

VALON

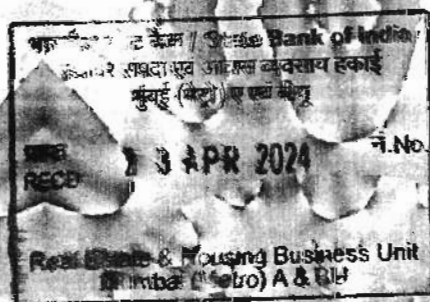
RESIDENCY

MORE VALON (W)

RA NO. P519.00653429

**DOCUMENTS FOR
APF
FILE - 2**

M:- Mohit Upadhyay
RBO Anandheri



MahaRERA Application

General Information

Information Type Other Than Individual

Organization

Name Avalon Residency LLP
Organization Type Partnership Description For Other Type Organization NA
Do you have any Past Experience ? No

Address Details

Block Number 4th floor Building Name Techniplex 1
Street Name veer savarkar flyover Locality goregaon west
Land mark Techniplex 1 complex State/UT MAHARASHTRA
Division Konkan District Mumbai Suburban
Taluka Borivali Village Goregaon
Pin Code 400104

Organization Contact Details

Office Number 09820891630

Website URL

Past Experience Details

Member Information

Member Name	Designation	Photo
Aatif Khalid Mojawala	Partner	

Project

Project Name (Mention as per Sanctioned Plan) Avalon Project Status New Project
Proposed Date of Completion 31/05/2028
Litigations related to the project ? No Project Type Others
Are there any Promoter(Land Yes

Owner/ Investor) (as defined by MahaRERA Order) in the project ?

File/reference no. of planning authority

Sr No	Ward	Plot/CTS/Survey Number	File/Reference Number
-------	------	------------------------	-----------------------

1 P/S Ward - 928 ,929 P-12566/2022/(928 And Other)/P/S Ward/PAHADI GOREGAON-W/IOD/1/New

Plot Bearing No / CTS no / Survey Number/Final Plot no.	928 ,929	Boundaries East	Sub plot no c2 bearing cts no 928A 02
Boundaries West	Swami vivekanand road	Boundaries North	CTS no 1389 off village malad south cts no 903
Boundaries South	Veer savarkar Flyover CTS no 928B	State/UT	MAHARASHTRA
Division	Konkan	District	Mumbai Suburban
Taluka	Borivali	Village	Goregaon
Street	Chinchavali	Locality	Goregaon West
Pin Code	400104	Total Plot/Project area (sqmts)	4850

Total Number of Proposed Building/Wings (In the Layout/Plot) 1

Number of Sanctioned Building out of Above Proposed Count Applied for this Registration 1 Proposed But Not Sanctioned Buildings Count 0

Total Recreational Open Space as Per Sanctioned Plan 0

FSI Details

Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area)	7255.47	Built-up-Area as per Proposed FSI (In sqmts) (Proposed but not sanctioned) (As soon as approved, should be immediately updated in Approved FSI)	18934.53
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Permissible Total FSI of Plot (Permissible Built-up Area) 26190.00

Bank Details

Bank Name State Bank Of india
IFSC Code SBIN0004760

Promoter(Land Owner/ Investor) Details

Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status
Avalon	Mr. Hussein Abdul Karim Balwa	Individual	Revenue Share	View Details	Active

Sr No.	Document Name	View
1	Upload Agreement / MoU Copy	View Download
2	Upload Agreement / MoU Copy	View Download
3	Upload Agreement / MoU Copy	View Download
4	Upload Agreement / MoU Copy	View Download
5	Upload Agreement / MoU Copy	View Download
6	Upload Agreement / MoU Copy	View Download
7	Upload Agreement / MoU Copy	View Download
8	Upload Agreement / MoU Copy	View Download
9	Upload Agreement / MoU Copy	View Download
10	Upload Agreement / MoU Copy	View Download
11	Declaration in Form B	View Download

Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status
Avalon	Ismail Abdul Karim Balwa	Individual	Revenue Share	View Details	Active

Sr No.	Document Name	View
1	Upload Agreement / MoU Copy	View Download
2	Upload Agreement / MoU Copy	View Download
3	Upload Agreement / MoU Copy	View Download
4	Upload Agreement / MoU Copy	View Download
5	Upload Agreement / MoU Copy	View Download
6	Upload Agreement / MoU Copy	View Download
7	Upload Agreement / MoU Copy	View Download
8	Upload Agreement / MoU Copy	View Download
9	Upload Agreement / MoU Copy	View Download
10	Upload Agreement / MoU Copy	View Download
11	Declaration in Form B	View Download

Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status
Avalon	Umar Abdul Karim Balwa	Individual	Revenue Share	View Details	Active

Sr No.	Document Name	View
1	Upload Agreement / MoU Copy	View Download
2	Upload Agreement / MoU Copy	View Download
3	Upload Agreement / MoU Copy	View Download

4	Upload Agreement / MoU Copy	View Download
5	Upload Agreement / MoU Copy	View Download
6	Upload Agreement / MoU Copy	View Download
7	Upload Agreement / MoU Copy	View Download
8	Upload Agreement / MoU Copy	View Download
9	Upload Agreement / MoU Copy	View Download
10	Upload Agreement / MoU Copy	View Download
11	Declaration in Form B	View Download

Project Details

Name	Proposed	Booked	WorkDone(In %)
Number of Garages (In Numbers)	0	0	0
Covered Parking (In Numbers)	194	0	0

Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	NO	0	NA
Water Conservation, Rain water Harvesting :	YES	0	WIP
Energy management :	YES	0	WIP
Fire Protection And Fire Safety Requirements	YES	0	WIP
Electrical Meter Room, Sub-Station, Receiving Station	YES	0	WIP
Aggregate area of recreational Open Space :	NO	0	NA
Open Parking .	NO	0	NA
Water Supply .	YES	0	WIP
Sewerage (Chamber, Lines, Septic Tank , STP) .	YES	0	WIP
Storm Water Drains .	YES	0	WIP
Landscaping & Tree Planting :	YES	0	WIP
Street Lighting :	NO	0	NA
Community Buildings	NO	0	NA
Treatment And Disposal Of Sewage And Sullage Water :	YES	0	WIP
Solid Waste Management And Disposal .	YES	0	WIP

Building Details

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
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Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Shop	62.39	1	0
2	Shop	159.57	1	0
3	Shop	85.55	1	0
4	IT OFFICE NO 1	14.56	1	0
5	IT OFFICE NO 2	14.56	1	0
6	1BHK	55.35	8	0
7	1BHK	55.42	10	0
8	2BHK	69.02	10	0
9	2BHK	71.14	8	0
10	2BHK	75.21	11	0
11	2BHK	78.68	14	0
12	1RK	39.90	5	0
13	multipurpose room	26.35	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0
4	Still Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Project Professional Information

Professional Name	MahaREERA Certificate No.	Professional Type
manoj dubal & associates	NA	Architect

RECI Engineering Pvt. Ltd

NA

Engineer

NEHALI & CO

NA

Chartered Accountant

Litigations Details

No Records Found

Uploaded Documents

Document Name	Uploaded Document
1 Copy of the legal title report	View Download
2 Copy of the legal title report	View Download
1 a Details of encumbrances concerned to Finance	View Download
2 a Details of encumbrances concerned to Finance	View Download
1 b Details of encumbrances concerned to Legal	View Download
2 b Details of encumbrances concerned to Legal	View Download
1 Copy of Layout Approval (in case of layout)	View Download
2 Copy of Layout Approval (in case of layout)	View Download
1 Building Plan Approval / NA Order for plotted development	View Download
1 Commencement Certificates / NA Order for plotted development	View Download
1 Declaration about Commencement Certificate	View Download
2 Declaration about Commencement Certificate	View Download
1 Declaration in FORM B	View Download
1 Architect's Certificate of Percentage of Completion of Work (Form 1)	Not Uploaded
1 Engineer's Certificate on Cost Incurred on Project (Form 2)	Not Uploaded
1 Engineers Certificate on Quality Assurance (Form 2A FY 2019-20)	Not Uploaded
1 Engineers Certificate on Quality Assurance (Form 2A FY 2020-21)	Not Uploaded
1 Engineers Certificate on Quality Assurance (Form 2A FY 2021-22)	Not Uploaded
1 Engineers Certificate on Quality Assurance (Form 2A FY 2022-23)	Not Uploaded
1 Disclosure of sold/ booked inventory	Not Uploaded
1 CERSAI details	View Download
2 CERSAI details	View Download
1 Disclosure of Interest in Other Real Estate Organizations	View Download
1 Annual Audit Report of Statutory CA (Form 5) (FY 2017-18)	Not Uploaded
1 Annual Audit Report of Statutory CA (Form 5) (FY 2018-19)	Not Uploaded
1 Annual Audit Report of Statutory CA (Form 5) (FY 2019-20)	Not Uploaded
1 Annual Audit Report of Statutory CA (Form 5) (FY 2020-21)	Not Uploaded
1 Annual Audit Report of Statutory CA (Form 5) (FY 2021-22)	Not Uploaded

1 Proforma of Agreement for sale	View Download
2 Proforma of Agreement for sale	View Download
1 Annual Audit Report of Statutory CA (Form 5) (FY 2022-23)	Not Uploaded
1 Proforma of Allotment letter	View Download
2 Proforma of Allotment letter	View Download
3 Proforma of Allotment letter	View Download
1 Occupancy Certificate/ Completion Certificate/ Architect's certificate of completion for plotted development	Not Uploaded
1 Status of Formation of Legal Entity (Society/Co Op etc.)	Not Uploaded
1 Status of Conveyance	Not Uploaded
1 Other – Legal	View Download
2 Other – Legal	View Download
3 Other – Legal	View Download
1 Other – Finance	View Download
1 Other – Technical	View Download
2 Other – Technical	View Download
1 Foreclosure of the Project	Not Uploaded
1 Deviation Report with respect to Allotment letter	View Download
1 Deviation Report with respect to model copy of Agreement	View Download

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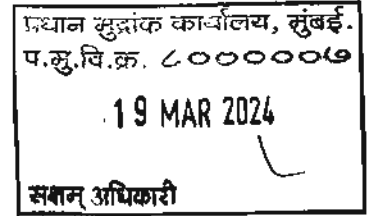
Sr. No.	Particulars of Documents
1	Title Deeds with Chain of all documents [Contd.....]
15	Deed of Release - Safika Patel-UAKB - 31.03.2022-1
16	Deed of Release - Mariam to IAKB & UAKB - 31.03.2022
2	Builder Profile
3	Affidavit
4	Declaration
5	Self-Attested Copy of PAN card and AADHAR card of the Partners of the Firm
6	GST Certificate as address proof of Business
7	Self-Attested photocopy of PAN card of LLP, Certificate of Incorporation of LLP and LLP Agreement
8	Screen shot of Home page of builder's website
9	Certificate of Membership of Brhhanmumbai Developers Association
10	Maha RERA Registration Certificate
11	Property Cards
12	Development Agreement
13	Approved concession plans
14	IOD with approved plans
15	Commencement Certificate
16	N.A. Order (permission) and Up-to-date property tax paid receipt
17	Environment Clearance Certificate
18	AAI & Fire NOC
19	TIR of Land of M/s. Negandhi, Shah & Himayatullah
20	Draft of Sale Agreement/Agreement for Sale



महाराष्ट्र MAHARASHTRA

2024

02AB 902729



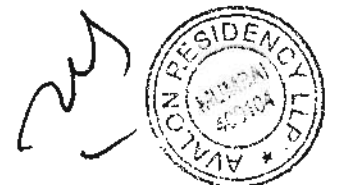
श्रीमती लता सांगळे

AFFIDAVIT- CUM - DECLARATION

I, Hussein Abdul Karim Balwa, Designated Partner of M/s. Avalon Residency LLP, having its Office at 4th Floor, Techniplex - I, Techniplex Complex, Veer Savarkar Flyover, Goregaon (W), Mumbai – 400104

Do hereby declare on oath and solemn affirmation as under:

We state and declare that the property bearing CTS No. 928/A/01 of Village Pahadi Goregaon West and CTS Nos. 1390, 1390A, 1390/1 to 1390/11 of Village Malad (South) at Goregaon West, admeasuring about 4850.00 sq. meters, being and lying at Tal. Borivali District Mumbai Suburban State: Maharashtra, is having clean, clear and marketable title and is free from all encumbrances of whatsoever nature [hereinafter referred to as "the said land"].



1128

जोडपत्र-१ / Affidavit.

फक्त प्रतिज्ञापत्रसाठी / Only for Affidavit

मुद्रांक विक्री नोंद वही अनु. क्रमांक/दिनांक
Sales Register Serial No/Date.

ग्रुप विक्रेता घेणाऱ्याचे नांव व रहिवासी पत्ता
Group Purchaser's Name/Place of
Residence & Signature

श्री राजन गणपत शिंदे, परवानाधारक मुद्रांक विक्रेते

परवाना क्रमांक: मुद्र.एस.व्ही.-८०००००७
जी-३, हेसु क्लबिंग रोड, अल्हाद विलर हॉटेलच्या बाजूला
एल.आय.सी. कार्यालयच्या भंग, एस.व्ही.रोड,
मालाड (पश्चिम), मुंबई-४०० ०६४.

या करणसाठी ज्यांनी मुद्रांक खरेदी केले त्यांची त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून ६ महिन्यात बापरणे बंधनकारक आहे

Tel.: 28807359 / Mob.: 9820141066

AVALON RESIDENCY LLP

4th Floor, Techniplex - I, Techniplex Complex,
Off Veer Savarkar Flyover, Goregaon (West),
Mumbai - 400 104.

26 MAR 2024

26 MAR 2024



महाराष्ट्र MAHARASHTRA

2024

02AB 902730

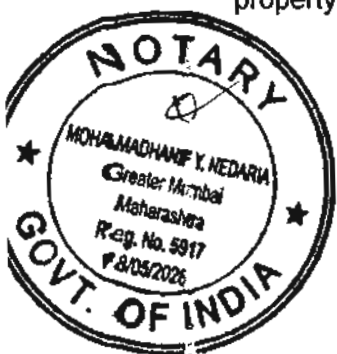
प्रधान मुद्रांक कार्यालय, मुंबई.
प.सु.वि.क्र. ८०००००७
19 MAR 2024
सक्षम अधिकारी

श्रीमती लता सांगव

We state and declare that we are constructing buildings consisting of various flats under Housing Project named as "Avalon Residency Tower 2" on the said land and that we have not availed any Project Loan from any Bank, Financial Institution, Pat Sanstha, or Person as on date, for purchase of the said land or for construction of buildings on the said land and that the title of the flats being constructed on the said land is clean, clear and marketable to give first charge to State Bank of India.

We further state that we have not received any notice of acquisition or requisition in respect of the said land from the Government and Public Land Acquisition Authorities till date, nor any litigation is pending in the court. Hence the said property is not subject to any litigation, acquisition or requisition as on today.

2



5728

26 MAR 2024

जोडपत्र-१/Annexure-I

केवल प्रतिज्ञापत्रसाठी/Only for Affidavit

मुद्रांक दिवशी बंद वही अनु. क्रमांक/दिनांक

Stamp Register Serial No/Date:

मुद्रांक विक्री घेणाऱ्याचे नाव व रहिवासी स्थान व वही

Stamp Purchaser's Name & Place of Residence & Signal

श्री राजेश गणपत शिंदे परमनाथमठक मुद्रांक विक्री

परवाना क्रमांक एल.एल.व्ही - ०००००९

जो-३, हेमू कॅम्पस इमारत, अल्पा विहार हॉटेलाच्या बाजूला

एल.आय.टी. कॉरपोरेशनच्या वतीने, एम.वी.रोड,

मालाड (पश्चिम), मुंबई-४०० ०६४.

या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांची त्याच कारणासाठी

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे

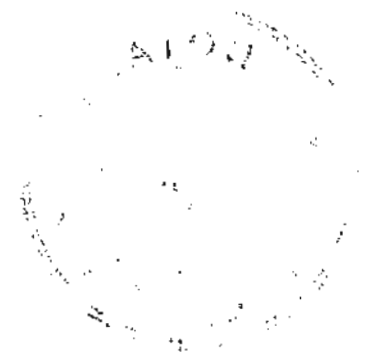
Tel.: 28807359 / Mob.: 9820141088

AVALON RESIDENCY LLP

4th Floor, Techniplex - I, Techniplex Complex,

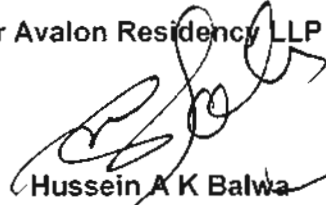
Off Veer Savarkar Flyover, Goregaon (West),

Mumbai - 400 104.



We state that the contents stated in this affidavit are true and correct to the best of my/our knowledge, belief and information and I/we swear this affidavit today on this 19th day of April, 2024.

for Avalon Residency LLP



Hussein A K Balwa
Designated Partner

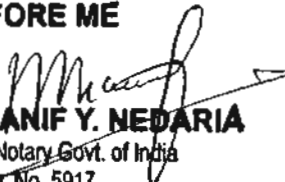


Affiant

I know Affiant

Notary
Date: **19 APR 2024**
Place: Mumbai

BEFORE ME



MOHAMADHANIF Y. NEDARIA
Advocate & Notary Govt. of India
Reg. No. 5917
Flat No. 203 (b-107), Khandija Manzil Chs. Ltd.
Bhram Baug, Jogeshwari (West), Mumba-102
Expiry Date :- 18/05-2028

19 APR 2024

NOTED & REGISTERED
Sr.: 116
Date: **19 APR 2024**
Regd. Book No.: 16A
Page No.: 57

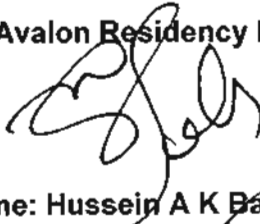


DECLARATION

To,
State Bank of India

I, **Hussein Abdul Karim Balwa**, Designated Partner of **M/s. Avalon Residency LLP**, on behalf of the firm, undertake and state that during the course of completion of the Project "Avalon Residency", the LLP shall invest minimum of 15% of the total project cost in the Project "Avalon Residency" being developed on Sub-Plot C-1 bearing New CTS No. 928/A/01 of Village Pahadi Goregaon (West) and CTS No. 1390, 1390/A, 1390/1 to 11 of Village Malad (South), at Goregaon West, Mumbai, situated at junction of Veer Savarkar Flyover & S.V. Road, Goregaon West, Mumbai 400104.

for Avalon Residency LLP



Name: Hussein A K Balwa
Designation: Designated Partner

Date: 19/04/2024
Place: Mumbai

Avalon Residency LLP

LLPIN-ACA-9262



भारत सरकार
GOVERNMENT OF INDIA



हुस्सेन अब्दुल करीम बालवा
Hussein Abdul Karim Balwa
जन्म तारीख/ DOB: 13/05/1960
पुरुष / MALE



5919 0657 8336

माझे आधार, माझी ओळख



भारतीय विशिष्ट पहचान प्राधिकरण
GOVERNMENT OF INDIA

पत्ता:

S/O अब्दुल करीम इब्राहीम
बालवा, फ्लॉट नं. १२०१,
रेसिप्लेक्स
का.ओप.डी.सी.अर्वावित.,
एस.वी.रोड समोरा,
टेक्नीप्लेक्स कॉम्प्लेक्स,
गोरगाव पश्चिम, मुंबई,
महाराष्ट्र - 400104

Address:

S/O Abdul Karim Ebrahim Balwa,
Flat No. 1201, Resiplex C.H.S.Ltd, Off
S.V.Road, Techniplex Complex,
Goregaon West,
Mumbai, Maharashtra - 400104



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

This is to inform that this KYC document is being submitted
State Bank of India on 19th April, 2024 for the purpose of Project
Finance and should not be used for any other purpose.

Sign

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BALWA HUSSEIN ABDULKARIM
ABDULKARIM EBRAHIM BALWA

13/05/1960

Permanent Account Number

AABPB7572K


Signature



01042006

This is to inform that this KYC document is being submitted to State Bank of India on 19th April, 2024 for the purpose of Project Finance and should not be used for any other purpose.

Sign _____





Government of India
Form GST REG-06
[See Rule 10(1)]

Registration Certificate

Registration Number : 27ACBFA8370N1ZZ

1.	Legal Name	AVALON RESIDENCY LLP			
2.	Trade Name, if any				
3.	Additional trade names, if any				
4.	Constitution of Business	Limited Liability Partnership			
5.	Address of Principal Place of Business	4th Floor, Techniplex -1, Techniplex Complex, Veer Savarkar Flyover, off Veer Savarkar Flyover, Goregaon West, Mumbai, Mumbai Suburban, Maharashtra, 400104			
6.	Date of Liability				
7.	Period of Validity	From	23/06/2023	To	Not Applicable
8.	Type of Registration	Regular			
9.	Particulars of Approving	Maharashtra			
Signature		Validity unknown Validity Digitally signed by KUSUM SHASHIKANT SHINDE GOODS AND SERVICES TAX WORK 07 Date: 2023.06.23 15:35 IST			
Name		KUSUM SHASHIKANT SHINDE			
Designation		State Tax Officer			
Jurisdictional Office		KANDIVALI-WEST_713			
Date of issue of Certificate		23/06/2023			
Note: The registration certificate is required to be prominently displayed at all places of business in the State.					

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 23/06/2023 by the jurisdictional authority.



Goods and Services Tax Identification Number: 27ACBFA8370N1ZZ

Details of Additional Place of Business(s)

Legal Name AVALON RESIDENCY LLP

Trade Name, if any

Total Number of Additional Places of Business in the State 0





Goods and Services Tax Identification Number: 27ACBFA8370N1ZZ

Legal Name AVALON RESIDENCY LLP

Trade Name, if any

Details of Designated Partners

1		Name	HUSSEIN ABDULKARIM BALWA
		Designation/Status	Designated Partner
		Resident of State	Maharashtra
2		Name	ARIF FAZLANI
		Designation/Status	Designated Partner
		Resident of State	Maharashtra



Good





This is to inform that this KYC document is being submitted to
State Bank of India on 19th April, 2024 for the purpose of project
finance and should not be used for any other purpose.

Sign _____



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Central Registration Centre
Form 16

[Refer Rule 11(3) of the Limited Liability Partnership Rules,2009]

Certificate of Incorporation

LLP Identification Number: **ACA-9262**

The Permanent Account Number (PAN) of the LLP is **ACBFA8370N***

The Tax Deduction and Collection Account Number (TAN) of the LLP is **MUMA72642D***

It is hereby certified that AVALON RESIDENCY LLP is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act 2008.

Given under my hand at Manesar this SECOND day of MAY TWO THOUSAND TWENTY THREE

Document certified by DS MINISTRY OF
CORPORATE AFFAIRS 10 <ds_crc@mca.gov.in>

Digitally signed by
DS MINISTRY OF CORPORATE
AFFAIRS 10
Date: 2023.05.03 11:28:52 IST

Vairamuthu Nagarajan
Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies
For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the LLP on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the LLP can be verified on mca.gov.in

Mailing Address as per record available in Registrar of Companies office:
AVALON RESIDENCY LLP

4TH FLOOR, TECHNIPLEX I, TECHNIPLEX COMPLEX, OFF VEER SAVARKAR FLYOVER, GOREGAON
(WEST), Goregaon (Mumbai), GOREGAON WEST POLICE STATION, Goregaon West, Mumbai-400104, Maharashtra, India

*as issued by Income tax Department



LIMITED LIABILITY PARTNERSHIP AGREEMENT

“AVALON RESIDENCY LLP”

- 1. Mr. Hussein Abdul Karim Balwa**
- 2. Mr. Ismail Abdul Karim Balwa**
- 3. Mr. Umar Abdul Karim Balwa**

AND

- 1. Mr. Arif Fazlani**
 - 2. Mr. Aatif Mojawala**
-

Dated this 20th day of May, 2023

महाराष्ट्र शासन
 GOVERNMENT OF MAHARASHTRA
 ई-सुरक्षित बँक व कोषागार पावती
 e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

19425812402295

Bank/Branch : SBI / 04760
 Pat Txn id : 73429
 Stationery No : XXXXXXXXXXXX2295
 Print DtTime : 16-05-2023@12:54:50
 District : 7101/MUMBAI
 Office Name : IGR195-BRL6 JT SUB REGISTRAR BORIVALI 6
 ChallanIdNo : 00204760160523031980
 GRAS GRN : MH002077505202324S
 GRN Date : 16-05-2023@12:57:59
 StDuty Scha : 0030045501
 StDuty Amt : Rs 10000/- (Rs One Zero , Zero Zero Zero Only)
 RgnFee Scha :
 RgnFee Amt :
 Article : 47(1) (a)/Partnership if share contribution is not immovable property
 Prop Mvblty : Not Applicable
 Consideration : Rs 10000/-
 Prop Descr : GOREGAON WEST, 400104
 Duty Payer : PAN-AAABH2280D, HUSSEINABDULKARIM BALWA ANDOTHERS
 Other Party : PAN-ACBFA8370N, AVALON RESIDENCY LLP

Bank official-1 Name & Signature

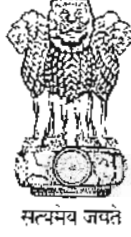


Bank official-2 Name & Signature

"This stamp paper forms an integral part of the Limited Liability Partnership Agreement dated 20th May, 2023, of Avalon Residency LLP attached to it."







GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Central Registration Centre
Form 16

[Refer Rule 11(3) of the Limited Liability Partnership Rules,2009]

Certificate of Incorporation

LLP Identification Number: **ACA-9262**

The Permanent Account Number (PAN) of the LLP is **ACBFA8370N***

The Tax Deduction and Collection Account Number (TAN) of the LLP is **MUMA72642D***

It is hereby certified that AVALON RESIDENCY LLP is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act 2008.

Given under my hand at Manesar this **SECOND** day of **MAY** **TWO THOUSAND TWENTY THREE**

Document certified by DS MINISTRY OF
CORPORATE AFFAIRS 10 <ds@corp@mca.gov.in>

Digitally signed by
DS MINISTRY OF CORPORATE
AFFAIRS 10
Date: 2023.05.03 11:28:52 IST

Vairamuthu Nagarajan
Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies
For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

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4TH FLOOR, TECHNIPLEX 1, TECHNIPLEX COMPLEX, OFF VEER SAVARKAR FLYOVER, GOREGAON
(WEST), Goregaon (Mumbai), GOREGAON WEST POLICE STATION, Goregaon West, Mumbai-400104, Maharashtra, India

*as issued by Income tax Department



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LIMITED LIABILITY PARTNERSHIP AGREEMENT

THIS Agreement of Limited Liability Partnership made at Mumbai this 20th Day of May, 2023

BETWEEN

(1) **HUSSEIN ABDUL KARIM BALWA** adult Indian Inhabitant, having his office at Techniplex-I, 4th Floor, Techniplex Complex, Off Veer Savarkar Flyover, Goregaon (W), Mumbai 400 104 hereinafter referred to as "Hussein" (Which expression, unless it be repugnant to the subject or context thereof shall mean and include his heirs, successors, nominees and permitted assignees) of the FIRST PART,

AND

(2) **ISMAIL ABDUL KARIM BALWA** adult Indian Inhabitant, having his office at Techniplex-I, 4th Floor, Techniplex Complex, Off Veer Savarkar Flyover, Goregaon (W), Mumbai 400 104 hereinafter referred to as "Ismail" (Which expression, unless it be repugnant to the subject or context thereof shall mean and include his heirs, successors, nominees and permitted assignees) of the SECOND PART



AND

(3) **UMAR ABDUL KARIM BALWA** adult Indian Inhabitant, having his office at Techniplex-I, 4th Floor, Techniplex Complex, Off Veer Savarkar Flyover, Goregaon (W), Mumbai 400 104 hereinafter referred to as "Umar" (Which expression, unless it be repugnant to the subject or context thereof shall mean and include his heirs, successors, nominees and permitted assignees) of the THIRD PART

AND

(4) **ARIF FAZLANI** adult Indian Inhabitant, having his address at A-1208, Floor-12, Plot-CS 227, Ozone BIZ Centre Ashirwad CHS, A-Wing, Jahangir Boman Behram Marg, Nagpada, Mumbai Central, Mumbai, Maharashtra 400008, hereinafter referred to as "Arif" (Which expression, unless it be repugnant to the subject or context thereof shall mean and include his heirs, successors, nominees and permitted assignees) of the FOURTH PART

Balwa Group _____

AND

1





A20 Group _____

(5) **AATIF MOJAWALA** adult Indian Inhabitant, having his address at A-1208, Floor-12, Plot-CS 227, Ozone BIZ Centre Ashirwad CHS, A-Wing, Jahangir Boman Behram Marg, Nagpada, Mumbai Central, Mumbai, Maharashtra 400008, hereinafter referred to as "**Aatif**" (Which expression, unless it be repugnant to the subject or context thereof shall mean and include his heirs, successors, nominees and permitted assignees) of the FIFTH PART

(Hussein, Ismail and Umar are hereinafter collectively referred to as the "**Balwa Group**" and Arif and Aatif are hereinafter collectively referred to as the "**A2O Group**". Hussein, Ismail, Umar, Arif, and Aatif are hereinafter collectively referred to as the "**Parties**" and individually as a "**Party**").

WHERE AS :-

The Balwa Group represented to the A2O Group as below:

1. By a Deed of Conveyance registered under Serial No. BOM-3021/1951, registered with the Sub-Registrar of Assurance dated 11th May 1951, one Shri Jivatlal Pratapshi therein called the Vendor of the One Part and Shri Ismail Janmohamed Balwa, Shri Abdul Karim Ebrahim Balwa, Shri Ibrahim Sale Mohamed Kojar and Shri Suleman Rajmohamed Kojar therein called the Purchasers of the Other Part (hereinafter referred as the "Original Purchasers"), purchased all those pieces or parcels of land or ground bearing new C.T.S. Nos. 1390, 1390A, 1390/1 to 1390/11 of Village Malad, 73A/A, 73A/B, 73A/C and 73A/D of Village Chincholi and 928A, 928A/1 to 928A/24, 928B, 928C/A, 928C/B of Village Pahadi Goregaon, collectively admeasuring 33,120.96 sq. metres or thereabouts more particularly described in the Frist Schedule hereunder written (hereinafter referred to as "**the said larger property**")
2. The predecessors in title of parties of Hussein, Ismail and Umar herein, constructed a building known as "Balwa Co-operative Housing Society Ltd". registered under the provisions of Maharashtra Co-operative Societies Act, 1960 under No. BOM/HSG/4018 of 1973 having 62 (sixty two) units (hereinafter referred as "**the Society No.1**") consisting of ground plus 4 upper floors and having Wings A, B, C and D in accordance with the plans approved by the Bombay Municipal Corporation under File bearing No. GBP/421 in accordance with the then prevailing laws and the collective carpet area of all the flats being 27,164.12 sq. feet on 1717 sq. metres of land bearing CTS No. 928(part) of Village Pahadi Goregaon, being part of the said larger property more particularly described in the Second Schedule

Balwa Group _____

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Handwritten signature of A2O Group.

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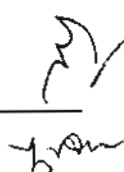


A2O Group _____

hereunder written (hereinafter referred as "the said property No.1") in the year 1974. However, the said property No. 1 has not been effectively conveyed to Society No. 1

3. The predecessors in title of parties of Hussein, Ismail and Umar also constructed a building known as Balwa Nagar Unit No. 2 Co-operative Housing Society Ltd. registered under the provisions of Maharashtra Co-operative Societies Act, 1960 under No. BOM/(WP)/HSG(TC)/1010 of 1984-85 having 41 (forty one) members (hereinafter referred as "the Society No.2") consisting of ground plus 4 upper floors and having Wings E and F in accordance with the plans approved by the Bombay Municipal Corporation under File bearing No. CE/2473/BS-II/A/P in accordance with the then prevailing laws and the collective carpet area of all the flats being 20,935.62 sq. feet or thereabouts on 1338 sq. meters of land bearing CTS No.928 (part) of Village Pahadi Goregaon, being part of the said larger property more particularly described in the Third Schedule hereunder written (hereinafter referred as "the said property No.2") in the year 1980. However, the said property No. 2 has not yet been conveyed to Society No. 2.
4. The Society No. 1 and the Society No. 2 is hereinafter referred to as "the said Societies" and the said Property No 1 and the said Property No. 2 is hereinafter referred to as the said Property.
5. By a Registered Deed of Family Arrangement dated 11/07/1986, Shri Hussein Abdul Karim Balwa, hereinabove became entitled to 37.50% share, right, title and interest of one of the Original Purchasers namely Shri Ismail Janmohmed Balwa in respect of the said larger property. The aforesaid Deed of Family Arrangement dated 11/07/1986 is registered under Sr. No. BBE — 1748/1986 with the jurisdictional Sub Registrar of Assurance, Mumbai and accordingly the necessary revenue records (Property Registered Cards) reflect the 37.50 % share in the right, title and interest in the said larger property in the name of Shri Hussein Abdul Karim Balwa.
6. By various 9 numbers of Registered Deed of Conveyances which were registered respectively under Sr. Nos. (1) PBDR-2-1751/1995 dated 26/04/1995, (2) PBDR-2-1752-1995 dated 26/04/1995, (3) PBDR-2-1753-1995 dated 26/04/1995, (4) BDR-2-4689-1999 dated 05/11/1999, (5) BDR-2-3141-2000 dated 17/07/2000, (6) BDR-2-3142-2000 dated 17/07/2000, (7) BDR-10-2461-2005 dated 02/05/2005, (8) BDR-10-4248-2005 dated 20/07/2005 and (9) BDR-12-3379-2011 dated 30/12/2010, the

Balwa Group _____





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A2O Group _____

collective 25% share, right, title and interest of late two of the Original Purchasers namely Shri Ibrahim Sale Mohamed Kojar and Shri Suleman Rajmohamed Kojar in the said larger property was transferred, sold, conveyed in favour of Shri Ismail Abdul Karim Balwa and Shri Umar Abdul Karim Balwa respectively and accordingly the revenue records (Property Registered Cards) reflect 14.766% share in the right, title and interest in the said larger property against the name of Shri Ismail Abdul Karim Balwa and 10.234% share in the right, title and interest in the said larger property against the name of Shri Umar Abdul Karim Balwa.

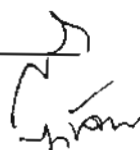
7. One of the Original Purchasers of the said larger property, viz., Shri Abdul Karim Ebrahim Balwa, father of Hussein, Ismail and Umar herein, who was holding 37.50 % share, title and interest in the said larger property died intestate and his legal heirs other than Shri Ismail Abdul Karim Balwa, released their respective shares in the share of Shri Abdul Karim Ebrahim Balwa in favour of Shri Ismail Abdul Karim Balwa and Shri Umar Abdul Karim Balwa, respectively, by diverse registered Deeds of Release registered under Sr. No. (1) BRL-6-4643-2022 on 04/03/2022, (2) BRL-6-4999-2022 on 09/03/2022, (3) BRL-6-7769-2022 on 06/04/2022 and (4) BRL-6-7770-2022 on 06/04/2022.
8. In view of the aforesaid diverse Deeds of Release and their own shares in the share of Shri Abdul Karim Ebrahim Balwa in the said larger property, Shri Ismail Abdul Karim Balwa, has now become entitled to 31.25% share, title and interest in the said larger property and Shri Umar Abdul Karim Balwa, is now become entitled to 31.25 % share, title and interest in the said larger property. -
9. Accordingly, Hussein, Ismail and Umar are the present co-owners of and are well sufficiently entitled to the said larger property and their present respective shares in the right, title and interest in the said larger property are as under:

1. Shri Hussein Abdul Karim Balwa	- Member No. 1	37.50%
2. Shri Ismail Abdul Karim Balwa	- Member No. 2	31.25%
3. Shri Umar Abdul Karim Balwa	- Member No. 3	31.25%

TOTAL: 100.00%

10. The said Societies have a consolidated total of 105 (One Hundred and five) flats/units (hereinafter referred as the "Existing Premises") admeasuring in the aggregate carpet area of approximately 48,099.74 square feet in the buildings of the said Societies, (hereinafter referred as the "Existing

Balwa Group _____







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A20 Group _____

Buildings"). Since the Existing Buildings were constructed during 1972 and 1980 respectively, the Existing Buildings have become old and dilapidated and are beyond economical repairs as on date. The said Societies, therefore, decided that it would be in the best interest of the members that the said property be redeveloped by demolishing the Existing Buildings standing thereon and to construct a new building to have better and more spacious homes with all the modern amenities along with better common amenities and facilities, by utilizing its development potential to the extent permissible under law.

11. The said Societies have, therefore, after following the procedure for appointment of a person to redevelop approached the present Co-owners for the re-development of the said Societies as the buildings of the respective Societies are in dilapidated condition and also due to the fact that they may get spacious flats, etc.
12. After marathon deliberations, discussions and negotiations, Hussein, Ismail and Umar agreed to undertake the re-development of the said Societies on the terms and conditions mutually agreed by between them and the said Societies and accordingly each and every member of the said Societies has accorded his/her/their consent in writing in favour of Hussein, Ismail and Umar herein. As agreed by and between the said Societies and Hussein, Ismail and Umar herein, one single building will be constructed on the said property in place of the existing buildings of the said Societies, which shall be named as "Avalon Heights".
13. The said Larger Property, was sub-divided into various Sub-Plots being Sub-Plot A, Sub-Plot B, Sub-Plot C and Sub-Plot D by Brihnamumbai Mahanagarpalika under Layout approval No. CHE/1211/LOP dated 12th August, 2008.
14. Subsequently, the said Sub-Plot C has been further sub-divided into four Sub-Plots being Sub-Plot C-1, Sub-Plot C-2, Sub-Plot C-3 and Sub-Plot C-4 by Brihnamumbai Mahanagarpalika under Layout approval No. CHS/1211/LOP dated 21st October, 2022 and accordingly the Collector, Mumbai Suburban, vide Order bearing No. सी/कार्या-७७/पोवि/एसआरबी-५९३३ dated 8th February, 2023 allotted the new CTS Nos. to the newly Sub-divided Sub-Plots as mentioned in the Table hereunder written:

Balwa Group

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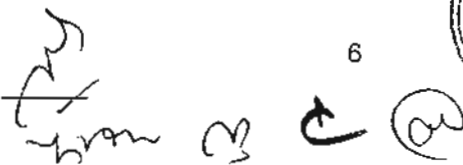


A20 Group

Sr. No.	Sub-Plot No.	New CTS No. of Sub-Plots	Area (Sq. Mts.)
1	Sub-Plot C- 1	928A/1 of Village Pahadi Goregaon and CTS No, 1390, 1391/1 to 11 of Village Malad (South)	4,850.00
2	Sub-Plot C - 2	928A/2 of Village Pahadi Goregaon	2,701.00
3	Sub-Plot C - 3	928A/3 of Village Pahadi Goregaon	2,362.20
4	Sub-Plot C - 4	928A/4 of Village Pahadi Goregaon and CTS No. 73A/D	7,877.20

15. The present re-development of the building/s which is contemplated on Sub Plot C-1 is excluding the building known as "Madina Manzil" situated on the said Sub Plot C-1 which is shown as a building to be retained in the IOD issued by the MCGM and the same is owned exclusively by Hussein, Ismail and Umar.
16. Hussein, Ismail and Umar undertook the re-development of the said Societies collectively in their individual names, however, it was noticed that as each of them has a separate Permanent Account Number ("PAN") issued under the Income Tax Act, 1961 and each of them is also separately registered under the Goods and Service Act, 2017 and therefore, there may be practical difficulties while implementing the re-development project collectively in their individual names. Hence, it was thought fit to form a Body of Individuals to undertake the re-development of the said Societies and accordingly a Body of Individuals, viz., M/s Hussein Abdul Karim Balwa and others was formed on 18th April, 2022 and the process of re-development of the said Societies commenced.
17. As the process for re-development of the Societies commenced and continued, it was realised that for timely completion of the re-development project of the said Societies, substantial amount of investment would be required on a regular basis. Under these circumstances, in order to mitigate these difficulties and to raise the required finance for completing the re-development of the said Societies on a timely basis, Hussein, Ismail and Umar decided to join hands with A2O Group to jointly redevelop the said Societies by combining the expertise and resources of both the groups and for such purpose, to incorporate a "Limited Liability Partnership" (hereinafter referred as "the LLP") with them.
18. To enable the LLP to undertake the redevelopment of the said Societies, the Owners viz., Hussein, Ismail and Umar together with the said Societies,

Balwa Group _____

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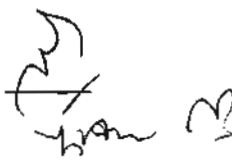



A2O Group _____

have agreed to grant development rights in respect of the redevelopment of the said Property as aforesaid on the Sub-Plot C - 1 more particularly described in **Schedule Four** hereunder written, free from all encumbrances, claims and doubts, to the LLP and to enter into a separate Development Agreement with the LLP alongwith an Irrevocable Power of Attorney in favour of the LLP, within 45 (forty-five) days from the execution of this Agreement. Alongwith the development rights, the LLP shall also become entitled to all the benefits of the approvals and permissions already issued, granted and received in respect of the redevelopment project as also to the benefit of the consents of the individual members of the said Societies given in favour of Hussein, Ismail and Umar. It is agreed between the Parties that the stamp duty in respect of grant of development rights to the LLP by Hussein, Ismail and Umar shall be paid on the Development Agreement proposed to be executed pursuant to this Agreement by the LLP.

19. Pursuant to the execution and registration of the Development Agreement and Irrevocable Power of Attorney in its favour as mentioned in Recital 18 above, the LLP will be solely and exclusively entitled to re-develop the said Societies on the said Property with absolute power to manage the re-development project and for that purpose it will have the authority to appoint Architects, Engineers, Structural Engineers, Chartered Accountants, Contractors, Other Consultants, Advocates, Solicitors, Employees, Agents, etc., to allot alternative flats to the existing members of the said Societies, to sell and transfer flats/apartments in the free sale component and to take all the necessary steps to complete the re-development of the said Societies
20. The Balwa Group has prior to the execution of this Agreement provided a Title Report dated 1st November, 2022 issued by Advocate Hiral Shah, Advocates High Court bearing Ref. No. HKS/1001/2022 ("said Title Report"), in support of their clear and marketable title to the said Property and their rights to develop the said Property including the rehabilitation of the said Societies
21. Relying upon the above Title Report, representations and declarations of the Balwa Group in respect of their clear and marketable title and their undisputed rights to redevelop the said Societies on the said Property and the said Title Report, the A2O Group agreed to enter into this Agreement and make investments as may be required from time to time in the LLP for redevelopment of the said Societies and development of the said Property.

Balwa Group

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A2O Group _____

22. Messrs. Negandhi, Shah and Himayatullah, Advocates & Solicitors shall be entitled to peruse and verify the title of Balwa Group and the rights which are proposed to be granted by the Hussein, Ismail and Umar along with the Societies to the LLP and after issuing appropriate public notice in two newspapers and carrying out searches at the Sub-Registrar's Office issue a title certificate in respect of the LLP's right, title and interest to the said Property and its rights to redevelop the said Societies prior to the execution and registration of the Development Agreement and Irrevocable Power of Attorney by Hussein, Ismail and Umar together with the Societies, in favour of the LLP. It is clarified that if any issues, claim and/or objection is received by the said Messrs. Negandhi, Shah and Himayatullah, Advocates & Solicitors during the source of investigation and till the issuance of the Title Certificate then and in that event, the said Hussein, Ismail and Umar entirely at their costs clear and/or remove such objection to the satisfaction of the M/ s. Negandhi Shah & Himayatullah.
23. In consideration of the agreement as arrived at between the Parties hereto viz., the Balwa Group comprising of Hussein, Ismail and Umar and the A2O Group comprising of Arif and Aatif, and as recorded herein and the grant and recognition of the rights and obligations of each Party as contained herein by the other Party, the Parties hereby agree to enter into this Agreement, in order to incorporate and operate a LLP formed under the Limited Liability Partnership Act, 2008 and the Rules made thereunder to be known as 'AVALON RESIDENCY LLP', as well as the rights, obligations, and limitations of the Partners with respect to each other and the LLP as a whole.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants between the parties to this Agreement and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

1. DEFINITION AND INTERPRETATION

1.1 DEFINITIONS

For the purposes of this Agreement, and in addition to the terms defined elsewhere in this Agreement, the following terms shall have the meanings set forth below, unless repugnant to the context in which they are used (with terms defined in the singular having the corresponding meaning when used in the plural and vice versa):

Balwa Group



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A2O Group _____

“Act” means the Limited Liability Partnership Act, 2008 as amended from time to time and shall be deemed to include any rules, regulations, notifications issued thereunder.

