbai (MCGM) under No. GB/9302/ A of 1963-1964 dated 6<sup>th</sup> August 1963, duly constructed on the said land a structure having three wings (Wing-A, Wing-B and Wing-C) each having ground + two upper floors and comprising/consisting of total 18 residential flats and allotted the said flats to its members. The said structure was duly assessed for the payment of municipal taxes by the Municipal Corporation of Greater Mumbai under the Municipal Assessment New No. 00209757.



(iii) The structure of the said building became dilapidated due to passage of time and hence, after following the applicable lawful procedure and acts, deeds, matters and things, the Society appointed the Promoter abovenamed as its Promoter to redevelop the said property of the Society.



(iv) By a Development Agreement dated 22<sup>nd</sup> May 2013, entered into between the said Society and West Avenue Realtors Pvt. Ltd. being the Promoters abovenamed, and registered at the office of the Registrar of Sub-Assurances Andheri-1 on 22<sup>nd</sup> May 2013 under Sr. No. BDR1-5437-2013, the Society appointed West Avenue Realtors Pvt. as the Promoter for the redevelopment of the captioned property. The Society also executed in favour of the said Promoter a power of attorney dated 22<sup>nd</sup> May 2013 duly registered at the office of the Registrar of Sub-Assurances

*[Handwritten signatures and initials]*



2/03/2021 4 39:45 PM

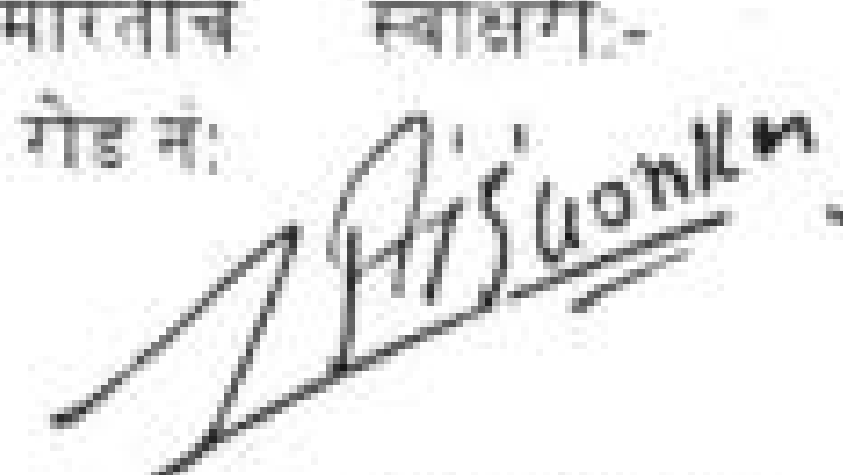
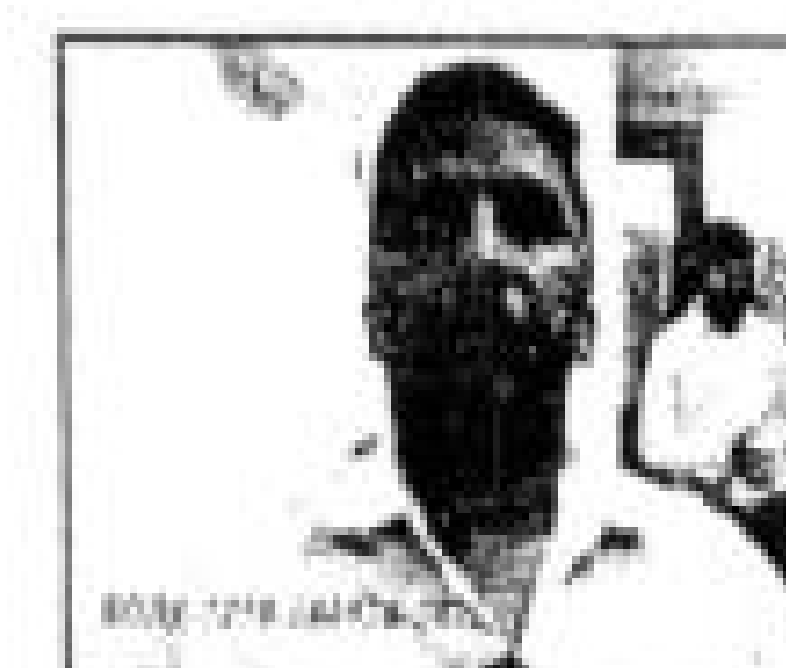
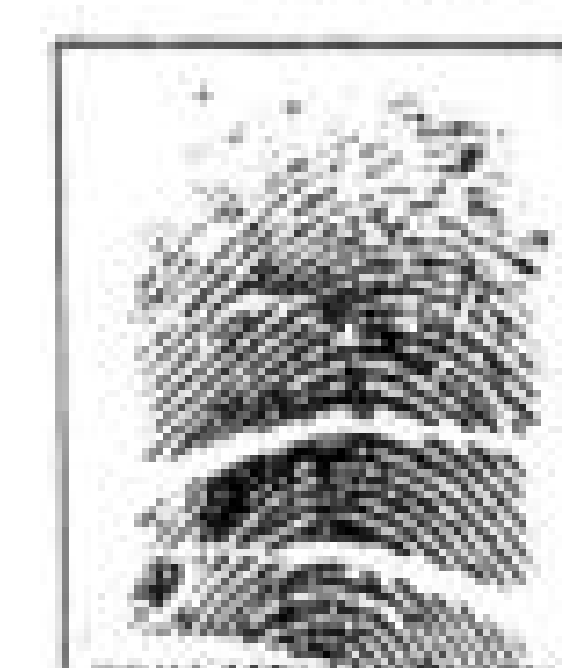






दस्त गोपवारा भाग-2

बदर4

दस्त क्रमांक.2250/2021

दस्त क्रमांक : बदर4/2250/2021

दस्ताचा प्रकार :- करारनामा




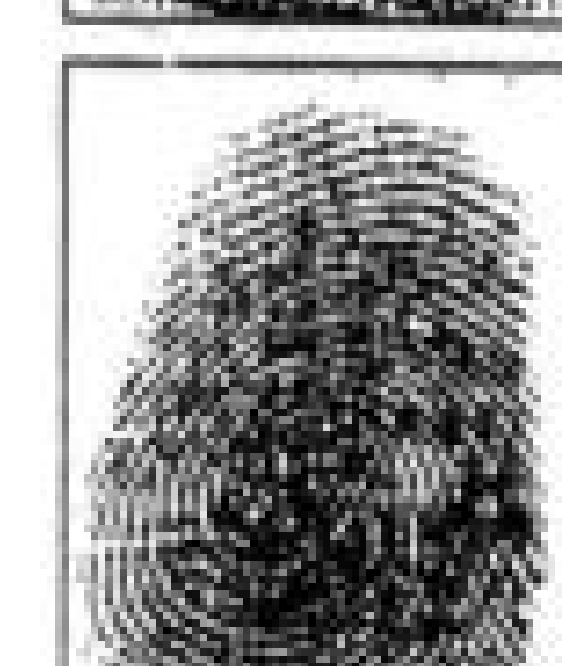
अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मेमर्म वेस्ट एंविन्वू रिअल्टर्म प्राईवेट लीमीटेड चे मंचालक शरद गामचंद्र जाधव तर्फे कुलमुखत्यार शैलेश जी आजगांवकर - - पत्ता:प्लॉट नं: ऑफिस नं 1201, माळा नं: 12 वा मजला, इमारतीचे नाव: पेनिन्सुला बिजनेस पार्क, ब्लॉक नं: सोअर परेळ, मुंबई, रोड नं: गणपतराव कदम मार्ग, महाराष्ट्र, MUMBAI. पिन नंबर:AAACW3287C	लिहून घेणार वय :-43 स्वाक्षरी:- 		
2	नाव:दिपक ओमप्रकाश जोशी पत्ता:प्लॉट नं: बी/402, माळा नं: 4 था मजला, इमारतीचे नाव: न्यू विनय को ऑप हीसिंग सोसा ली, ब्लॉक नं: मणीपाडा रोड, सुंदर नगर, कर्नीना, सांताक्रुस पूर्व, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन नंबर:AGNPJ3707C	लिहून घेणार वय :-40 स्वाक्षरी:- 		
3	नाव:मोनालिका दिपक जोशी पत्ता:प्लॉट नं: बी/402, माळा नं: 4 था मजला, इमारतीचे नाव: न्यू विनय को ऑप हीसिंग सोसा ली, ब्लॉक नं: मणीपाडा रोड, सुंदर नगर, कर्नीना, सांताक्रुस ईस्ट, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन नंबर:APBPJ8049Q	लिहून घेणार वय :-36 स्वाक्षरी:- 		

श्रीमंत दस्तऐवज करून देणार तशीकधीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्का क्र.3 ची वेळ:02 / 03 / 2021 04 : 37 : 53 PM

ओळख:-

श्रीमंत दस्तऐवज करून देणार तशीकधीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:दिनेश - खेमन वय:34 पत्ता:श्रीप नं 11 अकाशा मीणाचाम लीमीटेड,वीर नरीमान रोड,प्रभादेवेवी,मुंबई पिन कोड:400025		
2	नाव:जयेश - मल्हारी वय:40 पत्ता:1201,पेनिन्सुला बिजनेस पार्क, सोअर परेळ, मुंबई पिन कोड:400013		

शिक्का क्र.4 ची वेळ:02 / 03 / 2021 04 : 38 : 42 PM

श्रीमंत दस्तऐवज करून देणार तशीकधीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Deface Number	Date
1	DEEPAK OMPRAKASH JOSHI AND OTHERS	eChallan	69103332021022413541	MH012062364202021M	30000.00	0005869101202021	02/03/2021
2		DHC		0203202108448	1440	0203202108448D	02/03/2021
3	DEEPAK OMPRAKASH JOSHI AND OTHERS	eChallan		MH012062364202021M	30000	0005869101202021	02/03/2021

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

2250 /2021

Know Your Rights as Registrants



3/2/2021

Summary-2


1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at [feedback.isarita@gmail.com](mailto:feedback.isarita@gmail.com)

बदर - ४		
2240	02	02
२०२१		



प्रमाणित करण्यात येते की, या  
दस्तामध्ये एकूण..... 02 पाने आहेत.  
पुस्तक क्र. १/बदर-४/क्रमांक..... 2240..... २०२१  
वर नोंदला, दिनांक..... ०२, ०३ / २०२१

  
सह. दुय्यम निबंधक, अंधेरी क्र.-२,  
मुंबई उपनगर विस्था.



बदर - १		
पुस्तक क्र. १	73090	29 ६०
२०२२		

## मालमत्ता पत्रक

1. वभाग/मोजे -- आय वॉर्ड

तालुका/न. भु. मा. का. -- न. भु. अ. बांद्रा

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूखण क्रमांक / का. सी. न.	शिट नंबर	फ्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या अकरमुमुवा क्विचा पाडव्याच्या तपशील आणि त्याच्या फेर तपसणीचे नियत वेळ)
अ. भू. क्र. ६६/५			११६२.२ चौ.मी.	सी	

सुविधाधिकार

हक्काचा मुळ धारक  
वर्ष

पट्टेदार

इतर भार

इतर शीरे



दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक (भा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
०४/१०/२०१२	अन्वयितीने/आदेशान्वये-मा. जिल्हा अधीक्षक भूमि अभिलेख मुंबई उपनगर जिल्हा यांचेकडील पत्र क्र. न.पू.सं.३अ/टीपीएस III/अं.पू.क्र.६६/५/नोंदवही क्र.५१/११४२ दि. ३०/३/२०१२ सहाय्यक अभियंता व.मु.म.न.पा. यांचेकडील पत्र क्र.सीएचई/डोपी/१२५६/टीपीएस/ आर/डोटी दि.१७/३/२०१२, इकडील कार्यालयातील अ.ता.न.र.पो.सि.मो.र.नं.८१२/२०१२ दि. ७/४/२०१२ अन्वये मोजणी कार्यवाही करून अभिलेख दुरुस्तीकामी या कार्यालयातील पत्र क्र.न.भू.बांद्रा/टीपीएस III अं.पू.क्र.६६/५/२०१२/१२४ दि. १७/७/२०१२ अन्वये मा.जि.अ.पू.अ.यांचेकडे अहवाल सादर करणेत आला. तदनंतर मा.जि.अ.पू.अ.यांचेकडील दि.११/९/१२ चे आदेशान्वये न.पू.क्र. २८२/१०, २८२/१०/१ ते ७ च्या मिळकत पत्रिका रद्द करून अं.पू.क्र.६६/५ क्षेत्र ११६२.२ चौ.मी. याप्रमाणे नवीन मिळकत पत्रिका उघडून सत्ता प्रकार व धारक पुर्वीप्रमाणे कायम ठेवलेची नोंद केली.	-	धा. डिलकत सहकारी गृहवांधणी संस्था मर्यादीत	के रफ्तार क्र.३६२२ प्रमाणे ४/१०/२०१२ न.भू.अ.बांद्रा



<b>बदर-९</b>		
पुस्तक क्र. १	३३५१७	२२/६०
		न.भू.अ.बांद्रा
		२०२२ मुंबई उपनगर जिल्हा

तपसणी करणारा -

खरी नक्कल -

मिळकत पत्रिका क्र. ८७२- मकलेचा हस्ताक्षर अ.पू. ५  
 वर्ष वास्तव दि. २१/९/२०१४ नोंदी २  
 मकलेचा तयार दि. १९१४ नक्कल क्रमांक २०१-  
 मकलेचा दिनांक **26 SEP 2014** २१- खरी प्रत  
 तयार करणारा। हुनांक नुसले  
 तपसणी करणारा। हुनांक नुसले २२- २६/९/२०१४  
 नगर प्रमाणणे अधिकारी, बांद्रा

मिळकत पत्रिका क्र. ९१६२.२ चौ.मी.  
 क्षेत्र ९१६२.२ चौ.मी.  
 चौ.मी. ९१६२.२ चौ.मी. ह्यात एकत्रित तपसणीचे नियत वेळ  
 तपसणी करणारा। हुनांक नुसले  
 नगर भूखण अधिकारी, बांद्रा २६/९/२०१४

**प्रमुख लिपिक**  
 न. भू. अ., बांद्रा

<b>बदर-४</b>		
२२५०	४०	७२
		(पान नं.- १)
		२०२१



**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
Amended Plan Approval Letter

File No. CHEWS/1086/H/337(NEW)/337/5/Amend dated 14.10.2020



To,  
SATISH BHAGWAN PALAV  
G/5, AMBEKAR NAGAR, PAREL.

CC (Owner),  
WEST AVENUE RALTORS PVT LTD  
1201, PENINSULA BUSINESS PARK,  
GANPAT RAO KADAM  
MARG, LOWER PAREL (W), MUMBAI-  
400013

Subject : Proposed redevelopment of Property bearing Final Plot 66/5, TPS Santacruz III, Village Bandra, Mumbai-400059

Reference : Online submission of plans dated 20.02.2020

Dear Applicant/ Owner/ Developer,

There is no objection to your carrying out the work as per amended plans submitted by you for which competent authority has accorded sanction, subject to the following conditions.



- 1) That all the conditions of I.O.D. under even No. dated 05.04.2016 and amended plan approved letter dated 21.10.2017 shall be complied with.
- 2) That the Structural Stability Certificate from Structural Engineer shall be submitted for extension/additional floors.
- 3) That the work shall be carried out between 6.00 am to 10.00 p.m. only (as per Circular No. ChE/DP/7749/Gen dated 07.06.2016).
- 4) That the N.O.C. of A.A. & C. H/East Ward shall be submitted.
- 5) That the all dues clearance certificate from A.E.W.W. H/East shall be submitted.
- 6) That the all payments including instalments shall be paid.
- 7) That the condition of revised byelaw 4(C) shall be complied with
- 8) That the Workmans Compensation Policy in the name of site under reference shall be submitted
- 9) The C.C. shall be got re-endorsed before starting of work.
- 10) That all the conditions and directions specified in the Hon'ble Supreme Court order i.e. as per SLP (Civil) No.D23708/2017 dated 15/03/2018 in the case of dumping ground shall be complied with before starting demolition of structures and/or starting any construction work.
- 11) The Bank Guarantee (B.G.) submitted as per Hon. Supreme Court directives shall be revalidated timely & submitted to this office.
- 12) Any breach of condition regarding debris disposal will entail the cancellation of the building permission or IOD & the work will be liable to be stopped immediately.
- 13) That adequate safeguard shall be employed in consultation with SWM dept. of MCGM for preventing dispersal of particles through air.
- 14) The construction and demolition waste shall be handled and transported to the designated unloading site and comply with all conditions mentioned in the SWM NOC.
- 15) The record of C & D generated shall be maintained on site and shall be uploaded on MCGM Auto DCR system.
- 16) That the Developer shall submit Registered Undertaking stating that, all the terms and condition mentioned in this circular shall be binding on them and the same will be followed scrupulously. The project proponent shall also undertake that, they shall make aware to the prospective buyers in the projects and the RERA Authorities about the instalment payment facility availed by them in the various payment to be made to MCGM/Government and the provisions in the Circular about initiating action by MCGM against the default in payment on scheduled date.
- 17) That the Developer/Project Proponent shall also submit Indemnity Bond indemnifying MCGM/MCGM staff against any dispute, litigation, RERA compliances...etc regarding the instalment payment facility available by them.

बदर-९		
क्र. १	२३	९०
२०२२		

बदर-४		
२२	०२	०२
२०२२		

- 18) That the Developer shall deposit Post Dated Cheques (PDC) for instalment amount with an interest due & drawn on scheduled bank as per schedule date of payment before grant of C.C.
- 19) That the C.C. equivalent to 10% of approved built-up area shall be restricted.
- 20) That the payments as per schedule of instalment granted by Dy.Ch.E. (B.P.) WS-1 shall not be made.
- 21) That this approval is without Prejudice to Legal matters / any matters pending in Court of Law, if any & also as per the documents uploaded by Architect in AutoDCR system which shall be noted.

Name : Vijay Shankarao  
 Tawde  
 Designation : Executive  
 Engineer  
 Organization : MCGM  
 Date : 14-Oct-2020 13: 58:02



For and on behalf of Local Authority  
 Municipal Corporation of Greater Mumbai  
 Executive Engineer . Building Proposal  
 Western Suburb I

Copy to :

- 1) Assistant Commissioner
- 2) A.E.W.W., H/E Ward
- 3) D.O. H/E Ward

Forwarded for information please.