“Additional Contribution” means the additional contribution to the Current Capital Account bought in by the Partners as per the terms of this Agreement inclusive of any monies bought in by way of loans from the Partners.

“Agreement” means this limited liability partnership agreement under Section 23(1) of the Act and shall include all annexure, schedules, modifications, exhibits, amendments and supplements hereto, which the Parties may hereinafter agree to in writing.

“Applicable Law” means all applicable laws, bye-laws, rules, regulations, orders, ordinances, guidelines, policies, notices, directions, conditions of any regulatory approval or license issued by a government, government authorities and judgments and other requirements of any statutory and relevant authority.

“Approvals” shall include, with respect to the Project all permissions, clearances, permits, no objection certificates, building sanction plans, revised building sanction plans, exemptions and approval of Government Authorities, required for the Project including but not limited to Intimation of Disapproval Approved Plans bearing No. P-12566/2022/(928 And Other)/P/S Ward/PAHADI GOREGAON-W/IOD/1/New dated 19th April, 2023 and/or as amended from time to time (“IOD”), fire scheme approval, height approval, Sanctioned Plans / Building Plan Approvals, approvals/permissions obtained from Municipal Corporation of Greater Mumbai (“MCGM”), “BMC” means Brihanmumbai Municipal Corporation or Bombay Municipal Corporation (“BMC”) Town Planning Department/Collector, Electricity Department, Water and Sewerage Department, Fire Department, Airport Authority of India, Pollution Control Board/MOEF, MCGM any other concerned statutory and government authorities and such other concerned authorities as may be required under law for the construction of the Project issued by any governmental authority or as the case may be, for the construction, development, ownership, occupancy, operation, management, leasing, disposal, transfer of or creation of third party interest in the Project and also include all approvals relating to or pursuant to sanction of layout plans, building sanctioned plans, commencement certificates, occupation certificates or completion certificates (by whatever name called) and any renewals, revalidation and revisions of the same;

“Business Day” means a day on which the principal commercial banks are open for business during normal banking hours in Mumbai, India.

Balwa Group _____



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A2O Group _____



“BMC” means Brihanmumbai Municipal Corporation or Bombay Municipal Corporation

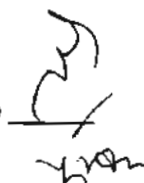



“Costs of the Project” shall mean all direct and indirect costs, whether in the nature of revenue or capital, incurred or to be incurred by the LLP with respect to the re-development of the said Societies, including but not limited to the payment of any expenses (including fees) related to obtaining of Approvals (including IOD, CC and OC) pertaining to the re-development of the said Societies and for the amendments and revisions of the layout plans and building plans pertaining to the Free Sale Premises from time to time, engineering works, road works, drainage works, service works, landscaping works and infrastructure work, cost of construction, fees payable towards obtaining built-up area material, labour, fees, charges, insurances, statutory charges and costs towards establishments like site office, labour hutments and toilets, batching plant, stores and godowns, costs of licenses, indirect taxes, labour cess, stamp duties, cesses, octroi, sales, Marketing and branding expenses, payment of fees to the various consultants, salaries of the employees, all other administrative expenses any other expenses approved by the Designated Partners, cost of complying with conditions imposed by any Governmental Authorities and fulfillment of all obligations mentioned herein and shall exclude any costs in respect of any funds raised by any of the Partners for payment of their respective contribution amounts towards the Costs of the Project.

“DCPR-2034” shall mean the Development Control Promotion Regulations 2034, as applicable to City of Mumbai and any statutory amendment or modification or re-enactment thereof from time to time.

“Deposit” shall mean the amounts as mentioned below to be collected by the LLP at the time of Marketing being:

- (a) deposits and amounts collected from Purchasers from time to time towards share application money and membership fee of the Society in respect of the free sale portion;
- (b) deposits and amounts to be collected from the Purchasers towards maintenance and repairs of the common areas and facilities and also advances for outgoings including GST and any other taxes levied by Government or any other authority; and
- (c) stamp duty, registration fees and any other levies collected from the Purchasers.

Balwa Group _____

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A20 Group _____

"Deed" shall mean this deed including any schedules and annexures attached / annexed hereto or incorporated herein by references, as may be amended by the Partners from time to time in writing;

"Development" (with all its derivatives) shall mean and include the development of the Project as stated in this Deed by exploiting the full development potential including utilizing FSI (including paid / premium / fungible) and TDR (if available in future) as per applicable DCPR 2034 and in accordance with the terms and conditions of this Deed;

"Designated Partner" shall mean and include any partner designated as such under Section 7 of the Act;

"Encumbrance" shall mean any kind of security interest of whatsoever nature including (i) any mortgage, charge (whether fixed or floating), pledge, lien, hypothecation, assignment, deed of trust, title retention, security interest or other encumbrance of any kind securing, or conferring any priority of payment in respect of, any obligation of any Person, including without limitation any right granted by a transaction which, in legal terms, is not the granting of security but which has an economic or financial effect similar to the granting of security under Applicable Law; (ii) any proxy, power of attorney, voting trust agreement, interest, option, right of first offer or refusal or transfer restriction in favour of any Person; and (iii) any Litigation, adverse claim as to title, possession or use.

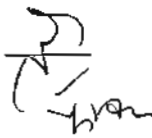

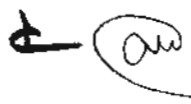

"Fair market Value" shall mean the average of fair market value of the entire Interest of the LLP determined by the statutory auditor of the LLP and two independent Chartered Accounts to be appointed by the LLP.

"Financial Year" means a financial year commencing on 1st April of a calendar year and ending on 31st March in the immediately succeeding calendar year.

"Fixed Capital" means the Total initial Contribution of Rs. 10,00,000 (Rupees Ten Lacs Only) brought in by each by Balwa Group and A2O Group in equal ratio respectively and which shall not be withdrawn by the Partners during the existence of this LLP, unless as permitted subject to the terms of this Agreement.

"Fixed Capital Account" shall mean, as to any Partner, the account established and maintained for such Partner pursuant to Article 4.1.1 hereof.

"Free Sale Premises" shall mean and include the premises to be constructed by utilization of the free sale FSI/BUA, TDR, the fungible FSI relating thereto of the said Property, free sale portion of the said Property, the common areas / amenities / facilities / services in the building and in the layout, common internal

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access roads, parking spaces, advertising rights, telecommunication tower rights, sale of scrap and all the Revenue in relation to the re-development of the said Societies.

"Free Sale Project" shall mean and include the construction of Free Sale Premises, utilizing, consuming and Marketing of the Free Sale Premises and all related and incidental activities thereto in accordance with the terms and conditions as detailed in this Agreement.

"Governmental Approval" shall mean any authorization, consent, approval, license, ruling, permit, certification, exemption, filing for, or registration by or with any Governmental Authority/Local Authority.

"Governmental Authority" shall mean any nation, state, sovereign or government, local bodies such as a municipal corporation and the like (including income-tax authority and stamp duty authority), having jurisdiction over the LLP, Parties, or the assets or operations of any of the foregoing, the said Project or any of the transactions contemplated hereby and shall include any court of appropriate jurisdiction.

"GST Acts" shall mean and include the Central Goods and Service Tax Act, 2017 ("CGST"), Integrated Goods and Service Tax Act, 2017 ("IGST") and State Goods and Service Tax Act, 2017 ("SGST") and the Rules made thereunder and the Notifications/Circulars, etc. issued under each of CGST or IGST or SGST.

"ICAI" refers to the Institute of Chartered Accountants of India.


"Incorporation Document" shall mean the form submitted pursuant to Section 11(b) of the Act.

"Interest" shall mean the ownership interest of a Partner in the LLP at any particular time, including the right of such Partner to any and all benefits to which such Partner may be entitled as provided in this Agreement and in the Act, together with the obligations of such Partner to comply with all the provisions of this Agreement and of the Act.

"LLP" means **"AVALON RESIDENCY LLP"** or such other name as may be amended collectively by the Partners and registered subject to the provisions of the Act and this Agreement.

"LLP Assets" means any assets and property of the LLP such as, but not limited to, the development rights proposed to be granted by Hussein, Ismail and Umar in the said Property to the LLP, interests in approvals received from the

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various Governmental Authorities/Local Bodies in respect of the re-development of the said Societies, the new building/s or structure/s constructed on the said Property, the free sale premises and other movable property as the LLP may hold or may become entitled to from time to time.

"Marketing" (and all its derivatives and cognate expressions) shall mean and include the sale on ownership basis, outright sale, granting of lease and/or sub-lease and/or leave and license and/or occupation as a business center and any other method of disposal, Transfer or alienation of the Free Sale Premises as may be decided by the Parties from time to time, and to receive and accept consideration on behalf of the LLP on account of such marketing and give full and effectual discharge for the payment received and to execute any and all deeds, documents, writings, (including letter of allotment), receipts in respect thereof. All such documents shall be signed by two Partners one from Hussein/Ismail/Umar and other from Arif/Aatif.

"MCGM" shall mean the Municipal Corporation of Greater Mumbai.

"Net Profits/Losses" shall mean aggregate of the sale proceeds from the Free Sale Premises as reduced by the aggregate of all the costs and expenses to be incurred by the LLP for the re-development of the said Societies in the manner as stated herein and taxes payable under the Applicable Laws.

"Notice" shall mean a notice in handwritten, typed or printed characters delivered personally to the Parties or by Email or dispatched by registered post and/or speed post with acknowledgement due to the address furnished by the Parties hereto from time to time.

"Occupation Certificate" shall mean occupation certificate issued by the MCGM, as applicable, with respect to the Rehab Units and the Free Sale Premises and shall include both Part Occupation Certificates and Full Occupation Certificate.

"Partner" shall mean the initial Partner(s) of the LLP and shall include any other Person who becomes a Partner of the LLP from time to time subject to the terms hereof.

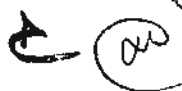
"Party" or "Parties" shall have the meaning ascribed to it in the preamble.

"Person" means any natural person, corporation, company, partnership (general or limited), limited liability company, business trust, or other entity or association.

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"Property" shall have the meaning ascribed to the term in Recitals and more particularly described in **Fourth Schedule**, of this Deed.

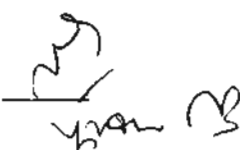
"Project" shall mean the re-development of the said Societies.

"Project Completion" shall mean the completion of the re-development of Societies upon the occurrence of all of the following:

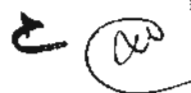
- a) the construction of the Rehab Units and Free Sale Premises and the Marketing of the Free Sale Premises,
- b) the issuance of the full Occupation Certificate by MCGM with respect to the Rehab units and Free Sale Premises and the Transfer of the Land on which the re-development of the said Societies is presently undertaken and the Rehab Units and the Free Sale Premises to the Society/Societies in such manner as may be permissible in RERA (as defined hereafter).
- c) the completion of the provision of common area and facilities thereof,
- d) the issuance of the certificate by the project architect that the entire construction of the Rehab Units and the Free Sale Premises, common areas and facilities thereof are complete in accordance with this Agreement and the business plan of the re-development of the said Societies,
- e) providing for all the Costs of the Project and liabilities or obligations of the LLP and/or the re-development of the said Societies and/or any Governmental Authority/Local Body as may be required and as decided by the Parties mutually,
- f) the settlement of accounts between the Parties and the final apportionment and distribution of the Net Profits/Losses between the Parties in the manner as provided herein, and
- g) the finalisation of account, filing of the returns, payment of taxes and assessment of the LLP in respect of the re-development of the said Societies.

"Purchaser(s)" shall mean and include individual(s), partnership firm(s), Hindu Undivided Families, a limited company(ies), body corporate(s), a private and/or public trust(s) and/or any other person(s) to whom the Free Sale Premises are Marketed and/or agreed to be Marketed in accordance with this Agreement.

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"Rehab Unit/S" shall mean and include the alternate accommodation to be given to each of the existing member of the said Societies.

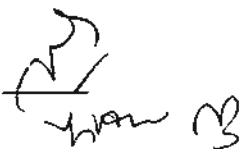
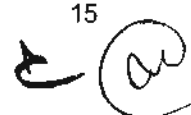

"RERA" shall mean and include the Real Estate (Regulation and Development) Act, 2016, the Rules made thereunder as applicable to the State of Maharashtra and such Circulars, Notifications, Office Orders, Orders, Clarification or such explanations that may be issued by the Competent Authority constituted thereunder from time to time;

"RERA Account" shall mean the no-lien account of the LLP to be opened in accordance with the provisions of RERA and operated in accordance with the provisions of RERA and this Deed;

"Receivables" shall mean total revenue received from the prospective purchasers towards the sale of the Flats/units in the Project and shall include the basic sale price and the other revenue collected for membership fees, preferential location charges, floor rise, development charge, parking charges, legal fees, administrative charges on transfers, late payment charges, interest earned on the revenue / any treasury investments, cancellation charges, corpus, society deposit, forfeiture amounts, advertisement fee, transfer fee, any income received from the Property by advertising, displaying, marketing for exhibiting hoardings, signage, posters, artworks, advertisements or otherwise, expenses and charges including for preparation and finalisation of the drafts of the agreements in respect of sale of the units in the Project etc., as per the terms of this Deed and any other amounts to be received from the prospective purchasers or any third party of whatsoever nature by the LLP;

"Re-Development of said Societies" shall mean and include the Free Sale Component and the Rehab Units to be provided to the Members of the said Societies.

"Realisations" (and all its derivatives and cognate expressions) shall mean and include the consideration paid and/or payable by the Purchaser being the sale price (net of brokerage) and consideration on the Marketing of the Free Sale Premises in the manner as provided in this Agreement and all other revenues that may be generated from the Re-development of the said Societies (including the interest on the Revenue Account) but excluding the Deposits and also any amounts paid by the Purchaser towards any specific alterations made to any premises and any amounts collected towards betterment charges and other taxes (including GST) levied in relation to the construction all of which shall be used towards creation of corpus or discharge of liabilities, as the case may be, provided that the same is not a source of income or a profit venture.

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"**Rehabilitation Floors**" shall mean and include the Floors to be constructed towards the rehabilitation of the members of the Societies.

"**Revenue**" shall mean all income, proceeds, revenues and benefits whether monetary or not, arising or received from the Free Sale Premises.

"**Seal**" means the common seal of the LLP.

"**Transfer**" means (in either the noun or the verb form including, with respect to the verb form, all conjugations thereof within their correlative meanings) sale, assignment, transfer, creation of any Encumbrance or other disposition (whether for or without consideration, whether directly or indirectly, and whether voluntary, involuntary or by operation of law).

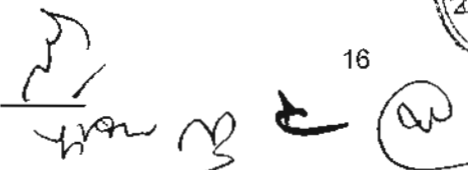
"**Tax Account**" means the bank account to be opened by the LLP for the payment of tax under the GST Acts and operated in accordance with the provisions of RERA and this Deed.

"**Working Capital Current Contribution**" shall mean such amounts to be deposited by the Partners towards costs incurred to comply with their respective obligations in accordance with the provisions of this Agreement.

1.2 INTERPRETATION

- a. Any reference in this Deed to any statute or statutory provision shall be construed as including a reference to that statute or statutory provision as from time to time amended, modified, extended or re-enacted.
- b. The meanings set forth for defined terms herein and all pronouns shall be equally applicable to both the singular and plural, masculine, feminine or neuter forms as the context may require.
- c. All references in this Deed to Exhibits are to exhibits in or to this Deed unless otherwise specified. The Schedules are an integral part of this Deed. The words "hereof", "herein" and "hereunder" and words of similar import when used in this Deed shall refer to the entire Deed or specified Articles of the Deed, as the case may be. The words "include", "including" and "among other things" shall be deemed to be followed by "without limitation" or "but not limited to" whether or not they are followed by such phrases or words of like import.

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- d. References in this Deed to any document or agreement shall be deemed to include references to such document or agreement as amended, varied, restated, supplemented or replaced from time to time in accordance with the terms thereof and to include any side letters executed in connection therewith, except as otherwise provided in this Deed.
- e. The headings/captions of the several Articles and clauses of this Deed are intended for convenience only and shall not in any way affect the meaning or construction of any provision therein.
- f. Any reference to consent or communication from either Parties shall imply a consent or communication as agreed to in writing.
- g. The terms "hereof", "herein", "hereby", "hereto" and derivative or similar words refer to this entire Deed or specified Clauses of this Deed, as the case may be.
- h. Any reference herein to any Clause or Schedule or Annexure is to such Clause of or Schedule to or Annexure to this Deed. The Schedules and Annexures to this Deed shall form an integral part of this Deed.
- i. The words "directly or indirectly" mean directly or indirectly through one or more intermediary persons or through contractual or other legal arrangements, and "direct or indirect" shall have the correlative meanings.
- j. Reference to the word "include" shall be construed without limitation.
- k. Reference to the word "interest" in this Deed shall mean "simple interest".
- l. Each of the representations and warranties provided in this Deed is independent of other representations and warranties and unless the contrary is expressly stated, no Clause in this Deed limits the extent or application of another Clause or any part thereof.
- m. Any reference to books, files, records or other information or any of them means books, files, records or other information or any of them in any form or in whatever medium held in respect of the LLP including paper, electronically stored data, magnetic media, film and microfilm.
- n. Headings to Clauses, parts and paragraphs of Schedules and Schedules, are for convenience only and do not affect the interpretation of this Deed.

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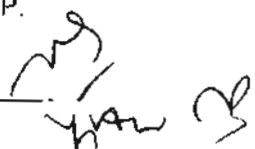
- o. References to the knowledge, information, belief or awareness of any person shall be deemed to include the knowledge, information, belief or awareness of such person after examining all information and making all due diligence inquiries and investigations which would be expected or required from a person of ordinary prudence.
- p. 'in writing', includes any communication made by letter or e-mail addressed to the addresses/e-mail ids recorded in this Agreement.
- q. References to a person (or to a word importing a person) shall be construed so as to include:
 - (i) individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organization, any government or state, or any agency of a government or state, or any local or municipal authority or other governmental /local body (whether or not in each case having separate legal personality);
 - (ii) references to a person's representatives shall be to its officers, employees, legal or other professional advisers, contractors, sub-contractors, agents, attorneys and other duly authorized representatives.
- r. Where a wider construction is possible, the words "other" and "otherwise" shall not be construed *ejusdem generis* with any foregoing words.
- s. All the recitals to this Deed shall form an integral and operative part of this Deed as if the same were set out and incorporated verbatim in the operative part and are to be interpreted, construed and read accordingly.
- t. Time is of the essence in the performance of the 'Parties' respective obligations. If any time period specified herein is extended, such extended time shall also be of the essence.

2. ORGANIZATIONAL MATTERS

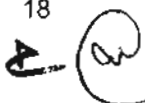
2.1 Applicability of First Schedule

The provisions contained in the First Schedule to the Act shall not be applicable to the LLP.

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2.2 Organization

The LLP is a limited liability partnership formed pursuant to the Act and on the terms and conditions set forth in this Agreement.

2.3 Name

- (i) The business of the LLP shall be carried out in the name and style of "AVALON RESIDENCY LLP" or shall have such other name as all the Partners mutually decide subject to the provisions hereof and the Act.
- (ii) The effective date for the LLP shall be the date of Incorporation i.e., 2nd May, 2023 under the LLP Identification No. ACA-9262

2.4 Registered Office and other offices

The LLP shall have its registered office at 4th floor, Techniplex – I, Techniplex Complex, off Veer Savarkar Flyover, Goregaon (West), Mumbai 400104.

The LLP may also carry out its business from such place or places, as shall be agreed to by the Partners from time to time. The Partners may at any time change the location of such office by passing a resolution to the same effect.

2.5 Term

The existence of the LLP as a separate legal entity shall continue until expiry of 5 (years) from the Project Completion or as may be mutually agreed by and between the Partners.

2.6 Partners

2.6.1 On incorporation of the LLP, the Parties who have subscribed to the Incorporation Document shall be its Partners and subsequently any other Person may become a Partner subject to the provisions of this Agreement.

2.6.2 Subject to the terms of this Agreement, at any given point of time, the number of Partners in the LLP shall be not less than two. There is no maximum limit for the number of Partners.

2.6.3 The following shall be the initial Partners of the LLP as specified in the Incorporation Document:

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- (i) Mr. Hussein Abdul Karim Balwa
- (ii) Mr. Ismail Abdul Karim Balwa
- (iii) Mr. Umar Abdul Karim Balwa

A2O Group

- (i) Mr. Arif Fazlani
- (ii) Mr. Aatif Mojawala

2.6.4 No majority of partners can expel any Partner / Partners by vote or on any other grounds except as provided herein.

2.7 Designated Partner

2.7.1 There shall be two Designated Partners of the LLP at any given point of time. The Designated Partners shall be individuals and shall be residents of India. At any given time the number of designated partners will be even in number.

The nominees for the initial Designated Partners of the LLP for the Balwa Group and A2O Group are Mr. Hussein Abdul Karim Balwa and Mr. Arif Fazlani respectively.

The respective Groups shall be entitled to replace their respective nominated Designated Partners subject to prior written consent of all the other Partners of the LLP.

Each of the Groups shall be solely liable and responsible for the acts of the Designated Partners.

2.7.2 The Designated Partners should at all times satisfy all the conditions and requirements as may be prescribed by any Governmental Authority.

2.7.3 Every Designated Partner shall possess a DPIN / DIN (Designated Partner Identification Number / Director Identification Number).

2.7.4 Particulars of every Designated Partner and his consent to act as such should be filed with the Registrar within 30 (thirty) Business Days of its appointment.

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2.8 Seal

2.8.1 One of the Designated Partners (as determined by the Partners) shall provide for the safe custody of the Seal of the LLP at the registered office of the LLP.

2.8.2 The Seal shall not be affixed to any instrument except by the authority of the Partners and in the manner determined by the Partners.

3. NATURE, PURPOSE, BUSINESS AND POWERS OF LLP

3.1 Nature, Purpose and Business

3.1.1 The LLP is a body corporate, which has legal entity separate from that of its Partners, and has perpetual succession.

3.1.2 Subject to the terms of this Agreement, any changes in the Partners of the LLP shall not affect the existence, rights or liabilities of the LLP.

3.1.3 The main object and business of the LLP shall be

"To carry on business as Builders, Developers, Re-Developers, Contractors for constructing, reconstructing, purchasing, selling of Residential and Commercial Complexes, Townships, Departmental Stores, Offices, Residential Apartments, Service Apartments, Bungalows, Godowns, Warehouses, Pent Houses, Resorts, Entertainment Complexes, Malls, Multiplexes, Concert Halls, Hotels, Restaurants, Studios, Stores, Shopping Centers, Special Economic Zones, Airports, Satellite Townships, Industrial Parks/ Information Technology Parks, Hospitals, Seminar Halls, Meditation Centers, Cultural Centers, Theatres, Playgrounds & Gardens, Golf Course, Health Clubs, Water Sports, Recreation Centers and erections of every kind and to maintain, operate, run, obtain, grant lease, sub lease, license, let out the properties so developed/constructed and to establish, acquire, purchase, sale, construct, develop, maintain various infrastructure facilities and to undertake, development of infrastructure projects".

In addition, thereto the LLP shall also carry out the Re-development of the Societies on the said Property including the development of the Free Sale Component and the Rehab Units or any other property which the LLP Partners may mutually decide.

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- 3.1.4 The Re-development of the said Societies shall be the principle obligation of the parties hereto and they shall take all necessary steps to undertake and complete that obligation to the best of their respective abilities.
- 3.1.5 The Parties hereto acknowledge that while carrying on the said business, the LLP shall be entitled to undertake the Re-development of the Societies under various provisions of the DCPR 2034 and all approvals, as and when received from any Governmental Authority in respect of the Re-development of said Societies, in name of Hussein/Ismail/Umar shall hereafter shall be for the benefit of the LLP. Notwithstanding anything contained herein, all the agreements executed with the Societies and the Consents received from the members of the said Societies, Approvals in respect to the Re-development of the said Societies, including but not limited to any approvals issued by any Governmental Authority/Local body in the name of Hussein/Ismail/Umar, shall always be for the benefit of the LLP.

3.2 Powers

- 3.2.1 The LLP shall have full power and authority to do any and all acts and things necessary, appropriate, proper, advisable, incidental to or convenient for the furtherance and accomplishment of the purposes and business described herein and for the protection and benefit of the LLP and to undertake the Re-development of the said Societies on the terms and conditions as shall be set out in the Development Agreement to be entered in pursuance of this Agreement with the Balwa Group viz., Hussein, Ismail and Umar and the said Societies, with no separate monetary consideration to be paid by LLP to the said Balwa Group and/or by A2O Group. The LLP shall have the following powers to:
- (i) enter into, perform and carry out contracts of any kind for furtherance of the business of the LLP;
 - (ii) borrow money and issue evidences of indebtedness, whether or not secured by mortgage, deed of trust, pledge or other lien/type of charge for furtherance of the business of the LLP;
 - (iii) acquire, own, manage, improve and develop real estate property for furtherance of the business of the LLP, and

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A2O Group _____

- (iv) sell, transfer and dispose of real estate property; provided, however, that the LLP shall not take, or refrain from taking, any action which, in the judgment of the Partners, in their sole and absolute discretion which,
 - (a) could adversely affect the ability of the LLP to continue to qualify as a limited liability partnership;
 - (b) could subject the Partners to any additional taxes;
 - (c) could violate any Applicable Law or regulation of any Governmental Authority having jurisdiction over the Partners, their Interest or the LLP; or
 - (d) could violate in any respect any of the covenants, conditions or restrictions now or hereafter placed upon or adopted by the Partners pursuant to any of their agreements or Applicable Laws and regulations.

3.2.2 Either of the Designated Partners shall have the power to open bank accounts and to sign cheques on behalf of the LLP, to make payments through internet banking and to operate all bank accounts of the LLP and to receive payments, make endorsements, draw and accept negotiable instruments, hundies and bills. The Designated Partners may delegate their powers to sign the cheques to any of the partners from their respective group as may be decided mutually from time to time.

3.3 Partnership only for the purpose and business as defined herein

3.3.1 This Agreement shall not be deemed to create a company, venture or partnership between or among the Partners with respect to any activities whatsoever other than the activities within the purposes of the LLP as specified in Article 3.1 hereof. Except as otherwise provided in this Agreement, no Partner shall have any authority to act for, bind, commit or assume any obligation or responsibility on behalf of the LLP, its properties or any other Partner. No Partner, in its capacity as a partner under this Agreement, shall be responsible or liable for any indebtedness or obligation of another Partner, and the LLP shall not be responsible or liable for any indebtedness or obligation of any Partner, incurred either before or after the execution and delivery of this Agreement by such Partner, except as to those responsibilities, liabilities, indebtedness or obligations incurred pursuant to and as limited by the provisions of this Agreement and the Act.

Balwa Group _____  _____  _____  _____ ²³  _____  _____ Group _____

3.4 Representations and Warranties by the Partners

3.4.1 Each Partner, as a condition to become a Partner, shall, subject to the terms of this Agreement, by executing this Agreement or a counterpart thereof or any other instrument making him a Partner, represent and warrant to the LLP and each of the other Partners that:

- i. the consummation of the transactions contemplated by this Agreement to be performed by such Partner will not result in a breach or violation of, or a default under, any agreement by which such Partner or any of such Partner's property is bound, or any statute, regulation, order or other Applicable Law to which such Partner is subject;
- ii. this Agreement is binding upon, and enforceable against, such Partner in accordance with its terms and Applicable Law;
- iii. all transactions contemplated by this Agreement to be performed are being capable of performance;
- iv. the consummation of such transactions shall not result in a breach or violation of, or a default under, its partnership agreement or operating agreement, trust agreement, articles, charter, bye-laws or similar organizational document, as the case may be, any material agreement by which such Partner or any of such Partner's properties or are bound;
- v. that there is not in default or in any violation with the Applicable Law which may have any impact or restriction for becoming a partner of the LLP and/or on his duties and responsibilities under this Agreement;
- vi. subject to this Agreement, the Designated Partner is a "person resident in India" within the meaning of Section 7(1) of the Act.

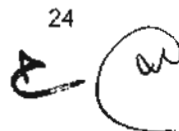
3.4.2 In addition to the above, the Balwa Group represents and covenants that:

- i. Hussein/Ismail/Umar are the absolute owners of the said Property and the property adjoining the said Property and their title to the said Property and the rights to re-develop the said Societies are clear and marketable and free from all encumbrances, doubts and claims.

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A2D Group

- ii. Hussein/Ismail/Umar has not created any third party rights relating to the said Property and/or to any free sale premises proposed to be developed on the said Property;
- iii. Hussein/Ismail/Umar shall be liable for any claim, if any, that may be received by the LLP to settle the same entirely at their costs.

3.4.3 In addition to the above, A2O Group represents and covenants that:

- i. Arif/Aatif have sufficient means to infuse finance for the re-development of the said Societies and development of the Project on the said Property.

4. CAPITAL ACCOUNTS - CAPITAL CONTRIBUTIONS

4.1 Fixed / Current Capital Accounts

4.1.1 A separate fixed capital account shall be maintained for each Partner in accordance with the provisions of any Applicable Law and/or the terms contained herein ("Fixed Capital Account"). No Partner shall be entitled to receive interest on its Fixed Capital Account or any portion thereof.

4.1.2 All the other contributions made by the Partners and the Profits after Tax/ Losses shall be routed through the Current Capital Account which shall be maintained for each Partner.

4.2 Contributions and Profit Sharing

4.2.1 The contribution to the Fixed Capital Account by the initial Partners in the LLP shall be in the proportion as described and detailed below.

Name of the Partner	Type of Partner	Fixed Capital (Rs.)	% of voting rights in the LLP
Hussein Balwa	Designated Partner	1,80,000	18%
Ismail Balwa	Partner	1,60,000	16%
Umar Balwa	Partner	1,60,000	16%
Arif Fazlani	Designated Partner	4,99,000	49.99%
Aatif Mojawala	Partner	1,000	0.01%
Total		10,00,000	100%

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A2O Group



4.2.2 As set out in Recital 18 hereinabove, Hussein, Ismail and Umar shall within 45 (forty-five) days or such extended time as mutually agreed between the Parties hereto, enter into a Development Agreement with the LLP and shall also cause the said Societies to join the said Development Agreement for granting and vesting the LLP with the exclusive development rights to develop and redevelop the said Property more particularly described in the Fourth Schedule hereunder written together with the benefits of all Approvals already issued and granted alongwith the benefits of all agreements and consents that have been executed by the Societies and/or their individual members in favour of Hussein, Ismail and Umar in respect of the redevelopment. The stamp duty in respect of grant of development rights to the LLP by Hussein, Ismail and Umar shall be paid on the Development Agreement proposed to be executed pursuant to this Agreement shall be paid by the LLP.

4.2.3 The benefits or profits / losses of the LLP shall be computed and shared from time to time as per the method as stated hereunder:

- a. All the revenues received on account of the Project shall be shared in the ratio of 50:50 between the Balwa Group and the A2O Group ("**Revenue Sharing Ratio**").
- b. All the Costs of the Project shall be contributed and be attributable between the Balwa Group and the A2O Group in the ratio of 50:50 respectively ("**Cost Sharing Ratio**").
- c. The tax paid by LLP shall be attributable to the Partners in the ratio of profits before tax attributable to them as illustrated below ("**Tax Sharing Ratio**").
- d. The Net Profits/Losses after attribution of tax shall be credited/debited to/from the Current Accounts of the Partners. It is clarified that the Profits accruing to A2O group shall be shared by the partners inter-se in the ratio of 40 % to Arif and 10 % to Aatif, however between the A2O group all their losses shall be borne by Arif Fazlani with the exclusion of Aatif Mojawala.
- e. All transactions between the LLP and the Partners shall be routed through Partners Current Account except for transactions relating to Partners Fixed Capital.

Balwa Group



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A2O Group



4.3 Accounts

The LLP shall open Regular Current Bank Account/s within a period of 30 (thirty) Business days from the date of execution of this Agreement and the RERA Account shall be opened within a reasonable period from the date of registration under the RERA and both the accounts shall be operated by either of the Designated Partners individually. The Parties agree and acknowledge that the amount in the RERA Account shall not be utilised for any purpose other than for the purpose of meeting the Cost of the constructions of the Rehab and Free Sale Component, except as provided herein.

4.4 The Parties hereby agree that :

- (a) Balwa Group shall contribute 50 % (fifty percent) towards the Costs of the Project and A2O Group shall contribute the remaining 50 % (fifty percent) towards the Costs of the Project.
- (b) As on the date of the execution of these present, Balwa Group has incurred/brought in an amount of **Rs. 19,53,00,000/- (Rupees Nineteen Crores Fifty-Three Lakhs Only)** (including TDR cost brought in by Balwa Group) towards the re-development of the said Societies in the interim account of Hussein Abdul Karim Balwa and Others and likewise A2O group has brought in **Rs. 11,00,00,000/- (Rupees Eleven Crores Only)** till the date of execution of these presents in the interim account of Hussein Abdul Karim Balwa and Others. The credit for the aforesaid amounts contributed by both the groups shall be credited to the capital account of the LLP. A2O Group shall bring in the balance amount of **Rs. 8,53,00,000/- (Rupees Eight Crores Fifty-Three Lakhs Only)** as and when required and only after the A2O Group brings in the said amount of **Rs. 8,53,00,000/- (Rupees Eight Crores Fifty-Three Lakhs Only)** the same shall be utilised and then the Balwa Group and A2O Group shall contribute the amounts required towards the re-development of the said Societies in equal proportion from time to time.
- (c) The Revenue from the Marketing of the Free Sale Premises shall be deposited in a RERA Account.
- (d) Each of the Groups shall be obligated to contribute its respective share towards the Costs of the Project in the LLP within 5 (five) Business Days of intimation to each of the Partners with respect to such contribution.

Balwa Group _____



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A2O Group _____



- (e) The Partners shall mutually decide from time to time the minimum amount that should be maintained in the RERA Account.
- (f) In the event either of the Groups does not contribute its share in the Cost of the Project in the Cost Sharing Ratio or either of the Groups breaches any provision of any other agreement entered into between them ("Defaulting Group"), then the other Group ("Non-defaulting Group") shall have the right to fund the shortfall in the Defaulting Group's contribution on the terms and conditions as may be mutually agreed in writing between the parties.

5. VOTING AND MEETINGS

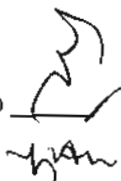
5.1 Voting at meetings of the Partners

All decisions in respect of the LLP shall be taken by way of poll and not by show of hands. It is mutually agreed that for the purposes of voting on matters, the Partners shall have equal voting rights i.e. 50:50, that are to be decided by the Designated Partners exclusively in the manner set out in this Deed.

5.2 Meeting

- (i) All decisions in respect of the LLP shall be taken by the Partners mutually including but not limited to designing, construction, development, management, marketing, sales and leasing, day-to-day operations, RERA filings, etc. shall be taken jointly by the Partners.
- (ii) The meeting of the Partners may be called by sending seven (7) Business Days prior notice to all the Partners at the addresses as set out in the title clause of this Deed or *via* email to all the Designated Partners at the email address as maybe informed by the Designated Partners to the LLP from to time. Provided that the meeting may be called at shorter notice, if the Partners so mutually agree.
- (iii) The meeting of the Partners shall ordinarily be held at the registered office of the LLP or at any other place as per the convenience of the Partners.
- (iv) With the written consent of the Partners, a meeting of the Partners may be conducted through teleconferencing and/or video conferencing.

Balwa Group



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A20 Group



- (v) All decisions taken at the meeting would be recorded in the minutes of the meeting within thirty (30) days of taking such decisions and shall be kept and maintained at the registered office of the LLP. The minutes of meeting shall be communicated to all the Partners by email and other suitable mode of communication.
- (vi) The LLP shall maintain a register and ensure that the decisions taken by it are recorded in the minutes and are kept and maintained at the registered office of the LLP and at any other office deemed fit by the Designated Partners. If a Certified copy of a Resolution passed in the meeting of the Partners of the LLP, is required to be issued, it shall be issued on the letterhead of the LLP under the signature of either of the Designated Partners from Balwa Group and A2O Group.

6. MANAGEMENT AND OPERATIONS OF BUSINESS

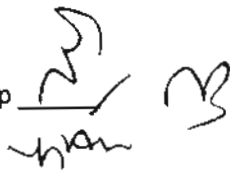
6.1 The Balwa Group and the A2O Group agree that the Re-development of the said Societies shall be undertaken, managed and carried out by the LLP through the Designated Partners and subject to the provisions of this Agreement, the management and control of the business and affairs of the LLP shall vest in the Designated Partners and all decisions shall be taken at the meetings by the Designated Partners.

6.2 Duties of Designated Partners

6.2.1 The duties of the Designated Partners shall be:

- i. Unless otherwise provided by the Act, the Designated Partners are answerable for the doing of all acts, matters and things as are required to be done by the LLP in respect of compliance of the provisions of the Act including filing of any document, return, statement and the like report pursuant to the provisions of the Act.
- ii. Unless otherwise provided by the Act, the LLP shall be liable to pay all penalties imposed on the LLP for any contravention of the provisions of the Act.
- iii. In carrying out its obligations, the Designated Partner shall:
 - (a) render annual returns to all Partners with respect to the operations of the LLP;

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- (b) maintain complete and accurate records of all business conducted by the LLP and complete and accurate books of account (containing such information as shall be necessary to record allocations and distributions); and
- (c) cause to be filed such certificates and do such other acts as may be required by law to qualify (including without limitation the provisions of Section 8 of the Act) and maintain the LLP as a limited liability partnership under the Applicable Law.

6.3 Remuneration and Expenses

6.3.1 The Partners, as such, shall not receive any compensation for services rendered to the LLP. The Partners shall be reimbursed on a monthly basis, or such other basis as the Partners may determine, to the extent of expenses and other costs borne by them while carrying out their obligations under this Agreement.

6.3.2 It is agreed between the Partners that, all employees dedicated fully at the disposal of the LLP and working only for the LLP shall be paid remuneration by the LLP as may be mutually agreed by the Partners. The management team, in-house consultants or service providers of either Groups or other personnel working for either Groups and the use of the existing infrastructure of the respective Groups shall not be entitled to any remuneration/ fees/ charge unless otherwise mutually decided by the Partners.

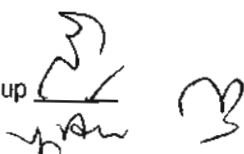
6.4 Non Exclusivity

Both Balwa Group and A2O Group are in the business of developing real estate and will be entitled to carry on their respective business of development / re-development as is being currently done by them. This LLP shall not have any effect on the regular business of both the Parties.

6.5 Indemnification

6.5.1 The LLP shall, to the fullest extent permitted by Applicable Law, indemnify and hold harmless a Partner, Designated Partner employee or agent thereof and their respective legal heirs representatives (hereinafter referred to as a "Covered Person") against any losses incurred by the Covered Person with respect to the Re-development of the said

Balwa Group _____



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A2O Group _____

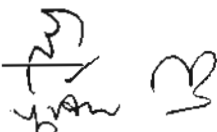


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Societies unless such losses have been incurred on account of the willful default, fraud or gross negligence by the Covered Person.

- 6.5.2 The right of indemnification hereby provided shall not be exclusive of or affect any other rights to which any such Covered Person may be entitled. Nothing contained herein shall be construed to subject any Covered Person to any liability to which he is not already liable under this Agreement or Applicable Law.
- 6.5.3 All memoranda, agreements, deeds, LOI /Allotment, documents, letters, applications, and writings by whatsoever name called, to be executed / issued / submitted to any third party/authority in the course of implementation of the R-development of the Societies shall be executed by the LLP through one Partner from each Group in pursuance of such powers and authority specifically delegated by the Designated Partners to such Partners.
- 6.5.4 On and from the date this Agreement comes into effect, the Balwa Group and the A2O Group shall:
- (a) execute such deeds, documents, writings, indemnities, affidavits, applications, undertakings and declarations in such forms and do such acts including passing such resolutions etc. as may be required from time to time for the implementation of the said Re-development of the said Societies;
 - (b) not transfer, sell, assign, convey, encumber, deal with or create a mortgage / charge on the Free Sale Premises in any manner whatsoever, except as provided herein;
 - (c) not cause any obstruction or hindrance in the implementation of the said Re-development of the said Societies;
 - (d) not do any act or omission which shall in any manner prejudicially affect the implementation of the said Re-development of the said Societies; and
 - (e) render all co-operation to each other for the implementation of the said Re-development of the said Societies.
- 6.5.5 All trademarks, service marks, trade secrets, trade names, copyrights, patents or industrial designs owned by each Party and licensed or otherwise owned by them shall remain the sole property of such Party. All trademarks, service marks, trade secrets, trade names, copyrights,

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A2O Group



patents or industrial design rights developed by the LLP shall be the sole property of LLP.

6.5.6 For a period of 24 (twenty four) months after Project Completion, neither Partner will encourage or solicit any employee or consultant to leave the employment of the other party.

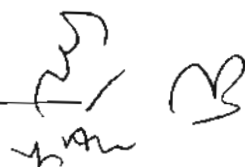
6.5.7 It is clarified that the above responsibilities and obligations are not exhaustive and have been grouped together and listed above only for the sake of convenience.

7. FIDUCIARY RESPONSIBILITIES OF PARTNERS

7.1 Subject to what is contained herein no partner shall without the written consent of the other Partners:

- (i) Enter into any bond or become sureties or security with or for any other person or do knowingly cause or suffer to be done anything whereby the said Property or any part thereof may be seized.
- (ii) Lend money or give credit on behalf of the LLP or to have any dealings with any persons, company or firm whom the other persons, company or firm whom the other Partners have previously in writing have forbidden it to trust or deal with.
- (iii) Do any act that may conflict its interest with the interest of the LLP or any of its other Partner, provided that this shall not apply to the other business carried on by any of the Partners.
- (iv) Employ any money, goods or effects of the LLP or pledge the credit thereof and upon the account of for the benefit of the LLP.
- (v) Become a surety or guarantee for anyone encumbering or otherwise charging or pledging the assets/properties of the LLP, save and except as agreed in this Deed.
- (vi) Draw or accept or endorse unauthorised, any bill of exchange or promissory note on LLP's account.
- (vii) Transfer, assign, mortgage or charge its share in the LLP or any asset or property thereof or make any other person a partner therein, save and except as agreed in this Deed.

Balwa Group



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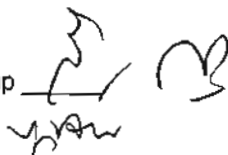


- (viii) Compromise or compound or (except upon payment in full) release or discharge any debt due to the LLP.
- (ix) Withdraw a suit filed on behalf of the LLP or admit any liability in a suit or proceeding against the LLP.
- (x) Deal with the Property or the Project or the units in the Project other than in the ordinary course of business.

7.2 Each Partner shall:

- (i) Afford every assistance and co-operation in its power and use its skill and endeavor in the conduct and promotion of the business of the LLP for the mutual advantage and benefit of the LLP.
- (ii) Forthwith deposit all monies, cheques, negotiable instruments, etc., received by it on account of the LLP, as the case may be.
- (iii) Inform the other Partners and Designated Partners immediately on becoming party to any material legal proceedings which affect the LLP and / or the business.
- (iv) Comply with all applicable laws professional standards and other provisions, as may from time to time, apply to the LLP or the business, or govern the conduct of the Partner or the business or be determined by the Partners as standards to be voluntarily applied by the LLP to the Partners or the business.
- (v) Comply with all internal policies and procedures of the LLP adopted from time to time.
- (vi) Pay its individual debts punctually and indemnify and keep indemnified the other Partners as also the assets of the LLP and every part thereof, for losses, if any, caused on account of individual debts of such Partner.
- (vii) Take all necessary actions to protect the Property and assets of the LLP.
- (viii) Upon every reasonable specific request, inform the other Partners of such specific material letters, writings and other things which shall come to their hands or knowledge concerning the LLP and / or the business of the LLP.

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8. TRANSFER RESTRICTIONS

8.1 General Restriction on Transfer

8.1.1 None of the Partners shall be entitled to, nor shall they purport to assign, transfer, sell, dispose off or otherwise deal with all or any his Interests or his rights and / or obligations in the LLP, in whole or in part, in any manner whatsoever save and except with the prior written consent of the other Partners.

8.1.2 Each Partner unconditionally undertakes that they shall not Transfer, assign, dispose of, pledge, charge or create any lien or in any way encumber their existing or future Interests in the LLP in favour of any Person without the prior written approval of each of the Partners.

8.1.3 Any Transfer in contravention of any of the provisions of this Article 8.1 shall be void and ineffectual and shall not be binding upon, or recognized by, the LLP.

9. ASSETS OF THE LLP

All assets owned by or belonging to the LLP shall be the property of the LLP and no Partner shall be entitled to the same.

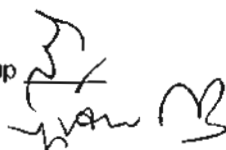
10. RIGHTS AND OBLIGATIONS OF THE PARTNERS

10.1 The Partners of Balwa Group shall be solely responsible, comply with, observe and perform the following roles, responsibilities and obligations, in relation to the Re-development of the said Societies:

(i) Causing the execution and registration of the Development Agreement, the Irrevocable Power of Attorney in favour of the LLP for grant of the development rights in the said Property to redevelop the said Societies and further to cause the said Societies to join the said Development Agreement, of the development rights in favour of the LLP, within 45 days from the execution of this Agreement or such mutually extended period by the Parties hereto.

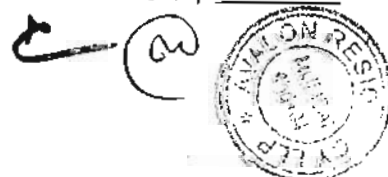
(ii) Bring and vest the benefits of all the Approvals already granted in respect of the redevelopment of the Societies as also all the agreements and consents executed by the said Societies and/or their members and handover the same to the LLP simultaneously with the execution and

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registration of the Development Agreement to enable the LLP to undertake and carry forward the redevelopment of the said Societies.

10.2 Balwa Group & A2O Group as the partners of the LLP shall be solely responsible and perform the following roles, responsibilities and obligations:

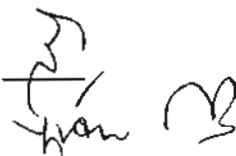
I. Designs

- (i) Plan the concept, schematic plans of the Project, that would be carried out by reputed architects & design consultants, in conformity with the applicable development norms.
- (ii) Prepare the layout and building plans, and detailed structural and architectural designs, drawings, elevations and specifications and to amend and modify the same as may be required, from time to time and obtain the sanction thereof from the competent authorities.
- (iii) Appoint the engineers, landscape designers and other consultants and professionals for the preparation of plans and lay-outs, for the development of the Property and to change such engineers and other consultants and professionals and appoint others in their place and stead.
- (iv) Appoint all key consultants, vendors / contractors, MEP consultant, landscape consultant, structural consultant, architects, licensed surveyors and facade consultant, etc.
- (v) Take all decisions with respect to the design, aesthetics, development, quality, amenities, facilities, in respect of the Property.

II. Construction

- (i) Identify, select and appoint, dismiss and replace the architects, structural consultants, RCC consultants, electrical consultants, landscape consultant, design consultant, plumbing consultants and other consultants and professionals as may be required or expedient for the Project or any part thereof.
- (ii) To execute and complete the construction of the Re-development of the said Societies in a timely manner in accordance with the business plan.
- (iii) Ensure the compliance of all applicable laws including taking out the requisite insurance policies including workmen's insurance.

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- (iv) Co-ordinate / liaise with the construction team and plan and mobilize all the resources for the effective implementation of the Re-development of the said Societies and to manage the day-to-day affairs of the Project, be in the control and charge thereof, use its technical know-how, experience and expertise to manage and maintain the Project along with the common amenities and facilities and infrastructure to be developed thereon.
- (v) Negotiate and execute, all the construction contracts and vendor management agreements for the supply, equipment materials, systems and processes for the construction and implementation of the Project.
- (vi) Purchase and procure the required building materials, fittings, fixtures, sanitary-ware, equipment, etc.
- (vii) Undertake the construction and completion of the Re-development of the said Societies in accordance with the sanctioned plans.
- (viii) Bear all the costs pertaining to the development and construction of the Re-development of the said Societies.

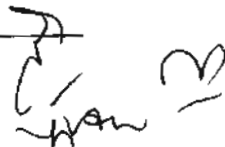
III. RERA

- (i) Making all necessary filings for the registration of the Project with MAHA RERA.
- (ii) Updating the MAHA RERA website within the time periods prescribed under RERA.
- (iii) Ensure that all provisions of RERA are complied with.

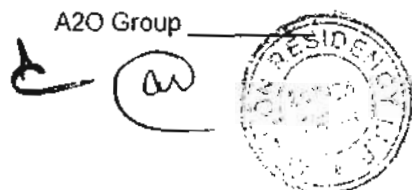
IV. Marketing, & Sales

- (i) To undertake the marketing, sales of the flats/units in the Re-development of the said Societies including appointment of the advertising / creative agency, brokers, consultants, etc.
- (ii) Prepare brochures, mailers, advertisements, marketing collaterals, etc.
- (iii) Advertise and market the Re-development of the said Societies, in all and any media including print media, newspapers, magazines, hoardings, websites, emails, digital and electronic media, correspondence, materials, booklets, brochures, information material, as well as upon all agreements, receipts, letterheads and other allied

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materials of correspondence (written, digital, electronic and/or any other type of media) in respect thereof and through brokers/estate agents, and in any other manner as it may deem fit.

- (iv) Marketing collaterals, signboards, billboards, promotional materials, brochures, agreements and allotment letters to be executed with prospective purchasers or lessees in the Project shall contain logos of both Balwa Group and A2O Group.
- (v) All marketing collaterals including the finalisation of hoardings, brochures, pamphlets, etc. to be used for the marketing of the Re-development of the said Societies shall be determined jointly by Balwa Group and A2O Group.
- (vi) All sales in respect of all flats/units in the Re-development of the said Societies shall be done not below the price to be fixed by the Partners.
- (vii) Balwa Group and A2O Group shall mutually agree on the method and parameters for sale of the Flats/Units in the building proposed to be constructed on the said Property.

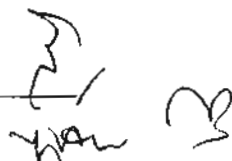
V. Other

- (i) Ensure the adequacy, stability and safety of all on-site operations and methods of construction, transportation, installation, commissioning etc.
- (ii) Appoint security guards on the Property to safe guard the Property.
- (iii) Set up a site office and store / godown for carrying out and managing construction related activities on the Property.
- (iv) Generally do any and all other acts, deeds, matters and things that may be required for undertaking the roles and obligations stated herein and in the manner as stated herein.

VI. Miscellaneous

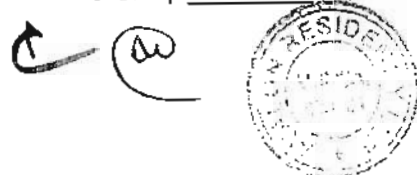
- (i) Maintain at its cost the title of the LLP to the Property as clear and marketable and free of all encumbrances, claims, demands, doubts and disputes, and defend / resolve / satisfy any dispute, claim or encumbrance relating thereto, throughout the Project.

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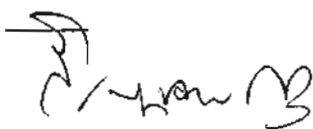


- (ii) Be responsible for site management and ensure that there is no encroachment on the Property.
- (iii) To immediately communicate, in writing, to Balwa Group and vice versa to A2O Group, any information which may come to its knowledge or which may, or is likely to affect, the said Property and/or its title thereto and/or prejudice, affect or restrict, in any manner the rights, benefits and interests of Balwa Group and A2O Group and/or the LLP.
- (iv) Generally, do any and all other acts, deeds, matters and things that, may be required for undertaking the roles and obligations stated herein and, in the manner, as stated herein.

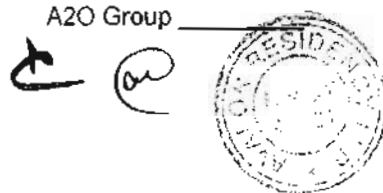
11. BRAND NAME

- 11.1 The name of the Project shall be Avalon Heights. The name of the Project shall not be changed at any time, except when mutually agreed between the Partners.
- 11.2 All marketing collaterals, signboards, billboards, promotional materials, brochures, agreements and allotment letters to be executed with the prospective purchasers of the units shall contain logos of Balwa Group and A2O Group and with equal prominence. The Partners shall mutually agree on the manner in which their logos will be displayed in all marketing collaterals.
- 11.3 Balwa Group and A2O Group will associate their brand names solely for the purpose of branding and marketing the Project on a non-exclusive basis, subject to the following terms and conditions:
- (i) the brand names will be associated to the LLP only during the term of this Deed, provided that the brand name shall be used for the limited purpose of the name of the Project;
 - (ii) the use of the brand names in the logos and marketing and other material relating to the Project shall be only to the extent and in the manner specifically stated herein;
 - (iii) the association of the brand names with the Project shall not, under any circumstances, be construed as a license or any other interest granted to any Person in the brand names and all intellectual property rights in and arising out of or connected with the brand names and ownership of the brand names shall at all times vest in and be held exclusively by the respective Partner.

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- (iv) A2O Group acknowledges and accepts that it shall have no rights and/or any license to use the brand name of Balwa Group and all intellectual property rights in and arising out of or connected with the brand name other than as specifically permitted under this Deed and shall not during the term of this Deed or after its expiration or termination, directly or indirectly, commit an act of infringement or contest or aid in contesting the validity or ownership of the brand name or take any other action in derogation thereof;
- (v) Balwa Group acknowledges and accepts that it shall have no rights and/or any license to use the brand name of A2O Group and all intellectual property rights in and arising out of or connected with the brand name other than as specifically permitted under this Deed and shall not during the term of this Deed or after its expiration or termination, directly or indirectly, commit an act of infringement or contest or aid in contesting the validity or ownership of the brand name or take any other action in derogation thereof;
- (vi) the brand names will be used by the LLP for the purpose of branding and marketing the Project on signboards, billboards, letter heads, fee receipts, deposit receipts, promotional material and brochures;
- (vii) at all times during the subsistence of this Deed and at all times thereafter, the Partners shall not:
 - a) dilute, harm, misuse, insult or bring the respective brand names to any disrepute; and
 - b) register, or attempt to register, in any country, the brand names or trade name, which, in whole or in part, incorporates, or is deceptively similar to, the brand names.
- (viii) the Partners shall, if it/they come(s) to know of any use or suspected use by any third party of the brand names, the logo of Balwa Group, A2O Group or any adaptation thereof as a corporate or trading name, report the same to the other Partner, forthwith and without delay and will render such Partner such assistance as it may require in any proceedings to restrain such use.

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12. INDEMNITY

12.1 A2O Group hereby indemnifies and hold harmless to the fullest extent permitted by law, Balwa Group, against all claims, loss, harm, injury, costs and expenses that may be suffered or incurred by them or any of them pursuant to any breach, default or non-performance of its obligations under this Deed, and/or arising due to any misrepresentations in this Deed.

12.2 Balwa Group hereby indemnifies and holds harmless to the fullest extent by law, A2O Group against all claims, loss, harm, injury, costs and expenses that may be suffered or incurred by them or any of them pursuant to any breach, default or non-performance of its obligations under this Deed, and/or arising due to any misrepresentations in this Deed.

13. RESIGNATION/ RETIREMENT OF PARTNER:

The Partners of the Balwa Group and A2O Group shall not cease to be Partner of the LLP till 5 (five) years from the date of completion of the Project.

14. DEATH OF PARTNER:

14.1 On the death of any Partner, his or her heir shall be admitted as a Partner with consent of all partners, and such admitted partner/partners shall get the profits of the LLP in the profit sharing ratio of the deceased Partner.

14.2 On the death of any partner, if his or her heir opts not to become the partner, the heirs, executors and administrators of such deceased Partners shall be entitled to and shall be paid the full payment in respect of the right, title and interest of such deceased Partner.

15. REMOVAL OF PARTNER:

No majority of Partners can expel any partner except in the situation where any partner has been found guilty of carrying on any activity / business of **Avalon Residency LLP** with a willful and fraudulent purpose to cause prejudice or harm to the interest of the LLP and in such cases a Partner may be expelled by giving a notice of thirty (30) days from the date of decision taken by the majority of Partners, after giving an opportunity to such partner, to be heard.

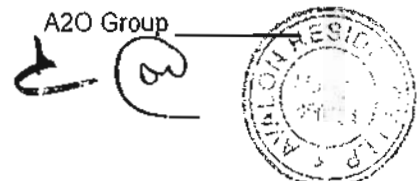
16. CESSATION OF PARTNERSHIP INTEREST

Partners shall not be allowed to voluntarily cease their Interests in the LLP unless on occurrence of the following events:

Balwa Group



A2O Group



- (i) Dissolution of the LLP in accordance with the terms of this Agreement; or
- (ii) If any Partner of a particular Group is adjudged as bankrupt, then the other person in the Group, shall be entitled to acquire the Interests of such Partner in the LLP at the Fair Market Value.

17. WINDING UP - DISSOLUTION- LIQUIDATION

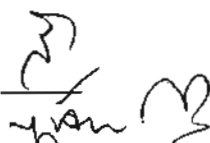
The LLP shall be not be wound up/dissolved voluntarily or upon election by the Partners till 5 (five) years from the completion of the Project unless required by law or any statute to be wound up or dissolved in which case, the LLP shall be wound up or dissolved only in accordance with and as permitted by Applicable Law.

Consequences of winding or dissolution of the LLP:

On the Winding Up or dissolution of the LLP, subject to the provisions of the Act, the assets of the LLP (as defined hereinabove, shall be dispersed in the following order:

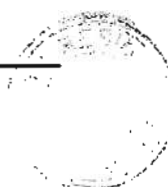
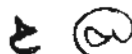
- i. the assets shall first be applied to the payment of the liabilities of the LLP (other than any loans or advances that may have been made by the Partners to the LLP) and the expenses of liquidation as per the Cost Sharing Ratio;
- ii. the remaining assets shall next be applied to the repayment of any loans made by either Partner. In the event the assets are not sufficient to meet repayment requirements, the assets would be distributed on pro rata basis; and
- iii. the remaining assets shall then be distributed in accordance with the positive Current Capital Account balances, determined after taking into account all Current Capital Account adjustments from the date of incorporation of the LLP and the LLP taxable year during which liquidation occurs.
- iv. the remaining assets shall then be distributed in accordance with the positive Fixed Capital Account balances.
- v. If there is any negative Current Capital Account balance upon the date of the winding up of the LLP, the concerned Partner with such negative Current Capital Account balance shall make good.

Balwa Group



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18. RESERVE

Notwithstanding what is provided herein, the Partners may retain such amount as they deem necessary as a reserve for any contingent liabilities or obligations of the LLP, which reserve, after the passage of a reasonable period of time, shall be distributed between the partners in their ratio as provided in this Deed or as maybe decided by the Partners.

19. FINAL ACCOUNTING

Each of the Partners shall be furnished with a statement examined by the LLP's independent accountants, which shall set forth the assets and liabilities of the LLP as of the date of the complete liquidation. Upon the compliance by the Partners with the foregoing distribution plan, the Partners shall execute and take any and all steps necessary with respect to termination and cancellation of the LLP subject to the terms hereof.

20. CONFIDENTIALITY

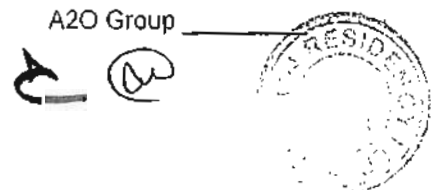
Unless approved in writing by all the Parties, each of the Party shall receive and maintain all information (however disclosed) relating to the said Project and/or all contracts and communications inter-se between them in the strictest confidence and trust.

21. DISPUTE RESOLUTION

21.1 In the event of any dispute, controversy, deadlock or difference ("**Dispute**") of whatever nature, arising under, out of, in connection with or relating to the enforcement, performance or the terms and conditions of this Agreement or any provision thereof, such Dispute shall be settled through good faith negotiation amongst the parties to such Dispute within 30 (thirty) days from the Dispute being raised by either of the Parties. If such Dispute cannot be resolved mutually in good faith within 30 (thirty) days, the same shall be referred to arbitration and be determined in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any amendment or modifications or reenactment thereof.

21.2 The place/venue of arbitration and the seat of arbitral proceedings shall be Mumbai, India. The arbitral proceedings shall be conducted in English language. The decision of the arbitral tribunal and any award given by the arbitral tribunal shall be final and binding upon the Parties.

Balwa Group 

A2O Group 

21.3 The arbitration panel shall consist of 3 (three) arbitrators, one appointed by Balwa Group and one by A2O Group and the third arbitrator to be appointed by the 2 (two) arbitrators so appointed. Should any Party or the arbitrators fail to appoint an arbitrator, then any Party may make an application for such arbitrator to be appointed by the court of competent jurisdiction as per the provisions of the Arbitration and Conciliation Act, 1996 or any amendment or modifications or reenactment thereof.

21.4 The Parties, recognizing the necessity that any arbitral proceeding be concluded expeditiously, agree:

- (i) to carry out in full, promptly and without delay such procedural orders or directions as may be made by the arbitral tribunal from time to time;
- (ii) to carry out in full, promptly and without delay such interim measures of protection as may be ordered by the arbitral tribunal;
- (iii) to co-operate with each other and with the arbitral tribunal in the conduct of any arbitral proceeding. The arbitral tribunal shall have the power to award costs to the Parties.

22. TAXES

22.1 The Balance Sheet and Profit & Loss for each Partner shall be drawn separately and the liabilities including towards tax/indirect taxes will be discharged by the respective Partner for the consolidated Balance Sheet and Profit & Loss of the LLP

22.2 Each Partner shall be liable to bear, pay and discharge their own respective Income Tax and all other direct taxes and liabilities, arising in respect of the monies and other benefits accrued, received and receivable by them respectively under and/or in pursuance to this Deed and none of them shall be liable to bear or pay the others' liabilities.

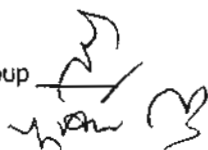
22.3 LLP agree/s that they will pay GST (if applicable) to the revenue authorities on timely basis and in accordance with the provisions of GST law and also do the necessary compliances to enable the LLP to claim corresponding input tax credit.

23. MISCELLANEOUS

23.1 Amendments

Subject to the terms of this Agreement, no amendment to this Agreement will

Balwa Group



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A2O Group



have any effect unless it is made in writing and signed by the Partners. Further, this agreement may be supplemented by the Partners from time to time.

23.2 Announcements

No formal or informal public announcement or press release which makes reference to a Partner thereof and/or the terms and conditions of this Agreement or any of the matters referred to herein, shall be made or issued by or on behalf of the LLP or by a Partner / Party without the prior written approval of the concerned Partner / Party other than if the LLP or any Partner / Party is obliged to make or issue any announcement or press release required by Applicable Laws.

23.3 Governing law and jurisdiction

This Agreement shall be governed by and construed in accordance with the laws of India and subject to the provisions of Article 21 above, the Partners / Parties submit to the exclusive jurisdiction of the courts of Mumbai in respect of any dispute or difference between them arising out of this Agreement.

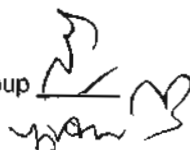
23.4 Severability

Any provision of this Agreement that is prohibited or becomes unenforceable under the Applicable Laws of any jurisdiction which affects the performance or enforceability of this Agreement shall, with respect to that jurisdiction, be ineffective to the extent of the prohibition or unenforceability but without invalidating the remaining provisions of the Agreement, nor shall it affect the validity or enforceability of that provision in any other jurisdiction. Further, the Parties will endeavour, acting in good faith, to agree to the terms of a provision, which may be substituted for the invalid, illegal or unenforceable provision.

23.5 Waiver

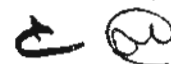
No forbearance, indulgence or relaxation or inaction by any Party at any time to require performance of any of the provisions of this Agreement shall in any way affect, diminish or prejudice the right of such Party to require performance of that provision, and any waiver or acquiescence by any Party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

Balwa Group



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A2O Group



23.6 Notices

All notices and other communications hereunder shall be in writing and shall be deemed given if delivered or mailed by registered or certified mail (return receipt requested) to the Partner / Parties at the addresses specified below:

To **BALWA GROUP** at:

Address: 4th floor, Techniplex – I, Techniplex Complex,
Off Veer Savarkar Flyover,
Goregaon (West) Mumbai 400 104

Attn: Mr. Hussein Abdul Karim Balwa
Cell: +91 98218 84267
Email: hussein@balwagroup.com

To **A2O GROUP** at:

Address: A-1208, Floor-12, Plot-CS 227,
Ozone BIZ Centre Ashirwad CHS,
A-Wing, Jahangir Boman Behram Marg,
Nagpada, Mumbai Central,
Mumbai, Maharashtra 400008

Attn: Mr. Arif Fazlani
Cell: +91 98200 78630
Email: arif@A2O.com

23.7. Further Action

Each Partner will, and will use its best efforts to, take or cause to be taken all actions, and do or cause to be done all other things, necessary, proper or advisable in order to give full effect to this Agreement.

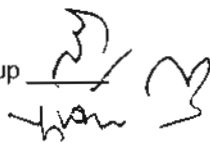
23.8. Stamp Duty

The stamp duty and registration cost of the documents to the LLP and in this Agreement shall be borne and paid equally by Balwa Group and A2O Group. Each Partner to this Agreement shall separately bear and pay their respective Advocates and Solicitors fees.

23.9 Counterparts

This Agreement may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

Balwa Group



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A2O Group



23.10 Entire Agreement

This Agreement sets forth the entire Agreement and understandings between the Partners and Parties as to the subject matter of this Agreement and supersedes, cancels, and merges all agreements, negotiations, commitments, writings, and discussions between them as to the subject matter prior to the date of execution of this Agreement; and neither of the Parties shall be bound by any conditions, definitions, warranties, or representations with respect to such subject matter, other than as expressly provided in this Agreement or as duly set forth on or subsequent to the date of execution hereof in writing and signed by a proper and duly authorized officer of the Party / Partner to be bound thereby.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by and through their duly authorised representatives as of date written herein and this Agreement shall come into force on such date as written herein.

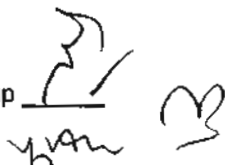
FRIST SCHEDULE LARGER PROPERTY

All those pieces or parcel of land or ground being Sub-Plot A, Sub-Plot B, Sub-Plot C-1, Sub-Plot C-2, Sub-Plot C-3, Sub-Plot C-4, Sub-Plot D (plus 90 Ft wide ROB and 13.40 meters wide D.P. Road handed over) bearing CTS Nos 1390, 1390A, 1390/1 to 1390/11 of Village Malad, CTS Nos 73A/A, 73A/B, 73A/C and 73A/D of Village Chincholi and CTS Nos 928A, 928A/1 to 928A/24, 928B, 928C/A, 928C/B of Village Pahadi Goregaon (W) collectively admeasuring to 33,120.96 sq. mtr or thereabout .

SECOND SCHEDULE PROPERTY NO. 1 (Balwa Nagar Co-operative Housing Society Ltd.)



All those pieces or parcel of land from and out of Sub-Plot C-1 of approved Layout admeasuring 1717 sq. meters bearing New CTS No. 928A/1 Part (Old CTS 928 (part)) of Village Pahadi Goregaon (W) on which a building known as Balwa Co-operative Housing Society Limited was standing thereon.

Balwa Group



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A20 Group

THIRD SCHEDULE

PROPERTY NO. 2 (Balwa Nagar Unit No. 2 Co-operative Housing Society Ltd.)

All these pieces or parcel of land from and out of Sub-Plot C-1 of approved Layout admeasuring 1338 sq. meters bearing New CTS No. 928A/1 Part (Old CTS 928 (part)) of Village Pahadi Goregaon (W) on which a building known as Balwa Nagar Unit No. 2 Co-operative Housing Society Limited was standing thereon.

FOURTH SCHEDULE (SAID PROPERTY)

All those pieces or parcel of land being Sub-Plot C – 1 of approved Layout admeasuring 4850.00 sq. meters bearing New CTS No. 928A/1 (Old CTS 928 (part)) of Village Pahadi Goregaon (W), CTS Nos 1390, 1390A, 1390/1 to 1390/11 of Village Malad, together with three buildings standing thereon (excluding the Madina Manzil which is to be retained) which are required to re-developed by constructing rehab component and free sale component building/s in accordance with the IOD/Approved Plans bearing No. P-12566/2022/(928 And Other)/P/S Ward/PAHADI GOREGAON-W/IOD/1/New dated 19th April, 2023 which shall be amended from time to time.

SIGNED AND DELIVERED

By the withinnamed
Mr. Hussein A. K. Balwa

)
)
)



SIGNED AND DELIVERED

By the withinnamed
Mr. Ismail A. K. Balwa

)
)
)



SIGNED AND DELIVERED

By the withinnamed
Mr. Umar A. K. Balwa

)
)
)



Balwa Group _____

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A20 Group _____

SIGNED AND DELIVERED

By the withinnamed
Mr. Arif Fazlani

)
)
)



SIGNED AND DELIVERED

By the withinnamed
Mr. Aatif Mojawala

)
)
)



In the Presence of:

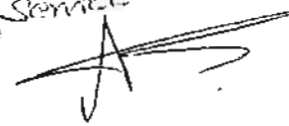
Witness No. 1 :-

YOGESH M JOSHI
MANUSUKHUN G JOSHI
F/417, Samruddhi HHS LTD.
M.G. Road, Kandivali (W),
MUMBAI - 400 067 occupation:
Witness No. 2 :-

)



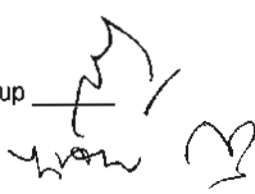
Sanjeev



ANIRA BARAI
KETAMBHAR BARAI
D-801 RW HILLS BUILDING BORIVALI
EAST 400 066 MUMBAI
MARKETING MANAGER

OCCUPATIONS.

Balwa Group _____



A20 Group _____



“AVALON RESIDENCY LLP”

1. Mr. Hussein Abdul Karim Balwa
2. Mr. Ismail Abdul Karim Balwa
3. Mr. Umar Abdul Karim Balwa

AND

1. Mr. Arif Fazlani
2. Mr. Aatif Mojawala

LIMITED LIABILITY PARTNERSHIP AGREEMENT

Dated this 20th day of May, 2023.

Avalon
Avalon Residency LLP

- HOME
- ABOUT US
- FLOOR PLAN
- AMENITIES
- SITE PROGRESS
- SITE LOCATION
- GALLERY
- VIRTUAL TOUR
- PROJECT APPROVALS
- CONTACT US

Step In To The World Of Avalon

Arriving Here The Epitome Of Grandiosity

ENQUIRE NOW

17:10 ENG 05-04-2024



BRIHANMUMBAI
DEVELOPERS ASSOCIATION

SRON _____

APPLICATION FOR SRO RERA MEMBERSHIP

I / We are interested in enrolment with Brihanmumbai Developers Association (BDA) Members as an SRO RERA Member with details as under

Name of Organisation: M/S AVALON RESIDENCY LLP

GSTIN & PAN No. of Organisation (Project Applied Under): NA & ACBFA8370N

Chairman / MD / Proprietor / Partner: Hussein Abdul Karim Balwa

Name of Representative & Designation: Hussein Abdul Karim Balwa & Designated Partner

Postal Address: 4th Floor, Techniplex-I, Techniplex Complex, Veer Savarkar Flyover, Goregaon (West), Mumbai- 400 104.

Landline Nos.: +91 22 43660000 Fax: +91 22 43660040

1) Primary Mobile: +91 98218 84267 Name:- Hussein Abdul Karim Balwa Designation:- Partner

2) Representative Mobile : +91 9594971621 Name: Deepak Ghangurde Designation: Chief Financial Officer

1) Primary Email: husein@balwagroup.com

2) Representative Email: deepak@balwagroup.com

Website: www.avalontower.com

MahaRERA Project Registration No. (For Existing Registered Projects) NA

Name of the Project (Applied For): AVALON

Location of the Project (Applied For): Near Junction of S.V Road & Veer Savarkar Flyover, Village Pahadi Goregaon west - 400104.

CTS No./Survey No. Sub-Plot C - 1 bearing New CTS No. 928/A/01 01 (Old CTS 928-A, 928-A/1 to 24) of Village Pahadi Goregaon (W), C.T.S. No. 1390, 1390/A, 1390/1 to 11 of Village Malad (S) and C.T.S. No. 73-A/D of Village Chinchavali

Village: Goregaon Taluka:- Borivali District:- Mumbai Suburban Landmark:- Pahadi Goregaon West

Project Approving Authority (Corporation / Council / Collector / Town Planning) **Brihanmumbai Municipal Corporation**



BRIHANMUMBAI DEVELOPERS ASSOCIATION

Project Approved Number (By Urban Local Bodies): P-12566/2022/(928 And Other)/P/S Ward/PAHADJI
GOREGAON-W/CC/1/New

Date of completion of Project: 31/05/2028

I / We have gone through the rules and regulation of SRO RERA Membership of Brihanmumbai Developers Association.
We shall undertake to abide by the rules, regulations and by-laws of the Association.



Yours faithfully
For AVALON RESIDENCY LLP

[Signature]
(Authorized signatory) (Signature & Seal)
Designated Partner

Place: Mumbai

Date: 20/06/2023

SRO RERA Membership Category

Category	Membership Fees
SRO RERA Membership	* INR 7500 +GST/Per Project

Payment Information:

The membership fees amounting to the above respective Membership Category can be paid via the below options;

- Cheque in favour of **BRIHANMUMBAI DEVELOPERS ASSOCIATION** payable in Mumbai.
- **NEFT /RTGS Details** –HDFC Bank. Ltd., Branch: I C Colony, Borivali(W), Mumbai-400104
Current A/c No.: 50200045364866, IFSC Code No.: HDFC0000410, MICR No.: 400240062

Eligibility Criteria:

A registered Promoter under the provisions of RERA Act can be enrolled as a member of **BDA**, subject to the eligibility criteria more particularly mentioned hereinafter:

1. Membership of BDA shall be valid for a period of 1 year from the date of issue and membership to be renewed every year till the date of Project Cycle (Proposed date of completion) as mentioned on the website of MahaRERA and Form B (Declaration Duty filled signed and stamped by the Promoter/Authorized Signatory).



BRIHANMUMBAI DEVELOPERS ASSOCIATION

2. He/she shall undertake to abide by the rules and regulations, Bye laws as specified by MahaRERA Authority.
3. He/she shall undertake to abide by the rules and regulations, Bye laws as specified by BDA.

Membership Fee:

- Project membership fees to be paid in full, no part payments will be acceptable.
- Project membership fees once paid are NON-REFUNDABLE

Termination of Membership.

BDA also has the right to terminate a Member's Membership. The Managing Committee may terminate a Member's Membership in BDA upon the occurrence of any of the following events:

1. The Company / Firm is dissolved or becomes insolvent or the subject of bankruptcy or insolvency proceedings, provided, in the case of involuntary bankruptcy or insolvency proceedings.
2. A Company / Firm ceases to fulfil the Membership requirements as specified herein or as otherwise specified by BDA.
3. The Managing Committee determines in its discretion that it is in the best interest of BDA that the membership of the Member be terminated based on the facts and circumstances relating to the Member.
4. The SRO Membership number is **only for one project and shall not be repeated in any other projects.**

Important Notes:

- It is mandatory to mention the contact details of the Chairman / MD / Proprietor / Partner
- It is mandatory to mention the Project Approving Authority approved by Corporation / Council / Collector / Town Planning.
- It is mandatory to attach the IOD/CC either or both, of the project for which the SRO Membership is applied for.
- Primary Mobile and Primary Email ID shall be receiving the official communications and certificates from SRO.

Contact Details:

For any further information kindly contact Team BDA on +919324465672 / contact@bdamumbai.com

Address: Brihanmumbai Developers Association, 901, 9th Floor, Navkar Bhavan, Road No 7, Daulat Nagar, Borivali (E), Mumbai – 400066.





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number .
P51800053429

Project: Avalon Residency, Plot Bearing / CTS / Survey / Final Plot No.: CTS No 928/A/01 of Villlage Pahadi Goregaon west and CTS No 1390, 1390/A, 1390/1 to 11 of village Malad Sat Goregaon, Borivali, Mumbai Suburban, 400104;

1. Avalon Residency Llp having its registered office / principal place of business at Tehsil: **Borivali, District: Mumbai Suburban, Pin: 400104.**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **31/10/2023** and ending with **31/05/2028** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date:03-04-2024 12:19:54

Dated: 03/04/2024

Place: Mumbai

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

BRIHANMUMBAI MUNICIPAL CORPORATION
4-C REPORT ON VARIOUS CONCESSIONS SOUGHT

- Sub: -** Proposed redevelopment of existing residential building on sub- plot C-1 bearing C.T.S. Nos. 928 A, 928 A/1 to 24, 928 B, 928 C/B, 929 A, 929 B, 928 C/A of Village PahadiGoregaon -(W), C.T.S. Nos. 1390, 1390 A, 1390/1 to 11, 1391 A & 1391 B of Village Malad (S) & C.T.S. Nos. 73 A/A, 73 A/B, 73 A/C, & 73 A/D of Village Chinchavali at Goregaon (West), Mumbai.
- Owner: -** Shri. Hussain Abdul Karim Balwa and others.
- L.S.: -** Shri. Manojkumar Dubal, Partner of M/s. Manoj Dubal & Associates.

L.S. now submitted the concession plans for the proposed residential building Comprising of Basement (pt.) + Ground (pt.) + Stilt (pt.) + 1st to 7th level podium + 1st to 35th upper floor having height 132.45 mts. above ground level by utilizing plot potential + incentive FSI as per Reg. 33(7)(B) + 0.50 additional FSI on payment of premium as per Reg. 30(A) + admissible T.D.R. as per Reg. 30(A) + 35% Fungible FSI as per Reg. 31(3) + by claiming the area of staircase, lift and lobby free of FSI as per DCR 31(1)(iv).

The technical scrutiny of the proposal is as under:

DP 2034 Remarks: -

As per sanctioned D.P. 2034, the layout under reference is partly situated in Residential zone and partly in Industrial zone. The Sub- divided Plot C-1, C-2, C-3 & C-4 under reference is situated in Residential zone. The layout is affected by 27.45 mt. wide existing Veer Savarkar Road which was handed over to BMC in the year 1989. Also, in the sanctioned D.P. 2034 Sub-Plot E is earmarked as Existing welfare Centre (ESA 2.5). As per sanctioned D.P. 2034 Sub- Plot C is shown as affected by existing road which is in EP-PS-35 and also Sub- Plot D is shown as existing recreation Ground (EOS 2.6) which is in EP-PS 36.

As per sanctioned Govt. notification for EP u/no. TPB-4320/CR-135/2020/UD-11 dt. 12/09/2022, EP-PS 35 i.e., existing road is deleted and EP-PS 36 is sanctioned as reservation of Garden / Park (ROS 1.5). Revised D.P. Remarks 2034 is attached in additional documents.

Access:-

The Plot under reference is directly accessible from 27.45 mt. wide existing Veer Savarkar Road towards South side. and 27.45 mt. existing S.V. Road toward West side.

Ownership: -

As per P. R. Card, the plot under reference belongs to Shri. Hussain Abdul Karim Balwa & others are owners of the plot Shri. Hussain Abdul Karim Balwa has signed the notice u/s. 302 of MMC Act. Further, the title clearance certificate from the advocate dated 08.11.2021 is submitted in additional document.

As per Reg. 10 (3) of DCPR 2034 Title Clearance Certificate is a pre requisite during submission of application of proposal. The onus of verification of ownership and corrected plot details is the responsibility of the project proponent and not of BMC as per circular issued u/No. CHE/DP/3470/Gen dtd. 08.03.2019. Also, per EODB manual circulated u/No. CHE/DP/49/Gen/2015-16 and CHE/DP/41375/Gen dtd. 29.12.2015 the verification of the title issued by the advocate is treated as compliance of provisions of DCPR for which the responsibility lies with the project proponent. Even, in case of any dispute in ownership, Title and interest etc., the cognizance of the same is not to be taken by BMC, as per circular issued by Hon'ble M.C. u/No. MDG/7934 dtd. 21.08.2019.

LOS as per Reg. 27: -

As regards to Reg. 27, 25% L.O.S is proposed in plot under reference out of which 60% LOS is proposed at ground level which is of odd shape and 40% at topmost podium i.e., 7th podium level open to sky. Out of the LOS proposed at ground level, more than 50% is proposed on Mother Earth and remaining LOS is proposed to be paved for fire engine movement as per CFO NOC.

HRC and MOEF NOC:

NOC from HRC shall be submitted before carrying out work beyond 120.00 mts. height as per EODB circular and NOC from MOEF shall be submitted before carrying out work beyond 20,000 sq.mts.

Civil Aviation NOC:

NOC from Airport Authority of India is issued u/no. JUHU/WEST/B/050922/670876 dtd. 20.09.2022 for plot under reference. As per the said NOC the permissible height on plot under reference is 171.60 mts. AMSL and proposed height of the building is 146.23 mts. Copy attached in additional documents.

User Proposed at Ground Floor: -

L.S. has proposed shop no. 1 to 3 at ground floor abutting 27.45 mts existing Veer Sararkar Road which is permissible as per Sr. no. 27 of Table C of Reg. 34. Also, L.S. has proposed I.T. offices no. 1 and 2 at ground floor which is permissible as per Sr. no. 63 of Table C of Reg. 34.

CFO N.O.C:

NOC from CFO is issued on 17.10.2022 for proposed residential building comprising of Basement (pt.) + Ground (pt.) + Stilt (pt.) + 1st to 7th level podium + 1st to 35th upper floor having height 132.45 mts. above ground level. The refuge area is proposed at 1st, 8th, 15th, 22nd and 29th floor level within building line and area of the same is claimed free of FSI upto 4.25% as per Reg. 48(8) and 31(1)(xix). The copy of CFO NOC is attached in additional documents.

Parking spaces:

L.S. has proposed 194 nos. of car parking spaces as against the required 193 nos. of car parking spaces including visitor parking as per Reg. 44. The said parking's are proposed at stilt + 1st to 6th podium level which is accessible by 6.00 mts. wide two-way ramp having slope 1: 12.86. Mechanical stack parking system are proposed at stilt and surface parking is proposed at 1st to 6th podium level. Remarks from traffic consultant are attached in additional documents.

Amenity Open Space as per Reg. 14(A): -

As per the Transitional Policy T-5, the amenity open space is to be worked out on the net Sub-divided plot in case Layout/Sub-division approved prior to 27.05.2016. The Layout & Sub-division was earlier approved u/no. CHE/1211/LOP dtd.12.08.2008 i.e., prior to 27.05.2016 and lastly approved dtd. 21.10.2022. Further, as per Transitional Policy T-5, the AOS for sub-plot C-1 & C-3 which will be proposed for development is to be worked out proportionately on proposed BUA and the same is as follows:

Sr. No.	Area Statement	Total (sq.mt)
1	Net Plot area of Sub-divided Plot C1 + C2 + C3 + C4 (4850.00 + 2701.00 + 2362.20 + 7877.20)	17790.40
2	Perm. FSI	2.50
3	Permissible BUA	44476.00
4	AOS Required as per Reg. 14(A) = $500 + (17790.40 - 10000.00) \times 10\%$	1279.04
5	Net area of Sub-Plot C-1 & C-3 where development is proposed (4850.00 + 2362.20)	7212.20
6	Permissible FSI	2.50
7	Permissible BUA for Plot C-1 & C-3	18030.50
8	Less area of building to be retained in Plot C-1	1693.84
9	Balance BUA in Plot C-1 & C-3	16336.66
10	Proportionate Plot area for BUA now proposed	

	$= \frac{16336.66 \times 17790.40}{44476.00}$	6534.66
11	a) Area in excess of 10000 sq.mt. = 7790.40 sq.mt. b) Area attracting 10% of AOS $= \frac{7790.40}{17790.40} = 0.44$ c) Area attracting 5% AOS = 1.00 - 0.44 = 0.56	
12	AOS Required on Proportionate Plot area = (6534.66 x 0.44) x 10% + (6534.66 x 0.56) x 5%	470.50
13	Area of Reservation of Garden Park (ROS 1.5) as per sanction D.P. 2034 (Sub-Plot -D)	2600.00
14	A.O.S. Required	Nil

Earlier Hon'ble M.C. had granted development permission under no. CHE/455/DPWS/P&R dated 16.06.2009 in the past for not handing over the reservation of Recreation Ground as per sanctioned DP 1991 to BMC and had permitted to develop the same by the owner and to be used by general public. The copy of the same is submitted in additional document tab. The area of the reservation of Garden / Park as per sanctioned DP 2034 (as per approved layout) is 2600.00 sq.mt. Further, the owner/developer will hand over reservation of Garden/Park (ROS 1.5) in lieu of TDR/FSI.

As per DP 2034 remarks, the Reservation of Recreation Ground is shown in EP-PS 36 and as per the notification dt. 08.05.2018, the existing Recreation Ground (EOS 2.6) was proposed to be changed to Reservation of Garden/Park (ROS 1.5). The EP-PS 36 is now sanctioned by the State Govt. vide notification u/no. TPB-4320/CR-135/2020/UD-11 dt. 12/09/2022 and the said plot is now reserved for Garden / Park (ROS 1.5). The reservation is not handed over to BMC and the same is now reserved for Reservation of Garden/Park (ROS 1.5). The copy of the permission granted in the past by the then Hon'ble M.C. for not handing over the same to BMC and developing the same by the owner and to be used by general public is submitted in additional document tab. The area of the reservation as per approved layout and P. R. Card is 2600.00 sq.mt.

As per the Reg. 14(A) if the area of the reservation proposed in the DP is more than the area of the AOS to be handed over, then AOS as per Reg. 14(A) is not applicable. In this case the area of the AOS required as per the transitional policy T-5 for development of Sub-Plot C-1 & C-3 is 470.50 sq.mts. and the area of the reservation of Garden / Park (ROS 1.5) which will be handed over to BMC and hence AOS is not required. Accordingly, the amalgamation/ sub-division & layout

is approved u/no. CHE/1211/LOP dt.21.10.2022 without insisting amenity open space.

Applicability of Reg. 15 of DCPR 2034: -

As per Reg. 15 of DCPR 2034, in case of any residential development fully or partially consisting of sub-division / amalgamation / layout or single plot of land having gross plot area admeasuring 4000 sq. mts. or more (excluding area under road and DP reservations) shall have the provision of Inclusive Housing.

The proposal is for redevelopment of 2 nos. of existing Co-Operative Housing Societies and all existing members are proposed to be re-housed in the proposed building on sub-divided plot under reference and the area of each existing tenement is less than 80.00 sq.mt. Hence, Inclusive Housing as per Reg. 15 of DCPR 2034 is not applicable in this case.

Authenticity of Existing Building: -

As per Reg. 33(7)(B)

"In case of redevelopment of existing residential housing societies excluding building covered under regulation 33(7) and 33(7)(A) proposed by Housing societies/land lords or through their proponents where existing members are proposed to be re-accommodated on the same plot, incentive additional BUA to the extent of 15% of existing BUA or 10 sq. m per tenement whichever is more is permissible without premium.

Provided further that if the existing authorized BUA and incentive thereon stated above is less than the permissible FSI as per regulation 30(A)(1), then society may avail 'Additional FSI on Payment of premium/TDR up to limit of permissible FSI."

Hence, the Reg. 33(7)(B) states that the incentive FSI to the tune of 15% of the existing authorized BUA is permissible.

As per Transitional Policy for ongoing proposals (Circular No. T-4) Sr. No.5

Redevelopment under Regulation 33(7)(B) shall be permissible where such proposals are submitted after coming into force of this regulation or in case of the proposals which are submitted prior to date of coming in to force of this regulation & the building is existing on site. For smooth implementation, the following guidelines are issued in this regard: -

b) For the purpose of considering area & authenticity of the existing built up area, following guidelines shall be followed.