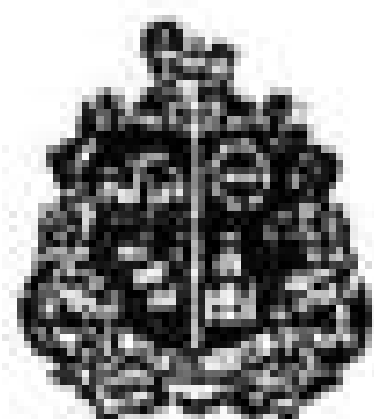
बदर-३		
जुसिक क्र. १	१३६१५	२४/१०
२०२०		



बदर -		
२२५०	७३	७२
२०२०		



C - 3



**MUNICIPAL CORPORATION OF GREATER MUMBAI**

**FORM 'A'**

**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**

No CHE/WS/1086/H/337(NEW)/FCC/4/Amend

**COMMENCEMENT CERTIFICATE**

To,  
West Avenue Realtors Pvt.Ltd.C.A.The Deluxe  
Co-Op. Housing Soc.  
A-104,Shiv Parvati CHS,MHADA Layout,Four  
Bungalow,Andheri(W)-53

Sir,

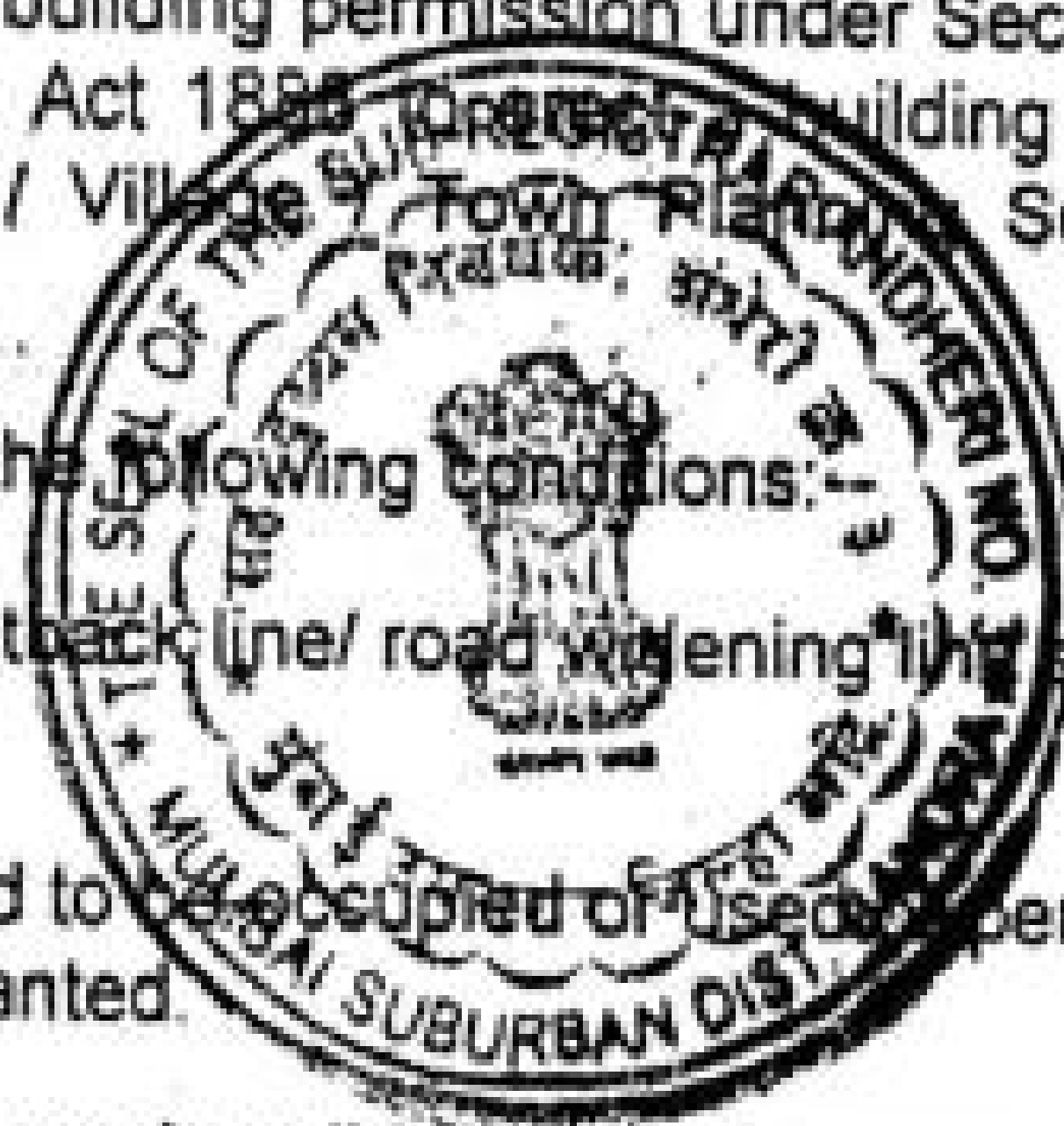
With reference to your application No. CHEWS/1086/H/337(NEW)/FCC/4/Amend Dated. 07 Oct 2017 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 07 Oct 2017 of the Mumbai Municipal Corporation Act 1888, for building in Building development work of on plot No. 66/5 C.T.S. No. 66/5 Division / Village / Town Planning Scheme No. BANDRA-EAST situated at road Road / Street in H/E Ward Ward .

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

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used, permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if
  - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. AE(B.P) H/East ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

बदर - ४		
2240	४४	७२
२०२१		





This CC is valid upto 20/10/2017



Issue On : 21 Oct 2016 Valid Upto : 20 Oct 2017

Application Number :

Remark :

Carrying out the work upto top of still level upto Ht. of 4.35 Mt. AGL. as per approved plan dt. 12/8/2016

Approved By

बदर-९		
पुरांक	१३५५	२६/९०
क्र. ९		

Issue On : 25 Oct 2017 Valid Upto : 24 Oct 2018

Application Number :

Remark :

Further C.C. upto top of 12th floor for Ht. 30.15 Mt. AGL. as per approved plan dt.21.10.2017.

Approved By



Issue : Valid Upto : 31 Dec 2020

Application Number : CHE/WS/1086/H/337(NEW)/FCC/4/Amend

Remark :

Further C.C. upto top of 11th floor i.e. ht. 38.85 mtr. AGL by restricting C.C. for 12th floor along with LMR & OHT as per approved plans dated 14.10.2020.

Note :-

- 1] That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
- 2] To carry out the work strictly under the supervision of Structural Engineer and L.S/Architect.

CHE/WS/1086/H/337(NEW)/FCC/4/Amend

Page 2 of 3 On 13-Nov-2020

बदर-४		
२२५०	४५	७२
२०२१		

- 3) Approval is given on the basis of documents submitted by L.S./Architect. This further C.C. is without prejudice to legal matters pending in court of law if any.  
 4) To follow all the guidelines of central Gov. / State Gov. / Local planning authority in respect to covid-19 pandemic.



✓  
 Name : Ahirwar  
 Dushyantkumar Jitendra  
 Designation : Assistant  
 Engineer  
 Organization : Municipal  
 Corporation of Greater Mumbai  
 Date : 13-Nov-2020 13: 23:58

For and on behalf of Local Authority  
 Municipal Corporation of Greater Mumbai

Assistant Engineer . Building Proposal  
 Western Suburb I H/E Ward Ward

Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.

बदर-९			
मुलाक क्र. १	१३७५	२०	६०
२०२२			



बदर-४		
२२५०	४५	७२
२०२१		



## Maharashtra Real Estate Regulatory Authority

### CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT FORM 'F' [See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: Deluxe Apartments, Plot Bearing / CTS / Survey / Final Plot No.: Final Plot No. 66/5 at Andheri, Andheri, Mumbai Suburban, 400055* registered with the regulatory authority vide project registration certificate bearing No P51800000819 of

1. **West Avenue Realtors Private Limited** having its registered office / principal place of business at *Tehsil: Ward GSouth, District: Mumbai City, Pin: 400013.*
2. This renewal of registration is granted subject to the following conditions, namely:-
  - 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 (2) 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 me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The registration shall be valid up to 31/03/2022 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
  - 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.



बदर-४		
2240	80	62
2022		

Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabh  
Signature (Secretary, Maharashtra Real Estate Regulatory Authority)  
Date: 24-11-2020 16:32:50  
Maharashtra Real Estate Regulatory Authority

बदर-९		
पुस्तक क्र. १	93696	24/60
2022		





## Maharashtra Real Estate Regulatory Authority

### CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT FORM 'F'

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: Deluxe Apartments, Plot Bearing / CTS / Survey / Final Plot No.: Final Plot No. 66/5 at Andheri, Andheri, Mumbai Suburban, 400055* registered with the regulatory authority vide project registration certificate bearing No P51800000819 of

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  - 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 (2) 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 me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The registration shall be valid up to **30/09/2022** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
  - 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, and the rules and regulations made there under.

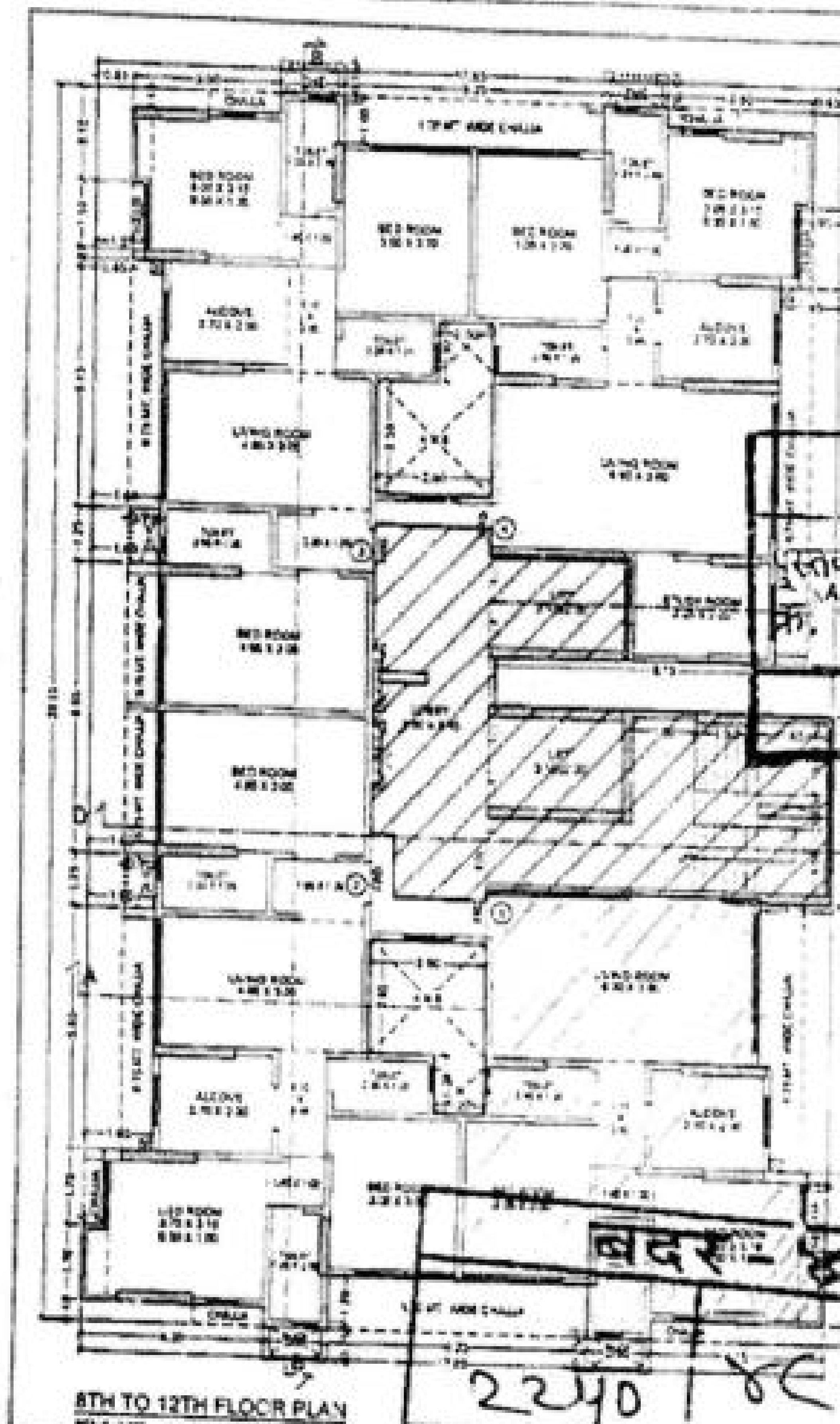
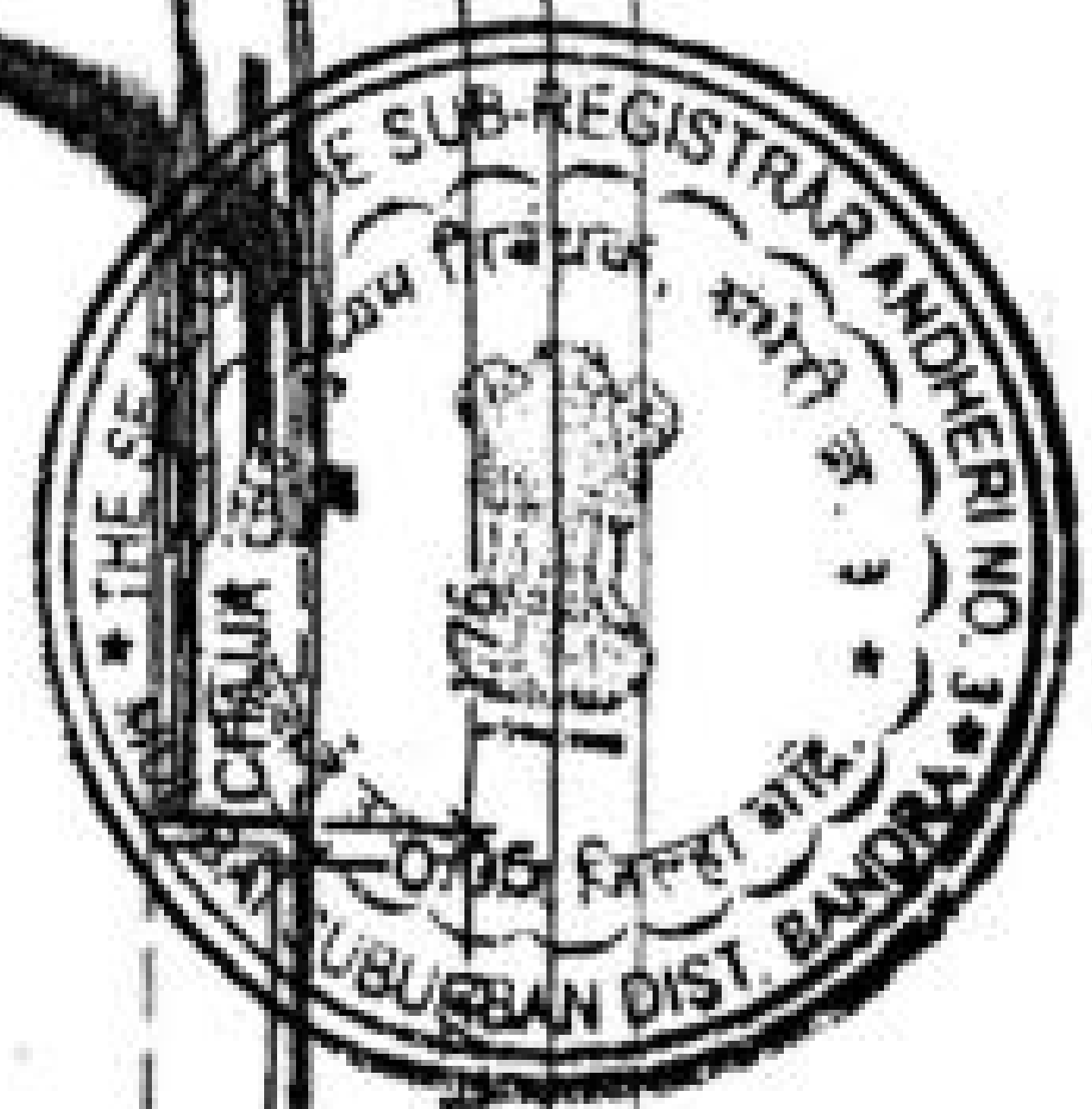
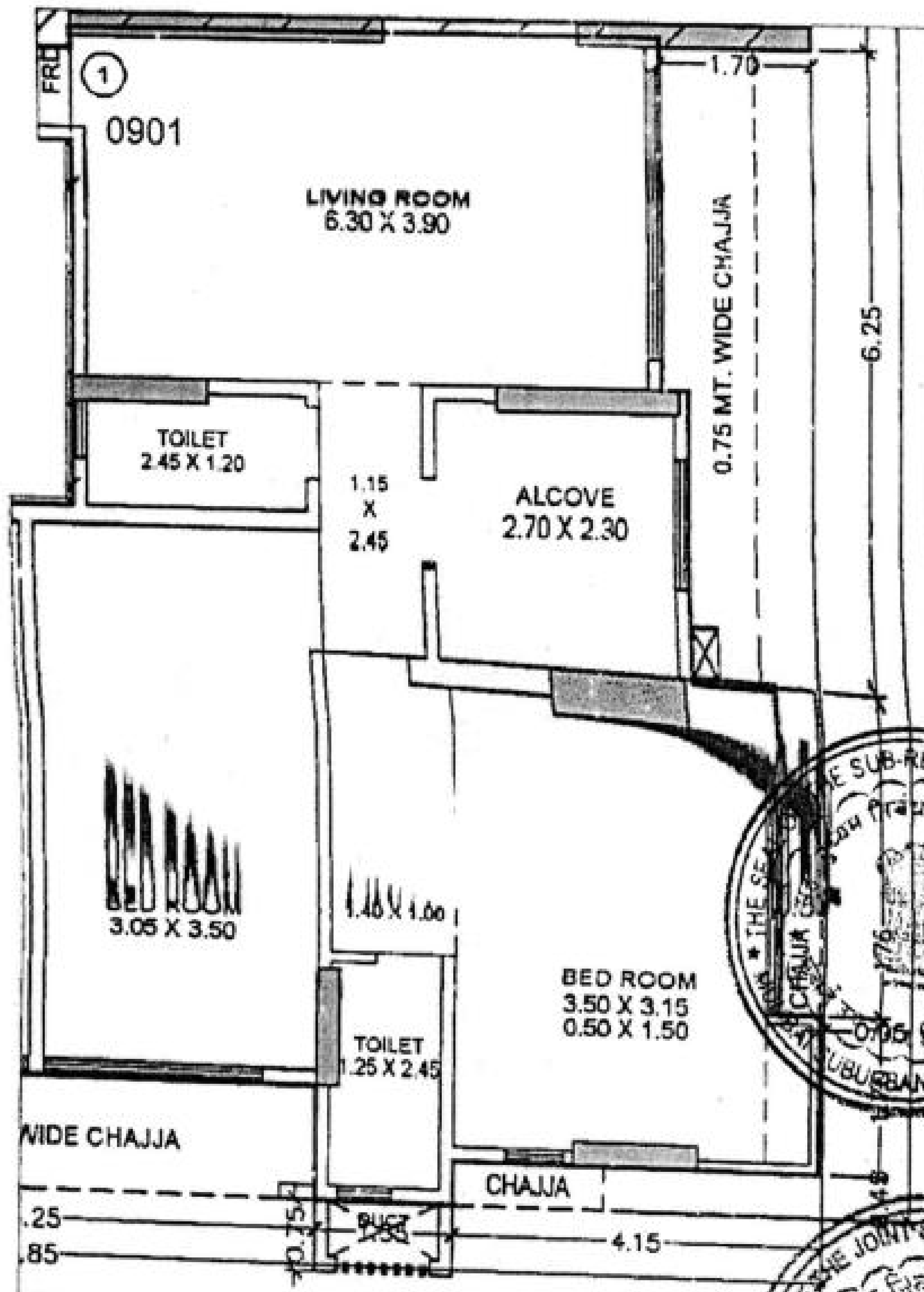