(iii) Existing building having neither approved copy of plan nor having the occupation certificate nor file number is available in records incentive additional BUA is not permissible.

Now L.S. has submitted proposal is for redevelopment of existing registered Co-operative Housing Society buildings under Reg. 33(7)(B) and in combination with Reg. 30(A) in the Sub-divided plot C-1. There are three existing building in Sub-divided plot C-1. Existing building no.1 is tenanted building and owned by the owners who have submitted the application for the proposed building under reference. The letter from the owner stating that existing building no.1 is a tenanted building and is owned by them is attached in additional document tab. Further, the plans for the existing building no.3 (proposed to be demolished) were approved u/no. CE/2473/BS II/ AP dt.04.08.1979. OCC to the building was granted u/no. CE/2473/BS II/ AP dt. 07.11.1983. The existing BUA approved is 22,707.50 sq. ft. i.e., 2109.57 sq.mt. and the number of existing residential tenements is 40 nos. The copy of the approved plans & OCC for the existing building no. 3 is attached in additional document tab.

As regards to existing building no.2, the plans were approved u/no. GBP/421 dt.28.10.1970.L.S. has stated that, there client do not have the record of the original approved plans, C.C. or O.C.C. for the said building. However, certified copy of the approved plans is submitted. L.S. has further stated that subsequent to the construction of said buildings plans for another building no. 9 were approved u/no. CE/4178/BP (WS)/AP dt.05.06.1991. The copy of the plans of building no. 9 is attached in additional document tab. Also, OCC to the said building no. 9 was also granted in the year 1991. As can be seen from the plans of the building no. 9 approved u/no. CE/4178/BP (WS)/AP dt.05.06.1991, all the three buildings are shown as the existing buildings which include the tenanted building no. 1 existing building no. 2 & 3. Further, in the approved plans, BUA is shown as existing BUA for all these three buildings.

It is further state that thereafter plans for the I.T. Buildings no. 4 u/no. CHE/9299/BP(WS)/APwere approved and OCC to the I.T. Building no. 4 was also granted in the year 2010. Even, in the approved plans for the I.T. Building no. 4, these three buildings on Sub-divided plot C-1 are shown as existing building and BUA is shown as existing BUA. The copy of the IT building no. 4 is submitted.

From, the approved plans, it proves that all the three buildings in Sub-plot C-1 are authentic structures.

As regards to the existing building no. 2 where the approved plans are not available, enclosed herewith is copy of the water bills wherein it shown that the

water connection is granted u/s 169 of MMC Act. As such, it proves that the building no. 2 is authorized building.

The details of existing BUA, existing no. of tenements is a follow:

Sr. No.	Existing Bldg. No.	Existing Bldg. File No.	Existing BUA as per approved plans u/no. CE/4178/BP(WS)/AP	Existing No. of Tenement as per approved plans
1	2	GBP / 421 (Balwa Nagar 1)	29,342.00 sq.ft. i.e., 2725.93 sq.mt.	-
2	3	CE/2473/BSII /AP (Balwa Nagar 2)	22,707.50 sq. ft. i.e., 2109.57 sq.mt.	40 nos.

As per Reg. 33(7)(B), the incentive FSI permissible is 15% of the existing authorized BUA or 10 sq. mt. per tenement whichever is more. From the certified copy of the plans of building no. 2 it is seen that the building comprises of Gr.+ 4 upper floors. Even in the BUA calculations in the approved plans of the building no. 9 approve u/no. CE/4178/BP (WS)/AP dt.05.06.1991, the building comprises of Gr. + 4 upper floors. The number of the tenements as per the certified copy of approved plans of building no. 2 is 60 nos. Since, the approved plans are not available for bldg.no. 2, the incentive FSI w. r. t. number of tenements is not considered. Further, in Bldg. no. 2 there are 3 nos. of tenements at ground floor where the user is changed. The area of these tenements is 126.00 sq. mts. Hence the area of these tenements is not considered while calculating the incentive FSI.

The incentive FSI permissible therefore shall be -

15% of [(2725.93-126.00) +2109.57] = 706.42 sq. mt.

10.00 x 40 nos. (of Bldg. no. 3 only) = 400.00 sq.mt.

Hence the incentive FSI claimed is 706.42 sq. mt.

As regards to fungible area for rehab tenements of building no. 2, the same is considered on the certified copy of the approved plans (certified by Architect Tikekar & Gambir). The plan showing the existing carpet area of the rehab tenements and the fungible statement of the same is submitted in the additional document tab.

The details of the proposal are as follows: -

- 1) L.S. has proposed space for electric panel area at stilt level and area of the same is claimed free of FSI as per Reg. 31(1)(xxxii).

- 2) L.S. has proposed pump room at basement floor level and area of the same is claimed free of FSI as per the Reg. 31(1)(xiv).
- 3) L.S. has proposed STP partly having double height in the basement and area of the same is claimed free of FSI as per Reg. 31(1)(xi).
- 4) L.S. has proposed Dry type electric substation at stilt floor level and area of the same is claimed free of FSI as per Reg. 31(1)(xiv). Further, as per Reg. 28, the maximum permissible size of electric substation for plot adm. more than 4000 sq.mts. and upto 20000 sq.mts. is 143.00 sq.mts and proposed size of electric substation is 35.17 sq.mts. As such the same is permissible and remarks from power supply Company for the proposed size of electric substation will be submitted before CC.
- 5) L.S. has proposed space for DG set at stilt level and area of the same is claimed free of FSI as per Reg. 31(1)(xxix).
- 6) L.S. has proposed entrance lobby having height 4.20 mts. at ground floor level and area of the same is claimed free of FSI as per Reg. (31)(1)(xxi).
- 7) L.S. has proposed Fire control and BMS room at stilt level and area of the same is counted in FSI.
- 8) L.S. has proposed fitness center at 7th podium level which is within building line. Permissible fitness center area as per 2% of the BUA is 281.31 sq.mts. and the proposed area of fitness center is 280.04 sq.mts. and hence the area of the same is claimed free of FSI as per Reg. 31(1)(xvii).
- 9) L.S. has proposed society office adm. 15.13 sq.mts. at 7th podium level and area of the same is claimed free of FSI as per Reg. 31(1)(vii).
- 10) L.S. has proposed space for letter box at 7th podium level within the building line and area of the same is claimed free of FSI as per Reg. No.31(1)(xxvii).
- 11) L.S. has proposed electric meters inside the ED at all floor levels and area of fire duct, electric duct not abutting to any habitable room is claimed free of F.S.I. up to the depth of 0.45 mts. and area beyond 0.45 mts. depth is counted in FSI as per Reg. No.31(1)(xxxi).
- 12) The service ducts are proposed outside toilets projecting max. 1.70 mts. beyond the building line. further, L.S. has proposed service slabs with level difference of 0.60 mts. from floor level and with minimum 50% void. The same is permissible free of F.S.I. as per Reg.31(1)(xxiii).
- 13) The service ducts are proposed outside kitchen sunk projecting 0.53 mts. beyond the building line. The same is permissible free of F.S.I. as per Reg.31(1)(xxiii).

- 14) L.S. has proposed firemen evacuation lift accessible from staircase mid-landing level at all floors as per CFO NOC and area of the same is claimed free of FSI as per Reg. 31(1)(iv).
- 15) L.S. has proposed elevational features in the form of RCC Chajja projecting upto 0.75 mts beyond the building line and 0.60 mts. below the floor level and the same is claimed free of FSI as per DCR 31(1)(xii).
- 16) L.S. has also proposed vertical fins at the edge of the podiums to camouflage the mechanical parking and the same is proposed projecting upto 0.30 mts. beyond the podium line with 75% opening. The same is permissible as per Policy Circular C-10
- 17) L.S. has proposed parapet wall at terrace level of height 3.90 mts. with 60% opening above 1.50 mts. as per Sr. No. 1 of policy circular C-10 issued u/no. CHE/DP/110/Gen dated 2019-20. Further as per the said circular, higher height of the parapet wall is approvable at zonal level. Hence approval of the same will be obtained at zonal level at the time of approval of plans.
- 18) L.S. has also proposed drivers' toilets at 1st to 6th podium levels and area of the same being less than 2.20 sq.mts. is claimed free of FSI as per Reg. 31(1)(xxvi).
- 19) L.S. has proposed RCC tie beams at 1.00 mts. below floor level near the lifts being structural requirement and area of the same is claimed free of FSI.
- 20) L.S. has proposed space for OWC at 7th level podium and area of the same is claimed free of FSI as per Reg. 31(1)(xiv).

Auto DCR scrutiny: -

The proposal under reference is scrutinized as per pre-DCR format of Auto DCR and L.S. has submitted the deviation report in additional document.

The amended plans required consideration/approval of Ch.Eng.(D.P.)/ Hon'ble M.C. for the following: -

Sr. No.	Concession Required	Provisions of DCR	Approval required from
1.	To allow 35% fungible FSI without charging premium for rehab component and by charging premium for sale component as per Reg. 31(3)	Reg. 31 (3)	Ch.Eng.(D.P.)/Hon'ble M.C.
	Justification by L.S.		
	<p>L.S. has proposed to claim the 35% compensatory fungible FSI which is permissible as per Reg. 31(3) for the entire proposal</p> <p>The proposal is for redevelopment of existing registered Co-operative Housing Society buildings under Reg. 33(7)(B) and in combination with Reg. 30(A) in the Sub-divided plot C-1. Hence, L.S. has proposed to claim the fungible component for rehab area without charging premium as per Reg. 31(3).</p>		

There are three existing building in Sub-divided plot C-1. Existing building no.1 is tenanted building and owned by the owners has submitted the application for the proposed building under reference. The letter from the owner stating that existing building no.1 is a tenanted building and is owned by them is attached in additional document tab. Further, the plans for the existing building no.3 (proposed to be demolished) were approved u/no. CE/2473/BS II/ AP dt.04.08.1979. OCC to the building was granted u/no. CE/2473/BS II/ AP dt. 07.11.1983. The existing BUA approved is 22,707.50 sq. ft. i.e., 2109.57 sq.mt. and the number of existing residential tenements is 40 nos. The copy of the approved plans & OCC for the existing building no. 3 is attached in additional document tab.

As regards to existing building no.2, the plans were approved u/no. GBP/421 dt.28.10.1970. L.S. has stated that, there client do not have the record of the original approved plans, C.C. or O.C.C. for the said building. However, certified copy of the approved plans is submitted. L.S. has stated that subsequent to the construction of said buildings plans for another building no. 9 were approved u/no. CE/4178/BP (WS)/AP dt.05.06.1991. The copy of the plans of building no. 9 is attached in additional document tab. Also, OCC to the said building no. 9 was also granted in the year 1991. As can be seen from the plans of the building no. 9 approved u/no. CE/4178/BP (WS)/AP dt.05.06.1991, all the three buildings are shown as the existing buildings which include the tenanted building no. 1 existing building no. 2 & 3. Further, in the approved plans, BUA is shown as existing BUA for all these three buildings.

It is further state that thereafter plans for the I.T. Buildings no. 4 u/no. CHE/9299/BP(WS)/AP were approved and OCC to the I.T. Building no. 4 was also granted in the year 2010. Even, in the approved plans for the I.T. Building no. 4, these three buildings on Sub-divided plot C-1 are shown as existing building and BUA is shown as existing BUA. The copy of the I.T. building no. 4 is submitted.

From, the approved plans, it proves that all the three buildings in Sub-plot C-1 are authentic structures.

As regards to the existing building no. 2 where the approved plans are not available, enclosed herewith is copy of the water bills wherein it shown that the water connection is granted u/s 169 of MMC Act. As such, it proves that the building no. 2 is authorized building.

The details of existing BUA, existing no. of tenements is a follow:

Sr. No.	Existing Bldg. No.	Existing Bldg. File No.	Existing BUA as per approved plans u/no. CE/4178/BP(WS)/AP	Existing No. of Tenement as per approved plans
1	2	GBP / 421 (Balwa Nagar 1)	29,342.00 sq.ft. i.e., 2725.93 sq.mt.	-
2	3	CE/2473/BSII /AP (Balwa Nagar 2)	22,707.50 sq. ft. i.e., 2109.57 sq.mt.	40 nos.

The copy of the approved plan / OCC letter for existing building u/no. CE/2473/BS-II/AP dtd. 01.11.1983 and certified copies of approved plan u/no. GBP/421 of 66-67 dtd. 28.10.1970 are attached in additional documents. The existing area of tenements is considered from the approved plans. Further, L.S. has submitted the re-drafted plans of the existing buildings for working out the built-up area of all the existing tenements.

Further, in Bldg. no. 2 there are 3 nos. of tenements at ground floor where the user is changed. The area of these tenements is 126.00 sq. mts. Hence the area of these tenements is not considered while calculating the Fungible area.

The details of the existing tenements of building no. 2 & 3 to be redeveloped are as follows:

- Existing built-up area of members (2358.38 + 2025.70) = 4384.08 sq. mts.
- Permissible 35% fungible area for rehab (825.43+ 709.00) = 1534.43 sq. mts.
- Proposed fungible area for rehab (825.43+ 708.90) = 1534.33 sq. mts.
- Balance rehab fungible area kept in abeyance = 0.10 sq. mts.

Further, L.S. has state that the rehab fungible component is utilized for rehab component only and deficit fungible area of rehab component which is kept in abeyance. Detailed rehab fungible area statement is attached in additional documents.

Further, as per policy circular u/no. Dy. Ch. E./BP/4172/WS-I dtd. 15.06.2021, L.S. has proposed splitting of 2 existing tenements to 4 nos. of proposed tenement i.e., 2 tenements are proposed for re-accommodation of 1 no. of existing tenement and the permissible fungible FSI for the existing tenement is split and utilized in 2 nos. of proposed tenements as per the said policy circular. Copy of the letter from existing owners requesting 2 nos. of new tenements instead of 1 no. of existing tenement is attached in additional documents.

In view of above, as both the existing buildings are authorized buildings the fungible FSI area for rehab component for existing members shall be allowed

	without charging premium and fungible area for sale component shall be allowed by charging premium as per Reg. 31(3).		
	Comments by A.E.		
	As per Reg. No. Reg. 31(3) of DCPR 2034 by charging premium for sale component and without charging premium for rehab component for approval of Ch.Eng. (D.P.)/ Hon'ble M.C.		
	Comments by E.E.		
	Recommended for approval by Ch.Eng.(D.P.) / Hon'ble M.C. as per Reg. 31(3).		
2.	To allow incentive FSI adm.706.54 sq. mt. without charging premium as per Reg. 33(7)(B) of DCPR 2034: -	As per Reg. 33(7)(B) of DCPR 2034	Ch. Eng. (D.P.)/ Hon'ble M.C.
	Justification by L.S.		
	<p>As per Reg. 33(7)(B)</p> <p><i>"In case of redevelopment of existing residential housing societies excluding building covered under regulation 33(7) and 33(7)(A) proposed by Housing societies/land lords or through their proponents where existing members are proposed to be re-accommodated on the same plot, incentive additional BUA to the extent of 15% of existing BUA or 10 sq. m per tenement whichever is more is permissible without premium.</i></p> <p><i>Provided further that if the existing authorized BUA and incentive thereon stated above is less than the permissible FSI as per regulation 30(A)(1), then society may avail 'Additional FSI on Payment of premium/TDR up to limit of permissible FSI.'</i></p> <p>Hence, the Reg. 33(7)(B) states that the incentive FSI to the tune of 15% of the existing authorized BUA is permissible.</p> <p><i>As per Transitional Policy for ongoing proposals (Circular No. T-4) Sr. No.5</i></p> <p><i>Redevelopment under Regulation 33(7)(B) shall be permissible where such proposals are submitted after coming into force of this regulation or in case of the proposals which are submitted prior to date of coming in to force of this regulation & the building is existing on site. For smooth implementation, the following guidelines are issued in this regard: -</i></p> <p><i>b) For the purpose of considering area & authenticity of the existing built up area, following guidelines shall be followed.</i></p> <p><i>(iii) Existing building having neither approved copy of plan nor having the occupation certificate nor file number is available in records incentive additional BUA is not permissible.</i></p>		

Now L.S. has submitted proposal is for redevelopment of existing registered Co-operative Housing Society buildings under Reg. 33(7)(B) and in combination with Reg. 30(A) in the Sub-divided plot C-1. There are three existing building in Sub-divided plot C-1. Existing building no.1 is tenanted building and owned by the owners who have submitted the application for the proposed building under reference. The letter from the owner stating that existing building no.1 is a tenanted building and is owned by them is attached in additional document tab. Further, the plans for the existing building no.3 (proposed to be demolished) were approved u/no. CE/2473/BS II/ AP dt.04.08.1979. OCC to the building was granted u/no. CE/2473/BS II/ AP dt. 07.11.1983. The existing BUA approved is 22,707.50 sq. ft. i.e., 2109.57 sq.mt. and the number of existing residential tenements is 40 nos. The copy of the approved plans & OCC for the existing building no. 3 is attached in additional document tab.

As regards to existing building no.2, the plans were approved u/no. GBP/421 dt.28.10.1970. L.S. has stated that, there client do not have the record of the original approved plans, C.C. or O.C.C. for the said building. However, certified copy of the approved plans is submitted. L.S. has further stated that subsequent to the construction of said buildings plans for another building no. 9 were approved u/no. CE/4178/BP (WS)/AP dt.05.06.1991. The copy of the plans of building no. 9 is attached in additional document tab. Also, OCC to the said building no. 9 was also granted in the year 1991. As can be seen from the plans of the building no. 9 approved u/no. CE/4178/BP (WS)/AP dt.05.06.1991, all the three buildings are shown as the existing buildings which include the tenanted building no. 1 existing building no. 2 & 3. Further, in the approved plans, BUA is shown as existing BUA for all these three buildings.

It is further state that thereafter plans for the I.T. Buildings no. 4 u/no. CHE/9299/BP(WS)/AP were approved and OCC to the I.T. Building no. 4 was also granted in the year 2010. Even, in the approved plans for the I.T. Building no. 4, these three buildings on Sub-divided plot C-1 are shown as existing building and BUA is shown as existing BUA. The copy of the IT building no. 4 is submitted.

From, the approved plans, it proves that all the three buildings in Sub-plot C-1 are authentic structures.

As regards to the existing building no. 2 where the approved plans are not available, enclosed herewith is the copy of water bills wherein it shown that the water connection is granted u/s 169 of MMC Act. As such, it proves that the building no. 2 is authorized building.

The details of existing BUA, existing no. of tenements is a follow:

Sr. No	Existin g Bldg. No.	Existing Bldg. File No.	Existing BUA as per approved plans u/no. CE/4178/BP(WS)/AP	Existing No. of Tenement as per approved plans
1	2	GBP / 421 (Balwa Nagar 1)	29,342.00 sq.ft. i.e., 2725.93 sq.mt.	-
2	3	CE/2473/BSII /AP (Balwa Nagar 2)	22,707.50 sq. ft. i.e., 2109.57sq.mt.	40 nos.

As per Reg. 33(7)(B), the incentive FSI permissible is 15% of the existing authorized BUA or 10 sq. mt. per tenement whichever is more. From the certified copy of the plans of building no. 2 it is seen that the building comprises of Gr.+ 4 upper floors. Even in the BUA calculations in the approved plans of the building no. 9 approve u/no. CE/4178/BP (WS)/AP dt.05.06.1991, the building comprises of Gr. + 4 upper floors. The number of the tenements as per the certified copy of approved plans of building no. 2 is 60 nos. Since, the approved plans are not available for bldg.no. 2, the incentive FSI w.r.t. number of tenements is not considered. Further, in Bldg. no. 2 there are 3 nos. of tenements at ground floor where the user is changed. The area of these tenements is 126.00 sq. mts. Hence the area of these tenements is not considered while calculating the incentive FSI.

The incentive FSI permissible therefore shall be -

15% of [(2725.93-126.00) +2109.57] = 706.42sq. mt.

10.00 x 40 nos. (of Bldg. no. 3 only) = 400.00 sq.mt.

Hence the incentive FSI claimed is 706.42 sq. mt.

The proposal is for redevelopment of 2 nos. of existing Co-Operative Housing Societies as per Reg. 33(7)(B) of DCPR 2034 and all existing members are proposed to be re-housed in the proposed building on sub-divided plot under reference. The copy of the approved plan / OCC letter for existing building u/no. CE/2473/BS-II/AP dtd. 01.11.1983 and certified copy of approved plan u/no. GBP/421 of 66-67 dtd. 28.10.1970 are attached in additional documents.

As per the minutes of the Special General Body Meeting, both the existing society have given consent to the developer to utilize any incentive FSI as per DCPR 2034. Hence the developers are entitled to utilize the incentive FSI as per Reg. 33(7)(B). The copy of minutes of the Special General Body Meeting is attached in

additional documents.

Reg. 33(7)(B)(1)	<p>As per Reg. 33(7)(B)(1), incentive additional BUA to the extent of 15% of existing BUA or 10.00 sq. mts. per tenement whichever is more shall be permissible without premium.</p> <p>As per approved plans, the incentive BUA works out to $[(2725.93-126.00) + 2109.57] \times 15\% = 706.54$ sq. mts.</p> <p>Further, the existing BUA as per OCC + incentive FSI as per Reg. 33(7)(B) of DCPR 2034 is less than the permissible FSI as per Reg. 30(A). Hence, L.S. has utilized the permissible FSI as per combination of Reg. 30(A) and 33(7)(B).</p>
Reg. 33(7)(B)(2)	<p>As per approved plan / OCC letter for existing building u/no. CE/2473/BS-II/AP dtd. 01.11.1983, the area of existing staircase adm. 59.57 sq. mts. is approved free of FSI. Hence the equivalent area i.e., 59.57 sq. mts. of staircase, lift and lobby as per the proposed plans is proposed free of FSI without charging premium.</p>
Reg. 33(7)(B)(3)	<p>All the existing members of the Registered Co-Operative Housing Society are proposed to be re-housed.</p>
Reg. 33(7)(B)(4)	<p>For existing building no.3, the copy of approved plan /OCC letter u/no. CE/2473/BS-II/AP dtd. 01.11.1983 are attached in additional documents. As per the said plans, the said existing building no.3 is more than 30 years old.</p> <p>For existing bldg. no. 2, the certified copy of approved plans u/no. GBP/421 dtd. 28.10.1970 are attached in additional document. Further, the said bldg. no. 2 is also shown as existing building in the approved plans of adjoining building no. 9 u/no. CE/4178/BP(WS)/AP dtd. 05.06.1991 within the layout. Hence, the existing bldg. no. 2 is also more than 30 years old.</p>
Reg. 33(7)(B)(5)	<p>N.A.</p>
Reg. 33(7)(B)(6)	<p>N.A.</p>
Reg. 33(7)(B)(7)	<p>Fungible FSI as per Reg. 31(3) is claimed without charging premium only for the existing built-up area and the Fungible FSI on incentive built up area as per Reg. Reg. 33(7)(B) is proposed by charging premium.</p>
Reg. 33(7)(B)(8)	<p>The proposal is for redevelopment of 2 nos. of existing Co-Operative Housing Societies only.</p>

As stated above, as per Reg. 33(7)(B), the incentive FSI is permissible to the existing authorized building. In this case, for building no. 2 certified copies of the approved plans are submitted. However, the building is authorized as the same in

	<p>shown as existing buildings in the approved plans of other building in the same layout which was approved subsequently. Also, the water connection to the building was granted u/s 169 of BMC Act which also proves that the building is authorized. Hence, the incentive FSI of 15% of the existing BUA should be granted.</p> <p>In view of above, as both the existing buildings are authorized buildings, as such incentive FSI area adm.706.54 sq. mt. i.e., 15% of the existing BUA may be allowed without charging premium as per Reg. 33(7)(B).</p>		
	Comments by A.E.		
	Ch.E. (DP)/ Hon'ble MC's approval is requested to allow Incentive FSI area adm.706.42sq.mts. without charging premium as per Reg. 33(7)(B) as per justification of L.S.		
	Comments by E.E.		
	Recommended for approval by Ch.Eng(D.P) /Hon'ble MC as per Reg.33(7)(B).		
3.	<p>To condone the deficiency in open space :-</p> <ul style="list-style-type: none"> • to the tune of 41.40% (max.) for L/V and 6.25% for D/W and 6.67% for FOS and 100% for LOS for FSI 1.00 by charging premium as per policy • to the tune of 61.86% (max.) for L/V and 6.67% for FOS and 73.05% (max.) for FOS as per Reg. 43 and 100% for LOS for full potential of the plot by charging premium as per policy only for ground floor • to the tune of 6.10 % for joint open space without charging premium as per policy FSI 1.00 FSI 	Reg. 6(b)	Ch. Eng. (D.P.)/ Hon'ble M.C.
	Justification by L.S.		
	<p>L.S. has stated that there is deficiency in open space to the tune of 41.40% (max.) for L/V and 6.25% for D/W only for shops and IT Office at ground floor from existing building no. 1 within the plot and 6.67% for FOS and 100% for LOS.</p> <p>Further, LS has stated that there is deficiency in open space to the tune of 61.86% (max.) for L/V and 6.67% for FOS and 73.05% (max.) for FOS as per Reg. 43 and 100% for LOS for full potential of the plot.</p> <p><u>Hardship: -</u></p> <p>As regards to hardship, L.S. has state that the proposal is for redevelopment of 2 nos. of existing buildings on plot under reference. Further, the existing building no. 1 which is tenanted building on plot under reference is to be retained. Further, in order to provide required car parking spaces, 6 nos. of podiums are proposed accessible by</p>		

6 mts. wide two-way ramp. Also, as per Reg. 27, 25% LOS is proposed at ground level open to sky out of which more than 50% is proposed on Mother Earth. Also 9.00 mts. clear driveway is required on two sides as per CFO requirement for fire engine movement being High Rise building which is creating hardship in planning.

a) Public Health Safety: -

As regards public health safety the drainage work will be carried out as per drainage approval and the same shall be certified by the Licensed Plumber. The storm water drain arrangement within the land under reference will also be carried out as per the remarks of E.E.(SWD) and hence, there will be no water logging within the plot. Therefore, the public health safety in this case is assured.

b) Fire Safety:

As regards fire safety, NOC from CFO is enclosed herewith. The requisition thereof shall be complied before occupation permission is requested and the final NOC for occupation purpose will be submitted before issue of occupation permission.

c) Structural Safety:

As regards the Structural Safety, the Structural Engineer has certified the stability of the proposed building, copy of which is attached in additional documents. The Structural Calculation and design for the same including earthquake resistance shall be submitted before requesting C.C. Hence the structural safety in this case will not be affected.

d) Neighborhood consideration: -

There is deficiency in open space on north, south and west sides of the building. As regards to south side there is existing 27.45 mts. wide Veer Savarkar Marg. As regards to west side, there is existing building within the plot and deficiency in open space for the same is requested to be condoned by charging premium.

There is deficiency in joint open space to the tune of 6.10% (max.) with respect to the existing building towards north side and the existing building towards north side has adequate open space. Hence the deficiency in joint open space to the tune of 6.10 % towards north side may please be condoned without charging premium as per policy.

In view of the above, LS has requested to condone deficiency in open space

- a. to the tune of 41.40% (max.) for L/V and 6.25% for D/W and 6.67% for FOS and 100% for LOS for FSI 1.00 by charging premium as per policy
- b. to the tune of 61.86% (max.) for L/V and 73.05% (max.) for FOS as per Reg. 43 and 100% for LOS for full potential of the plot by charging premium as per policy only for ground floor
- c. to the tune of 6.10 % for joint open space without charging premium as per policy

Comments by A.E.

	<p>Considering the planning constraints, It is in accordance with the justification provided by L.S.Ch. Eng. (D.P) /Hon'ble MC's approval is requested to condone the deficiency in open space.</p> <p>a. to the tune of 41.40% (max.) for L/V and 6.25% for D/W and 6.67% for FOS and 100% for LOS for FSI 1.00 by charging premium as per policy</p> <p>b. to the tune of 61.86% (max.) for L/V and 73.05% (max.) for FOS as per Reg. 43 and 100% for LOS for full potential of the plot by charging premium as per policy only for ground floor</p> <p>c. to the tune of 6.10 % for joint open space without charging premium as per policy</p>		
	<p>Comments by E.E.</p>		
	<p>In view of above justification & A.E.(BP)'s comments submitted for approval of Ch.Eng(D.P) /Hon'ble MC to condone the deficiency in open space</p> <p>a. to the tune of 41.40% (max.) for L/V and 6.25% for D/W and 6.67% for FOS and 100% for LOS for FSI 1.00 by charging premium as per policy</p> <p>b. to the tune of 61.86% (max.) for L/V and 73.05% (max.) for FOS as per Reg. 43 and 100% for LOS for full potential of the plot by charging premium as per policy only for ground floor</p> <p>c. to the tune of 6.10 % for joint open space without charging premium as per policy</p>		
<p>4.</p>	<p>To allow staircase + lift + lobby area free of FSI as Reg. 31(1)(iv).</p>	<p>Reg. 31(3)</p>	<p>Ch. Eng. (D.P.)/ Hon'ble M.C.</p>
	<p>Justification by L.S.</p>		
	<p>L.S. has proposed to claim the benefit of staircase + lift + lobby and passage area free of FSI by charging premium at all habitable floors i.e., ground floor and 7th to 35th upper floors and without charging premium for non-habitable floors i.e., for basement, 1st to 6th podium level which is permissible as per Reg. 31(1)(iv).</p> <p>As per approved plan / OCC letter for existing building u/no. CE/2473/BS-II/AP dtd.01.11.1983, the area of existing staircase adm. 59.57 sq. mts. is approved free of FSI.Hence the equivalent area i.e., 59.57 sq. mts. of staircase, lift and lobby as per the proposed plans is proposed free of FSI without charging premium as per Reg. 33(7)(B)(2).</p> <p>Further, L.S. has proposed dedicated firemen lift accessible from staircase mid landing level as per the policy circular u/no. CHE/HRB/6159/DPWS dtd. 15/07/2019 and area of the same is claimed free of FSI by charging premium as per Reg. 31(1)(iv).</p> <p>Further, L.S. has proposed staircase cabin and lift machine room at terrace floor level and area of the same is claimed free of FSI as per Reg. 31(1)(iii). Hence the same may be allowed free of FSI without charging premium.</p> <p>Now, the area of staircase + lift + lobby is claimed free of FSI which is permissible</p>		

	as per DCPR 31(1)(iv) and hence may be allowed by charging necessary premium for all habitable floors and without charging premium for non-habitable floors.		
	Comments by A.E.		
	As Justify by L.S., Submitted for approval of Ch.E. (DP) and Hon'ble M.C. as per Reg. 31(1)(iv), 31(1)(iii).		
	Comments by E.E.		
	Recommended for approval by Ch.Eng.(D.P) /Hon'ble MC as per Reg.31(1).		
5.	To allow refuge area upto 4.25% free of FSI: -	Reg. 6(b)	Ch.Eng.(D.P.)/ Hon'ble M.C.
	Justification by L.S.		
	Refuge area free of FSI ranging from 4% to 4.25% is proposed as planning constraints due to the planning of residential flats and is claimed free of FSI up to 4.25%. As per Reg. 48 (8) (a) (iii), & with permission of Commissioner due to planning constraints refuge area up to 4.25% is permitted free of FSI and hence may be allowed.		
	Comments by A.E.		
	Being planning constraint, it is in accordance with the justification provided by L.S. Ch.Eng. (D.P) /Hon'ble MC's approval is requested to allow refuge area upto 4.25% free of FSI.		
	Comments by E.E.		
	Recommended for approval of Ch.Eng.(D.P) /Hon'ble MC.		
6.	To allow odd shaped LOS having width 5.77mts. and partly paved LOS:	Reg. 6(b)	Ch.Eng.(D.P.)/ Hon'ble M.C.
	Justification by L.S.		
	<p>As regards to Reg. 27, 25% L.O.S is proposed in plot under reference out of which 60%LOS is proposed at ground level which is of odd shape LOS having width 5.77mts. and 40% at topmost podium i.e.,7th podium level open to sky. Out of the LOS proposed at ground level, more than 50% isproposed on Mother Earth and remaining LOS is proposed to be paved for fire enginemovement as per CFO NOC.</p> <p>As regards to hardship, to state that the proposal is for redevelopment of 2 nos. of existing buildings on plot under reference. Further, the existing tenanted building no. 1 on plot under reference is to be retained. In order to provide required car parking spaces, 6 nos. of podiums are proposed accessible by 6 mts. wide two-way ramp. Also, 9.00 mts. clear driveway is required on two sides as per CFO requirement for fire engine movement being High Rise building which is creating hardship in planning.</p> <p>Hence, odd shaped LOS having width 5.77 mts. and partly paved may be allowed by charging premium as per policy.</p>		

	Comments by A.E.		
	Being planning constraint, it is in accordance with the justification provided by L.S. Ch.Eng(D.P) /Hon'ble MC's approval is requested to allow odd shaped LOS having width 5.77 mts and partly paved may be allowed by charging premium as per policy.		
	Comments by E.E.		
	Recommended for approval of Ch.Eng.(D.P) /Hon'ble M.C.		
7.	To allow vertical fins with 75% opening at the edge of the podiums and projecting 0.30 mts. beyond the podium line to camouflage mechanical parking: -	Reg. 6(b)	Ch.Eng.(D.P.)/ Hon'ble M.C.
	Justification by L.S.		
	L.S. has proposed vertical fins at the edge of the podiums to camouflage the mechanical parking and the same is proposed projecting 0.30 mts. beyond the podium line with 75% opening. Further, L.S. has state that the podium is proposed 1.50 mts. from the plot boundary towards east side and hence the open space available from the fins would be 1.20 mts. The same is proposed for elevation treatment and good aesthetic view of the building. The same is permissible as per circular C-10 and hence may be allowed.		
	Comments by A.E.		
	Being planning constraint, it is in accordance with the justification provided by L.S. Ch.Eng.(D.P) /Hon'ble MC's approval is requested as per circular C-10.		
	Comments by E.E.		
	Recommended for approval of Ch.Eng.(D.P) /Hon'ble M.C.		
8.	To allow window sill level of 0.30 mts. above floor level by proposing railing of height 1.00 mts. from floor level: -	As per DCPR 2034 Reg. 6(b)	Ch.Eng.(D.P.)/ Hon'ble M.C.
	Justification by L.S.		
	L.S. has proposed the window sill of 0.30 mts. above floor level for giving better light & ventilation to the rooms. Hence, for safety of the occupants of the building, L.S. has proposed Railing of height 1.00 mts. above floor level. As such, the same may be allowed for safety of the occupants.		
	Comments by A.E.		
	Being planning constraint, it is in accordance with the justification provided by L.S. Ch.Eng.(D.P) /Hon'ble MC's approval is requested please.		
	Comments by E.E.		
	Recommended for approval of Ch.Eng.(D.P) /Hon'ble MC.		
9.	To allow parapet wall at terrace floor level having height 3.90 mts. with 60% opening above 1.50 mts. height: -	As per DCPR 2034 Reg. 6(b)	Ch.Eng.(D.P.)/ Hon'ble M.C.

Justification by L.S.			
L.S. has proposed parapet wall of height 3.90 mts. on top most terrace level as per policy circular C-10. The height of building is 132.45 mts. and hence for good aesthetic view and elevation of the building L.S. has proposed parapet wall at terrace floor level having height 3.90 mts. with 60% opening above 1.50 mts. height. As the building is high rise residential building, the same is permissible as per Circular C-10.			
Comments by A.E.			
Being planning constraint, it is in accordance with the justification provided by L.S. Ch.Eng.(D.P) /Hon'ble MC's approval is requested as per circular C-10.			
Comments by E.E.			
Recommended for approval of Ch.Eng.(D.P) /Hon'ble M.C.			
10.	To allow podium projecting 6.00 mts. beyond building line:	As per DCPR 2034 Reg. 6(b)	Ch.Eng.(D.P.)/ Hon'ble M.C.
Justification by L.S.			
<p>L.S. has proposed 1st to 7th level podiums projecting more than 6.00 mts. beyond building line. As per Reg. 47(1)(B), the podium is permissible up to 6.00 mts. beyond building line. CFO NOC is also submitted.</p> <p>As stated earlier, the proposal is for redevelopment of 2 nos. of existing buildings on plot under reference. Further, the existing building no. 1 on plot under reference is to be retained. Further, in order to provide required car parking spaces, 6 nos. of podiums are proposed accessible by 6 mts. wide two-way ramp. Also, in order to provide 25% LOS, 40% of the required LOS is proposed on topmost podium i.e., 7th podium open to sky. Also 9.00 mts. clear driveway is required on two sides as per CFO requirement for fire engine movement being High Rise building which is creating hardship in planning.</p> <p>Hence, podiums projecting more than 6.00 mts. beyond building line may be allowed.</p>			
Comments by A.E.			
Being planning constraint, it is in accordance with the justification provided by L.S. Ch.Eng.(D.P) /Hon'ble MC's approval is requested please.			
Comments by E.E.			
Recommended for approval of Ch.Eng.(D.P) /Hon'ble M.C.			
11.	To allow the service ducts for toilets projection 1.70 mts. beyond the building line.	As per DCPR 2034 Reg. 6(b)	Ch.Eng.(D.P.)/ Hon'ble M.C.

	Justification by L.S.		
	The service ducts for the toilets are proposed projecting 1.70 mt. beyond building line. The proposed building is high rise having height 132.45 mts. The service ducts are proposed for the various services and maintenance purpose. Also, service slabs of width 0.85 mts. are proposed with a void of 0.85 mts. beyond building line and 0.60 mts. below the floor level. As the building is high rise, the same is permissible as per Reg. 31(1)(xxiii).		
	Comments by A.E.		
	Being planning constraint, it is in accordance with the justification provided by L.S. Ch.Eng.(D.P) /Hon'ble MC's approval is requested please.		
	Comments by E.E.		
	Recommended for approval of Ch.Eng.(D.P) /Hon'ble M.C.		
12.	To allow STP having partly double height i.e., 8.70 mts. free of FSI.	As per DCPR 2034 Reg. 6(b)	Ch.Eng.(D.P.)/ Hon'ble M.C.
	Justification by L.S.		
	L.S. has have proposed STP in the basement party having double height i.e., basement + stilt having total height of 8.70 mts. free of FSI as per DCR 31(1)(xi). Due to planning requirements and for natural ventilation of the STP, it is partly proposed to be double height having height of 8.70 mts. As such the same may be allowed free of FSI since the areas of STP are permissible free of FSI as per DCR 31(i)(xi).		
	Comments by A.E.		
	Being planning constraint, it is in accordance with the justification provided by L.S. Ch.Eng.(D.P) /Hon'ble MC's approval is requested.		
	Comments by E.E.		
	Recommended for approval of Ch.Eng.(D.P) /Hon'ble M.C.		
13.	To allow pump room having double height i.e., 5.90 mts. free of FSI.	As per DCPR 2034 Reg. 6(b)	Ch.Eng.(D.P.)/ Hon'ble M.C.
	Justification by L.S.		
	L.S. has proposed pump room in the basement having double height i.e., basement + stilt having total height of 5.90 mts. free of FSI as per DCR 31(1)(xiv). Ramp is proposed for access to the podiums above pump room and hence the height of pump room is ranging from 3.50 mts. to 5.90 mts. As such the same may be allowed free of FSI since the areas of pump room are permissible free of FSI as per DCR 31(1)(xiv).		
	Comments by A.E.		
	Being planning constraint, it is in accordance with the justification provided by L.S.		

	Ch.Eng.(D.P) /Hon'ble MC's approval is requested please.		
	Comments by E.E.		
	Recommended for approval of Ch.Eng.(D.P) /Hon'ble M.C.		
14.	To allow multipurpose room with alcove having area less than 12.50 sq.mts. in rehab tenement.	As per DCPR 2034 Reg. 6(b)	Ch.Eng.(D.P.)/ Hon'ble M.C.
	Justification by L.S.		
	<p>The proposal is for redevelopment of 2 no. of existing societies. All the existing members/occupants are to be re-housed with specific areas. Hence our clients have proposed 1 no. of tenement at 3rd floor in the proposed building comprising of multipurpose room with alcove and toilet. However, as the area to be allotted to the existing member / occupant is quite small, the area of multipurpose room with alcove is 10.47 sq.mts. which is slightly less than the required 12.50 sq.mts. The agreement with the existing member / occupant will be submitted before CC.</p> <p>Being redevelopment proposal the same may be allowed.</p>		
	Comments by A.E.		
	Being planning constraint, it is in accordance with the justification provided by L.S. Ch.Eng.(D.P) /Hon'ble MC's approval is requested please.		
	Comments by E.E.		
	Recommended for approval of Ch.Eng.(D.P) /Hon'ble M.C.		
15.	To allow triple height Void having height 9.90 mts. free of FSI.	As per DCPR 2034 Reg. 6(b)	Ch.Eng.(D.P.)/ Hon'ble M.C.
	Justification by L.S.		
	<p>L.S. has proposed triple height void having height 9.90 mts. is proposed at 7th podium to 2nd floor level due to specific area to be given to the rehab tenements which is creating planning constraints. However, L.S. has proposed cross beams at 1st floor at height 3.05 mts above 7th podium level and 2nd floor at height 6.10 mts above 7th podium level to avoid misuse of the same. As such triple height void may be allowed free of FSI.</p>		
	Comments by A.E.		
	Being due to specific area to be given to the rehab tenements which is creating planning constraints, it is in accordance with the justification provided by L.S. Ch.Eng.(D.P) /Hon'ble MC's approval is requested please.		
	Comments by E.E.		
	Recommended for approval of Ch.Eng.(D.P) /Hon'ble M.C.		
16.	To allow double height (6.10 mts.) and triple height (9.90 mts.) OWC area at 7th podium level free of FSI.	As per DCPR 2034 Reg. 6(b)	Ch.Eng.(D.P.)/ Hon'ble M.C.

	Justification by L.S.		
	L.S. has proposed double height (6.10 mts.) and triple height (9.90 mts.) OWC area at 7th podium level due to specific area to be given to the rehab tenements which is creating planning constraints and area of the same is claimed free of FSI as per Reg. 31(1)(xiv). However, L.S. has proposed cross beams at 1 st floor at height 3.05 mts. above 7 th podium level and 2 nd floor at height 6.10 mts. above 7 th podium level to avoid misuse of the same. As such double height (6.10 mts.) and triple height (9.90 mts.) OWC area at 7th podium level free of FSI.		
	Comments by A.E.		
	Being due to specific area to be given to the rehab tenements which is creating planning constraints, it is in accordance with the justification provided by L.S. Ch.Eng.(D.P) /Hon'ble MC's approval is requested please.		
	Comments by E.E.		
	Recommended for approval of Ch.Eng.(D.P) /Hon'ble M.C.		
17.	To allow structural tie beams at 1.00 mts. below floor level at alternate floor levels from 1st to 35th floor free of FSI.	As per DCPR 2034 Reg. 6(b)	Ch.Eng.(D.P.)/ Hon'ble M.C.
	Justification by L.S.		
	L.S. has proposed structural tie beams at 1.00 mts. below floor level at alternate floor levels from 1st to 35th floor and area of the same is claimed free of FSI. The tie beams are proposed at the external side of the building near the lifts being structural requirement. As such the same may be allowed free of FSI.		
	Comments by A.E.		
	Being planning constraint, it is in accordance with the justification provided by L.S. Ch.Eng.(D.P) /Hon'ble MC's approval is requested please.		
	Comments by E.E.		
	Recommended for approval of Ch.Eng.(D.P) /Hon'ble M.C.		
18.	To allow electric sub-station free of FSI.	As per DCPR 2034 Reg. 6(b)	Ch.Eng.(D.P.)/ Hon'ble M.C.
	Justification by L.S.		
	L.S. has proposed Dry type electric substation at stilt floor level and area of the same is claimed free of FSI as per Reg. 31(1)(xiv). Further, as per Reg. 28, the maximum permissible size of electric substation for plot adm. more than 4000 sq. mts. and up to 20000 sq. mts. is 143.00 sq. mts and proposed size of electric substation is 35.17 sq. mts. As such the same is within the maximum permissible area required as per Reg. 28. However, remarks from power supply company for the proposed size of electric substation shall be submitted before CC.		

Comments by A.E.			
Being planning constraint, it is in accordance with the justification provided by L.S. Ch.Eng.(D.P) /Hon'ble MC's approval is requested please.			
Comments by E.E.			
Recommended for approval of Ch.Eng.(D.P) /Hon'ble M.C.			
19.	To allow RCC steps in Front open space.	As per DCPR 2034 Reg. 6(b)	Ch.Eng.(D.P.)/ Hon'ble M.C.
Justification by L.S.			
L.S. has proposed 1 no. of RCC step outside shops having width 0.30 mts. The shops are proposed 4.50 mts. from the plot boundary as per Reg. 41(4) Table 18A. Hence, the front open space from the step shall be 4.20 mts. thereby creating deficiency in FOS towards 27.45 mts. wide existing Veer Savarkar Road. The same is proposed for access to the shops having plinth 0.30 mts. above ground level. As such the same may be allowing by charging premium as per policy.			
Comments by A.E.			
Being planning constraint, it is in accordance with the justification provided by L.S. Ch.Eng.(D.P) /Hon'ble MC's approval is requested please.			
Comments by E.E.			
Recommended for approval of Ch.Eng.(D.P) /Hon'ble M.C.			

In view of above, approval of Ch.Eng.(D.P.) / Hon'ble M.C. is requested to Sr. No. 1 to 19 above.

Submitted please.

HARESH
CHANDIRA
M BHAGAT

Digitally signed by
HARESH CHANDRAM
BHAGAT
Date: 2023.03.06
15:02:15 +05'30'

A.E.B.P. 'P' Ward

SANTOSH
HARISHCHANDRA
SANKHE

Digitally signed by SANTOSH
HARISHCHANDRA SANKHE
Date: 2023.03.06 15:59:51
+05'30'

E.E.B.P. 'P' Ward

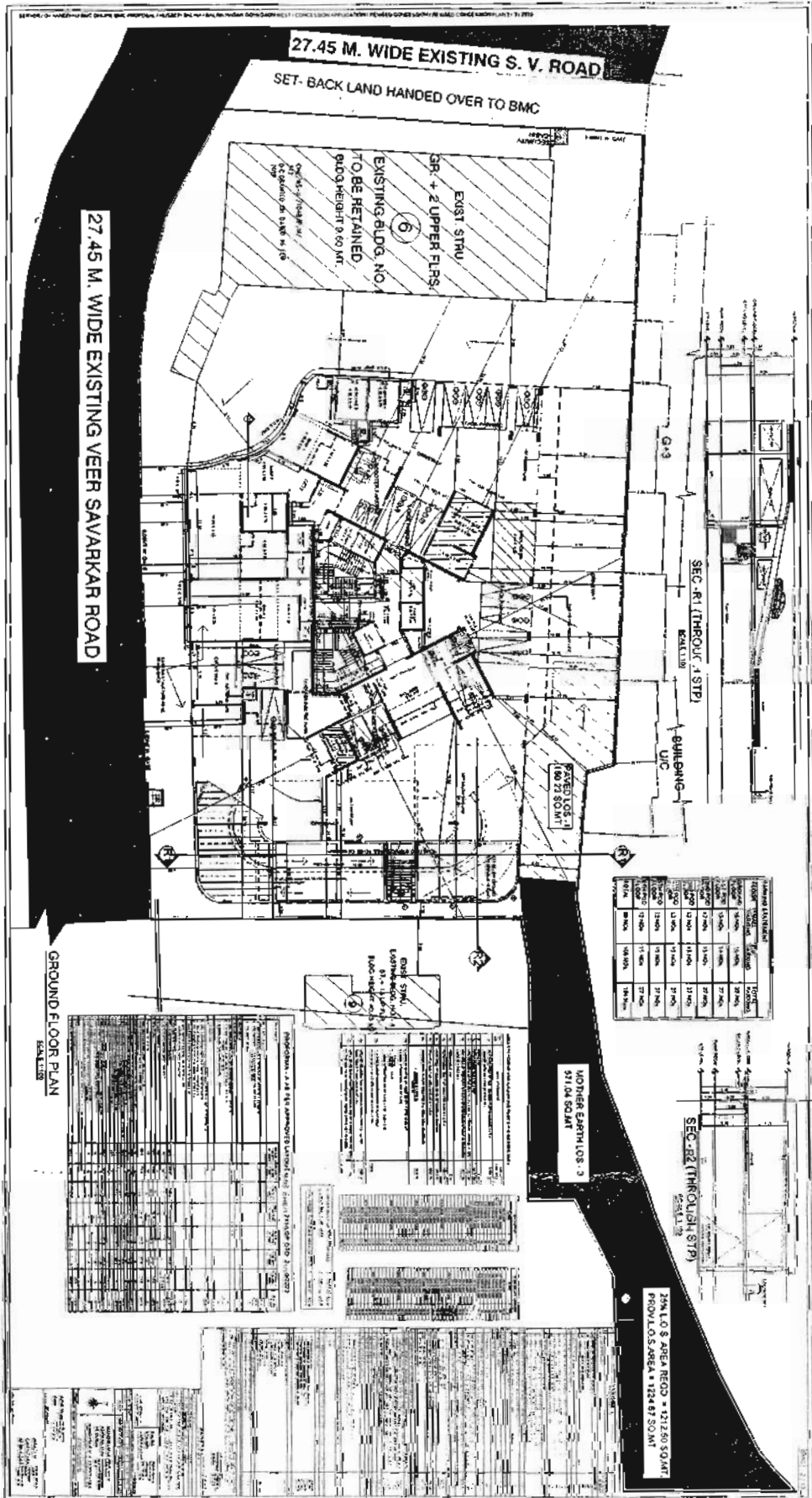
Dy.Ch.Eng.(B.P.) W.S.-II

Ch.Eng.(D.P.)

Hon'ble M.C.

Sir,



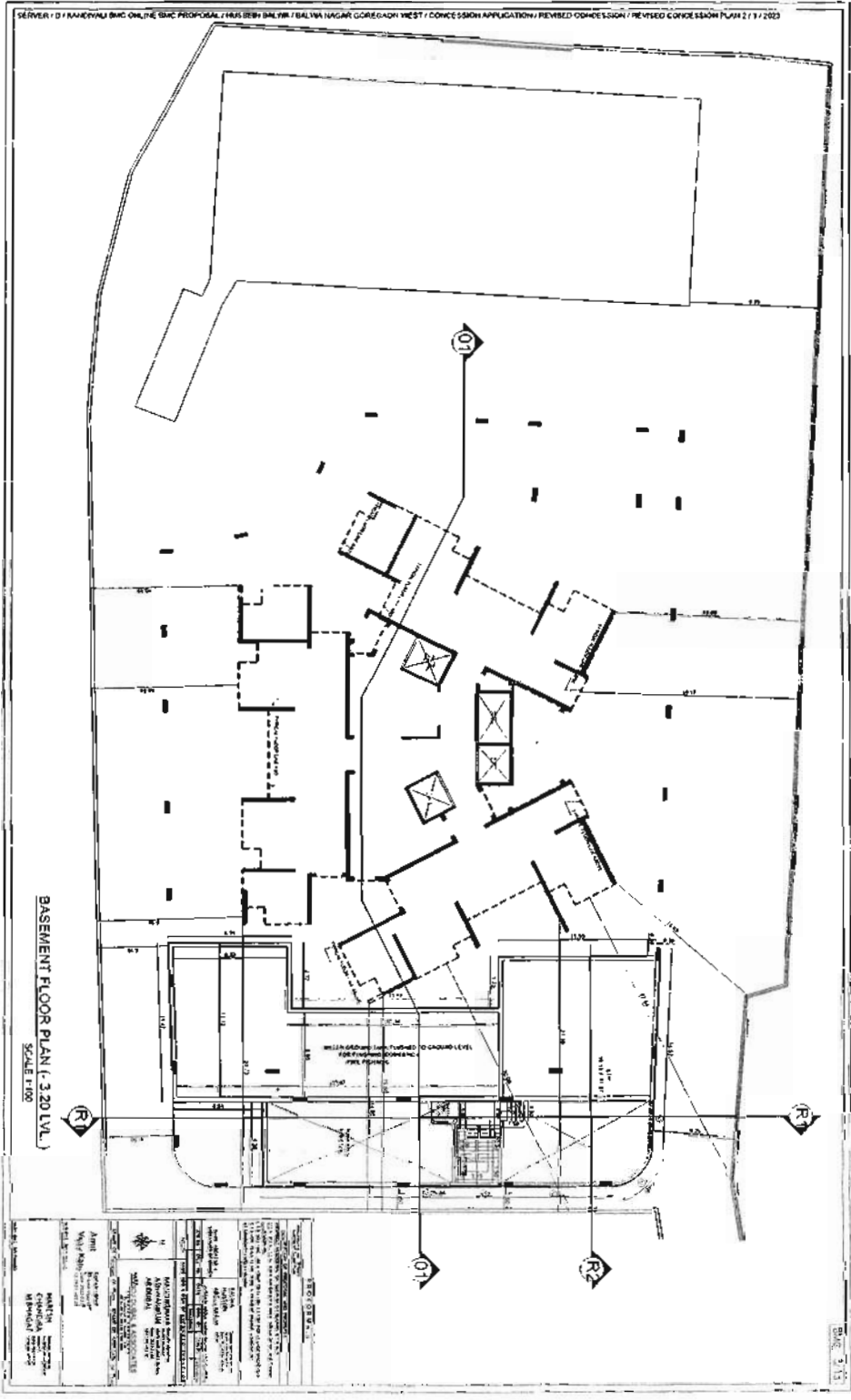


ANALYSIS STATEMENT

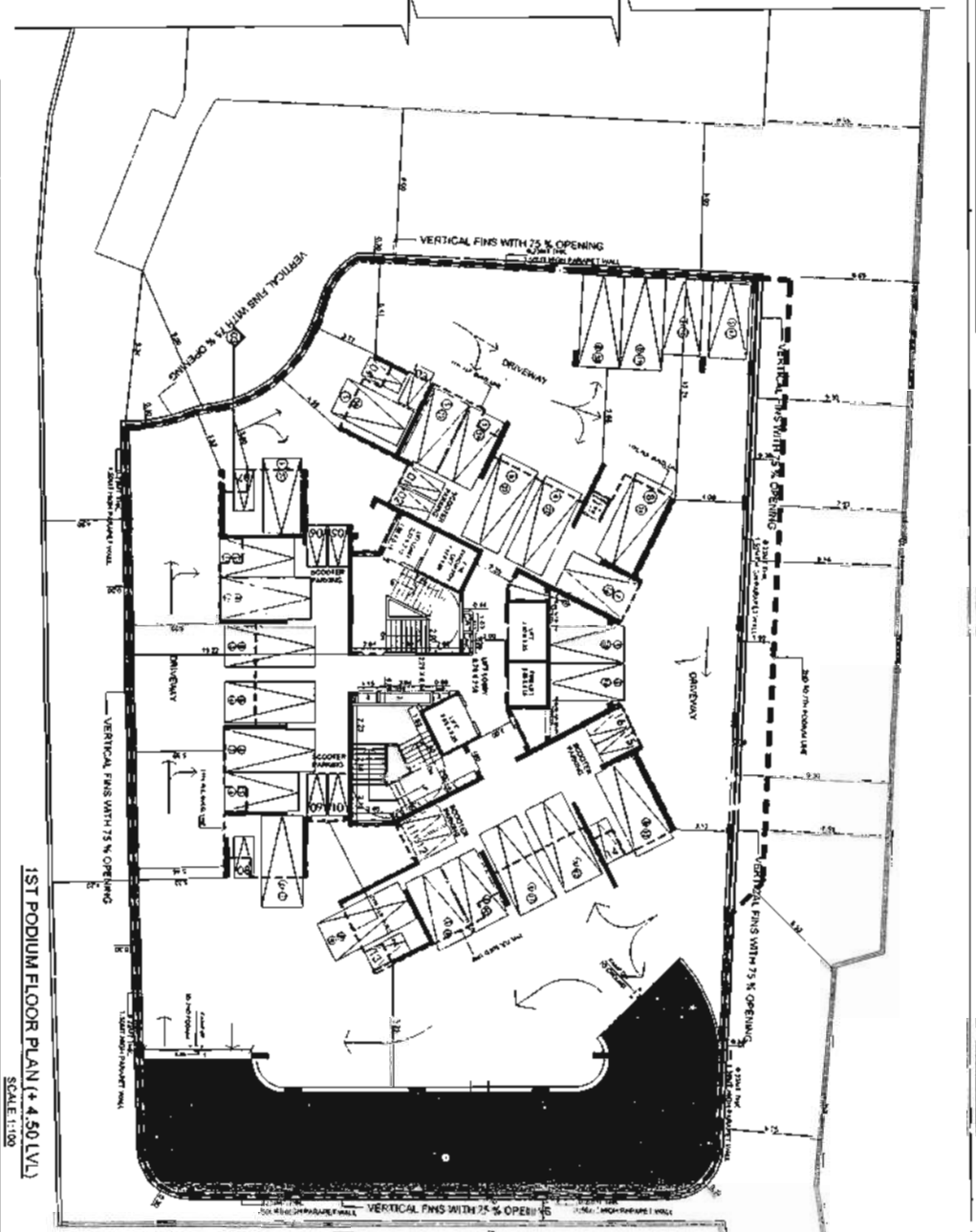
ITEM	NO.	DESCRIPTION	AREA (SQ.M)	TYPE
1	1	EXIST. STNU 3R + 2 UPPER FLRS.	111.04	RETAINED
2	2	EXIST. BLDG. NO. 6	111.04	RETAINED
3	3	EXIST. STNU EAST SIDE	111.04	RETAINED
4	4	RAVED LOS. 1	60.27	NEW
5	5	MOTHER EARTH LOS. 3	511.04	NEW
6	6	25M LOS 5 AREA RECD	1212.50	NEW
7	7	PROV. LOS AREA	1224.87	NEW
8	8	SEC-R1 (THROUGH STP)	111.04	NEW
9	9	SEC-R2 (THROUGH STP)	111.04	NEW
10	10	EQUIPMENT UIC	111.04	NEW
11	11	RAVED LOS. 1	60.27	NEW
12	12	MOTHER EARTH LOS. 3	511.04	NEW
13	13	25M LOS 5 AREA RECD	1212.50	NEW
14	14	PROV. LOS AREA	1224.87	NEW
15	15	SEC-R1 (THROUGH STP)	111.04	NEW
16	16	SEC-R2 (THROUGH STP)	111.04	NEW
17	17	EQUIPMENT UIC	111.04	NEW
18	18	RAVED LOS. 1	60.27	NEW
19	19	MOTHER EARTH LOS. 3	511.04	NEW
20	20	25M LOS 5 AREA RECD	1212.50	NEW
21	21	PROV. LOS AREA	1224.87	NEW
22	22	SEC-R1 (THROUGH STP)	111.04	NEW
23	23	SEC-R2 (THROUGH STP)	111.04	NEW
24	24	EQUIPMENT UIC	111.04	NEW
25	25	RAVED LOS. 1	60.27	NEW
26	26	MOTHER EARTH LOS. 3	511.04	NEW
27	27	25M LOS 5 AREA RECD	1212.50	NEW
28	28	PROV. LOS AREA	1224.87	NEW
29	29	SEC-R1 (THROUGH STP)	111.04	NEW
30	30	SEC-R2 (THROUGH STP)	111.04	NEW
31	31	EQUIPMENT UIC	111.04	NEW
32	32	RAVED LOS. 1	60.27	NEW
33	33	MOTHER EARTH LOS. 3	511.04	NEW
34	34	25M LOS 5 AREA RECD	1212.50	NEW
35	35	PROV. LOS AREA	1224.87	NEW
36	36	SEC-R1 (THROUGH STP)	111.04	NEW
37	37	SEC-R2 (THROUGH STP)	111.04	NEW
38	38	EQUIPMENT UIC	111.04	NEW
39	39	RAVED LOS. 1	60.27	NEW
40	40	MOTHER EARTH LOS. 3	511.04	NEW
41	41	25M LOS 5 AREA RECD	1212.50	NEW
42	42	PROV. LOS AREA	1224.87	NEW
43	43	SEC-R1 (THROUGH STP)	111.04	NEW
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48	48	25M LOS 5 AREA RECD	1212.50	NEW
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50	50	SEC-R1 (THROUGH STP)	111.04	NEW
51	51	SEC-R2 (THROUGH STP)	111.04	NEW
52	52	EQUIPMENT UIC	111.04	NEW
53	53	RAVED LOS. 1	60.27	NEW
54	54	MOTHER EARTH LOS. 3	511.04	NEW
55	55	25M LOS 5 AREA RECD	1212.50	NEW
56	56	PROV. LOS AREA	1224.87	NEW
57	57	SEC-R1 (THROUGH STP)	111.04	NEW
58	58	SEC-R2 (THROUGH STP)	111.04	NEW
59	59	EQUIPMENT UIC	111.04	NEW
60	60	RAVED LOS. 1	60.27	NEW
61	61	MOTHER EARTH LOS. 3	511.04	NEW
62	62	25M LOS 5 AREA RECD	1212.50	NEW
63	63	PROV. LOS AREA	1224.87	NEW
64	64	SEC-R1 (THROUGH STP)	111.04	NEW
65	65	SEC-R2 (THROUGH STP)	111.04	NEW
66	66	EQUIPMENT UIC	111.04	NEW
67	67	RAVED LOS. 1	60.27	NEW
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69	69	25M LOS 5 AREA RECD	1212.50	NEW
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73	73	EQUIPMENT UIC	111.04	NEW
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75	75	MOTHER EARTH LOS. 3	511.04	NEW
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87	87	EQUIPMENT UIC	111.04	NEW
88	88	RAVED LOS. 1	60.27	NEW
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90	90	25M LOS 5 AREA RECD	1212.50	NEW
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92	92	SEC-R1 (THROUGH STP)	111.04	NEW
93	93	SEC-R2 (THROUGH STP)	111.04	NEW
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111	111	25M LOS 5 AREA RECD	1212.50	NEW
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113	113	SEC-R1 (THROUGH STP)	111.04	NEW
114	114	SEC-R2 (THROUGH STP)	111.04	NEW
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117	117	MOTHER EARTH LOS. 3	511.04	NEW
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119	119	PROV. LOS AREA	1224.87	NEW
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128	128	SEC-R2 (THROUGH STP)	111.04	NEW
129	129	EQUIPMENT UIC	111.04	NEW
130	130	RAVED LOS. 1	60.27	NEW
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171	171	EQUIPMENT UIC	111.04	NEW
172	172	RAVED LOS. 1	60.27	NEW
173	173	MOTHER EARTH LOS. 3	511.04	NEW
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179	179	RAVED LOS. 1	60.27	NEW
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197	197	SEC-R1 (THROUGH STP)	111.04	NEW
198	198	SEC-R2 (THROUGH STP)	111.04	NEW
199	199	EQUIPMENT UIC	111.04	NEW
200	200	RAVED LOS. 1	60.27	NEW

GROUND FLOOR PLAN

PROVIDED BY: ...
 DATE: ...
 SCALE: ...

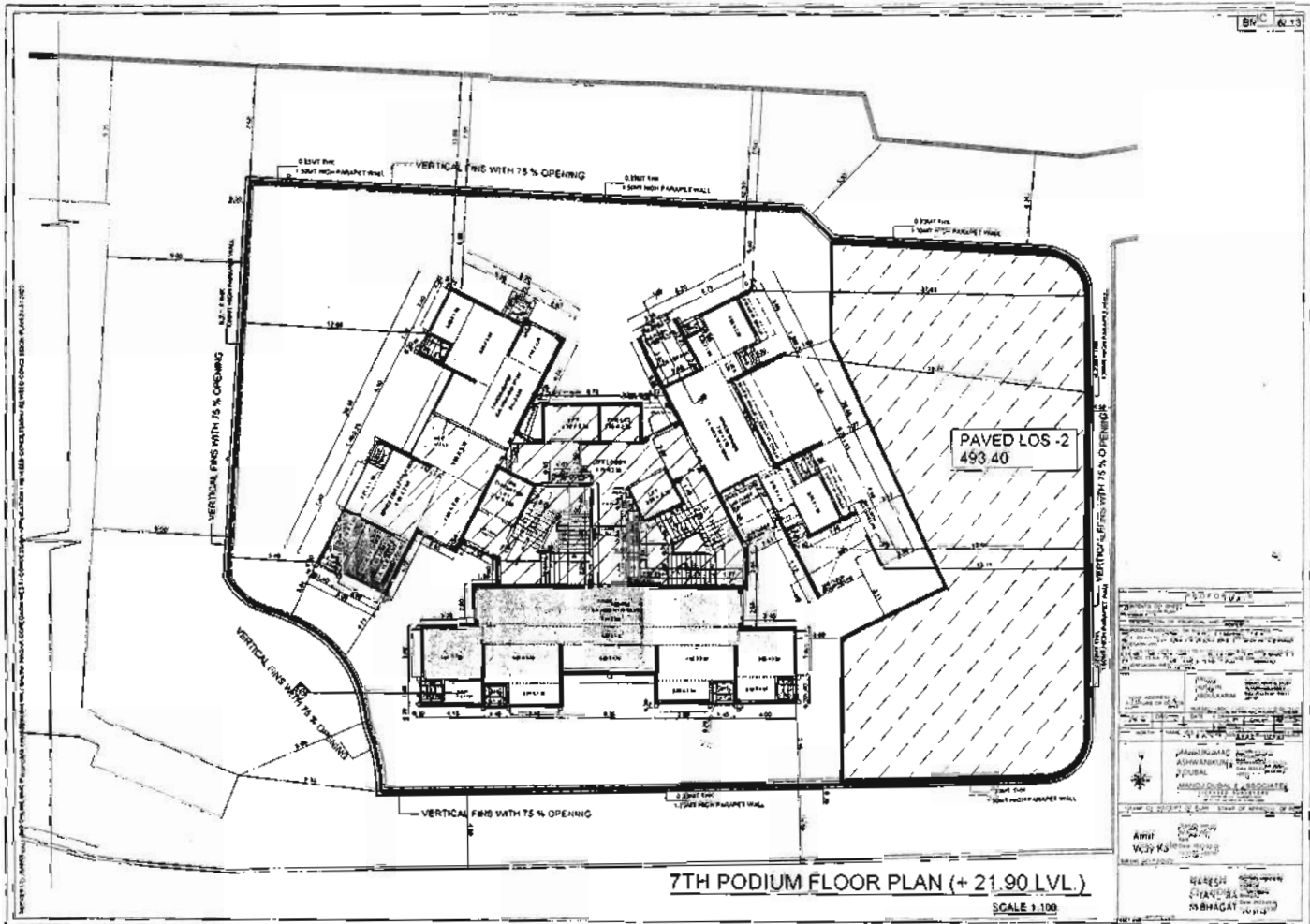


REVISIONS	
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1ST PODIUM FLOOR PLAN (+4.50 LVL)
SCALE: 1:100

PROFORMA - 1	
1	GENERAL INFORMATION
2	CONSTRUCTION SPECIFICATIONS
3	MECHANICAL AND ELECTRICAL SPECIFICATIONS
4	PLUMBING AND SANITARY SPECIFICATIONS
5	PAINTS AND FINISHES SPECIFICATIONS
6	IRONING AND SCAFFOLDING SPECIFICATIONS
7	CONCRETE WORK SPECIFICATIONS
8	STEEL WORK SPECIFICATIONS
9	WOODWORK SPECIFICATIONS
10	GLASS AND GLAZING SPECIFICATIONS
11	ROOFING SPECIFICATIONS
12	MECHANICAL AND ELECTRICAL INSTALLATION SPECIFICATIONS
13	PLUMBING AND SANITARY INSTALLATION SPECIFICATIONS
14	PAINTS AND FINISHES SPECIFICATIONS
15	IRONING AND SCAFFOLDING SPECIFICATIONS
16	CONCRETE WORK SPECIFICATIONS
17	STEEL WORK SPECIFICATIONS
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42	IRONING AND SCAFFOLDING SPECIFICATIONS
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46	GLASS AND GLAZING SPECIFICATIONS
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65	ROOFING SPECIFICATIONS
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97	CONCRETE WORK SPECIFICATIONS
98	STEEL WORK SPECIFICATIONS
99	WOODWORK SPECIFICATIONS
100	GLASS AND GLAZING SPECIFICATIONS



7TH PODIUM FLOOR PLAN (+ 21.90 LVL.)

SCALE 1:100

Project Information and Details:

Project Name: 7TH PODIUM FLOOR PLAN (+ 21.90 LVL.)

Scale: 1:100

Orientation: North Arrow

Architect: [Name]

Client: [Name]

Location: [Address]

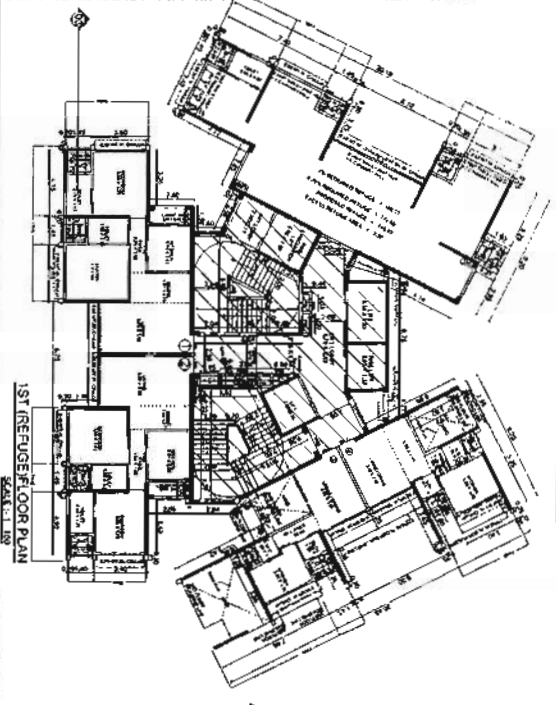
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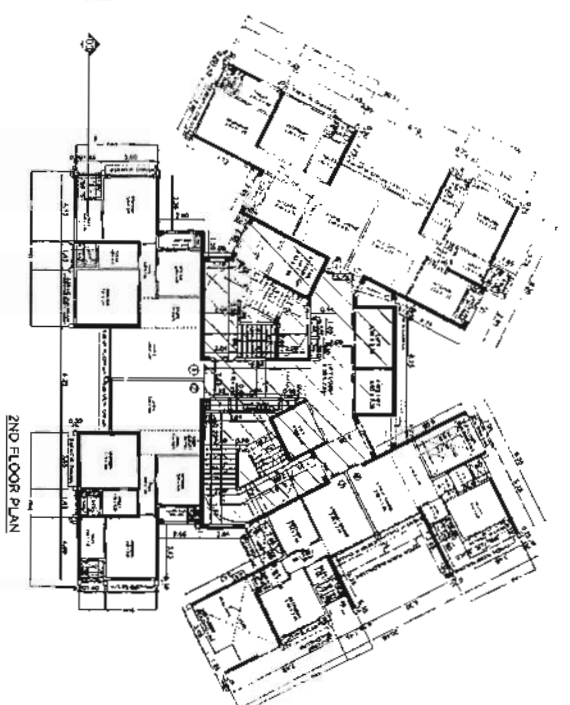
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Revision: [Number]

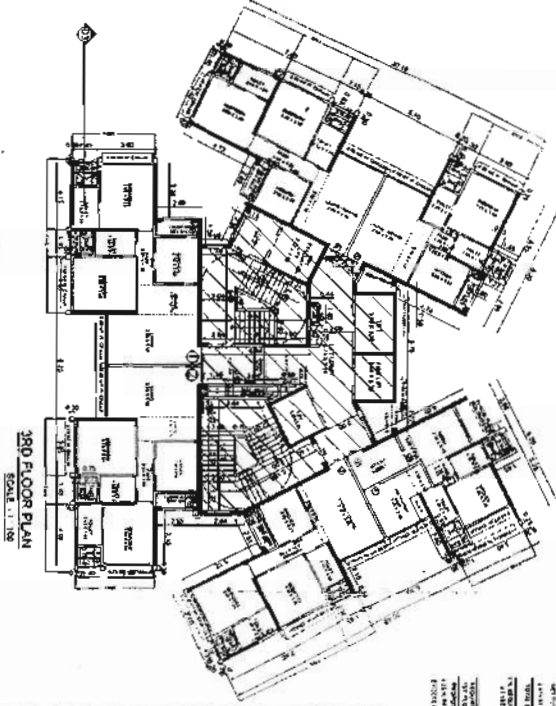
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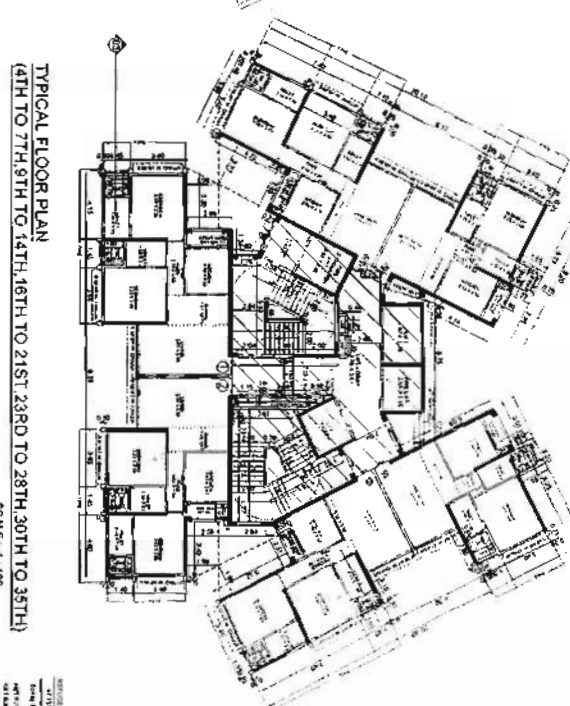
1ST REFUGEE FLOOR PLAN
SCALE: 1/8" = 1'-0"



2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

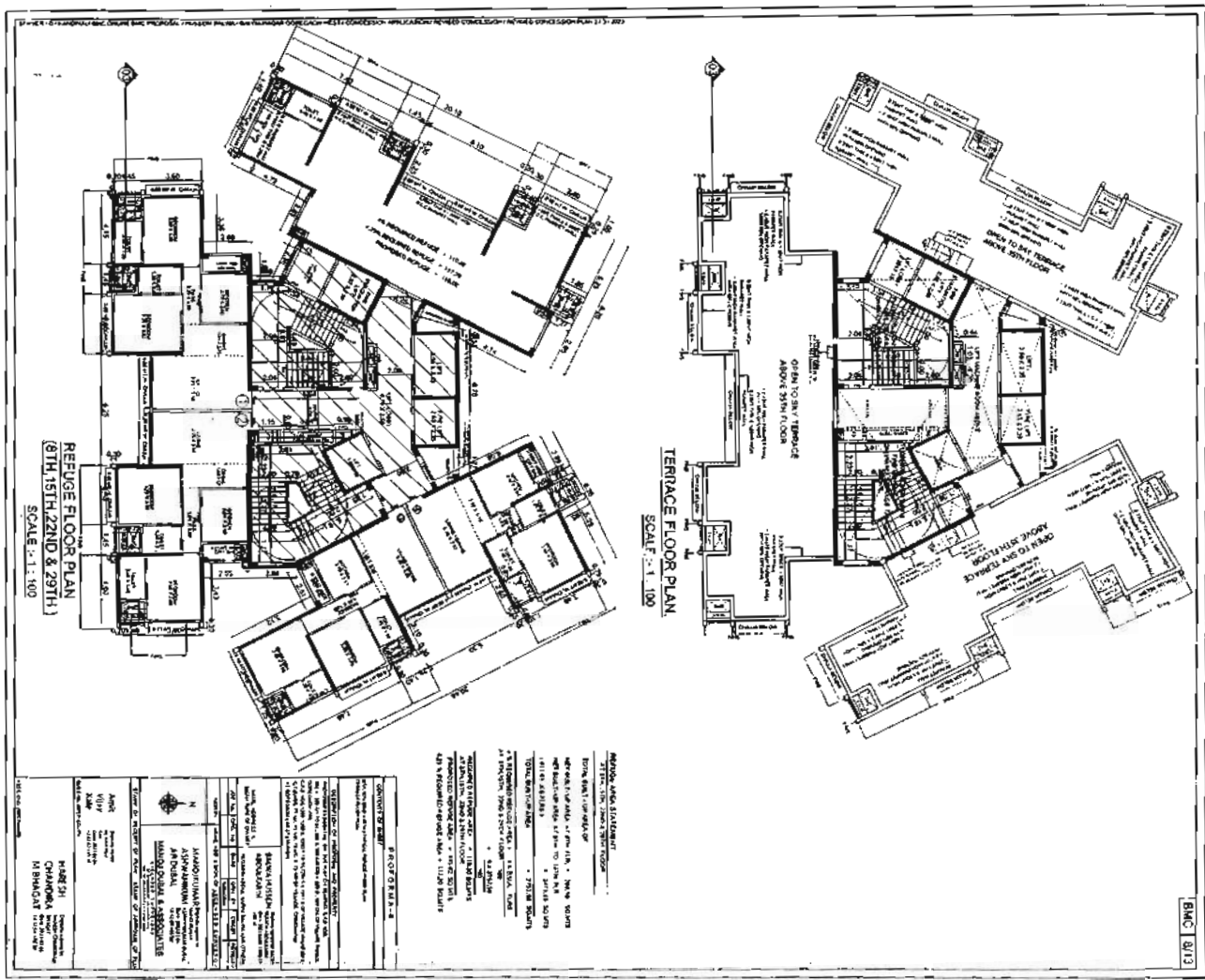


3RD FLOOR PLAN
SCALE: 1/8" = 1'-0"



TYPICAL FLOOR PLAN
(4TH TO 7TH, 9TH TO 14TH, 16TH TO 21ST, 23RD TO 28TH, 30TH TO 35TH)
SCALE: 1/8" = 1'-0"

<p>GENERAL NOTES:</p> <p>1. REFER TO ALL SHEETS FOR GENERAL NOTES AND SPECIFICATIONS.</p> <p>2. ALL WORK SHALL BE IN ACCORDANCE WITH THE DISTRICT OF COLUMBIA SPECIFICATIONS FOR CONSTRUCTION.</p> <p>3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.</p> <p>4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.</p> <p>5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.</p> <p>6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY AND SECURITY AT ALL TIMES.</p> <p>7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK.</p> <p>8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMMUNICATIONS AT ALL TIMES.</p> <p>9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK.</p> <p>10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMMUNICATIONS AT ALL TIMES.</p>	
<p>REVISIONS:</p> <p>NO. 1: AS SHOWN</p>	<p>DATE:</p> <p>11/11/11</p>
<p>DESIGNED BY:</p> <p>ARCHITECT: HOK, INC.</p>	<p>DATE:</p> <p>11/11/11</p>
<p>CHECKED BY:</p> <p>ARCHITECT: HOK, INC.</p>	<p>DATE:</p> <p>11/11/11</p>
<p>APPROVED BY:</p> <p>ARCHITECT: HOK, INC.</p>	<p>DATE:</p> <p>11/11/11</p>



REFUGE FLOOR PLAN
(8TH, 15TH, 22ND & 29TH)
SCALE: 1:100

TERRACE FLOOR PLAN
SCALE: 1:100

NOTES AND STATEMENT
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 2. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS.
 3. THE ARCHITECT HAS CONDUCTED VISUAL SURVEYS AND HAS NOT CONDUCTED ANY INVESTIGATIONS OR TESTS TO DETERMINE THE EXISTING CONDITIONS OF THE SITE OR THE BUILDING.
 4. THE ARCHITECT HAS CONDUCTED VISUAL SURVEYS AND HAS NOT CONDUCTED ANY INVESTIGATIONS OR TESTS TO DETERMINE THE EXISTING CONDITIONS OF THE SITE OR THE BUILDING.
 5. THE ARCHITECT HAS CONDUCTED VISUAL SURVEYS AND HAS NOT CONDUCTED ANY INVESTIGATIONS OR TESTS TO DETERMINE THE EXISTING CONDITIONS OF THE SITE OR THE BUILDING.

PROJECT DATA	
Project Name	HAJESHI CHANDRA M BHADAT
Client	HAJESHI CHANDRA M BHADAT
Location	HAJESHI CHANDRA M BHADAT
Scale	SCALE: 1:100
Date	DATE: 15/10/2023
Drawn by	HAJESHI CHANDRA M BHADAT
Checked by	HAJESHI CHANDRA M BHADAT
Approved by	HAJESHI CHANDRA M BHADAT



BRIHANMUMBAI MUNICIPAL CORPORATION

Amended Plan Approval Letter

File No. P-12566/2022(928 And Other)/P/S Ward/PAHADI GOREGAON-W/337/2/Amend dated 15.04.2024

To,
Manojkumar Ashwanikumar Dubal
309, Sangam Arcade, Vallbhhai
road opp. Rly. station

CC (Owner),
**HUSSEIN ABDUL KARIM BALWA &
OTHERS**
4th Floor, Techniplex-I, Techniplex
Complex, Veer Savarkar Flyover,
Goregaon (West), Mumbai- 400 104.

Subject : Proposed High rise Residential building on Sub-plot C-1 bearing C.T.S. No. 928/A/01 of Village Pahadi Goregaon (W) and C.T.S. No. 1390, 1390/1 to 11, 1390/A of Village Matad (S) at Goregaon (West), Mumbai..


Reference : Online submission of plans dated 15.03.2024

Dear Applicant/ Owner/ Developer,

There is no objection to your carrying out the work as per amended plans submitted by you online under reference 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 19.04.2023 and amended plan approved letter dated 22.11.2023 shall be complied with.
- 2) That the revised R.C.C. design and calculation from the registered licensed Structural Engineer shall be submitted before C.C.
- 3) That the revised H.E. NOC as per the amended plan shall be submitted before F.C.C.
- 4) That all guidelines issued time to time regarding Air Pollution Mitigation shall be complied with.
- 5) That no dues pending certificate from A.E.(W.W.) P/South and A.A.&C P/South shall be submitted before C.C.
- 6) That the Revised CFO NOC shall be submitted before C.C.
- 7) That the P.C.O.'s one time charges as per E.O.D.B. policy shall be paid before C.C.
- 8) That the valid Janata Insurance Policy shall be submitted before C.C.
- 9) That the Valid Civil Aviation NOC for height clearance shall be submitted before requesting CC
- 10) That the C.C. shall be got endorsed as per the amended plan.
- 11) That the revised Drainage remarks shall be submitted before C.C.
- 12) That all the balance payments as per the amended plan and payment of Development Cess as per Time Schedule stipulated in Circular C-3 U/no. CHE/DP/110/Gen dated 2019-20, if any, shall be made
- 13) That Valid Bank Guarantee for Faithfull compliance of disposal of debris as per circular u/no. CHE/DP/3618/Gen dtd. 10.05.2018 shall be submitted.
- 14) That the valid SWM NOC shall be submitted before FCC & all conditions in the NOC shall be complied with in response to your application for file u/r.
- 15) That the all conditions mentioned in HRC NOC and MOEF NCO shall be complied with at time of OCC.
- 16) That the revised parking remarks shall be submitted before C.C.
- 17) That payment as per schedule of instalment facility granted by Dy.Ch.E(BP)WS-II shall be made and Post dated Cheque (PDC) as per instalments facility schedule shall be submitted.
- 18) That Registered Undertaking stating that all the terms and conditions mentioned in the payment facility circular dtd. 17.09.2019 shall be followed scrupulously.
- 19) That the Registered Indemnity Bond indemnifying BMC/BMC staff against any dispute, litigation, RERA compliances regarding instalment payment facility availed by Owner/Developer for faithful compliance of payment facility circular shall be submitted.

- 20) That the C.C. equivalent to 10% of approved BUA shall be restricted. If BUA of top most floor is more than the 10% BUA, then the C.C for entire top most floor shall be restricted against instalment facility availed.

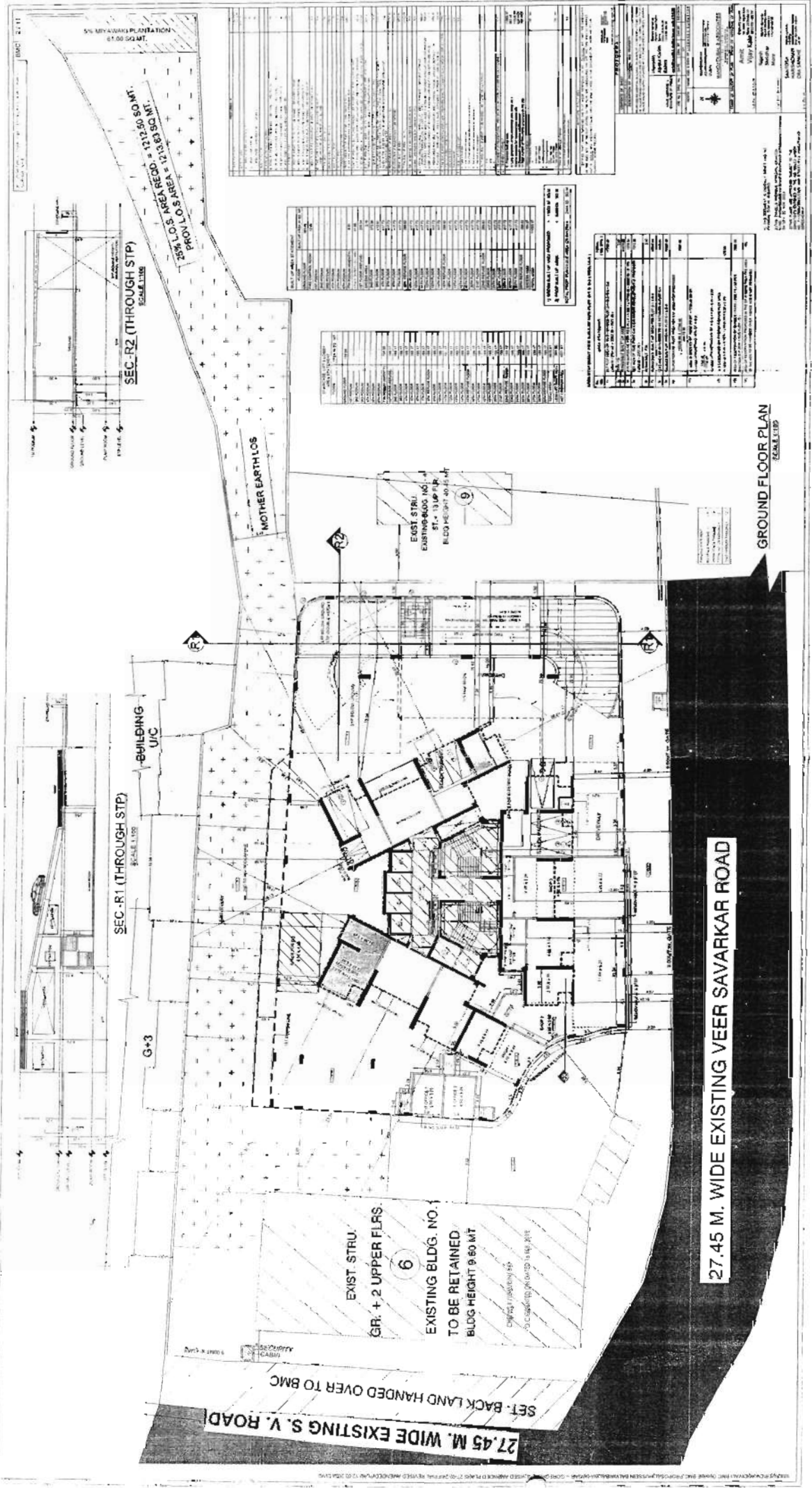


Digitally signed by SANTOSH HARISHCHANDRA SAMRAT
Date: 15 Apr 2024 16:35:43
Organization: Greater Mumbai Municipal Corporation
Designation: Executive Engineer

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

Copy to :

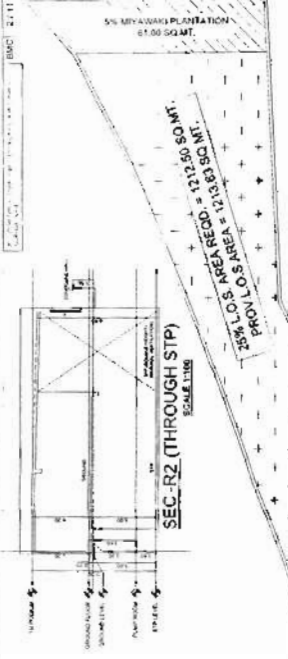
- 1) Assistant Commissioner, P/S Ward
 - 2) A.E.W.W., P/S Ward
 - 3) D.O. P/S Ward
- Forwarded for information please.