Dated: 09/09/2021

Place: Mumbai

Signature valid  
Digitally Signed by  
Dr. Vasant Pramanand Prabhu  
Signature (Secretary, Maharashtra Real Estate Regulatory Authority)  
Date: 09/09/2021 19:24:51

बदर-९			
क्र. १	३३७१५	२६	९०
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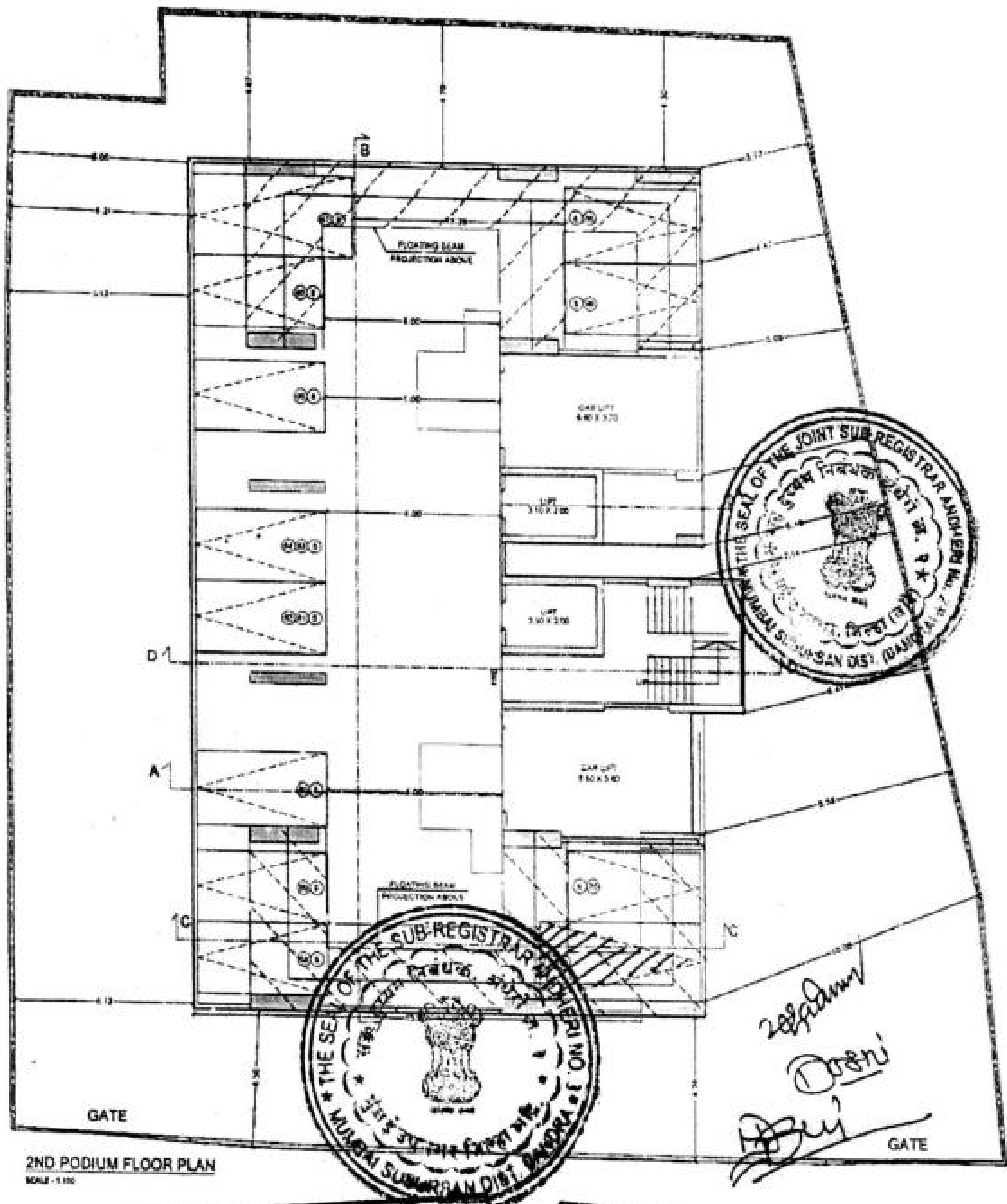


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*Handwritten signatures and initials:*  
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 Denu  
 [Signature]

बदर-८  
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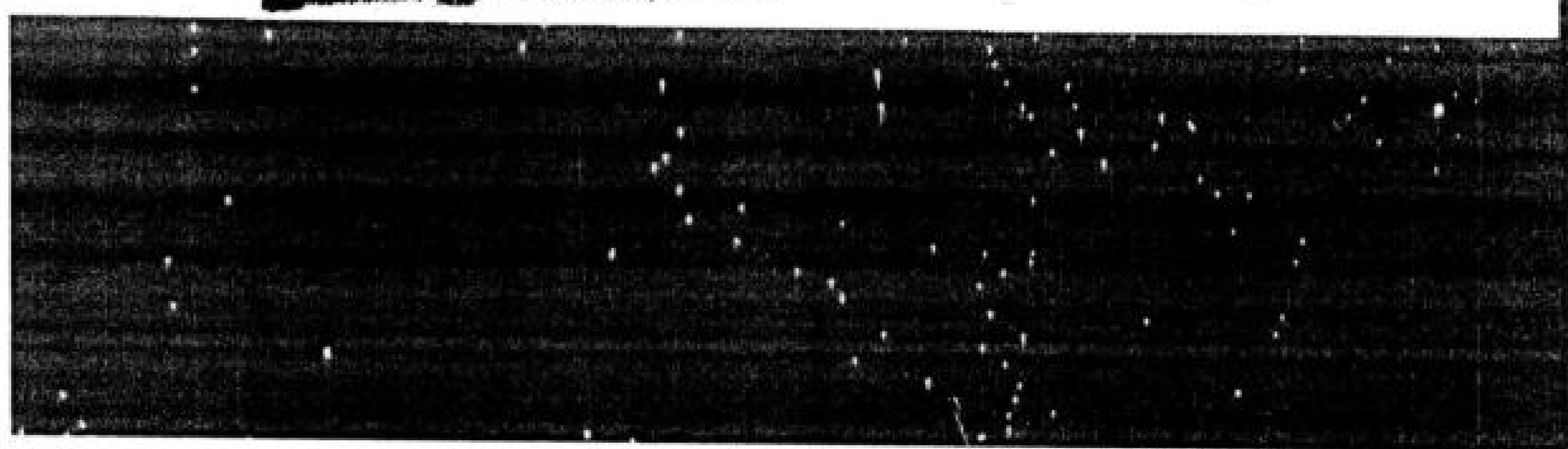
8TH TO 12TH FLOOR PLAN  
 SCALE 1:100



2ND PODIUM FLOOR PLAN  
SCALE - 1:100

बदर-९			
ज.सं.क्र. १	१३७१७	२१	६०
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बदर-४		
२२५०	५६	७२
२०२१		



घोषणापत्र

मी ~~शैलेश आजागावकर~~ याद्वारे घोषित करतो की, दुय्यम निबंधक-अंधेरी-3

यांचे कार्यालयात ~~कुरारनामा~~ या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात

आला आहे. श्री. ~~वेस्ट अर्थ एव्ही रिजल्ट प्रा. ली.~~ व इ. यांनी दि. 04/02/2022 रोजी मला

~~वै आंधेरी - मिनेरी अरु जायव~~ दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत

करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र

रदद केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले

नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रददबातल ठरलेले नाही. सदरचे

कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.

सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये

शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

दिनांक 26/01/2022

  
कुलमुखत्यारपत्रधारकाचे नाव  
व सही



बदर-९		
क्र. १	९३७१७	३२/६०
२०२२		

450/1659

प्राप्ती

Original/Duplicate

Frdy, February 05, 2021

प्राप्ती नं.: 39#

3:05 PM

Regn.:39M

प्राप्त नं.: 1821

प्राप्ती नं.: 1821 दिनांक: 05/02/2021

प्राप्त नं.: 1659-2021

प्राप्त नं.: 1659-2021

प्राप्त नं.: 1659-2021

प्राप्त नं.: 1659-2021

प्राप्ती की

रकम रु. 100.00

रकम रु. 320.00

रकम रु. 420.00

DELIVERED

प्राप्त नं.: 1659-2021

प्राप्त नं.: 1659-2021

प्राप्त नं.: 1659-2021

प्राप्त नं.: 1659-2021

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प्राप्त नं.: 1659-2021

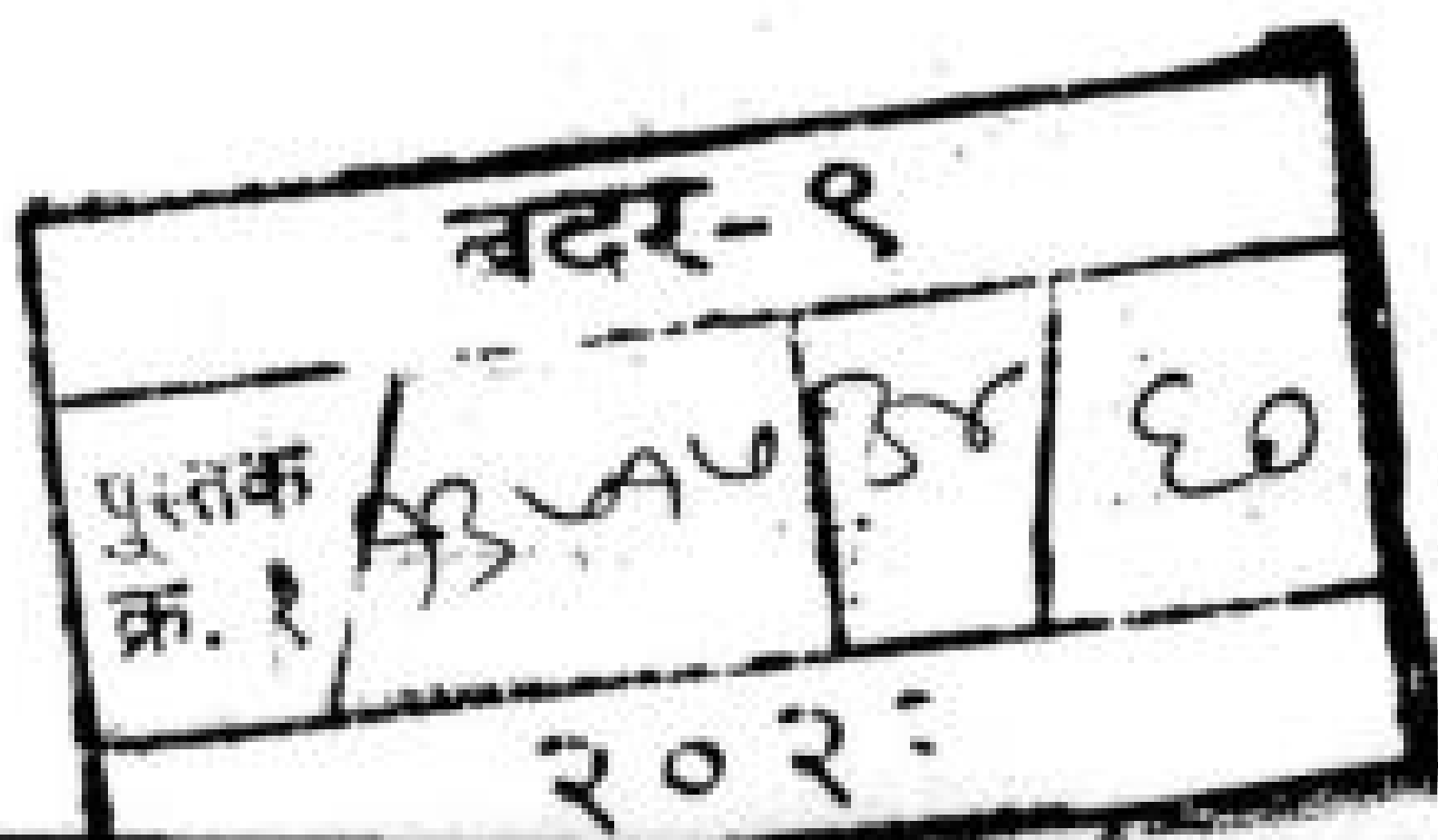
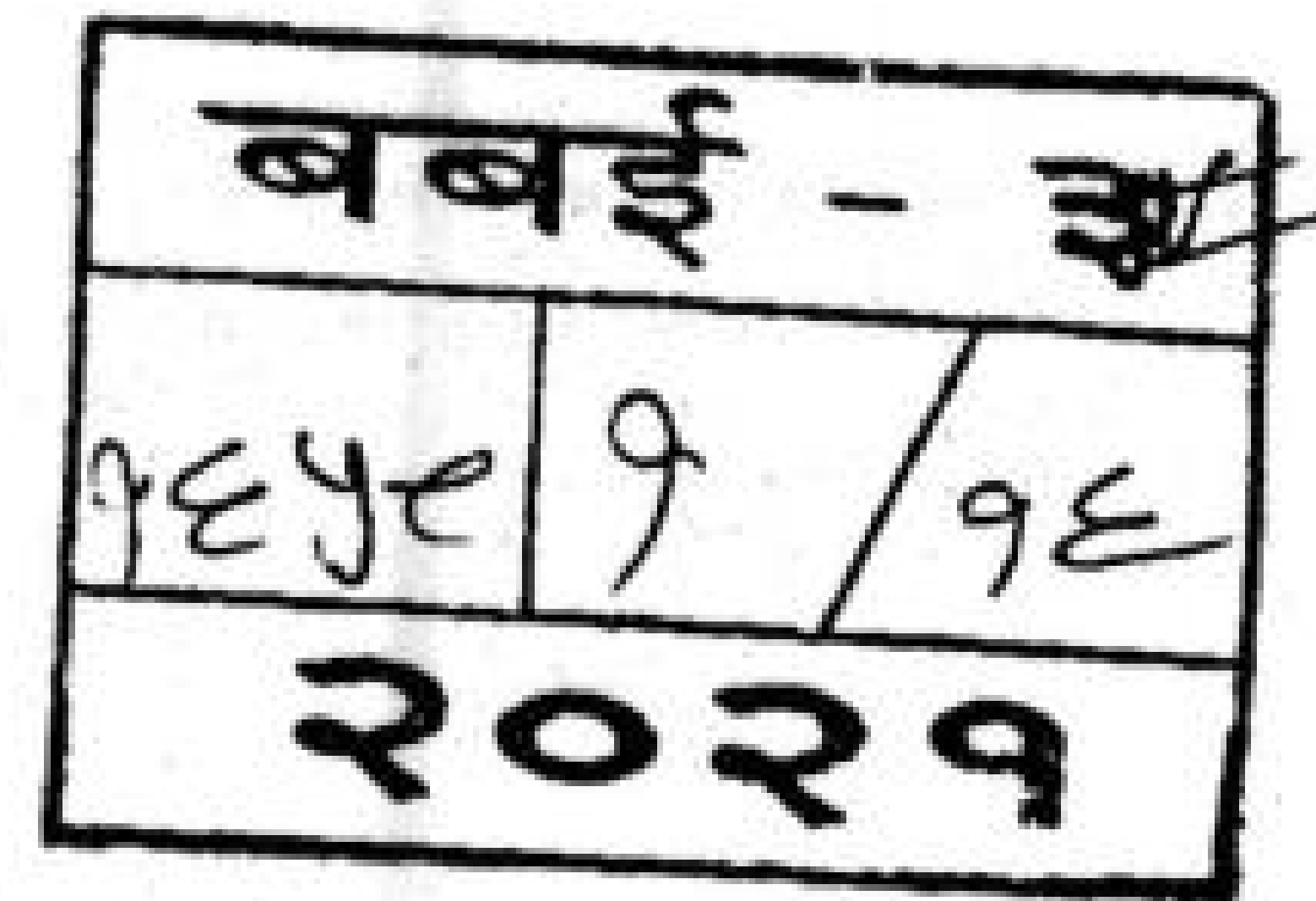
प्राप्त नं.: 1659-2021

DELIVERED



२०२१
०३/११/२०२१
१-२२/१०

<b>Department of Stamp &amp; Registration, Maharashtra</b>	
Receipt of Document Handling Charges	
PRN 0502202107832	Date 05/02/2021
Received from WEST AVENUE REALTORS PVT LTD, Mobile number 9821569472, an amount of Rs.320/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Mumbai City 2 of the District Mumbai District.	
Payment Details	
Bank Name sblepay	Date 05/02/2021
Bank CIN 10004152021020505767	REF No. 202103695369932
This is computer generated receipt, hence no signature is required.	







**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 0502202107832	Receipt Date 05/02/2021
-------------------	-------------------------

Received from WEST AVENUE REALTORS PVT LTD, Mobile number 9821569472, an amount of Rs.320/-, towards Document Handling Charges for the Document to be registered on Document No. 1659 dated 05/02/2021 at the Sub Registrar office Joint S.R. Mumbai City 3 of the District Mumbai District.



**Payment Details**

Bank Name sbiepay	Payment Date 05/02/2021
Bank CIN 10004152021020505767	REF No. 202103695369932
Deface No 0502202107832D	Deface Date 05/02/2021



This is computer generated receipt, hence no signature is required.

*2021/02/05*  
*J. H. H. H. H. H.*  
*Savant*

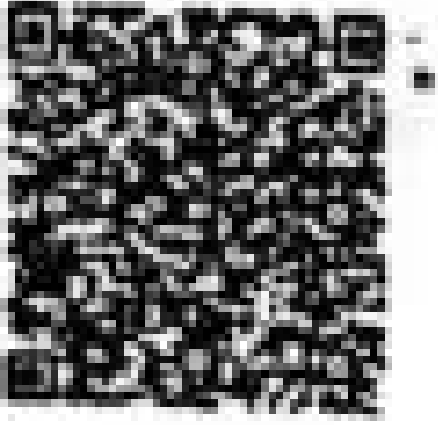
बदर - २	
2	92
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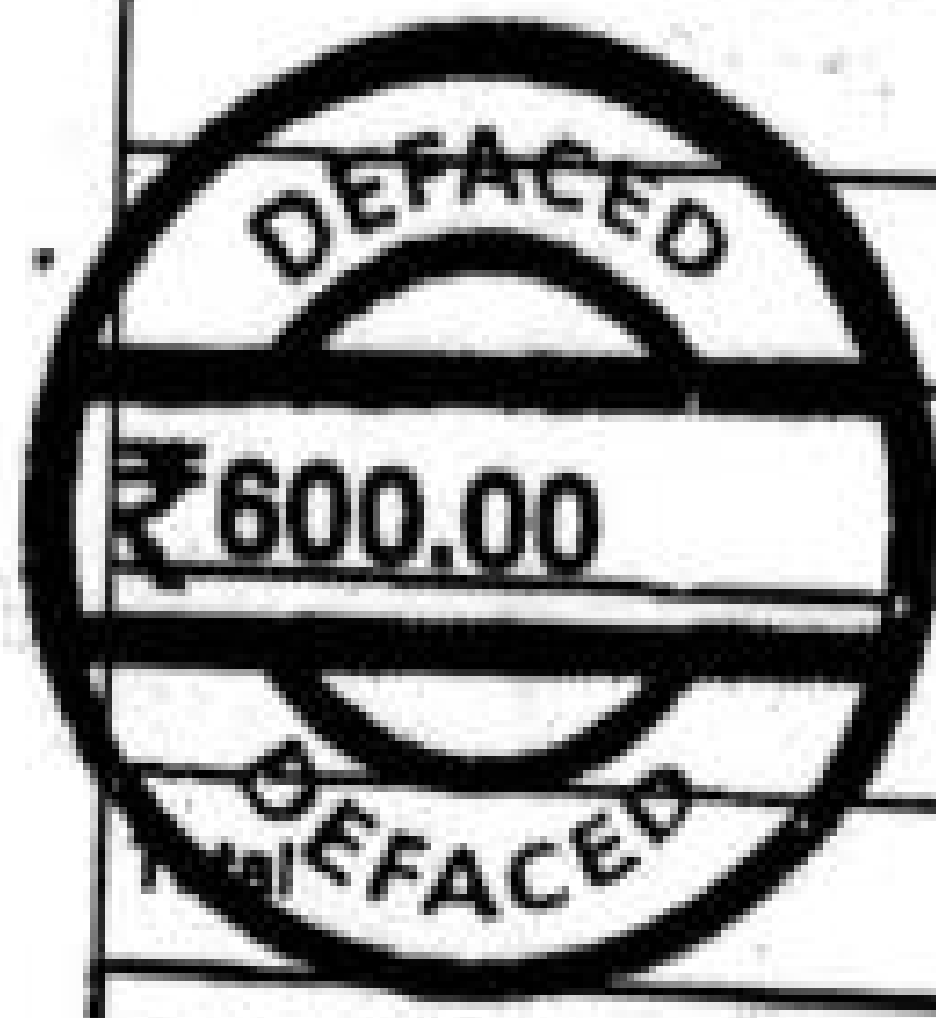
बदर - १	
पुस्तक क्र. १	१३६९७३५६०
२०२२	



CHALLAN  
MTR Form Number-6



GRN	MH011205301202021P	BARCODE			Date	05/02/2021-11:52:15	Form ID	48(1)
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	BOM2_JT SUB REGISTRA MUMBAI CITY 2			Full Name	WEST AVENUE REALTORS PVT LTD			
Location	MUMBAI			Flat/Block No.	AS PER MENTION IN THE DOCUMENT			
Year	2020-2021 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	G. K. MARG, LOWERPAREL			
0030045501	Stamp Duty	500.00		Area/Locality	MUMBAI			
0030063301	Registration Fee	100.00		Town/City/District				
				PIN	4	0	0	0
				PIN			1	3
				Remarks (If Any)				
				SecondPartyName=SHAILESH AJGA...				
				Amount In	Six Hundred Rupees Only			
				Words				
				600.00				
Payment Details		STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	10000502021020500733	4925395729333			
Cheque/DD No.		Bank Date	RBI Date	05/02/2021-11:52:57	Not Verified with RBI			
Name of Branch		Bank-Branch		STATE BANK OF INDIA				
Name of Branch		Scroll No. . Date		Not Verified with Scroll				



बदर - ९  
१६९६ ३ / १६  
२०२१

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-450-1659	0005230817202021	05/02/2021-15:05:32	IGR184	100.00
2	(IS)-450-1659	0005230817202021	05/02/2021-15:05:32	IGR184	500.00
Total Defacement Amount					600.00

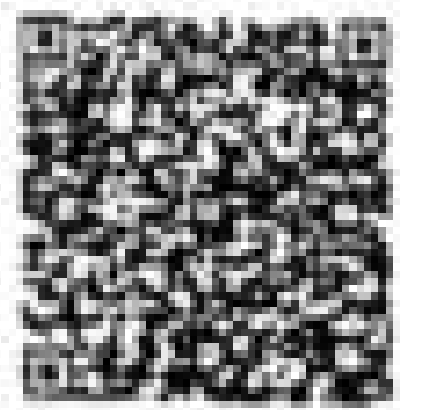
बदर-९  
पुस्तक क्र. १ / १३७१५ १६ / ६०  
२०२२

2021/02/05  
Basant

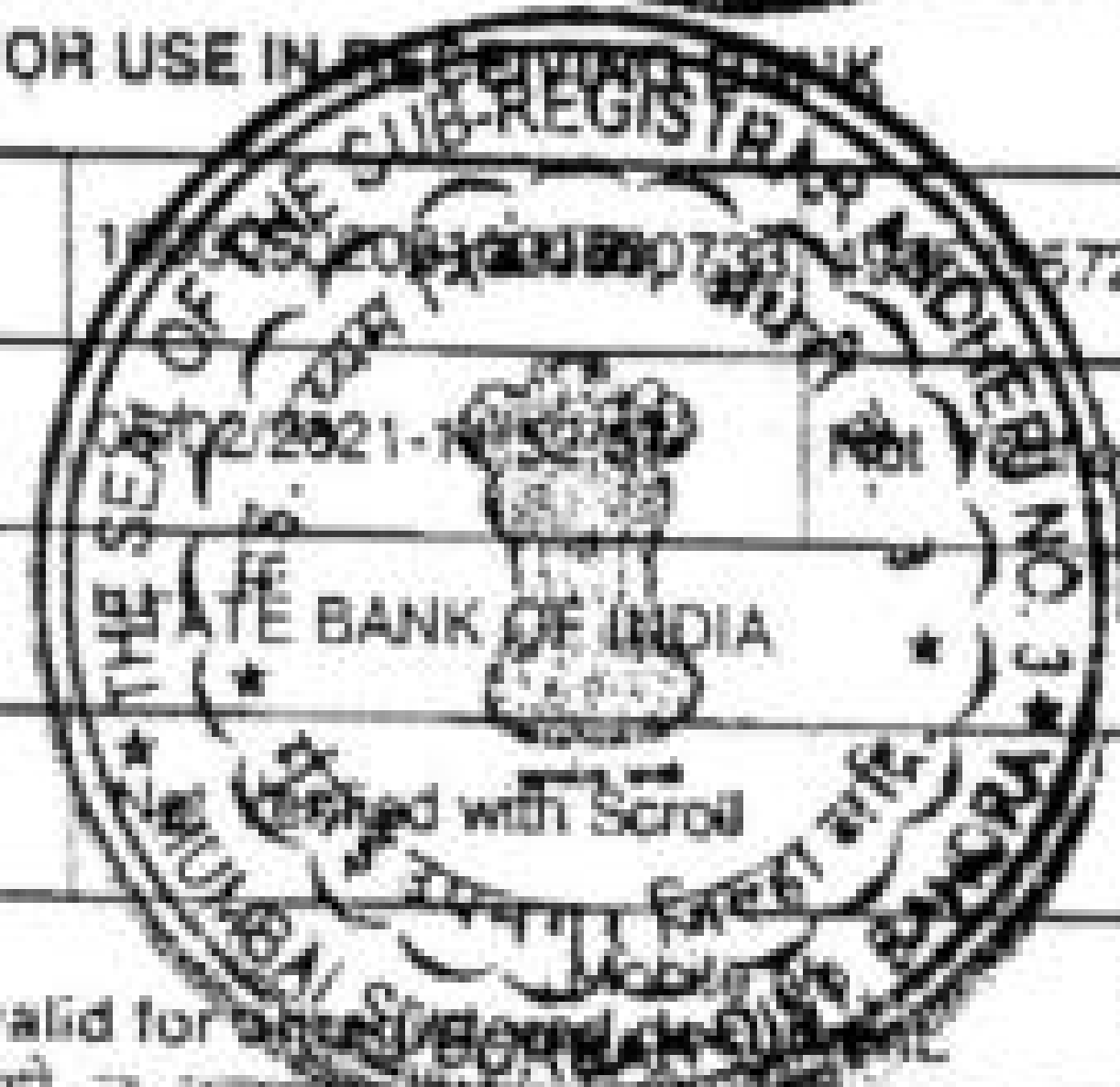




CHALLAN  
MTR Form Number-6



GRN	MH011205301202021P	BARCODE	[Barcode]		Date	05/02/2021-11:52:15	Form ID	48(?)
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	BOM2_JT SUB REGISTRAR MUMBAI CITY 2			Full Name	WEST AVENUE REALTORS PVT LTD			
Location	MUMBAI			Flat/Block No.	AS PER MENTION IN THE DOCUMENT			
Year	2020-2021 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	G. K. MARG, LOWERPAREL			
0036045501	Stamp Duty	500.00		Area/Locality	MUMBAI			
0030063301	Registration Fee	100.00		Town/City/District				
				PIN	4 0 0 0 1 3			
				Remarks (If Any)	SecondPartyName=SHAILESH AJG SAMANT-			
				Amount In Words	Six Hundred Rupees Only			
Total	600.00							
Payment Details	STATE BANK OF INDIA			FOR USE IN STATE BANK				
Cheque/DD Details		Bank CIN	Ref. No.	150005200100000733 5729333				
Cheque/DD No.		Bank Date	RBI Date	05/02/2021-11:52:15 Not Valid with RBI				
Name of Bank		Bank-Branch		STATE BANK OF INDIA				
Name of Branch		Scroll No. / Date		MUMBAI SUB REGISTRAR OFFICE, BOMBAY				



Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for other Sub Registrar office.  
रादर चलन फॅदल दुय्यम लिबंघक कार्यालयात नोंदणी करावयाच्या दस्तऐवजां लागू आहे. नोंदणी न करावयाच्या कार्यालयात रादर चलन लागू नाही.

2021  
[Handwritten Signature]

बवई - ३  
१६६८ ४ १६  
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बदर-९  
दस्तावेज क्र. १३०१०३०/६०  
२०२२

Print Date 05-02-2021 11:55:04



बबई - ३		
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POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME we West Avenue Realtors Pvt. Ltd. a Company duly registered under the Companies Act, 1956 having its registered office at 1201 Peninsula Business Park, G.K. Marg, Lower Parel, Mumbai-400 013, hereinafter referred to as the Company SEND GREETINGS:-

WHEREAS :-



We have been appointed as the Developer for redevelopment of property bearing Plot No. 5 of the Final Plot No. 66 of Santacruz Town Planning Scheme No. III admeasuring at or about 1162.20 square meters City Survey Bandra Taluka Andheri MSD, corresponding CTS Nos. 282/1 to 282/10 'I' Ward of City Survey Bandra Taluka Andheri MSD, located at Santacruz (East) in the Registration District and Sub District of Mumbai Suburban and Andheri (Bandra) by its owner Deluxe CHS Ltd. and which is more particularly described in the schedule hereunder written (hereinafter

referred to as the said 'property').

बदर		
१	३६९०	३६९०
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*Signature*

*Signature*

*Signature*

b) We are constructing a building to be known as Deluxe Apartments as per the plans sanctioned by Municipal Corporation for Greater Mumbai. We have registered the Project under the provisions of the Real Estate Regulation Act, 2016 with the Real Estate Regulatory Authority at Mumbai under no. P51800000819 to be known as "Deluxe Apartments".

c) In the course of business the Company is required to execute Agreement for Sale and other ancillary documents with the prospective purchaser/s of flats/ apartments in the building to be known as Deluxe Apartments through our Directors Mr. Sharad R. Jadhav and which were required to be lodged for registration with the Office of Registrar or Sub Registrar of Assurances having jurisdiction and admit the said execution.



Being unable to attend the Office of the Registrar or Sub Registrar of Assurances the Company is desirous of appointing some fit and proper person as our true and lawful attorney for the purpose of registration of the documents executed by the Company through its Director Mr. Sharad Ramchandra Jadhav.



NOW KNOW YE THESE PRESENTS WITNESSETH that we, West Avenue Realtors Pvt. Ltd. , does hereby nominate, constitute and appoint 1) Mr. Shailesh Ganesh Ajgaonkar and 2) Mr. Rahul Subhash Samant jointly as well as each one of them severally true and lawful Attorney/s of the Company with full powers and authority to do all or any of the following acts, deeds and things

बबई - ३	
१६५८	Company:- १६
२०२१	

बदर-१	
१६५८	३६/६०
२०२२	

For the purpose hereinafter set forth, on behalf of, in the name and for the purpose of the Company to appear before the concerned Registrar or Sub-Registrar of Assurances or any officer/s for the time being appointed under the law relating to the registration, to lodge and/or admit execution of Agreement for Sale, deeds, Deed of Rectification, other documents and assurances with the prospective purchaser/s of flats/ apartments in the building to be known as Deluxe Apartments executed, signed, sealed and delivered by the Company and or by the Company and or on behalf of the Company and to take necessary and property proceedings for the acknowledgment and registration of the same.

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

- 2) To receive back such duly registered Agreement for Sale , deeds, Deed of Rectification, other documents and assurances duly registered from the *office of the Registrar or Sub Registrar of Assurances.*
- 3) AND GENERALLY to do all such acts, deeds, matters or things incidental to the power hereinabove mentioned and all other acts and thins necessary by virtue of these presents.
- 4) AND the Company hereby agrees that all acts, deeds or things lawfully done by the said Attorneys or either of them under the authority of this power shall be construed as acts, deeds and things done by the Company and the Company hereby undertakes to confirm and ratify all and what the said Attorney/s shall lawfully do or cause to be done by virtue of the powers hereby given.

**SCHEDULE OF THE SAID PROPERTY**

ALL THE piece and parcel of land bearing Sub-Plot No. 5 of the Final Plot No. 66 of Santacruz Town Planning Scheme No. III admeasuring at or about 1162.20 square meters City Survey Bandra Taluka Andheri MSD, corresponding CTS Nos. 282/1 to 282/10 'I' Ward of City Survey Bandra Taluka Andheri MSD, located at Santacruz (East) in the Registration District and Sub District of Mumbai Suburban and Andheri (Bandra).



*Handwritten signatures: 2022/10/10, S. Anant, S. Anant*

बबई - ३	
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बदर - ९		
पुस्तक क्र. १	११३१५०	२०
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IN WITNESS WHEREOF, the Company has put its common seal this 5<sup>th</sup> day of February, 2021.

SIGNED SEALED AND DELIVERED )

by the withinnamed COMPANY )

The common seal of )

West Avenue Realtors Pvt. Ltd. )

is affixed pursuant to the resolution passed )

in the meeting of Board of Directors held )

on 02-02-2021 )

**MR. SHARAD RAMCHANDRA JADHAV** )

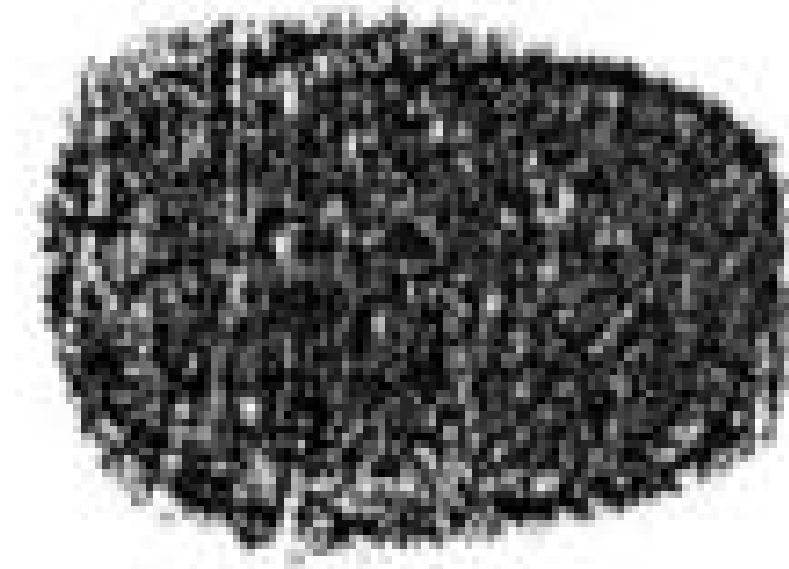
Director

In the presence of:

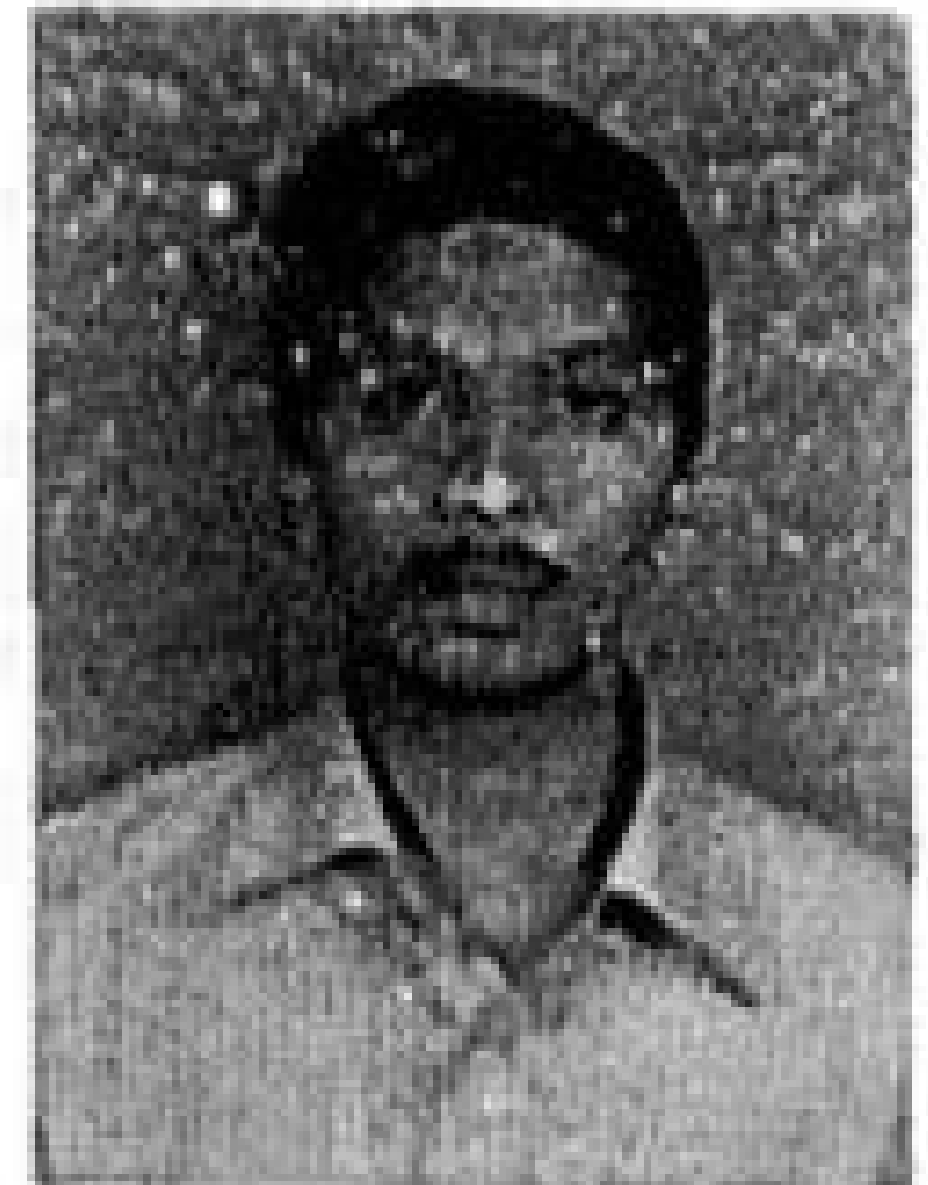
1. *J.B. Purohit*



accept the power :-

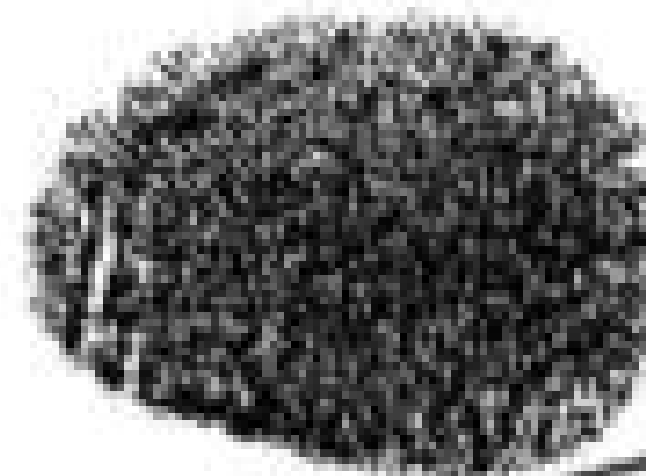


*Shailesh Ganesh*

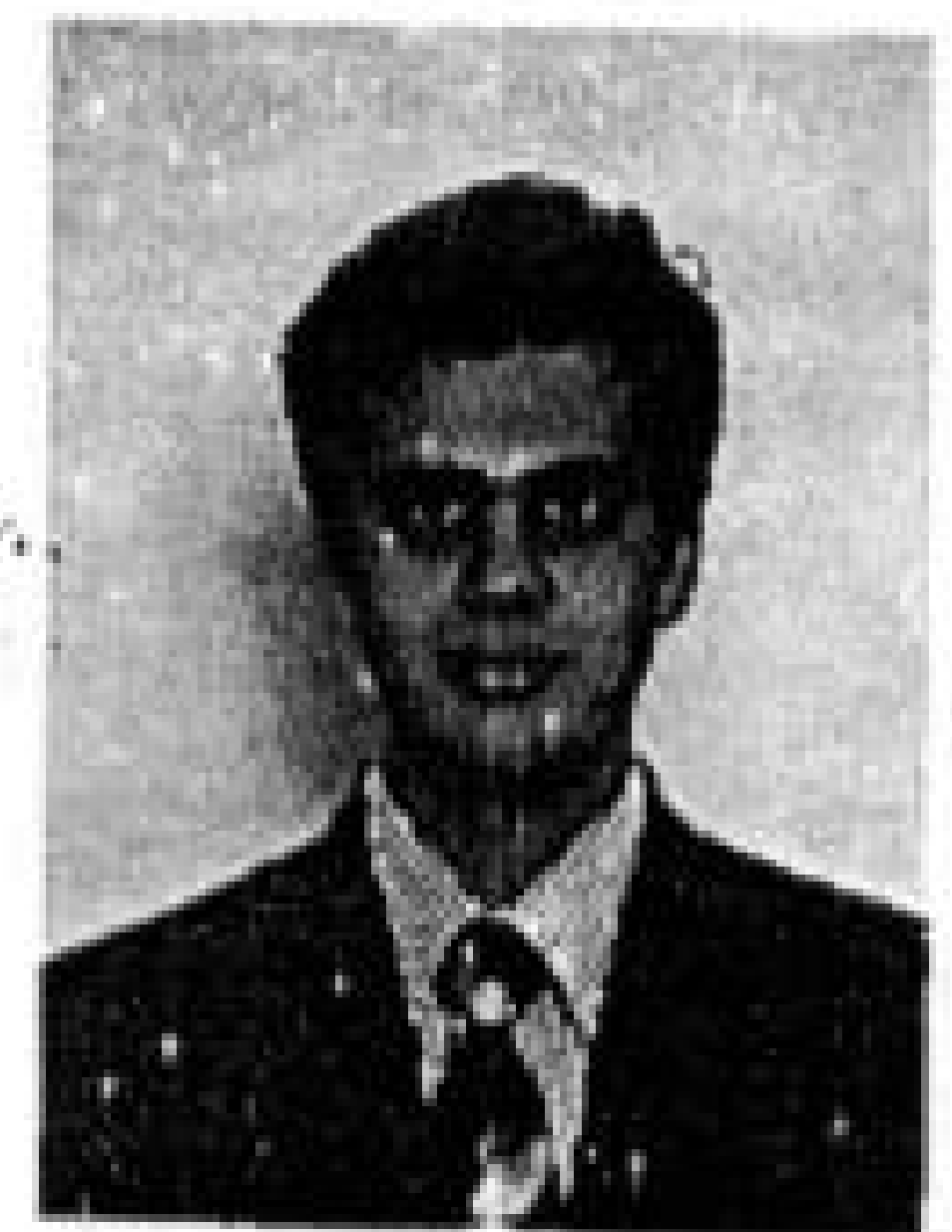


1. **MR. SHAILESH GANESH AJGAONKAR**

बबई - ३
१६४८ ५/५९
२०२१



*Rahul Samant*



2. **MR. RAHUL SUBHASH SAMANT**

In the presence of .....

1. *J.B. Purohit*

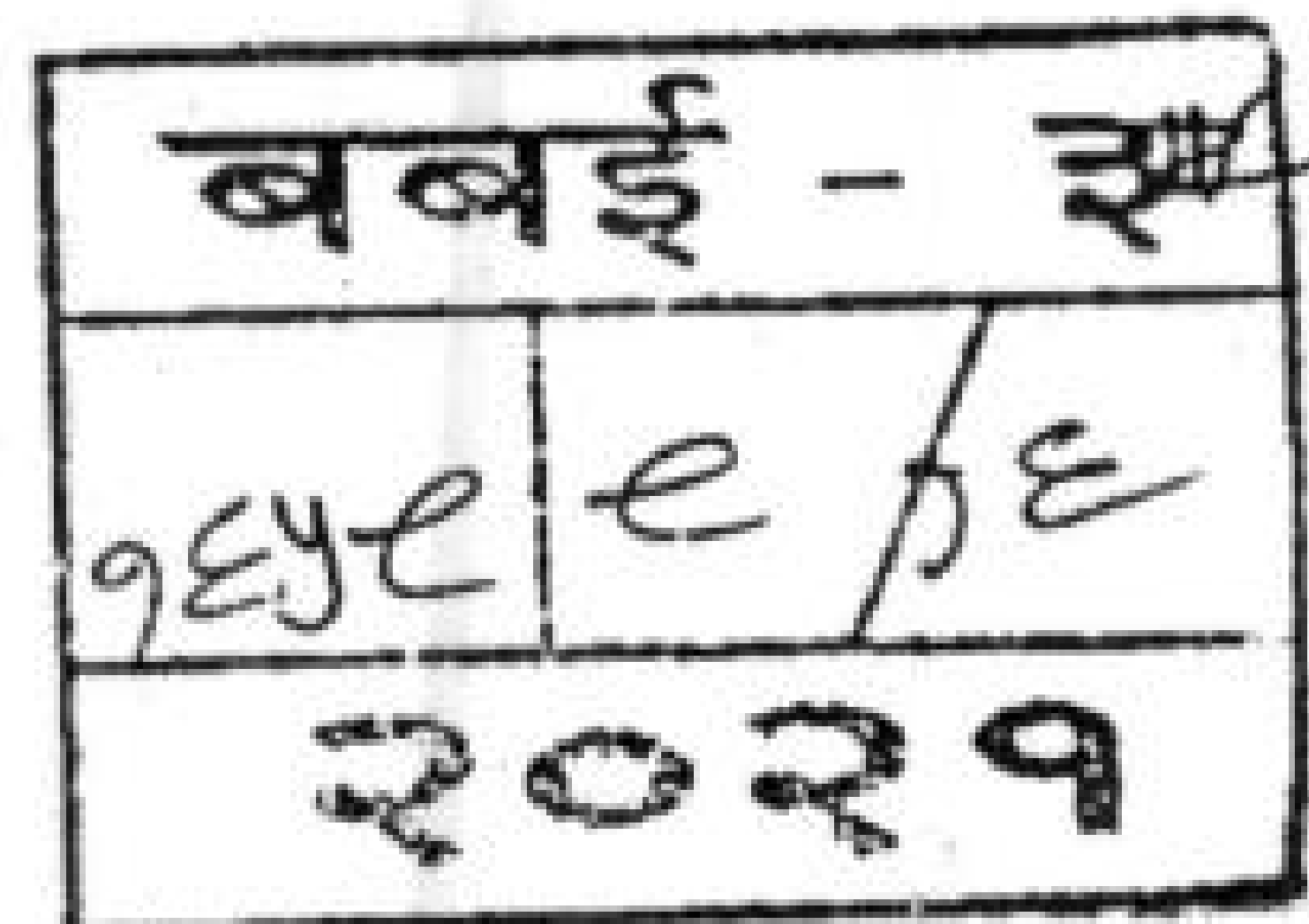
2. *Φ*

बदर-९
पुस्तक क्र. १ ३३५१७४९/९०
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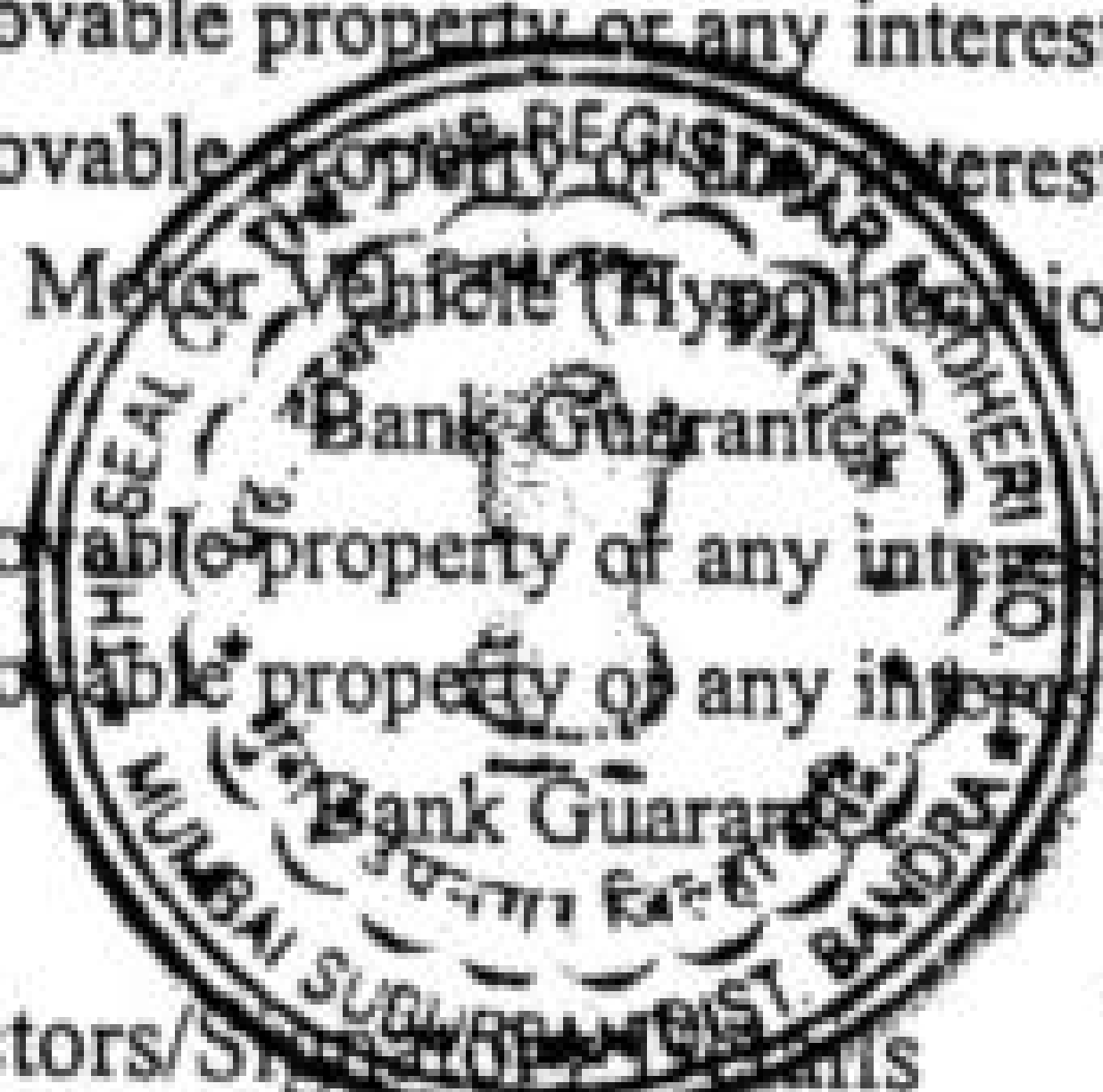
**Company Master Data**

CIN	U70100MH1999PTC118190
Company Name	WEST AVENUE REALTORS PRIVATE LIMITED
ROC Code	RoC-Mumbai
Registration Number	118190
Company Category	Company limited by Shares
Company SubCategory	Non-govt company
Class of Company	Private
Authorised Capital(Rs)	50000000
Paid up Capital(Rs)	50000000
Number of Members(Applicable in case of company without Share Capital)	0
Date of Incorporation	05/02/1999
Registered Address	UNIT NO.1201, PENINSULA BUSINESS PARK, B TOWER, GANPATRAO KADAM MARG, LOWER PAREL MUMBAI Mumbai City MH 400013 IN
Address other than R/o where all or any books of account and papers are maintained	UNI NO. 1201, PENINSULA BUSINESS PARK, B TOWER, GANPATRAO KADAM MARG, LOWER PAREL MUMBAI 400013 MH
Email Id	info@jadeindia.com
Whether Listed or not	Unlisted
ACTIVE compliance	ACTIVE compliant
Suspended at stock exchange	-
Date of last AGM	30/12/2020
Date of Balance Sheet	31/03/2020
Company Status(for e filing)	Active

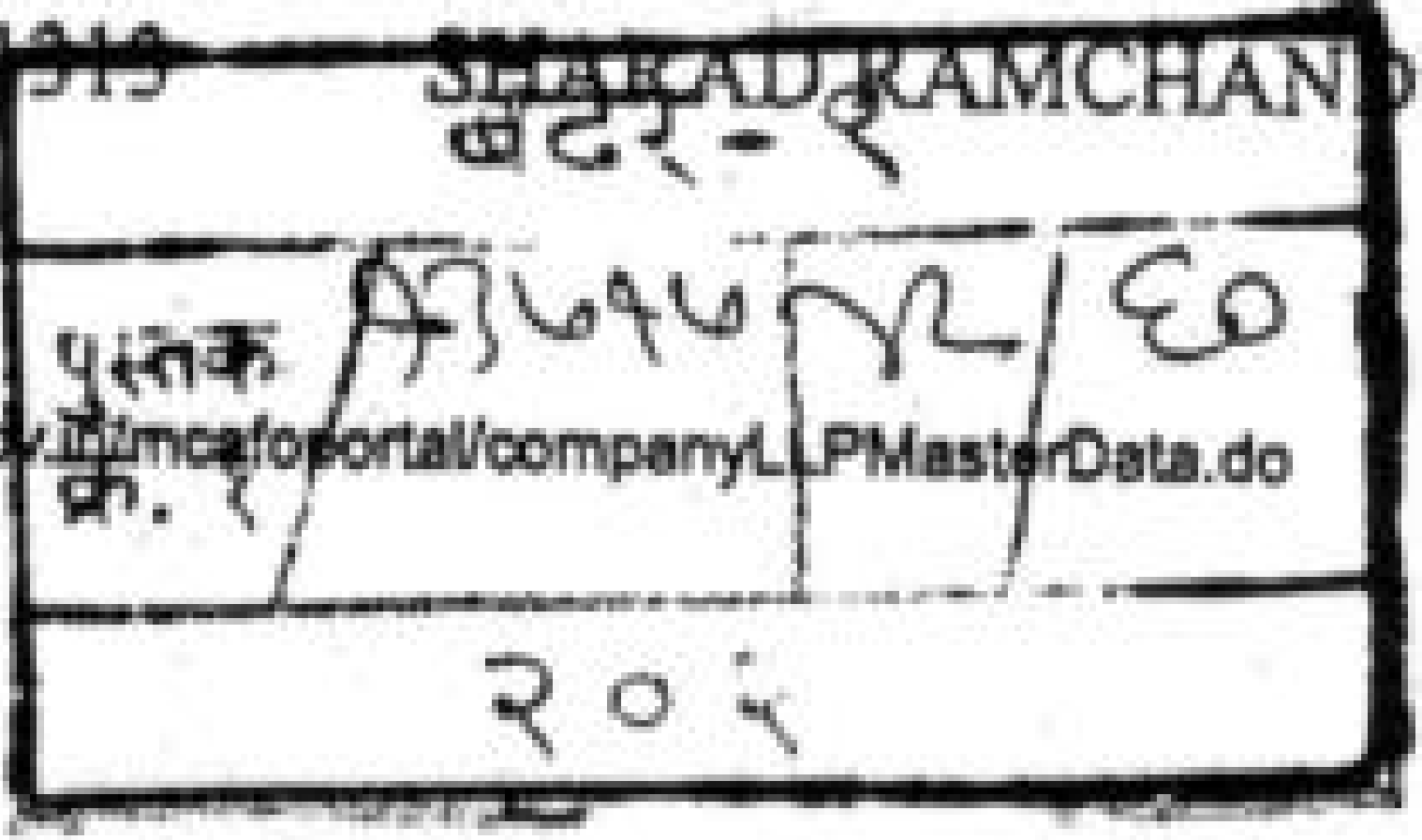


**Charges**

Assets under charge	Charge Amount	Date of Creation	Date of Modification	Status
Immovable property or any interest therein	658000	10/10/2000	-	OPEN
Immovable property or any interest therein	35000000	13/07/2017	-	OPEN
Immovable property or any interest therein	45000000	13/07/2017	-	OPEN
Motor Vehicle (Hybrid)	4000000	13/07/2018	-	OPEN
Bank Guarantee	500000	24/09/2020	-	OPEN
Immovable property or any interest therein	90000000	13/07/2017	28/07/2020	OPEN
Immovable property or any interest therein	10000000	28/07/2020	-	OPEN
Bank Guarantee	2500000	16/12/2020	-	OPEN



Directors/Shareholders	DIN/PAN	Name	Begin date	End date	Surrendered	DIN
	00042469	PRAKASH VASANT AJGAONKAR	05/02/1999	-		
	00731919	SHARAD KAMCHANDRA JADHAV	01/09/2018	-		



Per West Avenue Realtors Pvt. Ltd

Director

# West Avenue Realtors Pvt. Ltd.

Regd. Office : 1201, 'B' Tower, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400 013.  
CIN NO.: U70100MH1999PTC118190

**CERTIFIED TRUE COPY OF BOARD RESOLUTION PASSED BY THE BOARD OF DIRECTORS AT THE BOARD MEETING OF WEST AVENUE PRIVATE LIMITED (THE "COMPANY") HELD ON 2<sup>nd</sup> FEBRUARY, 2021 AT 11.30 AM AT 1201 PENINSULA BUSINESS PARK, TOWER B, GANPATRAO KADAM MARG, LOWER PAREL, MUMBAI - 400 013.**

**"RESOLVED THAT** consent of the Board be and is hereby accorded to appoint Mr. Shailesh G. Ajoankar and Mr. Rahul S. Samant to act either jointly or severally for carrying out the following:

- Lodging in the office of the Sub-Registrar of Assurances, the various Agreements, deeds and documents which shall be executed by Mr. Sharad R. Jadhav being the Directors of the Company and
- To admit the execution thereof for and on behalf of the said Mr. Sharad R. Jadhav being the Directors of the Company
- To represent the Company for the purposes of adjudication of stamp duty on the said deeds and payment of requisite stamp duty and registration fees on the documents and
- To represent Mr. Sharad R. Jadhav for the purposes of collecting the duly registered deeds and documents from the office of the Sub-Registrar of Assurances.