27.45 M. WIDE EXISTING S. V. ROAD
 SET. BACK LAND HANDED OVER TO BMC

27.45 M. WIDE EXISTING VEER SAVARKAR ROAD

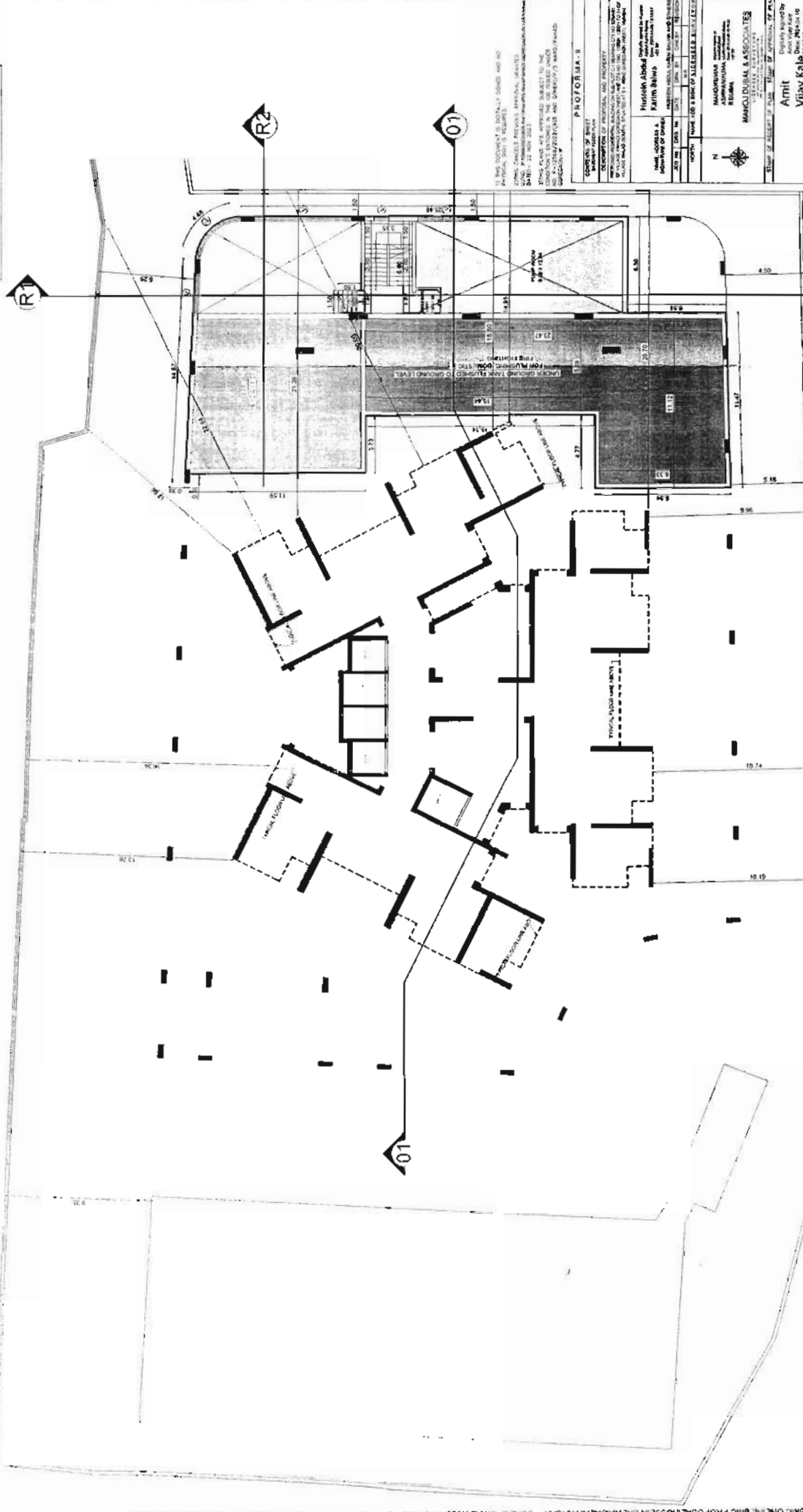
GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	15/08/2024
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NO.	DESCRIPTION	DATE	BY	CHECKED
1
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DATE: 15/08/2024
 SCALE: 1/8" = 1'-0"
 PROJECT: ...
 SHEET: ...



PHOTODUPLICATION

DESCRIPTION OF PROPOSAL AND PROPERTY
 NAME OF THE ARCHITECT
 ADDRESS OF THE ARCHITECT
 DATE OF THE PROPOSAL
 SCALE OF THE PROPOSAL

PHOTODUPLICATION

NAME OF THE ARCHITECT
 ADDRESS OF THE ARCHITECT
 DATE OF THE PROPOSAL
 SCALE OF THE PROPOSAL

PHOTODUPLICATION

NAME OF THE ARCHITECT
 ADDRESS OF THE ARCHITECT
 DATE OF THE PROPOSAL
 SCALE OF THE PROPOSAL

Digitally signed by
Amit Vijay Kale DN: cn=Amit Vijay Kale, o=Architectural Associates, ou=Architectural Associates, email=amit@architecturalassociates.com, c=IN

Digitally signed by
Rajesh Shridhar More DN: cn=Rajesh Shridhar More, o=Architectural Associates, ou=Architectural Associates, email=rajesh@architecturalassociates.com, c=IN

Digitally signed by
SANTOSH HARSICHAND RA SANGH DN: cn=SANTOSH HARSICHAND RA SANGH, o=Architectural Associates, ou=Architectural Associates, email=santosh@architecturalassociates.com, c=IN

BASEMENT FLOOR PLAN (-3.20 LVL.)
 SCALE 1:100

1. THIS DOCUMENT IS INSTANTLY VOIDED AND IS PHYSICAL COPY IS REQUIRED.
2. THE CANCELLED PROPOSAL APPROVAL IS GRANTED.
3. ALL THE DOCUMENTS AND DRAWINGS ARE TO BE REVERTED TO THE CLIENT BY THE DATE 12 MAY 2023.
4. THIS PLAN IS APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE 100 ISSUED UNDER NO. 2022/027/026 AND 2022/027/026/027.

PROFORMA - II

PROJECT NO. _____
PROJECT NAME _____
PROJECT LOCATION _____
PROJECT TYPE _____

APPROVED BY: _____
DATE: _____

DESIGNED BY: _____
DATE: _____

DRAWN BY: _____
DATE: _____

CHECKED BY: _____
DATE: _____

SCALE: _____

DATE OF RECEIPT OF PLAN: _____
STAMP OF APPROVAL: _____

Digitally signed by: _____
Date: 2023.04.17 17:53:43 +05:30

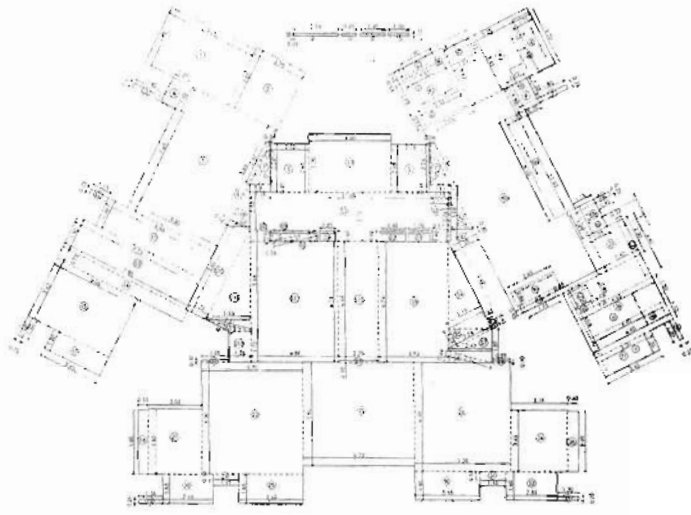
Digitally signed by: _____
Date: 2023.04.17 17:53:43 +05:30

Digitally signed by: _____
Date: 2023.04.17 17:53:43 +05:30

Digitally signed by: _____
Date: 2023.04.17 17:53:43 +05:30



7TH PODIUM FLOOR PLAN (+ 21.90 LVL.)
SCALE 1:100



2ND 3RD & TYPICAL FLOOR LINE AREA DIAGRAM
(4TH TO 7TH 9TH TO 14TH)
(16TH TO 21ST, 23RD TO 28TH)
SCALE - 1:100

BUILT UP AREA CALCULATION
TOTAL BUILT UP AREA WITH 10% SETBACK

NO.	DESCRIPTION	AREA (SQ.M)	TOTAL
1	2.25 x 2.45 x 1.10	6.19	6.19
2	2.25 x 2.25 x 1.10	5.51	11.70
3	1.50 x 2.25 x 1.10	3.67	15.37
4	0.95 x 1.30 x 1.10	1.15	16.52
5	1.70 x 2.70 x 1.10	5.00	21.52
6	1.10 x 2.25 x 1.10	2.67	24.19
7	0.5 x 2.25 x 1.10	1.22	25.41
8	0.95 x 1.30 x 1.10	1.15	26.56
9	1.10 x 2.25 x 1.10	2.67	29.23
10	0.5 x 2.25 x 1.10	1.22	30.45
11	1.10 x 1.70 x 1.10	1.33	31.78
12	1.10 x 2.25 x 1.10	2.67	34.45
13	1.10 x 1.70 x 1.10	1.33	35.78
14	1.10 x 0.75 x 1.10	0.90	36.68
15	1.10 x 1.70 x 1.10	1.33	38.01
16	1.10 x 2.25 x 1.10	2.67	40.68
17	1.10 x 1.70 x 1.10	1.33	42.01
18	1.10 x 1.70 x 1.10	1.33	43.34
19	1.10 x 2.25 x 1.10	2.67	46.01
20	1.10 x 1.70 x 1.10	1.33	47.34
21	1.10 x 2.25 x 1.10	2.67	50.01
22	1.10 x 1.70 x 1.10	1.33	51.34
23	0.70 x 2.25 x 1.10	2.09	53.43
24	1.10 x 1.70 x 1.10	1.33	54.76
25	1.10 x 2.25 x 1.10	2.67	57.43
26	1.10 x 1.70 x 1.10	1.33	58.76
27	1.10 x 2.25 x 1.10	2.67	61.43
28	1.10 x 1.70 x 1.10	1.33	62.76
29	1.10 x 2.25 x 1.10	2.67	65.43
30	1.10 x 1.70 x 1.10	1.33	66.76
31	1.10 x 2.25 x 1.10	2.67	69.43
32	1.10 x 1.70 x 1.10	1.33	70.76
33	1.10 x 2.25 x 1.10	2.67	73.43
34	1.10 x 1.70 x 1.10	1.33	74.76
35	1.10 x 2.25 x 1.10	2.67	77.43
36	1.10 x 1.70 x 1.10	1.33	78.76
37	1.10 x 2.25 x 1.10	2.67	81.43
38	1.10 x 1.70 x 1.10	1.33	82.76
39	1.10 x 2.25 x 1.10	2.67	85.43
40	1.10 x 1.70 x 1.10	1.33	86.76
41	1.10 x 2.25 x 1.10	2.67	89.43
42	1.10 x 1.70 x 1.10	1.33	90.76
43	1.10 x 2.25 x 1.10	2.67	93.43
44	1.10 x 1.70 x 1.10	1.33	94.76
45	1.10 x 2.25 x 1.10	2.67	97.43
46	1.10 x 1.70 x 1.10	1.33	98.76
47	1.10 x 2.25 x 1.10	2.67	101.43
48	1.10 x 1.70 x 1.10	1.33	102.76
49	1.10 x 2.25 x 1.10	2.67	105.43
50	1.10 x 1.70 x 1.10	1.33	106.76
51	1.10 x 2.25 x 1.10	2.67	109.43
52	1.10 x 1.70 x 1.10	1.33	110.76
53	1.10 x 2.25 x 1.10	2.67	113.43
54	1.10 x 1.70 x 1.10	1.33	114.76
55	1.10 x 2.25 x 1.10	2.67	117.43
56	1.10 x 1.70 x 1.10	1.33	118.76
57	1.10 x 2.25 x 1.10	2.67	121.43
58	1.10 x 1.70 x 1.10	1.33	122.76
59	1.10 x 2.25 x 1.10	2.67	125.43
60	1.10 x 1.70 x 1.10	1.33	126.76
61	1.10 x 2.25 x 1.10	2.67	129.43
62	1.10 x 1.70 x 1.10	1.33	130.76
63	1.10 x 2.25 x 1.10	2.67	133.43
64	1.10 x 1.70 x 1.10	1.33	134.76
65	1.10 x 2.25 x 1.10	2.67	137.43
66	1.10 x 1.70 x 1.10	1.33	138.76
67	1.10 x 2.25 x 1.10	2.67	141.43
68	1.10 x 1.70 x 1.10	1.33	142.76
69	1.10 x 2.25 x 1.10	2.67	145.43
70	1.10 x 1.70 x 1.10	1.33	146.76
71	1.10 x 2.25 x 1.10	2.67	149.43
72	1.10 x 1.70 x 1.10	1.33	150.76
73	1.10 x 2.25 x 1.10	2.67	153.43
74	1.10 x 1.70 x 1.10	1.33	154.76
75	1.10 x 2.25 x 1.10	2.67	157.43
76	1.10 x 1.70 x 1.10	1.33	158.76
77	1.10 x 2.25 x 1.10	2.67	161.43
78	1.10 x 1.70 x 1.10	1.33	162.76
79	1.10 x 2.25 x 1.10	2.67	165.43
80	1.10 x 1.70 x 1.10	1.33	166.76
81	1.10 x 2.25 x 1.10	2.67	169.43
82	1.10 x 1.70 x 1.10	1.33	170.76
83	1.10 x 2.25 x 1.10	2.67	173.43
84	1.10 x 1.70 x 1.10	1.33	174.76
85	1.10 x 2.25 x 1.10	2.67	177.43
86	1.10 x 1.70 x 1.10	1.33	178.76
87	1.10 x 2.25 x 1.10	2.67	181.43
88	1.10 x 1.70 x 1.10	1.33	182.76
89	1.10 x 2.25 x 1.10	2.67	185.43
90	1.10 x 1.70 x 1.10	1.33	186.76
91	1.10 x 2.25 x 1.10	2.67	189.43
92	1.10 x 1.70 x 1.10	1.33	190.76
93	1.10 x 2.25 x 1.10	2.67	193.43
94	1.10 x 1.70 x 1.10	1.33	194.76
95	1.10 x 2.25 x 1.10	2.67	197.43
96	1.10 x 1.70 x 1.10	1.33	198.76
97	1.10 x 2.25 x 1.10	2.67	201.43
98	1.10 x 1.70 x 1.10	1.33	202.76
99	1.10 x 2.25 x 1.10	2.67	205.43
100	1.10 x 1.70 x 1.10	1.33	206.76
101	1.10 x 2.25 x 1.10	2.67	209.43
102	1.10 x 1.70 x 1.10	1.33	210.76
103	1.10 x 2.25 x 1.10	2.67	213.43
104	1.10 x 1.70 x 1.10	1.33	214.76
105	1.10 x 2.25 x 1.10	2.67	217.43
106	1.10 x 1.70 x 1.10	1.33	218.76
107	1.10 x 2.25 x 1.10	2.67	221.43
108	1.10 x 1.70 x 1.10	1.33	222.76
109	1.10 x 2.25 x 1.10	2.67	225.43
110	1.10 x 1.70 x 1.10	1.33	226.76
111	1.10 x 2.25 x 1.10	2.67	229.43
112	1.10 x 1.70 x 1.10	1.33	230.76
113	1.10 x 2.25 x 1.10	2.67	233.43
114	1.10 x 1.70 x 1.10	1.33	234.76
115	1.10 x 2.25 x 1.10	2.67	237.43
116	1.10 x 1.70 x 1.10	1.33	238.76
117	1.10 x 2.25 x 1.10	2.67	241.43
118	1.10 x 1.70 x 1.10	1.33	242.76
119	1.10 x 2.25 x 1.10	2.67	245.43
120	1.10 x 1.70 x 1.10	1.33	246.76
121	1.10 x 2.25 x 1.10	2.67	249.43
122	1.10 x 1.70 x 1.10	1.33	250.76
123	1.10 x 2.25 x 1.10	2.67	253.43
124	1.10 x 1.70 x 1.10	1.33	254.76
125	1.10 x 2.25 x 1.10	2.67	257.43
126	1.10 x 1.70 x 1.10	1.33	258.76
127	1.10 x 2.25 x 1.10	2.67	261.43
128	1.10 x 1.70 x 1.10	1.33	262.76
129	1.10 x 2.25 x 1.10	2.67	265.43
130	1.10 x 1.70 x 1.10	1.33	266.76
131	1.10 x 2.25 x 1.10	2.67	269.43
132	1.10 x 1.70 x 1.10	1.33	270.76
133	1.10 x 2.25 x 1.10	2.67	273.43
134	1.10 x 1.70 x 1.10	1.33	274.76
135	1.10 x 2.25 x 1.10	2.67	277.43
136	1.10 x 1.70 x 1.10	1.33	278.76
137	1.10 x 2.25 x 1.10	2.67	281.43
138	1.10 x 1.70 x 1.10	1.33	282.76
139	1.10 x 2.25 x 1.10	2.67	285.43
140	1.10 x 1.70 x 1.10	1.33	286.76
141	1.10 x 2.25 x 1.10	2.67	289.43
142	1.10 x 1.70 x 1.10	1.33	290.76
143	1.10 x 2.25 x 1.10	2.67	293.43
144	1.10 x 1.70 x 1.10	1.33	294.76
145	1.10 x 2.25 x 1.10	2.67	297.43
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147	1.10 x 2.25 x 1.10	2.67	301.43
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151	1.10 x 2.25 x 1.10	2.67	309.43
152	1.10 x 1.70 x 1.10	1.33	310.76
153	1.10 x 2.25 x 1.10	2.67	313.43
154	1.10 x 1.70 x 1.10	1.33	314.76
155	1.10 x 2.25 x 1.10	2.67	317.43
156	1.10 x 1.70 x 1.10	1.33	318.76
157	1.10 x 2.25 x 1.10	2.67	321.43
158	1.10 x 1.70 x 1.10	1.33	322.76
159	1.10 x 2.25 x 1.10	2.67	325.43
160	1.10 x 1.70 x 1.10	1.33	326.76
161	1.10 x 2.25 x 1.10	2.67	329.43
162	1.10 x 1.70 x 1.10	1.33	330.76
163	1.10 x 2.25 x 1.10	2.67	333.43
164	1.10 x 1.70 x 1.10	1.33	334.76
165	1.10 x 2.25 x 1.10	2.67	337.43
166	1.10 x 1.70 x 1.10	1.33	338.76
167	1.10 x 2.25 x 1.10	2.67	341.43
168	1.10 x 1.70 x 1.10	1.33	342.76
169	1.10 x 2.25 x 1.10	2.67	345.43
170	1.10 x 1.70 x 1.10	1.33	346.76
171	1.10 x 2.25 x 1.10	2.67	349.43
172	1.10 x 1.70 x 1.10	1.33	350.76
173	1.10 x 2.25 x 1.10	2.67	353.43
174	1.10 x 1.70 x 1.10	1.33	354.76
175	1.10 x 2.25 x 1.10	2.67	357.43
176	1.10 x 1.70 x 1.10	1.33	358.76
177	1.10 x 2.25 x 1.10	2.67	361.43
178	1.10 x 1.70 x 1.10	1.33	362.76
179	1.10 x 2.25 x 1.10	2.67	365.43
180	1.10 x 1.70 x 1.10	1.33	366.76
181	1.10 x 2.25 x 1.10	2.67	369.43
182	1.10 x 1.70 x 1.10	1.33	370.76
183	1.10 x 2.25 x 1.10	2.67	373.43
184	1.10 x 1.70 x 1.10	1.33	374.76
185	1.10 x 2.25 x 1.10	2.67	377.43
186	1.10 x 1.70 x 1.10	1.33	378.76
187	1.10 x 2.25 x 1.10	2.67	381.43
188	1.10 x 1.70 x 1.10	1.33	382.76
189	1.10 x 2.25 x 1.10	2.67	385.43
190	1.10 x 1.70 x 1.10	1.33	386.76
191	1.10 x 2.25 x 1.10	2.67	389.43
192	1.10 x 1.70 x 1.10	1.33	390.76
193	1.10 x 2.25 x 1.10	2.67	393.43
194	1.10 x 1.70 x 1.10	1.33	394.76
195	1.10 x 2.25 x 1.10	2.67	397.43
196	1.10 x 1.70 x 1.10	1.33	398.76
197	1.10 x 2.25 x 1.10	2.67	401.43
198	1.10 x 1.70 x 1.10	1.33	402.76
199	1.10 x 2.25 x 1.10	2.67	405.43
200	1.10 x 1.70 x 1.10	1.33	406.76
201	1.10 x 2.25 x 1.10	2.67	409.43
202	1.10 x 1.70 x 1.10	1.33	410.76
203	1.10 x 2.25 x 1.10	2.67	413.43
204	1.10 x 1.70 x 1.10	1.33	414.76
205	1.10 x 2.25 x 1.10	2.67	417.43
206	1.10 x 1.70 x 1.10	1.33	418.76
207	1.10 x 2.25 x 1.10	2.67	421.43
208	1.10 x 1.70 x 1.10	1.33	422.76
209	1.10 x 2.25 x 1.10	2.67	425.43
210	1.10 x 1.70 x 1.10	1.33	426.76
211	1.10 x 2.25 x 1.10	2.67	429.43
212	1.10 x 1.70 x 1.10	1.33	430.76
213	1.10 x 2.25 x 1.10	2.67	433.43
214	1.10 x 1.70 x 1.10	1.33	434.76
215	1.10 x 2.25 x 1.10	2.67	437.43
216	1.10 x 1.70 x 1.10	1.33	438.76
217	1.10 x 2.25 x 1.10	2.67	441.43
218	1.10 x 1.70 x 1.10	1.33	442.76
219	1.10 x 2.25 x 1.10	2.67	445.43
220	1.10 x 1.70 x 1.10	1.33	446.76
221	1.10 x 2.25 x 1.10	2.67	449.43
222	1.10 x 1.70 x 1.10	1.33	450.76
223	1.10 x 2.25 x 1.10	2.67	453.43
224	1.10 x 1.70 x 1.10	1.33	454.76
225	1.10 x 2.25 x 1.10	2.67	457.43



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-12566/2022/(928 And Other)/P/S Ward/PAHADI GOREGAON-W/CC/1/New

COMMENCEMENT CERTIFICATE

To,
HUSSEIN ABDUL KARIM BALWA & OTHERS
4th Floor, Techniplex-I, Techniplex Complex, Veer
Savarkar Flyover, Goregaon (West), Mumbai- 400
104.
Sir,

With reference to your application No. **P-12566/2022/(928 And Other)/P/S Ward/PAHADI GOREGAON -W/CC/1/New** Dated. **29 Aug 2022** 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 **29 Aug 2022** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **928 ,929** C.T.S. No. **928 ,929** Division / Village / Town Planning Scheme No. **PAHADI GOREGAON-W** situated at **S.V. Road and Veer Savarkar flyover Road / Street in P/S Ward Ward** .

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

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

The Municipal Commissioner has appointed Shri. **Shri.Santosh H. Sankhe (EE-BP-WS - 2) P ward.** Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 21/5/2024

Issue On 22 May 2023 Valid Upto 21 May 2024

Application Number P-12566/2022/(928 And Other)/P/S
Ward/PAHADI GOREGAON-W/CC/1/New

Remark :

First C.C. is granted for the work up to plinth level only as per approved IOD plans dated 19.04.2023

 Digitally signed by SANTOSH HARISHCHANDRA SANKHE
Date: 22 May 2023 17:36:39
Organization: BeharMumbai Municipal Corporation
Designation: Executive Engineer

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

Executive Engineer, Building Proposal

Western Suburb II P/S Ward Ward

Cc to :

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


BRIHANMUMBAI MUNICIPAL CORPORATION
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-12566/2022/(928 And Other)/P/S Ward/PAHADI GOREGAON-W/CC/1/Amend


COMMENCEMENT CERTIFICATE

To,
HUSSEIN ABDUL KARIM BALWA & OTHERS
 4th Floor, Techniplex-I, Techniplex Complex, Veer
 Savarkar Flyover, Goregaon (West), Mumbai- 400
 104.
 Sir,

With reference to your application No. **P-12566/2022/(928 And Other)/P/S Ward/PAHADI GOREGAON -W/CC/1/Amend Dated. 29 Aug 2022** 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 **29 Aug 2022** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **928 ,929 C.T.S. No. 928/A/01 of Village Pahadi Goregaon (W) and 1390, 1390/1 to 11, 1390/A of Village Malad (S) Division / Village / Town Planning Scheme No. PAHADI GOREGAON-W** situated at **S.V. Road and Veer Savarkar flyover Road / Street in P/S Ward** .

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

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

The Municipal Commissioner has appointed Shri. Shri.Santosh H. Sankhe (EE-BP-WS - 2) P ward. Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said

Act.

This CC is valid upto 21/5/2024

Issue On : 22 May 2023 Valid Upto : 21 May 2024

Application Number : P-12566/2022/(928 And Other)/P/S
Ward/PAHADI GOREGAON-W/CC/1/New

Remark :

First C.C. is granted for the work up to plinth level only as per approved IOD plans dated 19.04.2023

Shri.Santosh H. Sankhe (EE-BP-WS - 2) P ward.

Executive Engineer

Issue On : 29 Nov 2023 Valid Upto : 28 Nov 2024

Application Number : P-12566/2022/(928 And Other)/P/S
Ward/PAHADI GOREGAON-W/CC/1/Amend

Remark :

The first C.C. is re-endorsed for the work up to top of plinth level only as per approved amended plans dated 22.11.2023.



For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

Executive Engineer , Building Proposal

Western Suburb II P/S Ward Ward

Cc to :

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

BRIHANMUMBAI MUNICIPAL CORPORATION

Office of the Dy.Ch.Eng.(Bldg.Prop) - W. S/II, 2nd Floor 'C' Wing, Municipal Office Bldg, 90
Road, Near Sanskruti Complex, Thakur Complex, Kandivali (East), Mumbai - 400 101,

Phone No.28543407 /28543408(FAX)

Dy.Ch.E. (B.P.) 005270 W.S./P&R 23 AUG 2023

Corrigendum Letter

To,

Hussein Abdul Karim Balwa & Others

4th Floor, Techniplex - I, Techniplex Complex,

Veer Savarkar Flyover, Goregaon (West),

Mumbai 400 104.

Sub: Proposed redevelopment of building on Sub-Plot C-1 bearing New C.T.S. No. 928/A/01 of Village Pahadi Goregaon (West) and C.T.S. No. 1390, 1390/A, 1390/1 to 11 of Village Malad (South), at Goregaon (West), Mumbai, (C.T.S. Nos. mentioned in Commencement Certificate dated 22nd May, 2023 at Plot No. 928, 929 CTS No. 928, 929 of Village Pahadi Goregaon (West), Mumbai

L.S.: Manojkumar Dubal Partner of M/s. Manoj Dubal & Associates

Ref: Developer and L.S. request letter dated 25.08.2023

File No. P-12566/2022/(928 And Other)/P/S Ward/PAHADI GOREGAON-W.

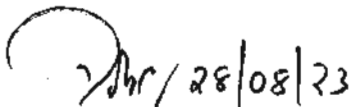
Gentleman,

Please refer to the Commencement Certificate issued under No. P-12566/2022/(928 And Other)/P/S Ward/PAHADI GOREGAON-W/CC/1/New dated 22nd May, 2023 issued by this office for the above mentioned subject approval.

The C.T.S. Nos. 928, 929 of Village Pahadi Goregaon (West) as mentioned in the Commencement Certificate issued by this office on 22nd May, 2023 shall be read as Sub-Plot C-1 bearing New CTS No. 928/A/01 of Village Pahadi Goregaon (West) and CTS No. 1390, 1390/A, 1390/1 to 11 of Village Malad (South), at Goregaon (West), Mumbai.

Forwarded for information please.

Yours faithfully,


E.E.(B.P) WS-II (P' Ward)

अपर उप जिल्हाधिकारी, मुंबई
 उपनगर १ तथा यांचे कार्यालय
 १-होम मॉडल तळातळदार अफेरी
 न्याउड, व्हर्लीय राड, मुंबई-५८.

VF II NO. 252
 TF II NO. 252
 LND/4 5774

दिनांक ११ जून १९८९ रोजी संपण्याच्या काळाविधीकरिता उपरोक्त जमिनीचे विंगर शेतकी कर निश्चरण कर
 विभाग-मौजे-पडोडा तालुका-अंधेरी जिल्हा-मुंबई उपनगर जिल्हा येथील
 स.नं-११९ हिस्सा नं-२ शहरनगर
 मूल्यांकन क्र. ५२८ या ठिकाणच्या जमिनीच्या सवधात विंगर शेतकी कर निर्धारणाची
 (N. A. Assessment) मूल्यांकन ५२३०

15 DEC 1981

आवेदन

दिनांक ११ जून १९८९ रोजी संपण्याच्या काळाविधीकरिता उपरोक्त जमिनीचे विंगर शेतकी कर निश्चरण कर
 करण्यात आले आहे. महाराष्ट्र जमाती महसूल अधिनियम १९८६ च्या कलम ३१४ प्रमाणे महाराष्ट्र राज्याचे राजस्व, भाग एक (विंगर
 विभाग, पुरवणारी) दिनांक २० जून १९८९ मध्ये प्रसिद्ध केलेल्या जाद्वे जिल्हाधिकारी, मुंबई उपनगर जिल्हा येथील अधिसूचना
 क्र. सी/सीओएम/एन/एच/१०५/१९८९ दिनांक २० जून १९८९ अन्वये निविडत केलेल्या विंगर शेतकी कर निर्धारणाच्या प्रमाणे द्यानुसार उक्त निश्चरण
 दिनांक १ ऑगस्ट १९८९ पासून सुधारणायोग्य होते आहे. निवृत्ती/सुधारणा/उद्योग/कार्यालयिक स्मारक यांसाठी वापरण्यात येणाऱ्या जमिनीसाठी
 विंगर शेतकी कर निर्धारणाच्या सुधारित प्रमाण दर दर खरोल मीटरला रुपये ११८० असणे आहे. अंतिमपैत
 कोणत्याही जातीच्या सगळ्यांना निया केलेल्या असलेल्या त्यास राह न लागत, दिनांक १ ऑगस्ट १९८९ पासून, याद्वारे उपरोक्त जमिनीचे
 रुपये ५२,६७०.०० इतके विंगर शेतकी कर निर्धारण करण्यांत येत आहे.

५७७८-६०

म्हणून आपण विंगर शेतकी कर निर्धारणाची उपरोक्त रक्कम उद्दिसलदार, अंधेरी/बोरिवली/कुर्ली यांच्याकडे तात्काळ भरावी.

अपर उप जिल्हाधिकारी
 मुंबई उपनगर जिल्हा अफेरी

श्री/श्रीमती सुधाश्री डाम्ने मारुत

उद्दिसलदार अंधेरी/बोरिवली/कुर्ली कोता ग्राम अजिंठेबात नॉद पेणासाठी व वसुलीसाठी अत खागा.

No.ADC/LND C' 5774

Office of the
Addl. Dist. Dy. Collector,
Gilbert Hill, Vasawa Road,
Andheri, Bombay-58.

Dated 27th April 1964.

from

for grant of Non Agri-
H. No.
Taluka

R E A D: 1) Application dated

(Pages 1 to)

cultural permission S.No.
Plot No. Village

2) Correspondence
in File No. ADC/LND C 5774

Shri Ismail Jan Mohamed and others of Pahadi has used/applied for grant of Non Agricultural permission for land bearing S.No. 49 H. No.2 Plot No. - of Pahadi for N. A. purpose i.e. for the construction of a Residential/Commercial/House. The plan of the structure has been passed by the G. B. M. C. under No. GB/ dated) According to the site plan built up area is 11095 sqr. yds. Open area is 14225 sqr. yds. and the total area comes to 25320 sqr. yds. subject to pucca plan and confirmation by the District Inspector of Land Records B.S.D.Bombay.

2. The above land is situated in the Ex-Khoti Village of to which the Salsette Estate (Land Revenue Exemption Abolition) Act 1951 has been made applicable with effect from 1st March 1952.
3. That village is an Ex Khoti village and according to Sec. 3 of the Bombay Salsette (Estate (Land Revenue Exemption Abolition) Act 1951, the holder of the land is primarily liable to the State Government for the payment of land Revenue of the land.
4. No standard rate of Non Agricultural Assessment have been fixed so far, under Rule 82 of Land Revenue Rules 1921 for this village. This village Pahadi has been classified in Class I by the Collector, B.S.D. Bombay under the notification and the maximum rate of Non Agricultural Assessment is fixed at Rs 0-0-2 pie per sqr. yd.
5. The site is inspected by me personally. It is near Ghod-Bunder Road in a developed area. It is used for commercial purposes. The site is advantageously situated. The sale statistics of open lands show that the maximum N.A. rate fixed for the village is too low. As no standard rate of N.A.Assessment under Rule 82 of L.R.Rules has been fixed so far, it is desirable that Rule 81(3) of L.R.Rules should be resorted to in this case.
6. The applicant started the construction of the house without getting the Non Agricultural Permission from the Revenue Authorities and as such the applicant is liable to fine under Sec. 66 of the Bombay Land Revenue Code 1879.

I therefore hereby regularise unauthorise N.A. use made by Shri Ismail a Jan Mohammed and others of Pahadi and allow him to use 25320 sqr. yds. out of S.No. 49 H. No. 2 Plot No. - of village Pahadi for N.A. purpose namely residential/Non residential/Commercial, Industrial from 1-3-1952 at a non-agricultural assessment which does not exceeds 50% of the estimated annual rental value of the land when put to N.A. use subject to the following conditions.

- shall be paid at 5/8th of the rate of
 1/4% per 100 sqr. yds. provided that the user of the land is re-
 stricted only to non-agricultural, non-industrial and non-commercial
 use, neither commercial nor industrial and provided the occupant
 executes a bond in the proper legal form to make only non-commercial
 non-industrial use of the land/plots and pays 5/8th of the full
 N.A. Assessment of the land/plots as the user is commercial.
-) The construction shall to be made according to the plan sanctioned
 by G.B.M.C. (Vide No. GB/ dated).
 -) That no additional land be built upon without the prior permis-
 sion of this Office.
 -) That a sanad in the prescribed form MI, M.M.M. shall be executed
 by the occupant of the land whenever called upon to do so.
 -) That the structure shall be used for the purpose for which the
 permission is given.
 -) That the occupant shall pay N.A. Assessment at the rates current
 in the locality subject to revision after 31-7-1964 and thereafter.
 -) That the N.A. use was made unauthorisedly without prior permis-
 sion of the Collector, Bombay Suburban District, however consider-
 ing the fact that the land/plots being one of the Ex-khoti villages
 the fine equal to year's N.A. Assessment has been
 imposed under Sec. 66 of the Bombay Land Revenue Code 1879 read
 with Rule 100 and 101 of the Land Revenue Rules 1921. The amount
 of fine comes to Rs. nPs.
 -) The necessary measurement charges shall be paid to the District
 Inspector of Land Records, B.S.D. Bombay immediately.
 -) That contravention of any of the above conditions, will make
 the occupant liable for penalty under the provision of the Land
 Revenue Code and Land Revenue Rules thereunder.
 -) The permission is given subject to the provision of the Bombay
 Sanitation and Agricultural Land Act 1953.
 -) That the N.A. Assessment for the period from 1-3-1952 to
 1-7-1964 comes to Rs 18863-40 nPs. and thereafter the yearly N.A.
 assessment is fixed @ Rs 1519-20 nPs.

Sd/-
 Addl. Dist. Dy. Collector,
 B.S.D. Andheri.

Shri Ismail Jan Mohammed and others,
 Ghod Bunder Road, Near Udyog Nagar,
 Stables Compound, Goregaon,
 Bombay-62.

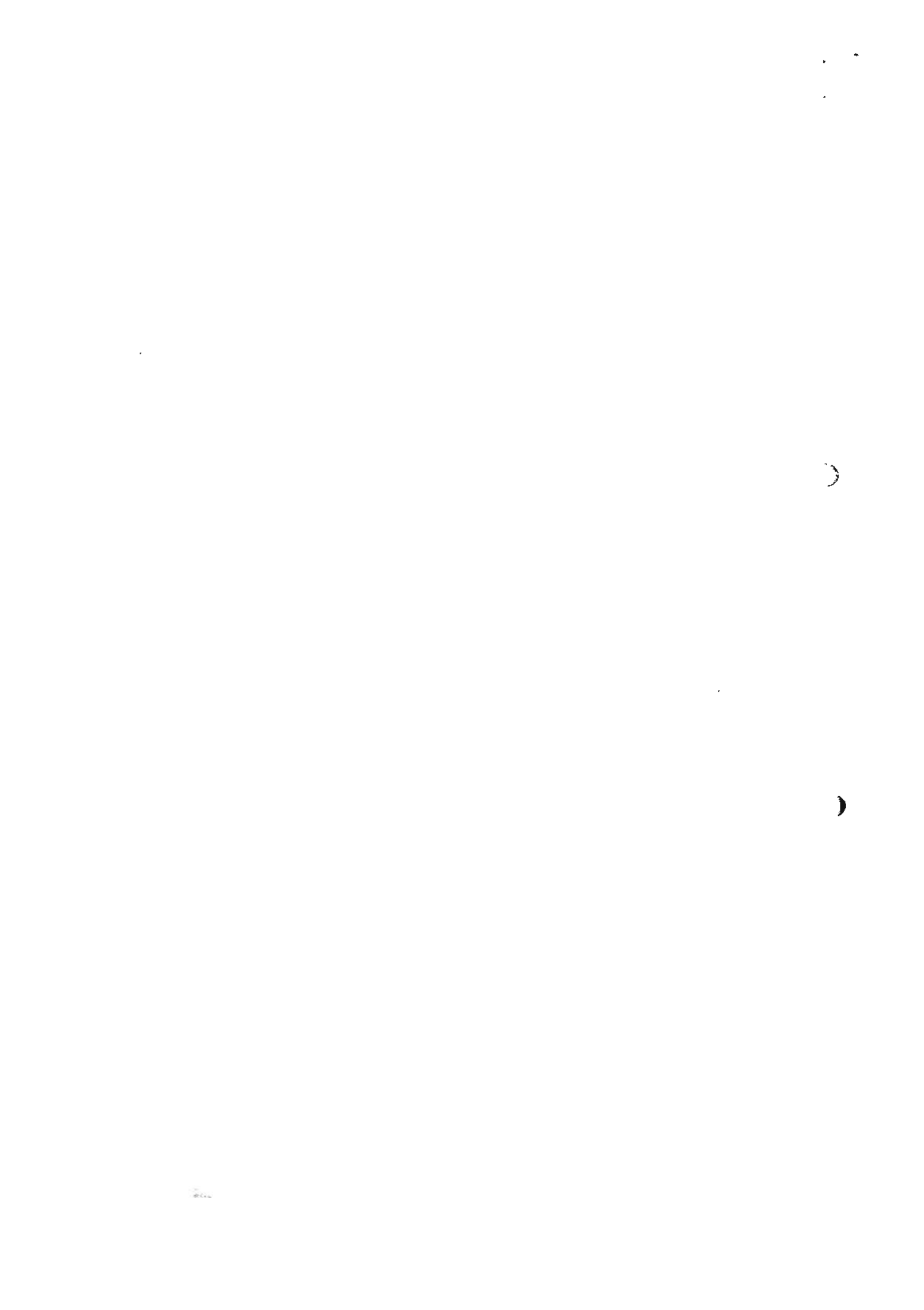
He/She/They pay the amount of Non Agricultural Assessment and
 fine as mentioned above to the Mamlatdar Andheri/Kurla/Borivali.

Copy in duplicate with a copy of the plan sanctioned by the
 G.B.M.C. forwarded to the Mamlatdar Andheri/Kurla/Borivali for
 making necessary notes in the Village and Taluka Records. It will
 be the responsibility of the Mamlatdar to demand N.A. Assessment from the
 occupant concerned and send a copy of it to this effects its reco-
 very every year.

He is also requested to execute the bond from the occupant con-
 cerned and send a copy of it to this office for record.

Copy with a copy of the plan sanctioned by the G.B.M.C. forwarded
 to the District Inspector of Land Records, B.S.D. Bombay for informa-
 tion and effecting survey correction as per above order.

Copy submitted to the Commissioner, Bombay Dvn. Bombay for
 information.



Advance Payment

Remark : Full Payment

Type of Collection

Page 1 of 1

MCGM PAN NO. AAALM0042L

MCGM GST NO. 27AAALM0042L3Z4

RECEIPT NO. 23/0081494

Printed By: Divya Shinde
Printed On: 15/03/2024 11:20:56



BRIHANMUMBAI MUNICIPAL CORPORATION (BMC)

WARD

Received with Thanks from :- Assessment and Collection P/S

Billing Name : THE SECRETARY BALWA C H S

Date : 15/03/2024 11:20:56

Receipt No : 2024ACR04440014

Assessee's Name : M/S ISMAIL JANMOHAMED BALWA AB DULKARIM IBRAHIM BALWA I,
BRAHIM SALEM OHAMED KOJAR & S R KOJAR

Tax : Property

Account No : 0010002000000000

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Regd. Head

Bill No.	Bill Dt.	Amount	ND+W.Fee+M.Pnlty+G.Pnlty+ Dischg.F.+Unlawful+Adm.	Total Dues	Early Bird Discount	Net Payable	Cash/ Chq Amt.
202310BIL.20633479	26/02/2024	5363	0+0+0+0+0+0+0	5363	0	5363	5363
202320BIL.20633480	26/02/2024	5363	0+0+0+0+0+0+0	5363	0	5363	5363

Sec.No.	Instrument type	Date	No.	MCR No.	Bank	Status	Amount
							10726
							0
							10726
							10726



Net Amount	CGST	SGST	IGST	IGST	Gross Total
10726	0	0	0	0	10726

Cheque Received Subject to Realisation only

1 Cash





बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये वजाबण्यात आलेले मालमत्ता कराचे देयक.

Inward No:

कराचे क्रमांक PS1600280040000	मालमत्ता करवर्ष / देयक वावरावधी 2023-2024 01/04/2023 ते 31/03/2024	देयक क्रमांक 202310BIL20633479 202320BIL20633480	देयक दिनांक 26/02/2024
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आपल्याकडे नाव व पत्ता : THE SECRETARY BALWA CH S LTD BLDG NO 1 BALWA NAGAR, MADINA MANZIL S V ROAD, GOREGAON WEST MUMBAI 40006	उपस्थित - Asstt. Assessor & Collector, P South Ward Municipal Office Building, C. T. S. No. 746, Village Pehadi, S. V. Road, Goregaon (West), Mumbai - 400 0104. द्वारे पत्ता- aacps ac@mcgm.gov.in फोन नं 022 2672 0051
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मालमत्ता क्रमांक, नॅट.टी.एस क्रमांक / प्लॉट क्रमांक, गावाचे नाव, मार्ग क्रमांक, मार्गाचे नाव, मानमत्तचे वर्णन, इमारतीचे नाव, वरदान्याची नावे,
P-572 & 572(2)P16, 16A, S V ROAD HOUSE M'S ISMAIL JANMOHAMED BALWA AB DULKARIM IBRAHIM BALWA I, BRAHIM SALEM MOHAMED KOJAR & S R KOJAR

प्रथम करनिर्धारण दिनांक: 31/03/1961	संशोधन क्रमांक: -	एकूण भांडवली मूल्य: ₹ 105624035/-
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एकूण भांडवली मूल्य (अंकीत): ₹ Ten Crore Fifty Six Lakh Twenty Four Thousand Thirty Five Only

दि. 31/03/2010 या तारखेपर्यंतची वकबाकी: ₹ 0 दि. 01/04/2010 ते 31/03/2023 या तारखेपर्यंतची वकबाकी: ₹ 0

कराचे नाव	01/04/2023 ते 30/09/2023 (202310) Bill Amount (₹)	01/10/2023 ते 31/03/2024 (202320) Bill Amount (₹)
सर्वनाशान्ण कर	1691	1691
जल कर	0	0
जल लाभ कर	1061	1061
सवनि.सांगण कर	0	0
सवनि.सांगण लाभ कर	658	658
भ.न.पा. शिक्षण उपकर	615	615
राज्य शिक्षण उपकर	538	538
रेलगाय इमी उपकर	0	0
वृक्ष उपकर	31	31
पथ कर	769	769
एकूण देयक रकम	5363	5363
कलम 152 अ नुसार वकबाकी रकम	0	0
आयकर अधिदानाचे सपाटावत	0	0
भरणावकबाची दिवखळ रकम	5363	5363
प्रविदानाची दिवखळ रकम	0	0
अंकीत राखणे (Payable Amount)	₹ Five Thousand Three Hundred Sixty Three Only	₹ Five Thousand Three Hundred Sixty Three Only
अंतिम देव दिनांक:	25/05/2024	25/05/2024

To make payment through NEFT: (Payment done through NEFT will be collected against oldest bills first)
IFSC - SBIN0000300, Beneficiary A/C No:- MCGMPTPS1600280040000, Name-BMC Property Tax.
Cheque/DD/PO payment should be drawn in the name of BMC / बृहन्मुंबई महानगरपालिका

Scan to open BMC Website :



मान. स्वयानुसूचित निर्णयानुसार भांडवली मूल्य निर्धारण नियम २०१० व २०१५ मधील नियम क्र. २०, २१ व २२ अन्वये वजाबण्यात आले आहेत. यदर देयक हे मालमत्ता कर अधिकाऱ्याकडून जारी करण्यात आलेले असून मालमत्ता कर निधीत वसूल करणे साठी मालमत्ता कर वसूल करणारी प्रभावात मालमत्ता कर मूल्यसंकलन / फेरमूल्यसंकलन व त्यानुसार वसूल करणेसाठी मालमत्ता कर अधिकाऱ्याकडून घ्यावे लागते. या संदर्भातील अधिक माहिती महानगरपालिकेच्या संकेतस्थळावर उपलब्ध आहे.