**RESOLVED FURTHER THAT** a certified copy of the resolution be given to any person concerned or interested in the matter."

//CERTIFIED TO BE TRUE//

For West Avenue Realtors Pvt Ltd,

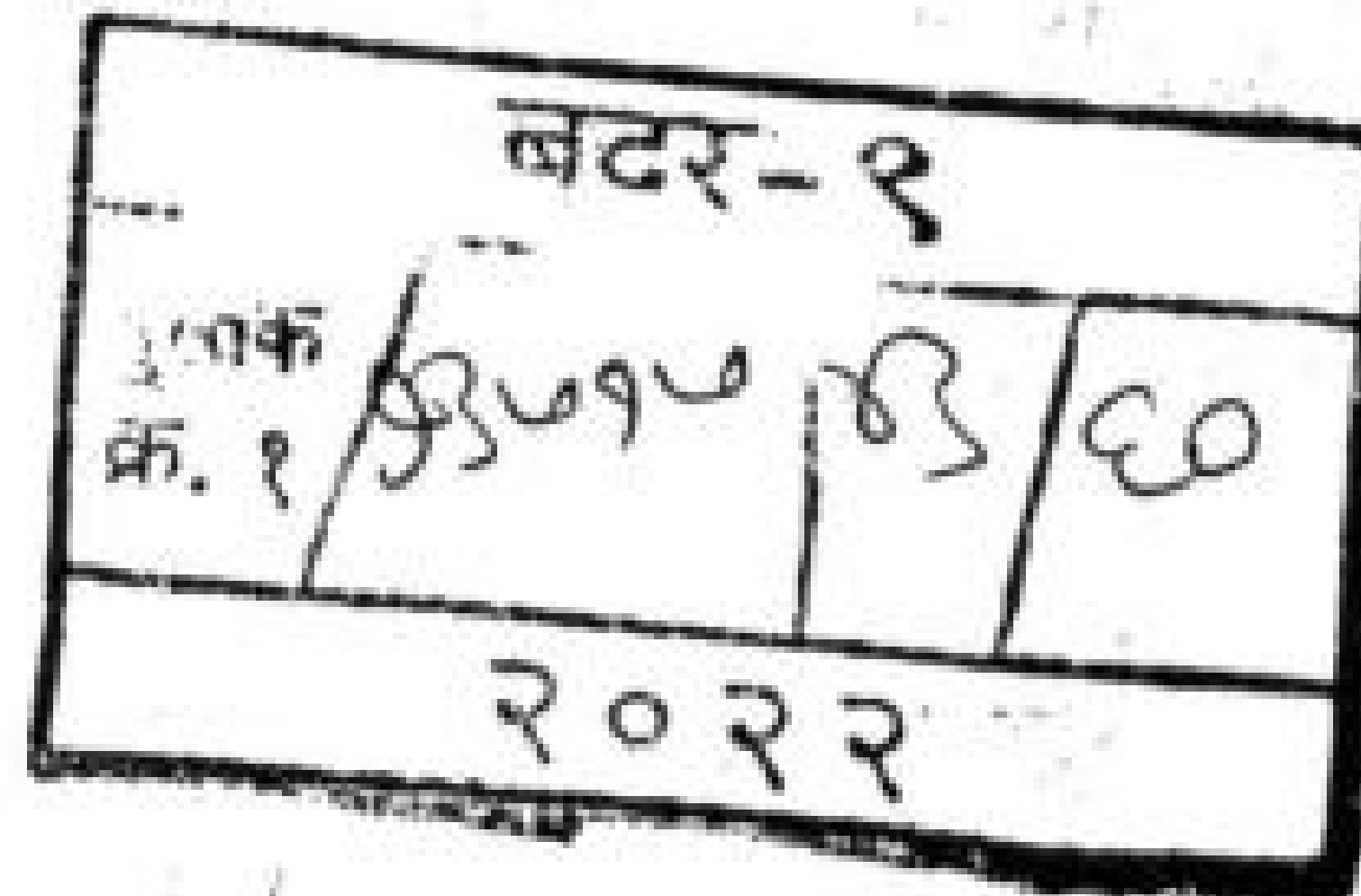
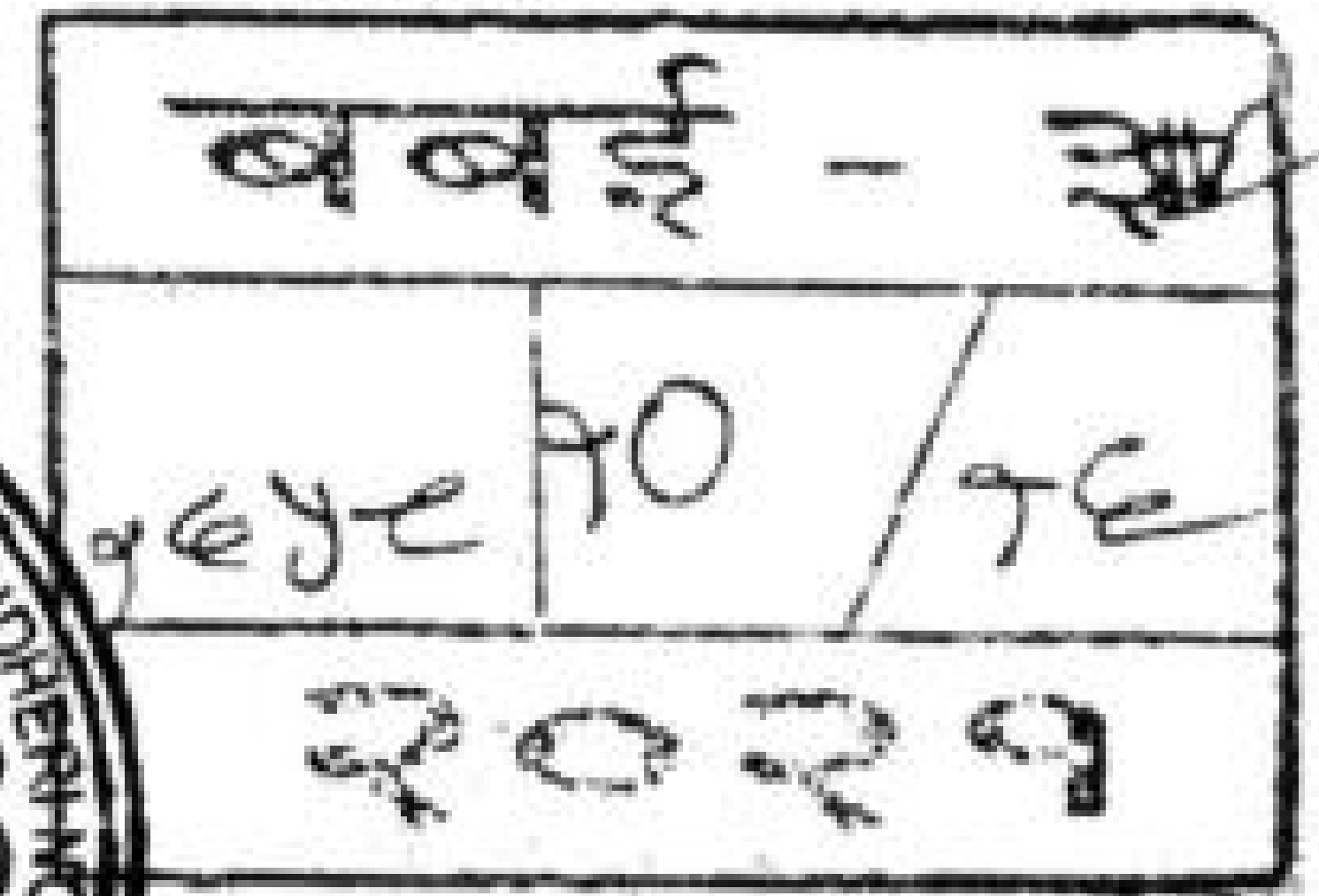
Prakash Vasant Ajoankar  
Director

DIN: 00042469

Plot No.746, 3501, Vision Crest, Staney Fernandes Wadi  
D. S. Babrekar Marg, Dadar Mumbai 400028

Date: 02/02/2021

Place: Mumbai



Telephone: +91 22 4083 6666 • Fax : +91 22 4083 6688 / 99

# West Avenue Realtors Pvt. Ltd.

Regd. Office : 1201, 'B' Tower, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400 013.  
CIN NO.: U70100MH1999PTC118190

**CERTIFIED TRUE COPY OF BOARD RESOLUTION PASSED BY THE BOARD OF DIRECTORS AT THE BOARD MEETING OF WEST AVENUE PRIVATE LIMITED (THE "COMPANY") HELD ON 2<sup>nd</sup> February, 2021 AT 11.30 AM AT 1201 PENINSULA BUSINESS PARK, TOWER B, GANPATRAO KADAM MARG, LOWER PAREL, MUMBAI - 400 013.**

"RESOLVED THAT consent of the Board be and is hereby accorded to authorizes Mr. Sharad R. Jadhav Director of the Company in a manner as specified below, to sign and execute sale agreement or any similar agreement, deed, document, application, letter, registration form to be filed with the Government Authorities, etc. in connection with the sale of Flats/Apartments located in the Project of the Company named 'DELUXE APARTMENT', located on the Plot No. 66/5, 3<sup>rd</sup> Floor, T.P.S. III, Santacruz (East), Mumbai - 400 055.

FURTHER RESOLVED THAT Mr. Sharad R. Jadhav, Directors of the Company shall be Authorised Representative of the Company, to appoint Mr. Shailesh G. Ajoonkar and Mr. Rahul S. Samant, as Attorney, to jointly or severally, submit, present and lodge any agreement, deed, document, application, letter etc. which are executed in a manner as resolved above, for registration and admit the execution thereof before the Registrar of Assurances, having authority and pay the applicable charges for adjudication and / or registration thereof."

//CERTIFIED TO BE TRUE//

For West Avenue Realtors Pvt Ltd,

  
Prakash Vasant Ajoonkar  
Director

DIN: 00042469

Plot No.746, 3501, Vision Crest, Staney Fernandes Wadi,  
D. S. Babrekar Marg, Dadar Mumbai 400028

Date: 02/02/2021  
Place: Mumbai



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पुस्तक क्र. १	१३०१०१६	६०

Telephone: +91 22 4083 6666 • Fax : +91 22 4083 6688 / 99



आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT OF INDIA  
 WES AVENUE REALTORS PRIVATE  
 LIMITED  
 05/02/2009  
 AAACW...



बदर-९		
पुस्तक क्र. १	A36967	९०
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Summary1 (GoshwaraBhag-1)

450/1659

शुक्रवार, 05 फेब्रुवारी 2021 3:05 म.नं.

दस्त गोपवारा भाग-1

बवई3

दस्त क्रमांक: 1659/2021

दस्त क्रमांक: बवई3 /1659/2021

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. मह. दु. नि. बवई3 यांचे कार्यालयात

पावती:1821

पावती दिनांक: 05/02/2021

अ. क्र. 1659 वर दि.05-02-2021

मादरकरणाचा नाव: वेम्ट अन्वेंयु रीयल्टी प्राईवेट लीमीटेड  
चे मंचालक शरद रामचंद्र जाधव - -

गेजी 3:03 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 320.00

पृष्ठांची संख्या: 16

एकुण: 420.00

दस्त हजर करणाऱ्याची सही:

मह. दुप्यम निबंधक, मुंबई-3

मह. दुप्यम निबंधक, मुंबई-3

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून त्यामुळे कोणतीही म्यावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्षा क्रं. 1 05 / 02 / 2021 03 : 03 : 30 PM ची वेळ: (सादरीकरण)

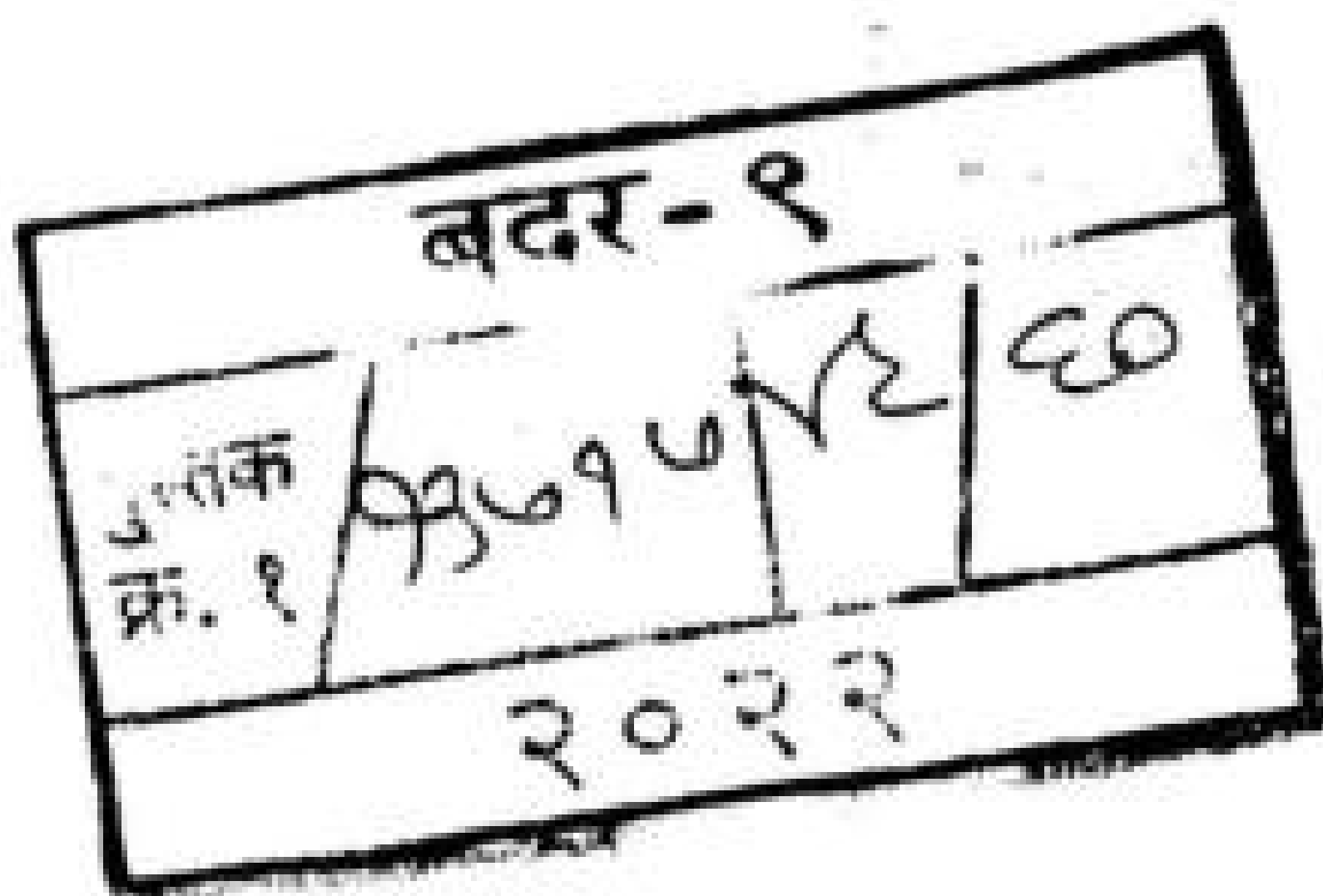
शिक्षा क्रं. 2 05 / 02 / 2021 03 : 04 : 34 PM ची वेळ: (फी)

प्रतिज्ञापत्र

\*सदर दस्तारेवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणी दाखल केलेला आहे. \*दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सौप्त जोडलेल्या कागदापत्रांची सत्यता तपासली आहे. \*दस्ताची सत्यता, वैधता कायदेशीर बांधीसाठी दस्त निष्पादक व कमुलीधारक हे संपूर्णपणे जबाबदार राहतील.

न घेणारे:

लिहून घेणारे:





05/02/2021 3 07:38 PM

दस्तावेज भाग-2

बदर-3

दस्तावेज क्रमांक: 1659/2021

दस्तावेज क्रमांक: बदर-3 /1659/2021

दस्तावेजा प्रकार :-कुलमुख्यालय

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:वेम्ब असेंन्सु गीयल्टर्स प्राईवेट लीमीटेड चे संचालक अर्जद गमचंद्र जाधव - - पत्ता:ऑफिस 1201, 12 वा मजला, पेनिन्सुला विजनेम पार्क, लोअर पंगळ,मुंबई, जी.के. मार्ग, इविल रोड, MAHARASHTRA, MUMBAI, Non-Government. पिन नंबर:	कुलमुख्यालय देणार वय :-65 स्वाधरी:-		
2	नाव:शैलेश गणेश आजगांवकर पत्ता:प्लॉट नं: ऑफिस 1201, माळा नं: 12 वा मजला, इमारतीचे नाव: पेनिन्सुला विजनेम पार्क, प्लॉट नं: लोअर पंगळ, मुंबई, रोड नं: जी.के. मार्ग, महाराष्ट्र, MUMBAI. पिन नंबर:	पावर ऑफ अटॉर्नी श्रेण्डर वय :-44 स्वाधरी:-		
3	नाव:गणेश मुभाय मामंत पत्ता:प्लॉट नं: ऑफिस 1201, माळा नं: 12 वा मजला, इमारतीचे नाव: पेनिन्सुला विजनेम पार्क, प्लॉट नं: लोअर पंगळ, मुंबई, रोड नं: जी.के. मार्ग, महाराष्ट्र, MUMBAI. पिन नंबर:	पावर ऑफ अटॉर्नी श्रेण्डर वय :-37 स्वाधरी:-		

बरीत दस्तावेज करून देणान तपासणीत कुलमुख्यालय वा दस्तावेज करून दिव्याचे तब्यु करणान  
शिकका क्र.3 ची वेळ:05 / 02 / 2021 03 : 06 : 13 PM

ओळख:-

खात्रीत इयम असे निवेदीत करणात की ते दस्तावेज करून देणा-यानां व्यक्तीश: ओळखणान, व त्यांची ओळख पटविणान

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:दिनेश - खेमान वय:32 पत्ता:शॉप नं 11 अकाशा,प्रभादेवी,मुंबई, पिन कोड:400025	स्वाधरी		
2	नाव:जयेश - मल्हारी वय:45 पत्ता:ऑफिस 1201 पेनिन्सुला विजनेम पार्क, जी.के. मार्ग, लोअर पंगळ, मुंबई पिन कोड:400013	स्वाधरी		

शिकका क्र.4 ची वेळ:05 / 02 / 2021 03 : 06 : 38 PM

सह मुख्य निबंधक,

Payment Details.