महेश पाटील
करनिर्धारक व संकलक

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/434175/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To

Hussein Abdul Karim Balwa and Others,
C.T.S. Nos. 928 A, 928 A/1 to 24, 928 B,
928 C/B, 929 A, 929 B, 928 C/A of
Village Pahadi Goregaon –(W), C.T.S. Nos. 1390,
1390 A, 1390/1 to 11, 1391 A & 1391 B,
Village- Malad (S) & C.T.S. Nos. 73 A/A,
73 A/B, 73 A/C, & 73 A/D of Village- Chinchavali
-Goregaon (West), Mumbai.

Subject : Environmental Clearance for Proposed Residential development known as Avalon Heights located at sub- plot C-1 bearing C.T.S. Nos. 928 A, 928 A/1 to 24, 928 B, 928 C/B, 929 A, 929 B, 928 C/A of Village Pahadi Goregaon –(W), C.T.S. Nos. 1390, 1390 A, 1390/1 to 11, 1391 A & 1391 B of Village- Malad (S) & C.T.S. Nos. 73 A/A, 73 A/B, 73 A/C, & 73 A/D of Village- Chinchavali at Goregaon (West), Mumbai by Hussein Abdul Karim Balwa and Others.

Reference : Application no. SIA/MH/INFRA2/434175/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 210th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 271st (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 23rd November, 2023.

2. Brief Information of the project submitted by you is as below:-

Sr. No.	Description	Details
1	Proposal Number	SIA/MH/INFRA2/434175/2023
2	Name of Project	Proposed Residential development known as Avalon Heights located at sub- plot C-1 bearing C.T.S. Nos. 928 A, 928 A/1 to 24, 928 B, 928 C/B, 929 A, 929 B, 928 C/A of Village Pahadi Goregaon –(W), C.T.S. Nos. 1390, 1390 A, 1390/1 to 11, 1391 A & 1391 B of Village Malad (S) & C.T.S. Nos. 73 A/A, 73 A/B, 73 A/C, & 73 A/D of Village Chinchavali at Goregaon

		(West). Mumbai			
3	Project category	8(a) Building and Construction Projects			
4	Type of Institution	Private			
5	Project Proponent	Name	Hussein Abdul Karim Balwa and Others		
		Regd. Office address	4 th Floor, Techniplex - I, Techniplex Complex, Veer Savarkar Flyover, Goregoan (W). Mumbai. 400104.		
		Contact number	9833236970		
		e-mail	salim@balwagroup.com		
6	Consultant	Enviro Policy Research India Pvt. Ltd. Certificate No – NABET/EIA/2124/1A0076 (Validity - 26.04.2024) Name:- Mr. Avick Sil Contact Details – 9833825875. avick1114@gmail.com , avick@eprindia.com			
7	Applied for	Fresh			
8	Location of the project	Sub- plot C-1 bearing C.T.S. Nos. 928 A, 928 A/1 to 24, 928 B, 928 C/B, 929 A, 929 B, 928 C/A of Village Pahadi Goregaon -(W), C.T.S. Nos. 1390, 1390 A, 1390/1 to 11, 1391 A & 1391 B of Village Malad (S) & C.T.S. Nos. 73 A/A, 73 A/B, 73 A/C. & 73 A/D of Village Chinchali at Goregaon (West). Mumbai			
9	Latitude and Longitude	19°10'26.11"N 72°50'44.51"E			
10	Plot Area (sq.m.)	4,850.00			
11	Deductions (sq.m.)	0.00			
12	Net Plot area (sq.m.)	4,850.00			
13	Ground coverage (m ²) & %	2572.89 (61%)			
14	FSI Area (sq.m.)	15,757.26			
15	Non-FSI (sq.m.)	21,193.30			
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	36,950.56			
17	TBUA (m ²) approved by Planning Authority till date	P-12566/2022/ (928 and other)/P/S Ward/ Pahadi Goregaon-W/337/1/New dated 29.3.2023 FSI Area - 14,063.42 Sq.m			
18	Earlier EC details with Total Construction area, if any.	NA			
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	NA			
20	Previous EC / Existing Building			Proposed Configuration	Reason for Modification
	Building	Configuration	Height	Building	

	Name	(m)	Name	(m)	/ Change
	NA		Residential Building	Basement (pt) + Ground (pt) + Stilt (pt) + 1st to 7th podium + 1st to 35th upper floors	132.45 -
			Existing Building (to be retained)	Gr + 2 upper floors	9.60 -
21	No. of Tenements & Shops		241 nos., 406.39 Sq.m commercial area		
22	Total Population		1142 nos.		
23	Total Water Requirements CMD		162.3 KLD		
24	Under Ground Tank (UGT) location		Basement		
25	Source of water		MCGM		
26	STP Capacity & Technology		145 KLD, MBBR		
27	STP Location		Basement		
28	Sewage Generation CMD & % of sewage discharge in sewer line		130 KLD 34.6% (Discharged in sewer line)		
29	Solid Waste Management during Construction Phase		Type	Quantity (Kg/d)	Treatment / disposal
			Dry waste	18 Kg/Day	Handover to authorized recyclers
			Wet waste	12 Kg/Day	OWC
			Construction waste	-	-
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed		Type	Quantity (Kg/d)	Treatment / disposal
			Dry waste	400.3 Kg/Day	Handover to authorized recyclers
			Wet waste	266.9 Kg/day	OWC
			E-Waste	-	-
			STP Sludge (dry)	1.3 Kg/Day	Shall be used as Manure
31	R.G. Area in sq.m.		RG required – 1212.50 Sq.m		
			RG provided on ground – 1213.63 sq. m		
			RG on Podium (Additional) – 493.40 Sq.mt		
			Total – 1707.03 Sq.m		

		Number of Trees on plot: 11 nos. Number of Trees to be cut - 00 no. Number of Trees to be transplanted - 00 no. Number of Trees to be retained: - 11 nos. Number of trees proposed: 70 nos. Miyawaki Plantation: 130 nos. (60 Sq.Mtrs.) Normal Plantation: 10 nos. Total nos. of trees after development. 200 + 11 = 211 Nos.						
32	Power requirement	During Operation Phase: <table border="1"> <tr> <td colspan="2">Details</td> </tr> <tr> <td>Connected load (kW)</td> <td>2492.44 KW</td> </tr> <tr> <td>Demand load (kW)</td> <td>800 KW</td> </tr> </table>	Details		Connected load (kW)	2492.44 KW	Demand load (kW)	800 KW
Details								
Connected load (kW)	2492.44 KW							
Demand load (kW)	800 KW							
33	Energy Efficiency	a) Overall energy savings (%): 17 % b) Solar energy (%): 5%						
34	D.G. set capacity	750 KVA						
35	No. of 4-W & 2-W Parking with 25% EV	4-wheeler Provided - 194 nos.; 2-wheeler Provided - 103 nos.						
36	No. & capacity of Rain water harvesting tanks /Pits	RWH Tank - 38 cum						
37	Project Cost in (Cr.)	98.86 Cr						
38	EMP Cost	a) Construction Phase - 26.5 Lakhs/Annum. b) Operation Phase - 1. Capital Cost: Rs.180.1 Lakhs. 2. O & M Cost: Rs. 21.6 Lakhs/Annum.						
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	Not applicable (as per MoEF&CC OM F. NO. 22-65/2017-IA.III dt. 30.09.2020)						
40	Details of Court Cases/Litigations w.r.t the project and project location, if any.	NA						

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 271st (Day-1) meeting held on 23rd November, 2023. and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to obtain revised IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG for the project is on mother earth as per

Hon'ble Supreme Court order.

2. PP to obtain following NOC's & remarks:
a) SWD NOC/remarks; b) HRC NOC; c) Revised CFO NOC; d) Tree NOC
3. PP to convert paved RG area into unpaved RG & obtain revised approval from planning authority & submit architect certificate mentioning that they have provided all required RG as per prevailing DCR on mother earth as per order of the Hon'ble Supreme Court.
4. PP to convert minimum 5% of proposed RG area in to Miyawaki plantation & include the cost of same in EMP; PP to submit revised tree list with nos. of trees proposed with species to be planted in Miyawaki planation.
5. PP to reduce discharge of treated water up to 35%; PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 1212.50 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. This EC is restricted up to 120 m height as PP has not obtained HRC NOC.
3. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-JA III dt.04.01.2019.
6. SEIAA after deliberation decided to grant EC for-FSI- 15.757.26 m², Non FSI- 21.193.30 m², total BUA- 36,950.56 m². (Plan approval No- P-12566/2022/(928 And Other)/P/S Ward/PAHADI GOREGAON-W/337/1/New, dated-29.03.2023)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.

- V. Arrangement shall be made that waste water and storm water do not get mixed
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in

- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria/pollutant levels namely, SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
 - II. If applicable "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
 - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
 - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily imply that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent

has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.


5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Pravin Darade
(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Mumbai Suburban.
6. Commissioner, Municipal Corporation of Greater Mumbai
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.





भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

JUHU/WEST/B/030823/745957

मालिक का नाम एवं पता Hussein Abdul Karim Balwa and Others (Body of Individuals) दिनांक/DATE: 19-04-2023
4th floor, Technplex - 1, Technplex Complex,
OWNERS Name & Address Veer Savarkar Flyover, Goregaon West.
Mumbai - 400 104 Veer Savarkar Flyover वैधता/ Valid Up to: 18-04-2031
Mumbai suburban Maharashtra 400104

ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र (एनओसी) No Objection Certificate for Height Clearance

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2) इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।

2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	JUHU/WEST/B/030823/745957
आवेदक का नाम / Applicant Name*	Hussein Abdul Karim Balwa and Others (Body of Indi
स्थल का पता / Site Address*	Sub-Plot C-3, CTS No. 928A(pt), 928A/14 (pt) And 928 A/15 to 928A/17, of Village Pahadi-Goregaon W. Malad (West), Mumbai, Village Pahadi Goregaon W Malad West Mumbai, Mumbai suburban, Maharashtra
स्थल के निर्देशांक / Site Coordinates*	19 10 27.74N 72 50 47.60E, 19 10 26.22N 72 50 47.77E, 19 10 25.95N 72 50 47.80E, 19 10 26.12N 72 50 48.96E, 19 10 27.81N 72 50 49.31E, 19 10 27.27N 72 50 49.33E, 19 10 26.82N 72 50 49.36E, 19 10 27.27N 72 50 49.50E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	9.99 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	171.44 M (Restricted)



Handwritten signature and date: 19/04/2023

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपार्ले ईस्ट
मुंबई- 400099 दूरभाष संख्या 91-22-28300606

Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai-400099 Tel. no. 91-22-28300606



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

JUHL/WEST/B/030823/745957

* जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant*

1) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है: -

2) This NOC is subject to the terms and conditions as given below:

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा कानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट नियम 1994 (भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जायेगी।

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994”.

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।

c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी। अर्थात्, संरचना की अधिकतम ऊँचाई - अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934, के सेक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफ्ट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है।

e. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including, "The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994”.

छ) कोई भी रेडियो, टीवी एन्टीना, लाइटनिंग अरेस्टर, सीढ़िया, मूम्टी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।

f. No radio/TV Antenna, lightning arresters, staircase, Mumty, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.



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19/04/2023

भारतीय विमानपत्तन प्राधिकरण, पश्चिमी क्षेत्र पोर्टा कैबिन्स, नई एयरपोर्ट कॉम्प्लेक्स के सामने, विलेपारले ईस्ट
मुंबई- 400099 दूरभाष संख्या

Regional headquarter Western Region: Region Porta Cabins, New Airport Complex, Opposite Hanuman Road, Vile Parle East
Mumbai-400099 Tel. no. 91-22-28300606



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JUHU WFS1 B 030823 745957

ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएँ का खतरा पैदा नहीं करता है, ही मान्य है।

g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operation is obligatory, within 8 KM of the Aerodrome Reference Point

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवैलिडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए।

h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटों का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो। विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी।

i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरुद्ध कोई शिकायत/दावा नहीं किया जाएगा।

j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

ड) डे मार्किंग तथा सहायक विद्युत् आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रंखला 'बी' पार्ट 1, सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएगी।

k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in

ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता।

l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is only to ensure safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Juhu, Navi Mumbai, Santa Cruz विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग - 1), अनुसूची - IV (भाग - 2), केवल RCS हवाई अड्डे और अनुसूची - VII में सूचीबद्ध हैं, के लिए जारी किया गया है।

m. This NOC ID has been assessed with respect to the Juhu, Navi Mumbai, Santa Cruz Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule - III, Schedule - IV (Part-I), Schedule- IV (Part-2; RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR770(E)



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19/10/2023

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिंस, नई एयरपोर्ट कॉलोनी, विमानपत्तन प्राधिकरण के सामने, विलेपार्ले ईस्ट
मुंबई- 400099 दूरभाष संख्या: 91-22-28300606

Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
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त) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची-IV (भाग -2, आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता है, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule - V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2: other than RCS airports) of GSR 751 E amended by GSR770(E)

थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।

o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

द) स्थल की ऊँचाई और/या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी।

p. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail.



19/04/23

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
मुंबई-400099 दूरभाष संख्या 91-22-28300606

Regional headquarter Western Region Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai-400099 Tel. no 91-22-28300606

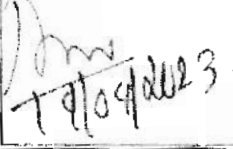
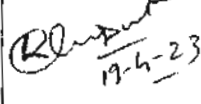
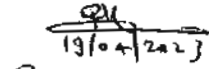


भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

JUHU/WEST/B/030823/745957

क्षेत्र का नाम / Region Name:

पश्चिम/WEST

पदनामित अधिकारी/Designated Officer नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	 19/04/2023	गोपाकुमार जायस. एम. / GOPAKUMAR सहस्राध्यक्ष (ए.टी.एम.), पश्चिमी क्षेत्र General Manager (A.T.M.), Western Reg. भारतीय विमानपत्तन प्राधिकरण/Airports Authority of India मुंबई / Mumbai - 400 099.
द्वारा तैयार Prepared by	 19-4-23	BHANU DIXIT MGR (A.T.M. - DOAS)
द्वारा जांचा गया Verified by	 19/04/2023	RAKESH UPADHYAYA DG.M (A.T.M. - DOAS)

ईमेल आईडी / EMAIL ID : nocwr@aai.aero

फोन/ Ph:

022-28300656

ANNEXURE/अनुलग्नक

Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर में)	Bearing(Degrec) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Juhu	8555.53	9.67
Navi Mumbai	30784.44	310.88
Santa Cruz	9337.03	348.31
NOCID	JUHU/WEST/B/030823/745957	

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
मुंबई- 400099 दूरभाष संख्या 91-22-28300606

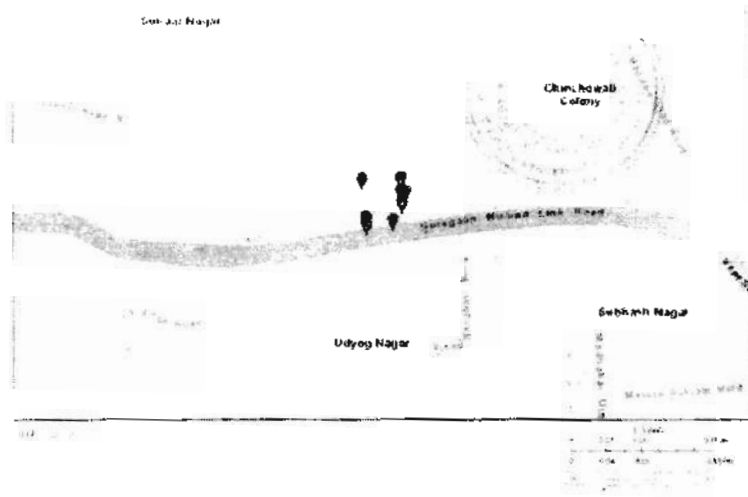
Regional headquarter Western Region,Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai-400099 Tel no. 91-22-28300606



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

JUHU/WEST/B/030823/745957

Street view



Satellite View



क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा काबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपार्ले ईस्ट
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BRIHANMUMBAI MUNICIPAL CORPORATION
MUMBAI FIRE BRIGADE

Sub: Fire safety requirements for the proposed construction of High rise Residential building no. 6 on plot bearing C.T.S. No. 928-A, 928-A/1 to 24 of Village Pahadi Goregaon (W), C.T.S. No. 1390, 1390/A, 1390/1 to 11 of Village Malad (S) and C.T.S. No. 73-A/D of Village Chinchavali, Goregaon (West), Mumbai.

- Ref:** 1. Online submission from **Mr. Manojkumar Ashwanikumar Dubal**, License Surveyor.
2. Online File No. **P-12566/2022/(928 And Other)/P/S Ward/PAHADI GOREGAON-W-CFO/1/New**

Mr. Manojkumar Ashwanikumar Dubal,
License Surveyors

This is a proposal for the construction of High-Rise Residential building comprising of Part Basement (at -3.20 mtrs) for U.G. tank & Pump room + Ground floor part on stilts for car parking & part for offices and shop + 1st to 6th Podium floors for car parking by the way of 6.00 mtrs wide two-way ramp + 7th Podium floor part for fitness centers & part Paved LOS open to sky + 1st to 35th upper residential floors with a total height of 132.45 mtrs measured from general ground level up to terrace level.

The details of floor wise users of the building will be as follows:

Floor	Detail of users
Part Basement (At-3.20 mtrs)	U.G. tank + Pump room with separate staircase of 1.50 mtrs leading from ground floor + STP
Ground floor	Entrance lobby + 03 nos. of shops + 02 nos. of I.T. offices + Dry type electric substation + Fire control & BMS room + Space for electric panel + Space for D.G. set + Stack & Surface car parking in stilt area
1 st to 6 th Podium floors	Surface car parking & Scooter parking by the way of 6.00 mtrs wide two-way ramp on each podium floor
7 th Podium floor	03 Fitness centers + Space for OWC's + Space for letter box + Society office + Paved LOS open to sky
1 st floor	04 nos. of residential flats + Refuge area
2 nd to 7 th floors	06 nos. of residential flats on each floor
8 th floor	04 nos. of residential flats + Refuge area
9 th to 14 th floors	06 nos. of residential flats on each floor
15 th floor	04 nos. of residential flats + Refuge area
16 th to 21 st floors	06 nos. of residential flats on each floor
22 nd floor	04 nos. of residential flats + Refuge area
23 rd to 28 th floors	06 nos. of residential flats on each floor
29 th floor	04 nos. of residential flats + Refuge area
30 th to 35 th floors	06 nos. of residential flats on each floor
Terrace	Open to sky treated as refuge area

STAIRCASES PROVIDED FOR THE BUILDING IS AS UNDER:

No. of staircases	Width	From – To	Type of staircase
Two	2.00 mtrs.	Ground floor to terrace floor	Enclosed type

One	1.50 mtrs.	Leading from ground floor to part basement pump room area	Enclosed type
Each staircase of the building is externally located and adequately ventilated to outside air.			

DETAILS OF LIFTS FOR BUILDING IS AS UNDER:

No. of lifts	Type of lifts	Profile
03 nos. of lifts	Passenger lifts	Each lift leading from Ground floor to top floor
01 no. of lift	Firemen evacuation lift	Leading from Ground floor to terrace
One lift (excluding fireman evacuation lift) will be converted into fire lift. The lift lobby/ common corridor at each floor level is ventilated to outside air as shown on plans.		

REFUGE AREA PROVIDED FOR THE BUILDING IS AS UNDER:

Floor	Refuge area in Sq.Mtrs required)	Refuge area in Sq. Mtrs (proposed)	Height of the refuge area from general ground level
1 st	106.02 sq mtrs	115.02 sq mtrs	25.70 mtrs
8 th	110.30 sq mtrs	115.02 sq mtrs	47.05 mtrs
15 th	110.30 sq mtrs	115.02 sq mtrs	68.40 mtrs
22 nd	110.30 sq mtrs	115.02 sq mtrs	89.75 mtrs
29 th	110.30 sq mtrs	115.02 sq mtrs	111.10 mtrs
In addition to above, terrace of the building will be treated as refuge area. Refuge area calculation shall be verified by E.E.B.P(W.S.). Excess refuge area shall be counted in FSI as per DCPR 2034.			

OPEN SPACES:

The plot abuts on 27.45 mtrs wide Existing Veer Savarkar Road on South side & 27.45 mtrs wide Existing S.V. Road on West side through 9.00 mtrs open space of existing Ground + 02 floor Building no.1 on North side as shown on the plan.

THE SIDE OPEN SPACES ALL AROUND THE BUILDING ARE AS UNDER:

Sides	Building line to plot boundary	Building line to podium line	Podium line to plot boundary
North	12.93 mtrs to 16.17 mtrs (Including part paved LOS)	5.05 mtrs to 6.12 mtrs	6.25 mtrs to 7.53 mtrs (Including part paved LOS)
South	9.96 mtrs to 10.19 mtrs + 27.45 mtrs wide Existing Veer Savarkar Road	5.22 mtrs to 5.46 mtrs	4.50 mtrs + 27.45 mtrs wide Existing Veer Savarkar Road
East	14.95 mtrs to 21.38 mtrs (Including 6.00 mtrs wide 02-way ramp)	7.29 mtrs + 6.00 mtr wide 02-way ramp	1.50 mtrs
West	18.55 mtrs to 23.64 mtrs (Joint open space between proposed bldg. no. 6 & existing bldg. no.1)	5.41 mtrs to 13.21 mtrs	9.00 mtrs (Joint open space between proposed bldg. no. 6 & existing bldg. no.1)

The proposal has been considered favorably taking into consideration the following points: -

- The plot abuts on 27.45 mtrs wide Existing Veer Savarkar Road on South side & 27.45 mtrs wide Existing S.V. Road on West side through 9.00 mtrs open space of existing Ground + 02 floor Building no.1 on North side as shown on the plan.

- b) L.S. has provided refuge area facing East side having clear open space of 9.00 mtrs, from where specialized appliances from this department can be operated.
- c) Automatic sprinkler system will be provided in car parking areas at each at ground floor & each podium floor, each shop & I.T. office at ground floor, each fitness center, society office, in each habitable room of each flat on each floor & in lift lobby/common corridor of each floor of the building as per relevant I.S. standards laid down.
- d) The building will be provided with advance in-built fixed firefighting system, such as wet riser system, automatic sprinkler system, voice evacuation system, Fire alarm & detection system, fireman evacuation lift etc.
- e) Any additional fire safety requirements for proposed building recommended in future from Mumbai Fire Brigade Officer before final occupation shall be complied with.

In the view of above, as far as this department is concerned, this requirement letter is issued from fire safety point of view for the proposed construction of High-Rise Residential building comprising of Part Basement (at -3.20 mtrs) for U.G. tank & Pump room + Ground floor part on stilts for car parking & part for offices and shop + 1st to 6th Podium floors for car parking by the way of 6.00 mtrs wide two-way ramp + 7th Podium floor part for fitness centers & part Paved LOS open to sky + 1st to 35th upper residential floors with a total height of 132.45 mtrs measured from general ground level up to terrace level, as per the details shown on the attached plans, signed in token of approval, subject to satisfactory compliance of the following requirements:-

1) ACCESS:

- a) There shall be no compound wall on South & West Road side. However, entrance gate of not less than 9.00 mtrs shall be provided on South Road side and the courtyards shall be flushed with the road level.
- b) The Open space at North side of existing building no. 1 & joint open space at West side of Building no. 1 & 6 shall be kept free from any encroachment. This shall be strictly followed.
- c) Parking shall not be permitted in open space at North side of existing building no. 1 & joint open space at West side of Building no. 1 & 6 & in compulsory open space for maneuvering of fire appliances/engines in any time in future. No trees shall be allowed in open space at North side of existing building no. 1 & joint open space at West side of Building no. 1 & 6 & in compulsory open space/courtyard in any time in future.
- d) Archway if provided shall have height clearance of 6.00 mtrs from ground level.

2) COURTYARD / OPEN SPACES:

- i) The entire open spaces shall be sufficiently hardened to bear the weight of fire engine weighing up to 58 m. tones with a point load of 10 kgs/sq.cm.
- ii) All the open spaces shall be in one plane and shall be clear of any obstructions including tree.
- iii) Open spaces around the building shall be maintained free from encumbrances / encroachments at all time.

3) STAIRCASE:

- i) The flight width of each staircase of each wing shall be maintained not less than 2.00 mtrs. as shown in the enclosed plans.
- ii) The layout of each staircase shall be of enclosed type as shown in the plan

throughout its height and shall be approached (gained) at each floor level at least two hours fire resistant self-closing door (as per NBC provisions) placed in the enclosed wall of the staircase.

- ii) Staircases shall be externally located & adequately ventilated to outside air.
- iv) Open-able sashes or R.C.C. grills with clear opening of not less than 0.5 sq. mtrs. per landing on the external wall of the staircase shall be provided.

The staircase door at terrace level shall be provided in the manner as follows:

- I) The top of portion of the doors shall be provided with louvers.
- II) The single latch lock shall be installed from the terrace side at the height of not more than one mtrs.
- III) The glass front of 6-inch diameter with the breakable glass shall be provided just above the single latch lock, so as to open the latch in case of an emergency by breaking glass.
- IV) The door shall either be fitted with magnetic lock or shall be synchronize with fire detection and alarm system.

4) CORRIDOR / LIFT LOBBY:

- i) Corridor / lift lobby at each floor level shall be naturally ventilated.
- ii) The common corridor / lift lobby at each floor level shall be kept free from obstructions at all times.
- iii) Self-glowing/fluorescent exit signs in green color shall be provided showing the means of escape.
- iv) Portable lights / instant lights or Battery/UPS operated lights shall be provided at strategic locations in the staircase and lift lobby of each floor.

5) PART BASEMENT:

- a) The part basement shall be used for designated purpose only as shown in the plan.
- b) The basement shall be provided with natural / Mechanical ventilations through cut outs as shown in the plan.
- c) Two Dry Chemical Powder fire extinguisher ABC type of 09 kgs. Capacity each shall be kept in part basement.

6) PODIUM FLOORS:

- i) The podium floors shall be used for designated purpose as per shown on the plans.
- ii) All the sides of the stilted car parking shall be kept open except parapet walls of not more than 1.2 meters height.
- iii) Drencher system on the top of podium floor shall be provided at the podium periphery & shall be connected to automatic sprinkler system of the building.
- iv) The driveways shall be properly marked and maintained unobstructed, proper illuminated signage shall be provided for escape route at prominent location.

7) SURFACE & STACK CAR PARKING:

- i) The designated parking shall be used for car parking only.
- ii) The drainage of the car parking areas shall be separate from that of the building and shall be provided with catch with fire trap before connecting to Municipal Sewer.
- iii) Repairing / servicing of cars, use of naked light shall not be permitted in the car parking areas.

- iv) The parking area shall not be used for dwelling purpose and repairing / maintenance of vehicles, storage, trade activity etc, at any time and use of naked light / flame shall be strictly prohibited.
 - v) Vertical deck separation shall be provided between the upper & lower decks of Stack parking by using the non-perforated and non-combustible materials. (structural steel plate) This is to minimize direct impingement of flame to the car in the upper deck and also to prevent dripping of any possible leaking fuel to the lower deck.
 - vi) Elements of the Stack parking structure shall have 1 hr. fire resistance.
 - vii) Sprinkler system shall be provided in Stack parking area covering each level of parking.
 - viii) Each car parking deck shall have 1 hr. fire resistance.
 - ix) Parking area shall be accessible by trained staff when carrying out the maintenance work.
 - x) The parking system is to be ceased during the maintenance operation.
 - xi) The drive ways shall be properly marked & maintained unobstructed. Proper illuminated signage's for escape routes, ramps, etc. shall be provided at prominent locations.
- 8) STAIRCASE AND CORRIDOR LIGHTINGS:**
- i) The staircase and corridor lighting shall be on separate circuits and shall be independently connected so that they could be operated by one switch installation on the ground floor easily accessible to firefighting staff at any time irrespective of the position of the individual control of the light points, if any.
 - ii) Staircase and corridor lighting shall also be connected to alternate supply
 - iii) Double throw switches should be installed to ensure that lighting in the staircase and the corridor do not get connected to two sources of supply simultaneously. A double throw switch shall be installed in the service room to terminate the stand- by-supply
- 9) ENTRANCE DOORS & KITCHEN DOORS:**
- i) All entrance doors including flat entrance and kitchen doors shall be of solid core having fire resistance of not less than one hour. Rolling shutter for each shop shall have fire resistance of not less than one hour.
 - ii) The fire resistance rating for staircase F.R.D., Lift lobby / protected lobby & the lift doors shall be as per N.B.C. provisions.
- 10) ELECTRIC CABLE/ DUCT, SERVICES & METER ROOM:**
- i) Electric cable duct shall be exclusively used for electric cables and should not open in staircase enclosure.
 - ii) Bus bar shall be preferably used instead of electric cables.
 - iii) Inspection doors for duct shall have two hours fire resistance.
 - iv) Electric ducts shall be sealed at each floor level with non-combustible materials such as vermiculite concrete. No storage of any kind shall be done in electric shaft.
 - v) Electric wiring/ cable shall be non-toxic, non-flammable, fire retardant, low smoke hazard having copper core / fire resistance for the entire building with provision of ELCB/MCB.
 - vi) Electric meter room shall be provided at location marked on the plan. It shall be adequately ventilated & easily accessible.
 - vii) Low and medium voltage wiring running in shaft and in false ceiling should run in separate conduits;

- vii) Water mains, telephone lines, intercom lines, gas pipes or any other service line should not be laid in the duct for electrical cables; use of bus bar/solid rising mains instead of cables is preferred
 - ix) Separate circuits for firefighting pumps, lifts, staircases and corridor lighting shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes, so that fuse in one circuit will not affect the others. Such circuits shall be protected at origin by an automatic circuit breaker with its no-volt coil.
 - x) Automatic smoke detector system shall be provided in each electric shaft on each floor along with response indicator which shall be connected to main console panel board on ground floor level and each floor level
 - xi) Master switches controlling essential service circuits shall be clearly labeled in building.
- 11) **ACCESS RAMP:**
- a) Podium floors are provided with 01 no. of two-way ramp of width 6.00 mtrs which has entry at the ground level.
 - b) The gradient of the ramp leading to the basement shall not be steeper than 1:10.
 - c) The access provided to the podium shall be kept unobstructed at all time.
- 12) **VERTICAL FINS:**
Vertical fins of non-combustible type shall be provided on podium floors with sufficient openings for adequate natural ventilation and shall be of solid core having fire resistance of not less than one hour.
- 13) **FALSE CEILING (if provided):**
False ceiling if provided in the building shall be of non-combustible material. The suspenders of the false ceiling shall be of non-combustible materials.
- 14) **MATERIALS FOR INTERIOR DECORATION/FURNISHING:**
The use of materials which are combustible in nature and may spread toxic fume/gases should not be used for interior decoration/furnishing, etc.
- 15) **LIFTS:**
- A. PASSENGER LIFT:**
- i) Walls enclosing lift shaft shall have a fire resistance of not less than two hours.
 - ii) Shafts shall have permanent vent of not less than 0.2 sq. mtrs in clear area immediately under the machine room.
 - iii) Landing doors and lift car doors of the lifts shall be of steel shuttered with fire resistance of one hour. No collapsible shutter shall be permitted.
 - iv) Fire lift shown in the plan shall be as per specifications laid down under the regulations, a toggle switch shall be provided to this lift for the use of Firemen.
 - v) Threshold of non-combustible material shall be provided at the entrance of each landing door.
- B. FIRE LIFT:**
- i) To enable fire services personnel to reach the upper floor with the minimum delay, total four lifts shall be converted into fire lift (excluding fire evacuation lift) and shall be available for the exclusive use of the firemen in an emergency and shall be directly accessible to every dwelling of each floor.

- ii) Walls enclosing lift shafts shall have two hours fire resistance.
- iii) The shafts shall have permanent vent equal 0.2 sq. mtrs. clear area under the Lift Machine room.
- iv) Landing doors and lift car doors shall be of steel shuttered type with one-hour fire resistance. No collapsible shutters shall be provided.
- v) The lift shall have a floor area of not less than 1.4 sq. mtrs. with a minimum dimension of 1.12 mtrs. It shall have loading capacity of not less than 545 kg. (8 persons lift) with automatic closing doors.
- vi) There shall be an alternate electric supply of an adequate capacity apart from the normal electric supply the building and the cables run in a route safe from fire, i.e. within the lift shaft. In case of failure normal electric supply, it shall automatically trip over to alternate supply.
- vii) The operation of fire lift should be by a simple toggle or two button switches situated in glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call points will become inoperative and the lift will be on car control only or on priority control device. When the switch is off, the lift will return to normal working. It can be used by the occupants in normal times.
- viii) The words 'Fire lift' shall be conspicuously displayed in florescent paint on the lift landing door at each floor level & Threshold of non-combustible material shall be provided at the entrance of each landing door.

C. FIREMAN EVACUATION LIFT:

- a) Capacity of Fireman Evacuation Lift shall be of 845 to 1000 kgs. /8 to 15 persons and it shall be terminated on ground floor where facility of assembly or evacuation is available in case of emergency.
- b) Fireman Evacuation Lift shall be housed in a separate core having smoke check lobby with opening on each floor and shall be connected with one of the staircases and required access to the staircase on each landing through fire resistance of two hours rating. Alternatively, firemen evacuation lift shall be provided on every mid-landing of one of the enclosed staircases and the staircase shall be protected with smoke check lobby by means of fire resistance door/ fire curtain or fire resistance glass having two hours rating.
- c) All the requirements pertaining to civil and electrical aspects mentioned in NBC for Fire Lift shall be applicable for Fireman Evacuation Lift.
- d) Fireman Evacuation Lift car doors and landing doors shall have two hours fire resistance and shall have provision of glass vision for both doors of minimum 1 ft. X 2 ft. And the glass shall also have two hours fire resistance.
- e) Fireman Evacuation Lift shall have emergency operation switch which will be only operated by fire brigade personnel. On actuation of the switch the Fireman Evacuation Lift will operate from inside and the lift car door shall not open automatically but shall have control from inside to open it. The emergency operation switch shall also be provided in the ground floor lobby.
- f) The backup electric supply shall be through UPS for at least 30 min and it shall be supported online by another regular and alternate emergency supply.
- g) Two-way communication systems shall be provided in Fireman Evacuation Lift car as well as at every landing level including lobby at ground floor.
- h) All the electrical cable shall be fire retardant with low smoke hazard complying relevant BIS standards.
- i) Fireman Evacuation Lift car shall be of made of non-combustible material including interior having minimum two hours resistance.
- j) Lift maintenance shall be carried out only by Lift Manufacturing or Installation Company.

- k) Fireman Evacuation Lift and the staircase attached to it shall be clearly marked mentioning FIRE ESCAPE LIFT/STAIRCASE at each landing door at each floor level.
- l) The smoke check lobby with evacuation lift shall have positive level difference of minimum 75 mm with respect to staircase landing or mid landing level to avoid ingress of water in fireman lift shaft.

16) ELECTRIC SUB STATION:

- a) Only dry type substation shall be installed.
- b) Entire installation of substation including switchgear room, capacitors, transformer etc. shall be confirmed to the Indian Electric Act/Rules in practice.
- c) Cables in the cable trenches shall be coated with fire retardant material. Automatic built-in circuit breakers shall be provided in the substation.
- d) The door of the sub-station shall be of two hours fire resistance.
- e) The capacity of the substation shall be as per service provider's requirements.
- f) Adequate heating ventilation of switch room is essential to prevent condensation of moistures.
- g) The substation area shall be kept prohibited and no unauthorized person shall be allowed to enter in the area.
- h) The proposed substation shall be completely segregated either by brick masonry wall each of 9" thickness or R.C.C of 4" thickness from the rest of the premises as shown in the enclosed plans.
- i) The danger signage shall be provided on the substation fencing along with the electric voltage load.
- j) Entrance and exit door provided for transformer fencing shall be under lock and key at all the times.
- k) Two dry chemical power type (ABC stored pressure type) fire extinguishers each of 09 kgs. capacity each with BIS certification mark coupled with four buckets filled with dry clean sand shall be kept in the sub-station at the entrance.

17) D.G SET:

- i) D.G. Set with appropriate change over switch shall be provided for fire pumps, sprinkler pump, booster pump, staircase and corridor lighting circuits, manual fire alarm system & Fire lift.
- ii) For proposed D.G. Set acoustic enclosure will be provided for safe operation.
- iii) Entire installation of D.G. Set shall be confirming to the Indian electrical act/rules & practice.
- iv) A deep tray shall be kept under the fuel tank of the D.G. Set to collect the spillage & same shall be disposed off daily without fail.
- v) Cable in the cable trenches shall be coated with fire retardant material.
- vi) Electrical wiring shall be having copper core having the fire resistant and low smoke hazards cables for the entire building with the provision of ELCB/MCB.
- vii) In electrical installation of the building shall be provided for vertical electrical shaft with feeder pillar box of a gap of every 24 mtrs. Height of the building.
- viii) Adequate air and ventilation for switchgear room is essential to prevent condensation of moistures.
- ix) The capacity of the D.G. Set shall be as per electricity company requirements.
- x) D.G. Set shall be properly grounded.
- xi) Exhaust of D.G. Set shall not be directed in to the exit/entrance of any adjoining structure.
- xii) Sand bed of 6 inches thickness shall be provided below D.G. Set.

- xiii) Electrical cable of D.G. Set shall be FRL Stype.
- xiv) Adequate quantity of diesel shall be stored in its original container near D.G. Set, away from electrical switches of source of ignition.
- xv) Automatic built-in circuit breaker shall be provided to the D.G. Set.
- xvi) Rubber pad shall be provided to the D.G. Set for absorbed vibrations if any.
- xvii) The D.G. Set area shall be kept prohibited and no unauthorized shall be allow to enter the area.
- xviii) Structural stability of the building regarding absorption of the vibration of D.G. Set shall be checked by Structural Engg. before installation of the D.G. Set.
- xix) Two foam type fire extinguishers of 9.00 ltrs. Capacity each with ISI certification mark coupled with 4 buckets filled with dry, clean sand shall be kept in the D.G. Set.

18) FIRE FIGHTING REQUIREMENTS: -

A) UNDER GROUND WATER STORAGE TANK:

Underground water storage tank of 3,00,000 liters capacity shall be provided at location marked on the plan, as per the design specified in the rules with baffle wall and fire brigade collecting breaching.

B) OVERHEAD WATER STORAGE TANK (FOR EACH STAIRCASE):

A tank of 50,000 liters capacity shall be provided on the terrace level, the layout of which shall be got approved from H. E.'s departments prior to erection. The tank shall be connected to the wet riser through a booster pump through a non-return valve gate valve.

C) WET-RISER:

Wet riser of internal dia. of 15cm of G.I. 'C' Class pipe shall be provided as shown on the plan with double hydrant outlet & hose reel at each floor. Pressure reducing discs or orifices shall be provided at lower level, so as not to exceed the pressure of 5.5 kgs. per sq. cms.

D) FIRE SERVICES INLET:

- i) A fire service inlet on the external face of the building near the tank directly fronting the courtyards shall be provide to connect the mobile pump of the fire service independently to (a) The wet riser cum down comer (b) Sprinkler system (c) Drencher system.
- ii) Breaching connection inlet shall be provided to refill U.G. tank,
- iii) Operating switches of fire pumps shall be also provided in glass fronted boxes at ground floor.

E) AUTOMATIC SPRINKLER SYSTEM:

Automatic sprinkler system will be provided in car parking areas at each at ground floor & each podium floor covering each parking level, each shop & I.T. office at ground floor, each fitness center, society office, in each habitable room of each flat on each floor & in lift lobby/common corridor of each floor of the building as per relevant I.S. standards laid down.

F) DRENCHER SYSTEM:

Drencher system should be provided on the periphery of the top of each podium floor of the building and should be connected to the main sprinkler pump as per the standard laid down in relevant I.S. Specifications

- G) AUTOMATIC SMOKE DETECTION SYSTEM:**
Automatic smoke detection system shall be provided in Fire control room, in each shop & I.T. office at ground floor, each fitness center, society office, in substation, in pump room, in each electric meter panel/room & each lift machine room as per IS specification. Also, Automatic smoke detection system shall be provided on each floor and in the electric duct with response indicator & same should be connected to main console panel on ground floor level, as per IS specification.
- H) FIRE PUMP, SPRINKLER PUMP & JOCKEY PUMP AND, BOOSTER PUMP:**
- i) Wet-risers shall be connected to a fire pump at ground level of capacity of not less than 2800 liters/min. capable of giving a pressure of not less than 3.2 kgs/ sq. cms. at the top most hydrant. The fire pump shall be coupled with jockey pump of sufficient capacity. Separate jockey pump shall be provided to Wet riser system of each wing to keep system pressurized.
 - ii) Booster pump of 900 liters/min. capacity giving a pressure of not less than 3.2 kgs. / sq. cms. at the top most hydrant out let of the wet-riser shall be provided at the terrace level.
 - iii) Sprinkler pump of suitable capacity along with jockey pump shall be provided for automatic sprinkler system.
 - iv) Electric supply (normal) to these pumps shall be independent circuit.
 - v) Operating switches for booster pumps shall be also provided in glass fronted boxes in lift lobbies on each floor at easily accessible place.
 - vi) Operating switches of fire pumps shall be also provided in glass fronted boxes at ground level.
 - vii) All above pumps should be surface mounted or vertical turbine type (submersible pump not permitted) along with adequate size of pump room. Fire fighting panel shall be provided at ground level at easily accessible place.
 - viii) All the pumps shall be TAC norms or complied to NFPA-20.
- I) STANDBY PUMP:**
A separate Fire main pump, sprinkler pump & jockey pump of suitable capacity as stand by pumps shall be provided to the building or a Diesel -oil driven fire pump of suitable capacity shall be kept as stand by pump as per N.B.C.
- J) EXTERNAL HYDRANTS:**
Courtyard hydrants shall be provided at distance of every 30.00 mtrs around the building within the confines of the site of the wet riser on ground & on each podium floor.
- K) HOSES & HOSE BOXES:**
One Hose Box, each with two hoses of 15mts length of 63mm dia. along with branch shall be kept on ground floor near hydrant post, in each floor corridor & each podium floor at easily accessible places.
- L) ALTERNATE SOURCE OF POWER SUPPLY:**
An alternate source of L. V. /H. V. supply from a separate sub-station as well as from D.G. Set with appropriate change over switch shall be provided for Fireman evacuation lift, fire pump, Booster pump, sprinkler pump, jockey

pump, fire lift, staircase, corridor lighting circuits, and fire alarm system, detector systems, etc. It shall be housed in a separate cabin.