Sl No	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	At	Date
1	WEST AVENUE REALTORS PVT LTD	eChallan	10000502021020500733	MH011205301202021P	500.00	SD	05/02/2021
2		DHC		0502202107832	320	RF	05/02/2021
3	WEST AVENUE REALTORS PVT LTD	eChallan		0502202107832	100	RF	05/02/2021

[SD:Stamp Duty] [RF:Registration Fee] [DHC:Document Handling Charge]

1659 /2021

1. Verify Scanned Document for correctness through thumbprint on all pages on a computer after registration.
2. Get print immediately after registration.



बदर-९

पुस्तक क्र. १ १३५७७००

२०२२

प्रमाणित करणेत येते की दस्तावेज एकाच पाने आहेत पुस्तक क्रमांक- १६५९२०२१ नोंदला. दिनांक ०५/०२/२०२१

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DATED THIS \_\_\_\_ DAY OF FEBRUARY 2021.  
@@@@@@@@@@@@@@@@@@@@

FROM

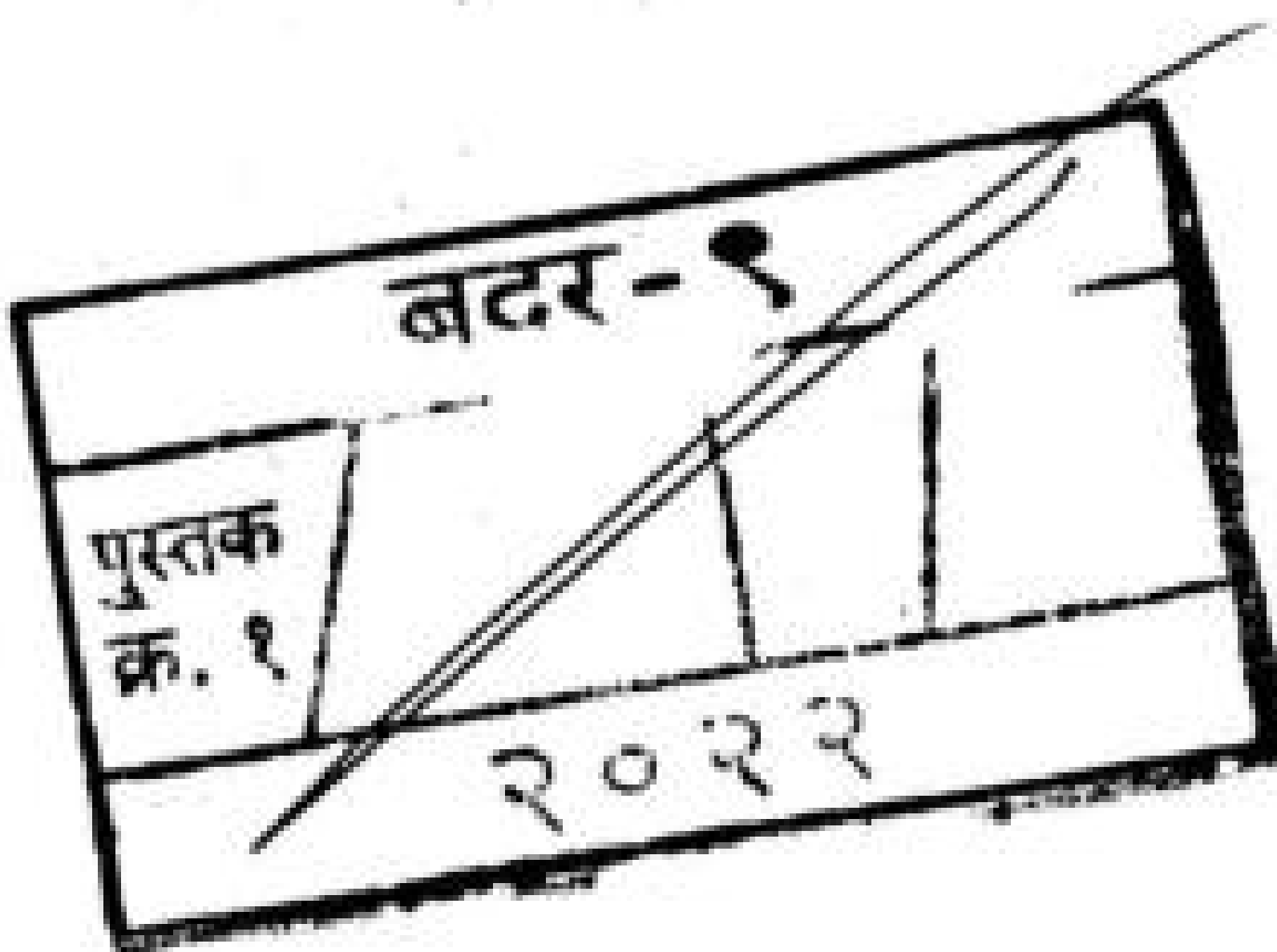
WEST AVENUE REALTORS PVT LTS

TO

MR. SHAILESH AJGAONKAR

MR. RAHHUL SAMANT

POWER OF ATTORNEY



**आयकर विभाग**            **भारत सरकार**  
**INCOME TAX DEPARTMENT**      **GOVT. OF INDIA**

**स्थायी लेखा संख्या कार्ड**  
**Permanent Account Number Card**  
**ABBPJ2987R**



**नाम / Name**  
**SHARAD RAMCHANDRA JADHAV**

**पिता का नाम / Father's Name**  
**RAMCHANDRA SOWAR JADHAV**

**जन्म की तारीख / Date of Birth**  
**17/08/1955**

  
**हस्ताक्षर / Signature**



**18092018**



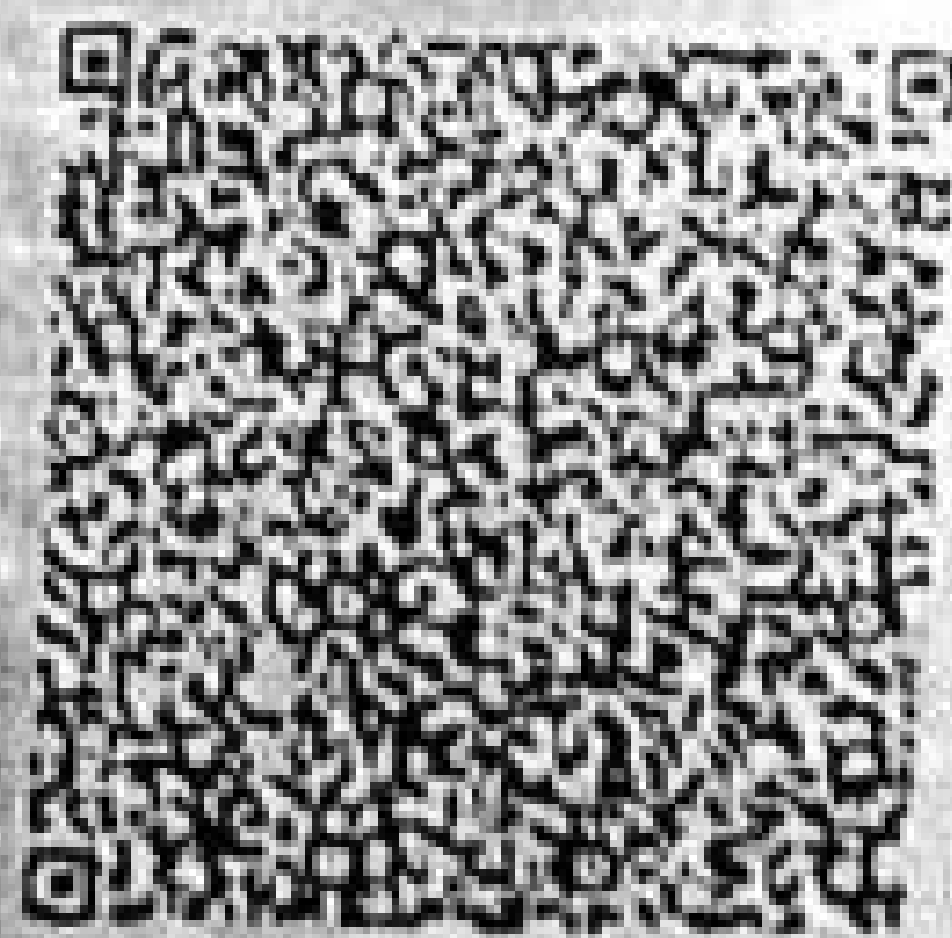
<b>बंदर-९</b>		
<b>संक्र. क्र. ?</b>	434920/1/50	
<b>२०२२</b>		



**भारत सरकार**  
**GOVERNMENT OF INDIA**



शरद रामचंद्र जाधव  
Sharad Ramchandra Jadhav  
जन्म तारीख / DOB: 17/08/1955  
पुरुष / MALE  
Mobile No.: 9920189997



**3134 3160 1797**

**माझे आधार, माझी ओळख**

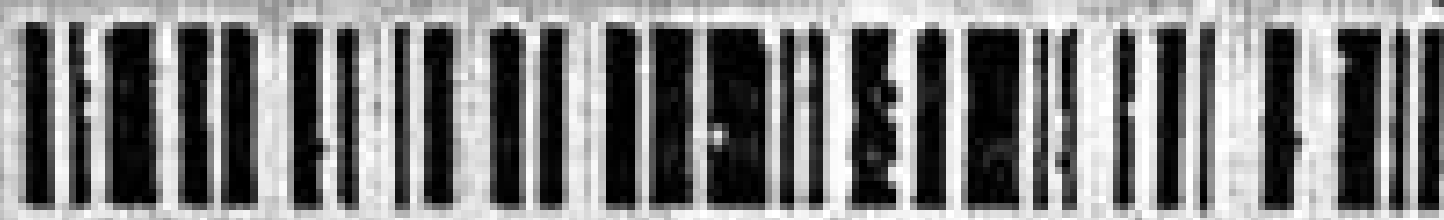
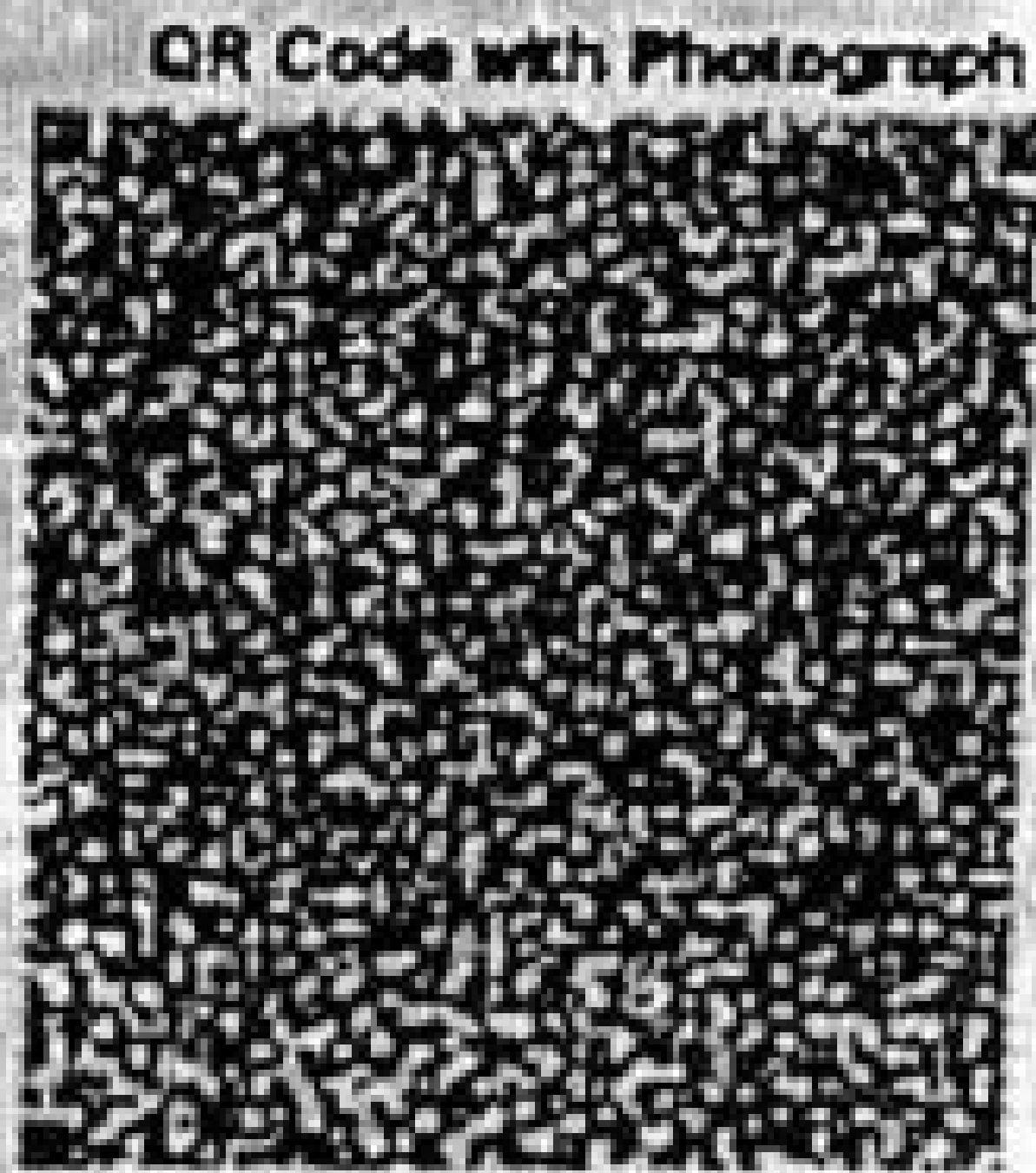


**भारतीय विशिष्ट पहचान प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

Download Date: 30/08/2019

पत्ता:  
S/O: रामचंद्र जाधव, फ्लॅट नं 3101, 31 फ्लोर, गार्डन  
कोर्ट,, दस्तुरवाडी, एमएसजीएस मार्ग,, दादर, मुंबई, मुंबई,  
महाराष्ट्र - 400014

**Address:**  
S/O: Ramchandra Jadhav, flat no 3101, 31st  
Floor, Garden Court,, Dasturwadi, MMGS Marg.,  
Dadar, Mumbai, Mumbai, Maharashtra - 400014



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1800 300 1947

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P.O. Box No. 1947,  
Bengaluru-560 001

बंदर-९	
जिक क्र. १	१३५१० २९/९०
२०२२	

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

स्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card  
**AGNPJ3707C**




नाम / Name  
**DEEPAK JOSHI**

पिता का नाम / Father's Name  
**OMPRAKASH JOSHI**

जन्म की तारीख /  
 Date of Birth  
**22/01/1981**

  
 हस्ताक्षर / Signature

04062019

*Deepak*

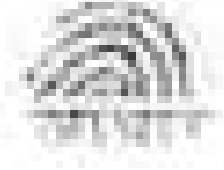


बदर-९			
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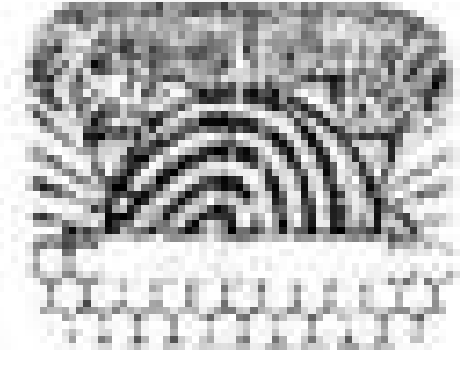
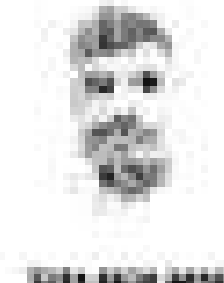
भारत सरकार  
Government of India



Issue Date: 12/04/2013



दिपक जोशी  
Deepak Joshi  
जन्म तारीख / DOB: 22/01/1981  
पुरुष / MALE



3298 6839 6659

येस आधार, मेरी पहचान

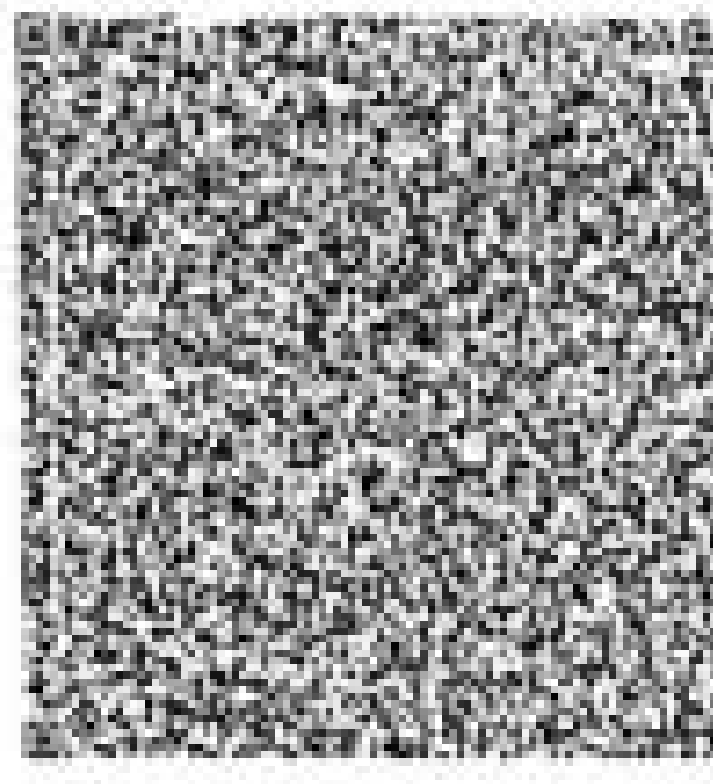


भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



Print Date: 24/03/2021

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मनीपदा रोड सुंदर नगर विधानगरी, कलिना सांतक्रुझ  
ईस्ट, मुंबई, मुंबई उपनगर, महाराष्ट्र, 400098



Address: B/402 NEW VINAY CO-  
OPERATIVE HOUSING SOCIETY,  
MANIPADA ROAD SUNDER NAGAR  
VIDHYANAGARI, Kalina Santacruz East,  
Mumbai, Mumbai Suburban, Maharashtra,  
400098

3298 6839 6659

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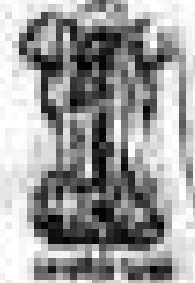


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बदर-९		
जुलै	१९८५	५९/८०
कं. ९		
२०२२		



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**JOSHI MONALIKA DEEPAK**  
**ASHOK KAILASH DUBEY**  
**04/03/1986**  
 Permanent Account Number  
**APBPJ8049Q**  
  
 Signature

**भारत सरकार**  
**GOVT. OF INDIA**  
  
  
  
 27102010

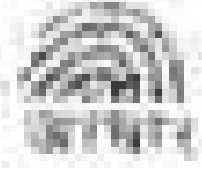
*Ashok Dubey*



वदर-९	
पुस्तक कं. १	१३६९७५२/९०



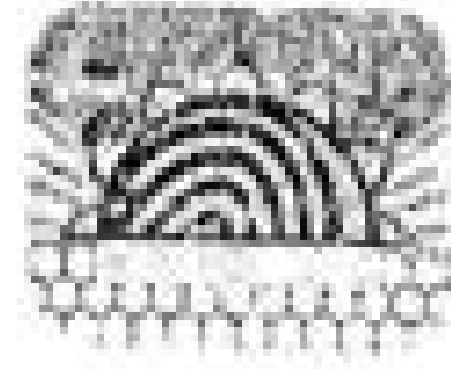
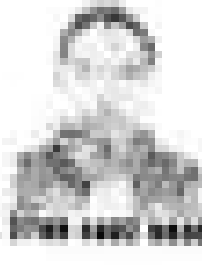
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Government of India



Issue Date: 11/04/2013

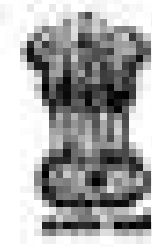


मोनलिका जोशी  
Monalika Joshi  
जन्म तारीख / DOB: 08/03/1985  
महिला / Female

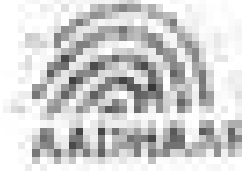


2789 4802 9850

मेरा आधार, मेरी पहचान



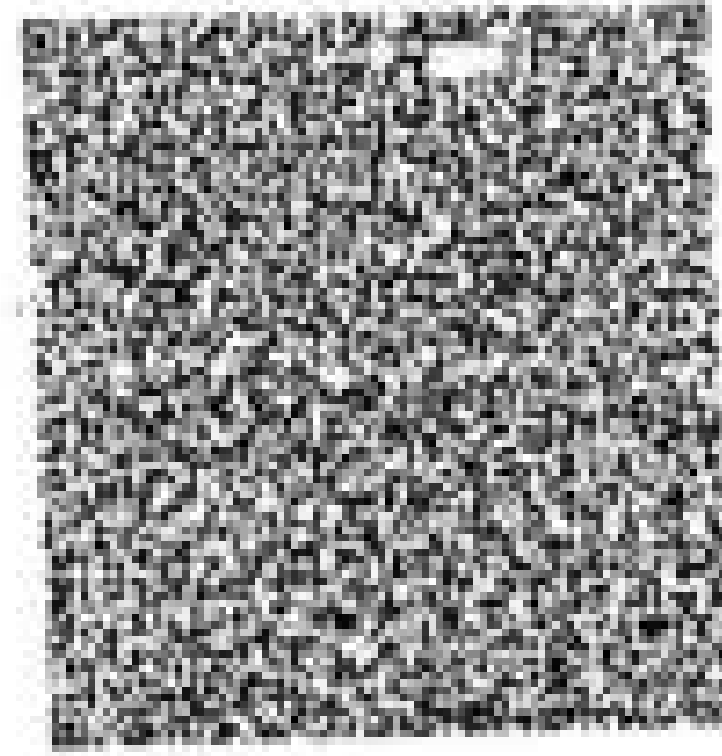
भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



पता: बी 402 न्यू विनाय को ऑपरेटिव होसिंग सोसायटी,  
संतारुज ईस्ट, मुंबई, मुंबई उपनगर, महाराष्ट्र, 400098

Print Date: 04/09/2021

Address: B 402 NEW VINAY CO  
OPERATIVE HOUSING SOCIETY,  
MANIPADA ROAD SUNDER NAGAR,  
SANTACRUZ EAST, Mumbai, Mumbai  
Suburban, Maharashtra, 400098



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बंदर-२		
पुस्तक क्र. १	९३७१७	४३/६०
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 भारत सरकार  
 Government of India

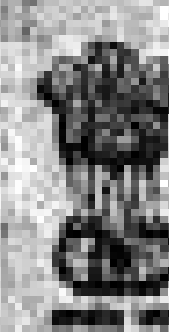

 महेंद्र कुमार तिवारी  
 Mahendra Kumar Tiwari  
 जन्म तारीख/DOB: 03/06/1972  
 पुरुष/ MALE



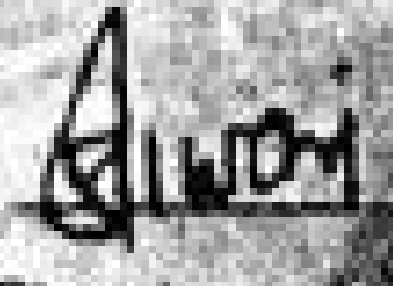
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माझं आधार, माझी ओळख

आयकर विभाग  
 INCOME TAX DEPARTMENT


 भारत सरकार  
 GOVT. OF INDIA

MAHENDRA KUMAR TIWARI  
 KRISHAN GOPAL TIWARI  
 03/06/1972  
 Permanent Account Number  
 ADQPT5413P

  
 Signature





बंदर-९

पुस्तक क्र. १	१३७१७	५४/६०
२०२२		


 भारतीय विशिष्ट ओळख प्राधिकरण  
 Unique Identification Authority of India

**Address:**  
 S/O Krishan Gopal Tiwari, FLAT  
 NEAR POLICE COMMISSIONER  
 OFFICE, A - BLOCK 103,  
 WESTERN RAILWAY OFFICER'S  
 CARTER ROAD, Bandra (West),  
 Mumbai.  
 Maharashtra - 400050

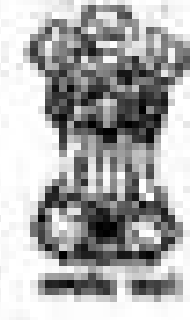
**पत्ता:**  
 S/O क्रिशन गोपाल तिवारी, फ्लॉट पोलीस  
 कमिश्नर ऑफिस जवळ, ए ब्लॉक १०३,  
 वेस्टर्न रेल्वे ऑफिसर्स कार्टर रोड, बॉम्बे,  
 महाराष्ट्र - ४०००५०

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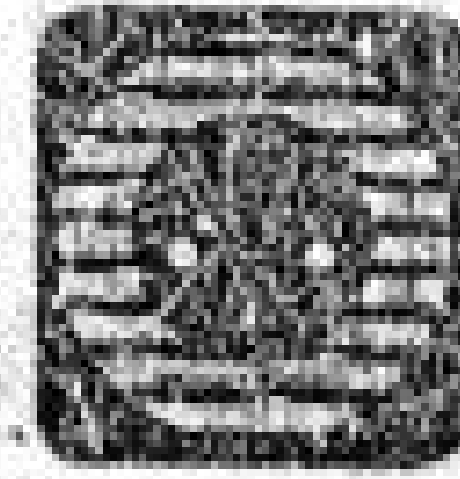
Tiwari

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

VIBHUTI TIWARI  
KASHI PRASAD MISHRA  
09/06/1972  
Permanent Account Number  
AHSPT0657R



Signature

*Vibhuti Tiwari*



बदर-९		
पुस्तक क्र. १	३५५५५५	५५६०
२०२२		

378/13717

भाषाभाषा 26 मई 2022 1:25 म.म.

दस्तावेज भाग-1

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दस्तावेज भाग-1/13717/2022

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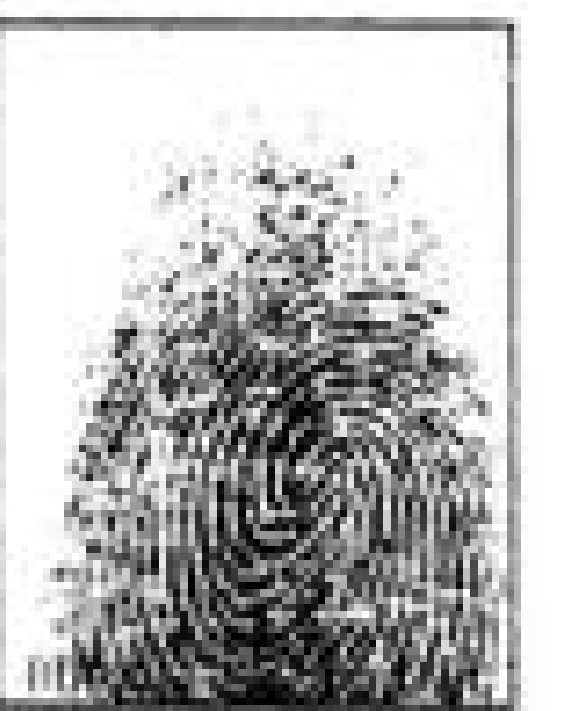



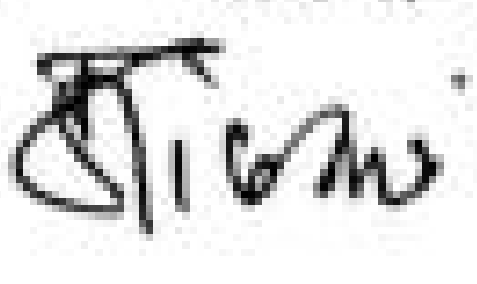




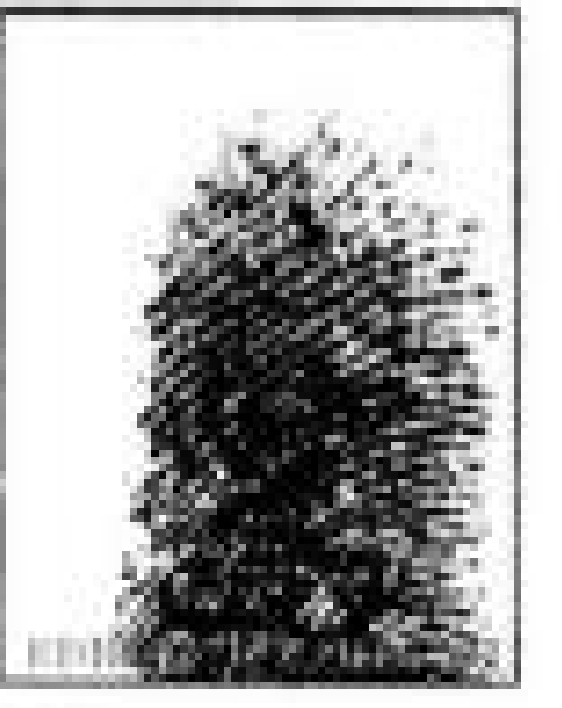



दस्त गोपवारा भाग-2

बदर9

दस्त क्रमांक:13717/2022

दस्त क्रमांक :बदर9/13717/2022

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:दीपक ओमप्रकाश जोशी - - पत्ता:प्लॉट नं: बी /402, , माळा नं: -, इमारतीचे नाव: न्यु विनय को ऑप ड्रीमिंग सोमायटी लिमिटेड, ब्लॉक नं: मांताकृष्ण पूर्व मुंबई, रोड नं: मणीपाडा रोड मुंदर नगर कलीना, महाराष्ट्र, मुम्बई, पिन नंबर:AGNPJ3707C	लिहून देणार वय :-41 स्वाक्षरी:- 		
2	नाव:मोनालिका दीपक जोशी - - पत्ता:प्लॉट नं: बी /402, , माळा नं: -, इमारतीचे नाव: न्यु विनय को ऑप ड्रीमिंग सोमायटी लिमिटेड, ब्लॉक नं: मांताकृष्ण पूर्व मुंबई, रोड नं: मणीपाडा रोड मुंदर नगर कलीना, महाराष्ट्र, मुम्बई, पिन नंबर:APBPJ8049Q	लिहून देणार वय :-37 स्वाक्षरी:- 		
3	नाव:महेंद्र कुमार निवारी - - पत्ता:प्लॉट नं: डी -61 , माळा नं: ,, इमारतीचे नाव: वेस्टर्न रेल्वे ऑफिसर्म फ्लॅट, ब्लॉक नं: बांद्रा पश्चिम मुंबई, रोड नं: कार्टर रोड , महाराष्ट्र, मुम्बई, पिन नंबर:ADQPT5413P	लिहून देणार वय :-50 स्वाक्षरी:- 		
4	नाव:विभूती निवारी - - पत्ता:प्लॉट नं: डी -61 , माळा नं: -, इमारतीचे नाव: वेस्टर्न रेल्वे ऑफिसर्म फ्लॅट, ब्लॉक नं: कार्टर रोड , रोड नं: बांद्रा पश्चिम मुंबई महाराष्ट्र, मुम्बई, पिन नंबर:AHSPT0657R	लिहून देणार वय :-50 स्वाक्षरी:- 		
5	नाव:(मान्यता देणार) वेस्ट एव्हेन्यु रिअल्टर्स प्रा ली चे ऑथारोइज मिस्ट्री शरद रामचंद्र जाधव तर्फे मुखत्यार शैलेज आजगांवकर पत्ता:प्लॉट नं: ऑफिस नं 1201,, माळा नं: -, इमारतीचे नाव: पनिन्मुला वीझनेम पार्क, ब्लॉक नं: लोअर परेल मुंबई, रोड नं: गणपतराव कदम मार्ग, महाराष्ट्र, MUMBAI. पिन नंबर:AAACW3287C	मान्यता देणार वय :-45 स्वाक्षरी:- 		

वरील दस्तावेज करून देणार तथाकथीन करारनामा चा दस्त एवज करून दिव्याचे कबुल करतान,  
शिक्का क्र.3 ची वेळ:26 / 09 / 2022 01 : 20 : 42 PM

ओळख:-

खाणील इमम अमे निवेदीन करतान की ते दस्तावेज करून देणा-यानां व्यक्तीशः ओळखतान, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

छायाचित्र

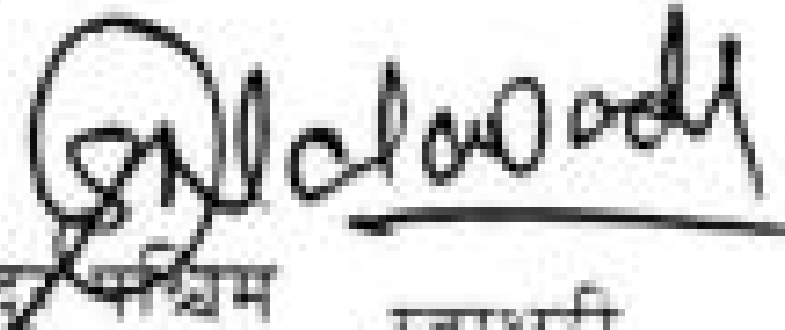
अंगठ्याचा ठसा

1 नाव:शंखर शांताराम नलावडे - -

वय:24

पत्ता:101, 1 ला मजला रामभुवन रेमिडेन्सी प्रो व्ही एम अगाध पथ दादर पश्चिम मुंबई

पिन कोड:400028



2 नाव:धवल जोशी . .

वय:42

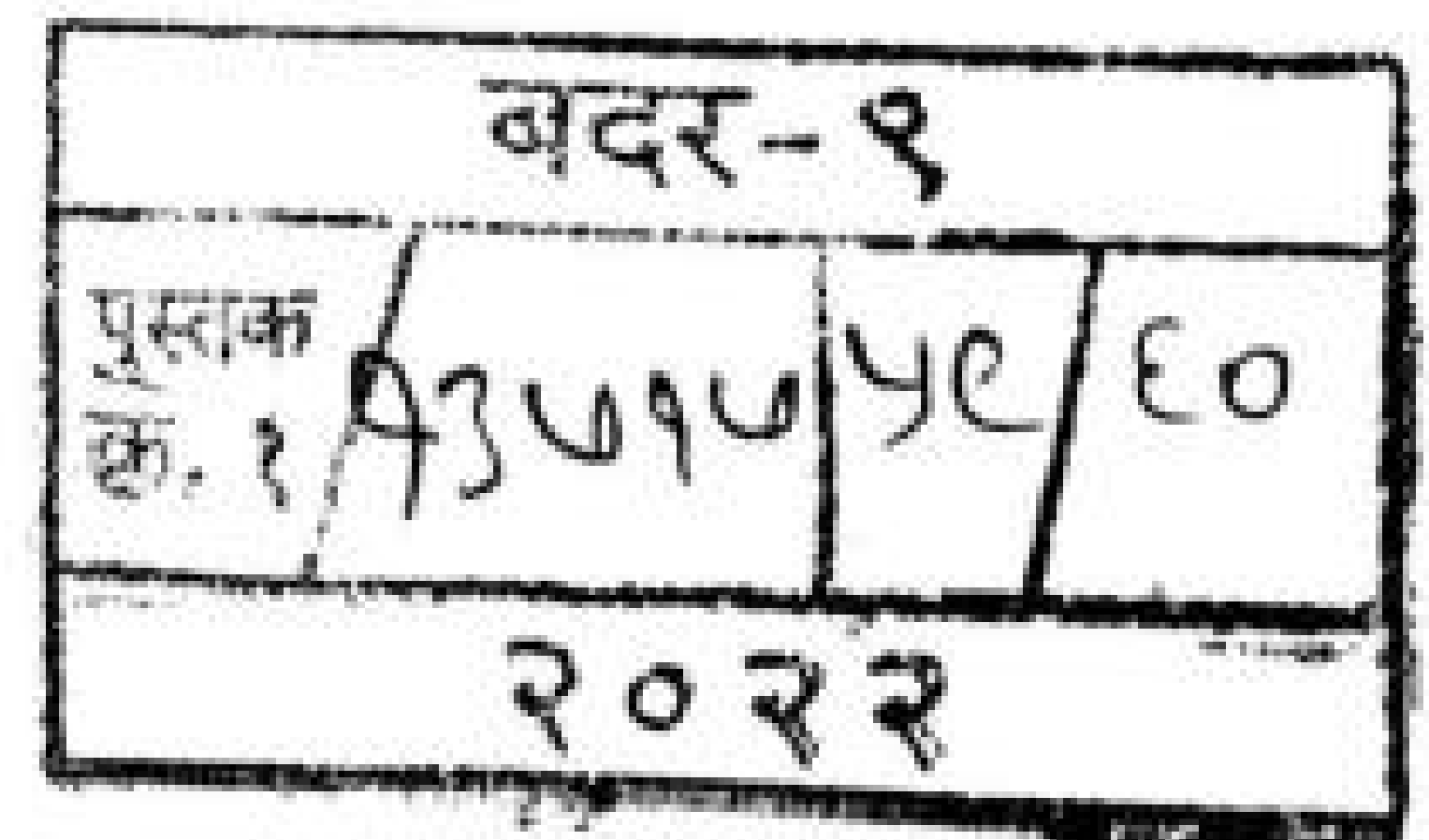
पत्ता:02 ओमवान निवाम तांबे नगर मुलंड प मु  
पिन कोड:400080

शिक्का क्र.4 ची वेळ:26 / 09 / 2022 01 : 21 : 14 PM

शिक्का क्र.5 ची वेळ:26 / 09 / 2022 01 : 21 : 50 PM

महल

सह दुय्यम निबंधक अंधेरी क्र. ३.



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sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MR MAHENDRA KUMAR TIWARI AND OTHER	eChallan	02300042022092426806	MH008244095202223E	511000.00	SD	0004100011202223	26/09/2022
2		DHC		2609202201510	1200	RF	2609202201510D	26/09/2022
3	MR MAHENDRA KUMAR TIWARI AND OTHER	eChallan		MH008244095202223E	30000	RF	0004100011202223	26/09/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

13717 /2022

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बदर-९	
पुस्तक क्र. १	९३६१० ६०/६०
२०२२	



प्रमाणित करणेत येते की, या दस्ताव्याचे एकूण.....६०.....पाने आहेत.

सह दुय्यम निबंधक, अंधेरी क्र. ३,  
मुंबई उपनगर जिल्हा

बदर-९/ ९३६१० /२०२२  
पुस्तक क्रमांक १, क्रमांक.....वर  
नोंदला. २६ SEP २०२२  
दिनांक:

सह. दुय्यम निबंधक, अंधेरी क्र.-३,  
मुंबई उपनगर जिल्हा.