M) PORTABLE FIRE EXTINGUISHERS:

- a) One dry chemical powder (ABC type) fire extinguisher of 09 kgs. Capacity having BIS certification mark and one no. of bucket filled with dry clean sand shall be kept near electric meter panel, pump room & in Lift Machine Room.
- b) Four dry chemical powder (ABC type) fire extinguishers of 09 kgs. Capacity each having BIS certification mark and two buckets filled with dry clean sand shall be kept at car parking areas at ground & each podium floor.
- c) One dry chemical powder type fire extinguisher of 06 kgs. Capacity having BIS Certification mark shall be kept in each shop & each I.T. office at ground floor, in society office, in each fitness center, in lift lobby / common corridor on each floor as well as in refuge area of the building.

N) PANEL BOARD OF FIRE-FIGHTING SYSTEM:

Fire alarm system, public address system, Alternate supply, etc. panels shall be installed on ground floor & which shall be manned 24 hours.

O) HEAT DETECTORS:

Heat detectors shall be installed in the hot areas i.e. kitchen room each flat of the building.

P) GAS DETECTOR SYSTEM:

LPG /PNG detector system shall be installed in each kitchen room on each floor of the building as per relevant I.S. specifications.

Q) BREATHING APPARATUS SET:

Two self-contained breathing apparatus sets of 45 mins duration each shall be kept in fire control room & in each refuge area.

R) PUBLIC ADDRESS SYSTEM:

The building shall be provided with public address system as per the rules with main control operator at console panel at ground floor area.

S) FIRE ALARM SYSTEM:

The building shall be provided with manual fire alarm system with main control panel at ground floor level and pull-boxes & hooters at each upper floor level. The layout of fire alarm system shall be in accordance with I.S. specification.

T) SIGNAGES:

Self-glowing/fluorescent exit signs shall be provided showing the means of escape for the entire building.

19) VOICE EVACUATION SYSTEM:

The voice evacuation system shall be integrated to Fire Alarm system so as to facilitate the co-ordination activities in case of fire emergencies. The actuation of the fire alarm control panel shall automatically activate the Voice Evacuation system. A pre-recorded message shall be broadcast on the affected floor, one floor below & two floors above the affected floor.

- 20) **INTEGRATED SYSTEM:**
The entire firefighting system shall be of the type "Integrated Building Automation System" combining all the systems. Flasher light shall be installed at the top of the building which will be switched on in case of incident of fire in that building to indicate involvement of building in fire. It will also help the incoming fire brigade appliances to reach the spot in time without delay.
- 21) **FIRE DRILLS / EVACUATION DRILLS:**
Fire Drills and evacuation drills shall be conducted regularly in consultation with Mumbai Fire Brigade and log of the same shall be maintained.
- 22) **SERVICE DUCT:**
- i) All service ducts shall have 2 hr. fire resistance.
 - ii) Inspection door of the service ducts shall have 2 hr. fire resistance.
 - iii) Duct for water service, drainage line, shall be separate from that of electrical cable duct.
 - iv) All service duct shafts shall be sealed at each floor level with non-combustible materials such as vermiculite concrete. No storage of any kind shall be done in the shaft.
- 23) **TRAINED STAFF / SECURITY GUARDS:**
- i) The trained security / staff along with trained staff having basic knowledge of firefighting & fix firefighting installation shall be provided / posted in the building. They will be responsible for the following:
 - a. Maintenance of all the first aid firefighting equipment's, fixed installations & Other firefighting equipment / appliance in good working condition at all times.
 - b. Imparting training to the occupants of the building in the use of firefighting equipment provided on the premises & keep them informed about the fire & other emergency evacuation procedures.
- 24) **FIRE CONTROL ROOM:**
- i) Separate Fire control room with well qualified man power shall be established at ground floor.
 - ii) Plan of each floors indicating means of egress as well escape shall be maintained.
 - iii) Control panel of fire safety system shall be located in the BMS / Fire control room.
- 25) **BUILDING MANAGEMENT SYSTEM:**
- i) The entire building should be provided with intelligent, properly designed /programmed building management system having its main control at near reception on ground floor.
 - ii) Addressable wireless standalone system with connectivity to nearby fire station shall be provided.
- 26) **DISASTER MANAGEMENT PLAN:**
- a. Disaster management plan for fire & other emergency shall be prepare and kept ready at the control room.
 - b. The mock drill with the designated fire marshal for any operation of disaster management plan shall be carried out regularly after occupation as per National building code.

27) INTERNET OF THINGS SYSTEM:

- a) The IOT based Micro Controller Device shall be provided in the electrical installation of the building as per the requirement stipulated in circular No. शासन परिपत्रक क्र. मुविनि-२०२१/प्र. क्र. ११४/ऊर्जा -९.
- b) The IOT based Micro Controller Device shall be tested and verified by NABL accredited testing agency / laboratory in accordance with the recognized IS:732-2019 code for practice for Electrical wiring installation.
- c) The complete installation of IOT based Micro Controller Devices shall be checked and certified by the Chief Electrical Inspector, Govt. of Maharashtra and certificate to that effect shall be issued at that time of compliance.
- d) The data and the alert generated by IOT based Micro Controller Devices shall be monitored by building management system and the necessary corrective measures shall be taken by the owner, occupier immediately.
- e) The data generated by IOT based Micro Controller Devices shall be made available to fire brigade department as and when required to investigate the cause of fire.

28) OTHER NOC / PERMISSIONS:

Necessary permissions / N.O.C. for swimming pool, licensable trade, addition/ alteration, interior work, etc. shall be obtained from competent Municipal Authorities & CFO's Department.

29) FIRE FIGHTING REQUIREMENTS AT THE CONSTRUCTION STAGE OF BUILDING:

Following fire protection arrangement shall be provided with the following fire protection measures shall be provided & same shall be maintained in good working condition at all the times.

- a) Dry riser of minimum 10 cm diameter pipe with hydrant outlets on the floor constructed with fire service inlet to boost the water in the dry riser & maintenance should be in accordance with good practice.
- b) Drums of 200 liters capacity filled with water & two fire buckets shall be kept of each floor.
- c) Water storage tank of minimum 20,000 liters capacity shall be kept at site ready to use in case of emergency, which may be used for other construction purpose also.

30) ELEVATION FEATURE (IF PROVIDED):

As shown on plan, elevation feature/treatment shall be given as per the MCGM guidelines, DCPR-2034 and circular u/no. u/no. Ch. Eng./D.P./30449/Gen. Dtd.03.01.2017 and Ch. Eng./D.P./110/Gen. Dtd. 30.01.2020.

31) REFUGE AREA:

The Refuge area for the building is provided on 1st, 8th, 15th, 22nd & 29th floor and shall be conforming to the following requirements:

i) Manner of refuge area

- a) The refuge area shall be so located that it shall preferably face the wider open space on the side of the building perpendicular to the main access road.
- b) The refuge area shall be provided with railing/fire rated glass/parapet of height 1.20 mt.
- c) The refuge area shall have a door which shall be painted or fixed with a sign in luminous paint mentioning "REFUGE AREA".
- d) The lift/s shall not be permitted to open into the refuge areas.

- e) The refuge area provided within building line shall be accessible from common passage/staircase.
- ii) **Use of refuge area:**
 - a. The refuge area shall be earmarked exclusively for the use of occupants as temporary shelter and for the use of Fire Brigade Department or any other organization dealing with fire or other emergencies when occur in the building and also for exercises/drills if conducted by the Fire Brigade Department.
 - b. The refuge areas shall not be allowed to be used for any other purpose and it shall be the responsibility of the owner/occupier to maintain the same clean and free of encumbrances and encroachments at all times.
- iii) **Facilities to be provided at refuge area:**
 - a. Adequate emergency lighting facility shall be provided.
 - b. Adequate drinking water facility shall be provided in the refuge area.
- iv) **Terrace of the building as a refuge area:**
 - a. Necessary facilities like emergency lighting, drinking water shall be provided.
 - b. The access door/s from the enclosed staircase/s to the terrace floor shall have louvers at top half portion of the door. The entrance doors to the terrace shall be painted or fixed with sign painted in luminous paint mentioning "REFUGEAAREA".
- v) **Excess refuge area (above 4%) shall be counted in FSI.**

The L.S. vide his letter dated 27/09/2022 has certified the gross built up area as 37000.00 sq. mtrs. and paid scrutiny fee of Rs. 30,34,000/- (i.e. Rs. 29,82,750/- vide online Receipt No. CHE/BP/91167/22 dated 02/09/2022 & Rs. 51,250/- vide online receipt no. CHE/CFO/93448/22 dated 01/10/2022).

However, E.E.B.P.(W.S) is requested to verify the gross built up area and inform this department if the same is found to be more for levying the additional scrutiny fees if any.

L.S. has certified height of the building as 132.45 mtrs. & Total built-up area 37000.00 sq. mtrs. for the said Residential Building & as per Schedule II of Section 11(1) of Maharashtra Fire Prevention & Life Safety Measure Act. 2006, has paid **Fire Service Fee** of Rs. 5,55,000/- (i.e. Rs. 5,45,652/- vide online receipt No. CHE/CFO/91624/22 dated 12/09/2022 & Rs. 9,375/- vide online receipt no. CHE/CFO/93448/22 dated 01/10/2022).

NOTE TO E.E.B.P.(W.S.) & L.S.:

1. The fire-fighting installation shall be carried out by Govt. of Maharashtra approved Licensing Agency.
2. The width of abutting road & open spaces are mentioned in plans as submitted by the L.S. attached herewith and these parameters shall be certified by the License Surveyor.
3. E.E B.P City shall examine the proposal in context with the relevant Regulations of DCPR-2034.
4. The schematic drawings/plans of automatic sprinkler system, automatic smoke detection system, wet riser system, public address system, manual fire alarm system shall be got approved from CFO.
5. The area, size, etc. for the sprinkler system, detection system, fire alarm system, wet riser system, public address system, Fire duct, electrical duct etc. to be verified & examined by MEP Consultant.

6. Separate necessary permission for any licensable activity shall be obtained from concerned authorities of MCGM/CFO's department, till then shall not be allowed to use.
7. There shall be no any tree located in the compulsory open spaces or in the access way near the Entrance gates.
8. This recommendation letter is issued only from Fire Protection & Fire-Fighting requirements point of view on behalf of the online application from L.S.. If any matter pertaining to authenticity or legality shall be cleared by concerned Owner/Occupier/Developer/L.S., etc.
9. The plans approved along with this approval are issued from Fire Risk & Life Safety point of view only. Approval of these plans does not mean in any way of allowing construction of the building. It is L.S./Developers responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building.
10. As per section 3 of Maharashtra Fire Prevention and Life Safety Measures Act 2006, it is the liability of Owner/Occupier to provide the Fixed Fire Fighting installations and shall be maintained in good working order& in efficient condition all the time, in accordance with the provisions of Maharashtra Fire Prevention and Life Safety Measures Act or the rules.
11. This approval is issued without prejudice to legal matters pending in court of law, if any.
12. This N.O.C. is subject to approval by High Rise Technical Committee.

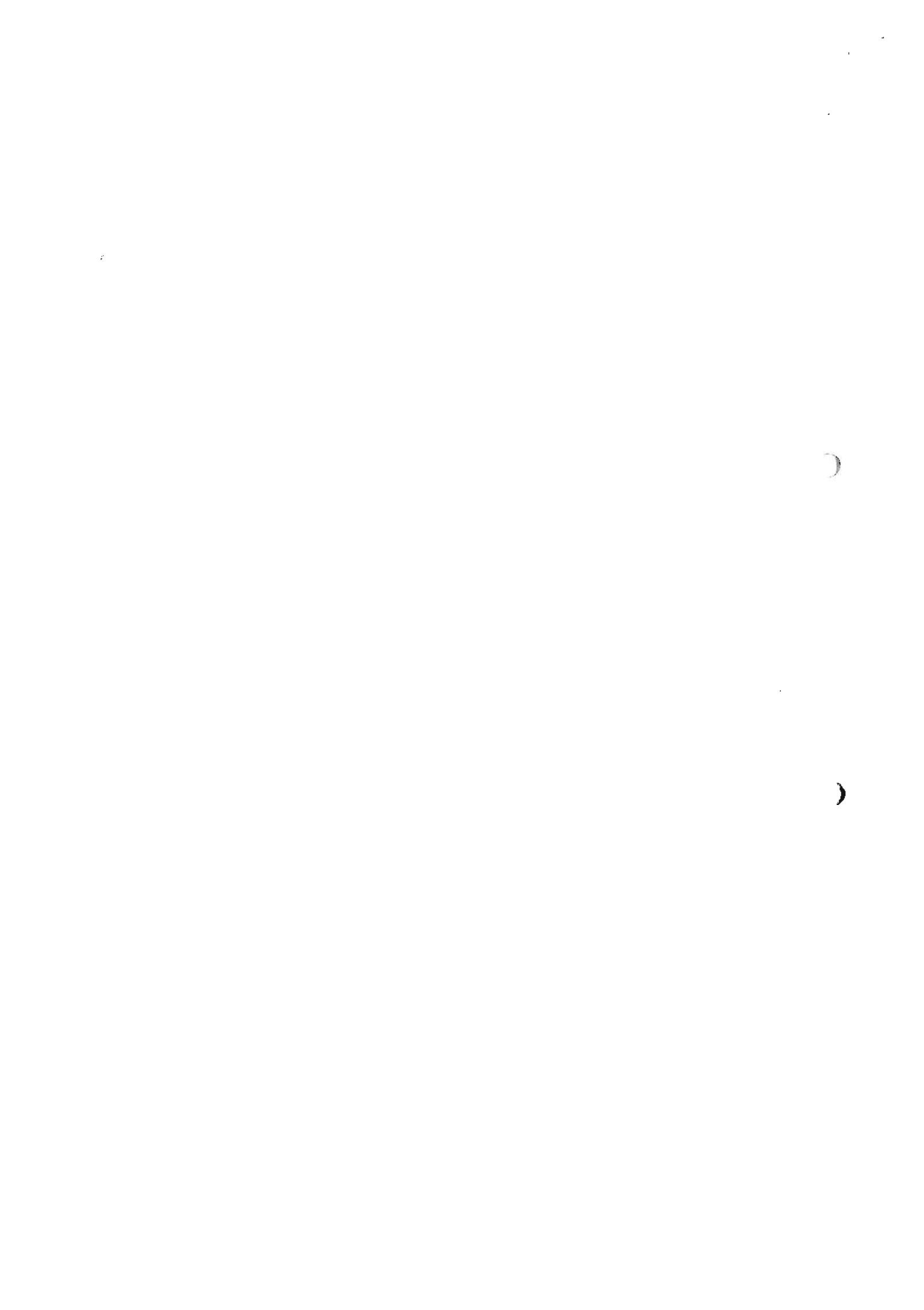
PANDURANG Digitally signed by
PANDURANG
GANPATRAO GANPATRAO DUDHAL
DUDHAL Date: 2022.10.17
18:22:54 +05'30'

Divisional Fire Officer
(Scrutiny, NOC preparation)

Deepak Digitally signed
by Deepak
Kalipada Ghosh
Date: 2022.10.17
23:06:19 +05'30'

Deputy Chief Fire Officer
Final Approval

Copy to: E.E.B.P.(W.S.)



LEGAL TITLE REPORT

M/S. NEGANDHI, SHAH & HIMAYATULLAH
ADVOCATES & SOLICITORS
107-113, KSHAMALAYA, 37,
SIR VITHALDAS THACKERSEY MARG,
NEW MARINE LINES,
MUMBAI - 400 020

Ref.: MH/RP

July 19, 2023

To,
MahaRERA
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot of lands bearing: -

- (i) All those pieces or parcel of land or ground being Sub-Plot A, Sub-Plot B, Sub-Plot C-1, Sub-Plot C-2, Sub-Plot C-3, Sub-Plot C-4, Sub-Plot D (plus 90 Ft wide ROB and 13.40 meters wide D.P. Road handed over) bearing C.T.S. Nos 1390, 1390A, 1390/1 to 1390/11 of Village Malad, (South), C.T.S. Nos 73A/A, 73A/B, 73A/C and 73A/D of Village Chincholi and C.T.S. Nos 928A, 928A/1 to 928A/24, 928B, 928C/A, 928C/B of Village Pahadi Goregaon (West) collectively admeasuring to 33,120.96 sq. mtrs. or thereabout ("**LARGER PROPERTY**")
- (ii) All those pieces or parcel of land from and out of Sub-Plot C-1 of approved Layout admeasuring 1717 sq. meters bearing New C.T.S. No. 928/A/01 Part (Old C.T.S. 928 (part)) of Village Pahadi Goregaon (West) on which a building known as Balwas Co-operative Housing Society Limited was standing thereon (Balwa Co-operative Housing Society Ltd.) ("**PROPERTY NO. 1**")
- (iii) All those pieces or parcel of land from and out of Sub-Plot C-1 of approved Layout admeasuring 1338 sq. meters bearing New C.T.S. No. 928/A/01 Part (Old C.T.S. 928 (part)) of Village Pahadi Goregaon (West) on which a building known as Balwa Nagar Unit No. 2 Co-operative Housing Society Limited was standing thereon. (Balwa Nagar Unit No. 2 Co-operative Housing Society Ltd.) ("**PROPERTY NO. 2**")
- (iv) All those pieces or parcel of land being Sub-Plot C-1 of approved Layout admeasuring 4850 sq. meters bearing New C.T.S. No. 928/A/01 (Old C.T.S. 928 (part)) of Village Pahadi Goregaon (West), C.T.S. Nos 1390, 1390A, 1390/1 to 1390/11 of Village Malad (South) together with three buildings standing thereon (excluding the Madina Manzil which is to be retained) which are required to re-developed by constructing on which rehab component and free sale component building/s will be constructed in accordance with the IOD/Approved Plans bearing No. P-12566/2022/(928 And Other)/P/S Ward/PAHADI GOREGAON-W/IOD/1/New dated 19th April, 2023 which shall be amended from time to time ("**SAID PROPERTY**").

1. We have investigated the title of the said Lands on the request of Avalon Residency LLP having their registered office at Techniplex-I, 4th Floor, Techniplex

gaurav shah mohammed himayatullah pinky shah lubna himayat

Complex, Off Veer Savarkar Flyover Goregaon West, Mumbai - 400 104, and the following documents i.e.:-

1) **DESCRIPTION OF THE PROPERTY.**

All that piece and parcel of land bearing: -

- (i) All those pieces or parcel of land or ground being Sub-Plot A, Sub-Plot B, Sub-Plot C-1, Sub-Plot C-2, Sub-Plot C-3, Sub-Plot C-4, Sub-Plot D (plus 90 Ft wide ROB and 13.40 meters wide D.P. Road handed over) bearing C.T.S. Nos 1390, 1390A, 1390/1 to 1390/11 of Village Malad, (South), C.T.S. Nos 73A/A, 73A/B, 73A/C and 73A/D of Village Chincholi and C.T.S. Nos 928A, 928A/1 to 928A/24, 928B, 928C/A, 928C/B of Village Pahadi Goregaon (West) collectively admeasuring to 33,120.96 sq. mtr or thereabout ("**LARGER PROPERTY**")
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- (iii) All those pieces or parcel of land from and out of Sub-Plot C-1 of approved Layout admeasuring 1338 sq. meters bearing New C.T.S. No. 928/A/01 Part (Old C.T.S. 928 (part)) of Village Pahadi Goregaon (West) on which a building known as Balwa Nagar Unit No. 2 Co-operative Housing Society Limited was standing thereon. (Balwa Nagar Unit No. 2 Co-operative Housing Society Ltd.) ("**PROPERTY NO. 2**")
- (iv) All those pieces or parcel of land being Sub-Plot C-1 of approved Layout admeasuring 4850 sq. meters bearing New C.T.S. No. 928/A/01 (Old C.T.S. 928 (part)) of Village Pahadi Goregaon (West), C.T.S. Nos 1390, 1390A, 1390/1 to 1390/11 of Village Malad (South) together with three buildings standing thereon (excluding the Madina Manzil which is to be retained) which are required to re-developed by constructing on which rehab component and free sale component building/s will be constructed in accordance with the IOD/Approved Plans bearing No. P-12566/2022/(928 And Other)/P/S Ward/PAHADI GOREGAON-W/IOD/1/New dated 19th April, 2023 which shall be amended from time to time ("**SAID PROPERTY**").

2) **THE DOCUMENTS OF ALLOTMENT OF PLOT.**

- a) Deed of Conveyance registered under Serial No. BOM-3021/1951 with the Sub-Registrar of Assurance dated 11th May 1951.
- b) Unregistered Indenture of Conveyance dated 16th July 1974.

- c) Agreement for Sale dated the 17th April, 1980
- d) Registered Deed of Family Arrangement dated 11th July, 1986.
- e) Consent Terms filed in the Hon'ble High Court at Bombay in Suit No1490 of 1988.
- f) Registered Deeds of Conveyance registered under Sr. Nos. 1) PBDR-2-1751/1995 dated 26th April, 1995, 2) PBDR-2-1752/1995 dated 26th April, 1995, 3) PBDR-2-1753/1995 dated 26th April, 1995, 4) BDR-2-4689/1999 dated 5th November, 1999, 5) BDR-2-3142/2000 dated 17th July, 2000, 6) BDR-2-3141/2000 dated 17th July, 2000, 7) BDR-10-2461/2005 dated 2nd May, 2005, and 8) BDR-10-4248/2005 dated 20th July, 2005
- g) Deed of Release dated 4th March 2022 duly registered under Sr. No. BRL-6-4643-2022 with Jt. Sub-Registrar of Assurances, Mumbai on 4th March, 2022.
- h) Deed of Release dated 9th March, 2022 duly registered under Sr. No. BRL-6-4999-2022 with Jt. Sub-Registrar of Assurances, Mumbai on 9th March, 2022.
- i) Deed of Release dated 31st March, 2022 duly registered under Sr. No. BRL-7770-2022 with Jt. Sub-Registrar of Assurances, Mumbai on 6th April, 2022.
- j) By a Deed of Release dated 31st March, 2022 duly registered under Sr. No. BRL-7769-2022 with Jt. Sub-Registrar of Assurances, Mumbai on 6th April, 2022
- k) Layout approval No. CHE/1211/LOP dated 12th August, 2008 subdivided the said Larger Property, into various Sub-Plots being Sub-Plot A, Sub-Plot B, Sub-Plot C, Sub-Plot D and Sub-Plot E.
- l) Layout approval No. CHE/1211/LOP dated 21st October, 2022 further sub-divided the said Sub-Plot C into four Sub-Plots being Sub-Plot C - 1, Sub-Plot C - 2, Sub-Plot C - 3 and Sub-Plot C - 4.
- m) Collector, Mumbai Suburban, vide Order dated 8th February, 2023 allotted the new C.T.S. Nos. to the newly Sub-divided Sub-Plots.
- n) LLP Agreement dated 2nd May, 2023 executed between Owners and the A2O Group comprising of Arif Fazlani and Mr. Aatif Mojawala are the partners
- o) Development agreement dated 14th July 2023 executed Between the Owners, the Societies and its Members and Avalon Residency LLP.
- p) Power of Attorney dated 14th July executed by the Owners, the Societies in favour of Avalon Residency LLP.
- q) Index II.

3) **7/12 EXTRACT/PROPERTY CARD**

Mr Hussein Abdul Karim Balwa, Mr. Ismail Abdul Karim Balwa and Mr. Umar Abdul Karim Balwa being the Owners of the said Property their names are reflected in all the revenue records including in the property card and relevant land records of the statutory authorities and the Owners and their predecessors-in-title, since 1951 have continued to make payment of Land Revenue Taxes and

costs relating to the said Property No 1 and the said Property No. 2 as its absolute owners.

4) SEARCH REPORT

As per the Search Report dated 30th June 2023 read with Supplemental Report dated 17.07.2023 submitted to us by the search clerk in the office of the Sub-Registrar of Assurances, no encumbrance was registered on the said Property. Hereto annexed and marked as Exhibit "A" & "B" are the Search Report issued by the Search Clerk.

2) On perusal of the above mentioned documents and all other relevant documents relating to the title of the said Lands, we are of the opinion that the title of Avalon Residency LLP is clear, marketable and without any encumbrances.

Owner of the land - Mr. Hussein Abdul Karim Balwa, Mr. Ismail Abdul Karim Balwa and Mr. Umar Abdul Karim Balwa

All that piece and parcel of land bearing: -

- (i) All those pieces or parcel of land or ground being Sub-Plot A, Sub-Plot B, Sub-Plot C-1, Sub-Plot C-2, Sub-Plot C-3, Sub-Plot C-4, Sub-Plot D (plus 90 Ft wide ROB and 13.40 meters wide D.P. Road handed over) bearing C.T.S. Nos 1390, 1390A, 1390/1 to 1390/11 of Village Malad, (South), C.T.S. Nos 73A/A, 73A/B, 73A/C and 73A/D of Village Chincholi and C.T.S. Nos 928A, 928A/1 to 928A/24, 928B, 928C/A, 928C/B of Village Pahadi Goregaon (West) collectively admeasuring to 33,120.96 sq. mtr or thereabout ("**LARGER PROPERTY**")
- (ii) All those pieces or parcel of land from and out of Sub-Plot C-1 of approved Layout admeasuring 1717 sq. meters bearing New C.T.S. No. 928/A/01 Part (Old C.T.S. 928 (part)) of Village Pahadi Goregaon (West) on which a building known as Balwas Co-operative Housing Society Limited was standing thereon (Balwa Co-operative Housing Society Ltd.) ("**PROPERTY NO. 1**")
- (iii) All those pieces or parcel of land from and out of Sub-Plot C-1 of approved Layout admeasuring 1338 sq. meters bearing New C.T.S. No. 928/A/01 Part (Old C.T.S. 928 (part)) of Village Pahadi Goregaon (West) on which a building known as Balwa Nagar Unit No. 2 Co-operative Housing Society Limited was standing thereon. (Balwa Nagar Unit No. 2 Co-operative Housing Society Ltd.) ("**PROPERTY NO. 2**")
- (iv) All those pieces or parcel of land being Sub-Plot C-1 of approved Layout admeasuring 4850 sq. meters bearing New C.T.S. No. 928/A/01 (Old C.T.S. 928 (part)) of Village Pahadi Goregaon (West), C.T.S. Nos 1390, 1390A, 1390/1 to 1390/11 of Village Malad (South) together with three buildings standing thereon (excluding the Madina Manzil which is to be

retained) which are required to re-developed by constructing on which rehab component and free sale component buildings/s will be constructed in accordance with the IOD/Approved Plans bearing No. P-12566/2022/(928 And Other)/P/S, Ward/PAHADI GOREGAON-W/IOD/1/New dated 19th April, 2023 which shall be amended from time to time ("SAID PROPERTY").

QUALIFYING COMMENTS/REMARK.

In our view Mr. Hussein Abdul Karim Balwa, Mr. Ismail Abdul Karim Balwa and Mr. Umar Abdul Karim Balwa are the owners of the said property as per Property Card and by virtue of the Development Agreement granted by the owners in favour of the Avalon Residency LLP, the said Avalon Residency LLP's right title and interest in respect of the said property is clear and marketable and the said Avlon Residency LLP is entitled to develop the same on the terms and conditions as recorded in the Development Agreement dated 14th July 2023 and in accordance with the provisions of Development Control Promotion Regulation 2034 for Greater Mumbai and/or Development Control Promotion Regulation 2034 after obtaining appropriate permission from the competent authority.

- 3) The report reflecting the flow of the title of the Avlon Residency LLP on the said property is enclosed herewith as Annexure "A".

Yours faithfully,
For Negandhi Shah & Himayatullah

Partner



ANNEXURE "A"Description of property:

- (i) All those pieces or parcel of land or ground being Sub-Plot A, Sub-Plot B, Sub-Plot C-1, Sub-Plot C-2, Sub-Plot C-3, Sub-Plot C-4, Sub-Plot D (plus 90 Ft wide ROB and 13.40 meters wide D.P. Road handed over) bearing C.T.S. Nos 1390, 1390A, 1390/1 to 1390/11 of Village Malad, (South), C.T.S. Nos 73A/A, 73A/B, 73A/C and 73A/D of Village Chincholi and C.T.S. Nos 928A, 928A/1 to 928A/24, 928B, 928C/A, 928C/B of Village Pahadi Goregaon (West) collectively admeasuring to 33,120.96 sq. mtr or thereabout ("**LARGER PROPERTY**")
- (ii) All those pieces or parcel of land from and out of Sub-Plot C-1 of approved Layout admeasuring 1717 sq. meters bearing New C.T.S. No. 928/A/01 Part (Old C.T.S. 928 (part)) of Village Pahadi Goregaon (West) on which a building known as Balwas Co-operative Housing Society Limited was standing thereon (Balwa Co-operative Housing Society Ltd.) ("**PROPERTY NO. 1**")
- (iii) All those pieces or parcel of land from and out of Sub-Plot C-1 of approved Layout admeasuring 1338 sq. meters bearing New C.T.S. No. 928/A/01 Part (Old C.T.S. 928 (part)) of Village Pahadi Goregaon (West) on which a building known as Balwa Nagar Unit No. 2 Co-operative Housing Society Limited was standing thereon. (Balwa Nagar Unit No. 2 Co-operative Housing Society Ltd.) ("**PROPERTY NO. 2**")
- (iv) All those pieces or parcel of land being Sub-Plot C-1 of approved Layout admeasuring 4850 sq. meters bearing New C.T.S. No. 928/A/01 (Old C.T.S. 928 (part)) of Village Pahadi Goregaon (West), C.T.S. Nos 1390, 1390A, 1390/1 to 1390/11 of Village Malad (South) together with three buildings standing thereon (excluding the Madina Manzil which is to be retained) which are required to re-developed by constructing on which rehab component and free sale component building/s will be constructed in accordance with the IOD/Approved Plans bearing No. P-12566/2022/(928 And Other)/P/S Ward/PAHADI GOREGAON-W/IOD/1/New dated 19th April, 2023 which shall be amended from time to time ("**SAID PROPERTY**").

EXAMINATION

We have examined the right of Mr. Hussein Abdul Karim Balwa, Mr. Ismail Abdul Karim Balwa and Mr. Umar Abdul Karim Balwa and Avlon Residency LLP having their office Techniplex-I, 4th Floor, Techniplex Complex, Off Veer Savarkar Flyover Goregaon (W) Mumbai 400 104, in respect of the said Property more particularly described hereinabove by examining the original documents made available to us:-

OBSERVATION & FINDINGS

From the perusal of the aforesaid search reports and the record made available to us, it appears that:

- A. By a Deed of Conveyance registered under Serial No. BOM-3021/1951 with the Sub-Registrar of Assurance dated 11th May 1951, one Mr. Jivatlal Pratapshi therein called the Vendor of the One Part and Mr. Ismail Janmohamed Balwa, Mr. Abdul Karim Ebrahim Balwa, Mr. Ibrahim Salemohamed Kojar and Mr. Suleman Rajmohamed Kojar therein called the Purchasers of the Other Part, the said Purchasers purchased all those pieces or parcels of land or ground bearing new C.T.S. Nos. 1390, 1390A, 1390/I to 1390/11 of Village Malad (South), 73A/A, 73A/B, 73A/C and 73A/D of Village Chincholi and 928A, 928A/1 to 928A/24, 928B, 928C/A, 928C/B of Village Pahadi Goregaon, collectively admeasuring 33120.96 sq. metres or written (hereinafter referred to as "the said Larger Property" for the consideration and on the terms and conditions as set out therein.
- B. Each of the said Purchasers under the aforesaid Deed of Conveyance viz;
- (i) Mr. Ismail Janmohamed Balwa was having $3/8^{\text{th}}$ i.e 37.50 % share in the said Larger Property
 - (ii) Mr. Abdul Karim Ebrahim Balwa was having $3/8^{\text{th}}$ i.e 37.50 % share in the said Larger Property
 - (iii) Mr. Ibrahim Salemohamed Kojar was having $3/16^{\text{th}}$ i.e 18.75 % share in the said Larger Property and
 - (iv) Mr. Suleman Rajmohamed Kojar was having $1/16^{\text{th}}$ i.e 6.25 % share in the said Larger Property.
- C. The Purchasers in the said Deed of Conveyance, in the year 1951, constructed a residential building popularly known as Madina Manzil Building, having a total built up area of 18232.50 sq. feet on a portion of the said Larger Property bearing C.T.S. No. 1390(Part), C.T.S. No. 1390(A), C.T.S. Nos. 1390(I) to C.T.S. Nos. 1390(11) of Village Malad (South) consisting of ground plus 2 upper storeys and was tenanted to the various tenants. The said Madina Manzil building is presently standing and the Owners are entitled to the land together with the building standing thereon.
- D. One of the co-owners viz., Ibrahim Salemohammed Kojar died in the year 1964 leaving behind him the following legal heirs viz;

Mr. Vali Mohamed Haji Ibrahim
Mr. Gulam Rasul Haji Ibrahim

Mr. Habib Haji Ibrahim
Mr. Abdul Rahim Haji Ibrahim
Mr. Umer Haji Ibrahim and
Ms. Mariam Ibrahim Skari.

- E. One of the legal heirs viz: Ms. Mariam Ibrahim Skari waived her right title and interest in respect of the share inherited by her from the share of her deceased father and under a Deed of Confirmation dated 24th October, 1989 duly registered with the Sub-Registrar of Assurance under Serial No. 82 of 1990 the legal of heirs of Ms. Mariam Ibrahim Skari duly confirmed that the share of Ms. Mariam Ibrahim Skari shall devolve upon the said five brothers viz; Mr. Vali Mohamed Haji Ibrahim, Mr. Gulam Rasul Haji Ibrahim, Mr. Habib Haji Ibrahim, Mr. Abdul Rahim Haji Ibrahim and Mr. Umer Haji Ibrahim in equal share.
- F. By an unregistered Indenture of Conveyance dated 16th July 1974 entered by and between Mr. Ismail Janmohamed Balwa, Mr. Abdul Karim Ebrahim Balwa, Mr. Suleman RajMohamed Kojar and some of the heirs of the late Mr. Ibrahim Salehmohamed Kojar (collectively referred as the Vendors therein) of the first part (being the predecessors-in-title of the Owners herein) and M/s. Banaskantha Construction Company, through its partners, being Confirming Party No.1, Mr. Yusuf TajMohamed, Chief Promoter of Balwa Co-operative Housing Society Ltd. being the Confirming Party No.2 and Balwa Co-operative Housing Society Ltd, the Purchasers therein, the Vendors therein agreed to sell, transfer and convey about 1717 sq. metres of land bearing New C.T.S. No. 928/A/01(Part) of Village Pahadi Goregaon, being part of the said Larger Property, more particularly shown in the plan annexed to the unregistered Indenture of Conveyance dated 16th July, 1974 (hereinafter referred to as "the said Property No.1"). On the said Property No.1, a building known as Balwa Co-operative Housing Society Ltd. consisting of ground plus 4 upper storeys and having Wings A, B, C and D, was constructed in accordance with the plans approved by the Bombay Municipal Corporation under File bearing No. GBP/421 in accordance with the then prevailing laws having a built up area of about 28342.00 sq. feet, on a no-profit no-loss basis for creating housing facilities for families of Banaskhata District in North Gujarat, from where the ancestral family of the Owners hail. The details of the flats that were allotted to the allottees are more particularly described in the unregistered Indenture of Conveyance. Since the time of allotment, some of the erstwhile allottees/owners have transferred their rights in the respective flats to the respective transferees for consideration and such transferees are absolutely seized of and are in exclusive possession of their respective flats in the aforesaid building, i.e., Balwa Co-operative Housing Society Ltd. situated on the said Property No.1. The unregistered Indenture of Conveyance dated 16th July, 1974, at the

relevant time, could not be registered due to a defect in the Indenture as all the legal heirs of Late Mr. Ibrahim Sale mohamed Kojar had not executed the indenture and therefore, it remained to be registered. Accordingly, the unregistered Indenture of Conveyance dated 16th July, 1974, could not take legal effect and the said Property No.1 continued to vest in the names of the predecessors-in-title of the Owners.

- G. By an Agreement for Sale dated the 17th April, 1980 made between the said Mr. Ismail Janmohmed Balwa and Mr. Abdul Karim Ebrahim Balwa therein called the Vendors of the One Part and Mr. Hussein Abdul Karim Balwa as Partner of Associated Builders a Partnership Firm, therein called the Associated Builders, of the Other Part, the Vendors agreed to allow the Builders therein to consume 26,000 sq. ft. FSI on a piece and parcel of land admeasuring approximately 1338 sq. metres or thereabout of land bearing New C.T.S. No. 928/A/01 (Part) of Village Pahadi Goregaon, being part of the said Larger Property and referred to as "the said Property No. 2".
- H. A building known as Balwa Nagar Unit No. 2 Co-operative Housing Society Ltd. consisting of ground plus 4 upper storeys and having Wings E and F was constructed by M/s. Associated Builders on the said Property No. 2, in accordance with the plans approved by the Bombay Municipal Corporation under File bearing No. CE/2473/BS-II/A/P in accordance with the then prevailing laws having a built up area of about 22707.00 sq. feet.
- I. M/s Associated Builders sold and transferred the flats constructed in the Balwa Nagar Unit No. 2 Co-operative Housing Society Ltd. to various persons and upon completion, handed over possession of the flats to their respective owners. Since then, some of the erstwhile owners have transferred their respective rights in the respective flats to their respective transferees for consideration and the such transferees are absolutely seized of and are in exclusive possession of their respective flats in the aforesaid building Balwa Nagar Unit No. 2 Co-operative Housing Society Ltd. standing on the said Property No. 2.
- J. The aforesaid Agreement for Sale dated 17th April, 1980, specifically recorded that upon completion of the transaction as contemplated, the Vendors shall execute a Deed of Lease in favour of the Co-operative Society to be formed. Consequently, the Agreements for Sale which were executed by and between M/s. Associated Builders with the various purchasers of flats also recorded the fact of having to execute a Deed of Lease for the property on which the building Balwa Nagar Unit No. 2 Co-operative Housing Society Ltd. was constructed.
- K. After the handover of the flats to the purchasers, the partnership firm M/s. Associated Builders was dissolved vide Deed of Dissolution dated

14th July 1986 with effect from 1st July 1986. Therefore, the Deed of Lease which was to be executed in respect of the said Property No. 2 could not be executed and the said Property No. 2 continued to vest in the names of the predecessors-in-title of the Owners and thereafter as on date it is still in the names of Mr Hussein Abdul Karim Balwa, Mr. Ismail Abdul Karim Balwa and Mr. Umar Abdul Karim Balwa as Owners.

- L. Mr Hussein Abdul Karim Balwa, Mr. Ismail Abdul Karim Balwa and Mr. Umar Abdul Karim Balwa being the Owners of the said Property their names are reflected in all the revenue records including in the property card and relevant land records of the statutory authorities and the Owners and their predecessors-in-title, since 1951 have continued to make payment of Land Revenue Taxes and costs relating to the said Property No 1 and the said Property No. 2 as its absolute owners.

The property No. 1 and the said Property No. 2 shall collectively be referred to as "the said Property", which shall be ultimately conveyed to the Societies/new Society (if any) on completion of the redevelopment of the Larger Property.

- M. Under a Registered Deed of Family Arrangement dated 11th July, 1986, the 37.5% share in the right, title and interest of one of the Original Purchasers namely Mr. Ismail Janmohmed Balwa in the said Larger Property came to the share of the Hussein Abdul Karim Balwa one of the present co-owners. The aforesaid Deed of Family Arrangement dated 11th July, 1986 has been registered under Sr. No. BBE - 1748/1986 with the jurisdictional Sub- Registrar of Assurances, Mumbai and accordingly the necessary revenue records (Property Registered Cards) shows that the 37.5 % share in the right, title and interest of late Original Purchaser Mr. Ismail Janmohmed Balwa in the said Larger Property has been transferred in the name of Hussein Abdul Karim Balwa.
- N. The predecessors-in-title of the Owners had also constructed a building namely A. K. Tower consisting of stilt plus 13 upper floors under the MCGM approvals vide Intimation of Disapproval bearing No. CE/4178/BP/(WS)/AP dated 17th September, 1987 and Commencement Certificate bearing No. CE/4178/BP/WS/ dated 15th February, 1988 on a piece and parcel of land admeasuring about 1925 sq. mts. on the plot of land bearing Old C.T.S. No. 928(Part), 928/18 and 928/19 of Village Pahadi Goregaon (West), Taluka Borivali Mumbai Suburban District in the Registration Sub-District, District of Mumbai City and Mumbai Suburban.
- O. One Mr. Mohamed Hussain Habib being the grandson of Late Ibrahim Salemohamed Kojar (one of the co-owners of the said Larger Property)

filed a suit in respect of the said Larger Property in the Hon'ble High Court at Bombay being Suit No 1490 of 1988 against Mr. Ismail Janmohamed & Ors.

- P. In the said Suit, Consent Terms came to be executed between the parties thereto wherein it was declared and confirmed that the Mr. Ismail Janmohamed Balwa, Mr. Abdul Karim Ebrahim Balwa, Mr. Suleman Raj Mohamed Kojar and Mr. Ibrahim Salemohammed Kojar (since deceased) were the owners of the said Larger Property. It was further confirmed that by virtue of Family Agreement arrived on 11th July, 1986 between the family members of the Mr. Ismail Janmohamed Balwa, Mr. Abdul Karim Ebrahim Balwa and Mr. Hussein Abdul Karim Balwa wherein it was declared and confirmed that all the rights of Mr. Ismail Janmohammed Balwa have been taken over by Mr. Hussein Abdul Karim Balwa and the said Mr. Hussein Abdul Karim Balwa become the co-owner of the said Property having individual rights, title and interest to the extent of 37.5 % share in the said Larger Property.
- Q. Under the said Consent Terms, it was agreed declared and confirmed that the Defendant No. 2, Defendant No. 3, Plaintiff therein alongwith Defendant Nos. 4 to 41 therein being the heirs and legal representatives of the deceased Mr. Ibrahim Salemohamed Kojar (having 18.75 % share) along with Defendant No 43 viz., Mr. Hussein Abdul Karim Balwa, Owner No. 1, herein, have undivided right, title and interest in the said Larger Property.
- R. By various diverse Registered Deeds of Conveyance registered under Sr. Nos. 1) PBDR-2-1751/1995 dated 26th April, 1995, 2) PBDR-2-1752/1995 dated 26th April, 1995, 3) PBDR-2-1753/1995 dated 26th April, 1995, 4) BDR-2-4689/1999 dated 5th November, 1999, 5) BDR-2-3142/2000 dated 17th July, 2000, 6) BDR-2-3141/2000 dated 17th July, 2000, 7) BDR-10-2461/2005 dated 2nd May, 2005, and 8) BDR-10-4248/2005 dated 20th July, 2005 the collective 25% share in the right, title and interest of two of the original purchasers namely Late Mr. Ibrahim Saleh Mohamed Kojar and Late Mr. Suleman Rajmohamed Kojar in the said Larger Property was transferred, sold, conveyed in favour of Mr. Ismail Abdul Karim Balwa and Mr. Umar Abdul Karim Balwa respectively and accordingly the revenue records (Property Registered Cards) reflect 14.766% share in the right, title and interest in the said Larger Property against the name of Mr. Ismail Abdul Karim Balwa, Owner No. 2 and 10.234% share in the right, title and interest in the said Larger Property against the name of Mr. Umar Abdul Karim Balwa, Owner No. 3.
- S. Thus the predecessors-in-title of the Owners had constructed the following buildings

Madina Manzil,
Balwa Nagar Building No.1
Balwa Nagar Building No.2
A K Tower

on portions of the said Larger Property at the relevant time.

- T. The Owners along with their family members being the heirs of one of the Original Owner viz. Abdul Karim Ebrahim Balwa had constructed the following buildings on the said Property.

Grand Blossom
Information Technology Park- Techniplex-1
Respiex

- U. The other buildings viz., Madina Manzil and A.K. Tower even though are standing on the portions of the said Larger Property as on date, the said other buildings on the Larger Property are not the subject matter of redevelopment of the said Societies.
- V. By a Deed of Release dated 4th March 2022 duly registered under Sr. No. BRL-6-4643-2022 with Jt. Sub-Registrar of Assurances, Mumbai on 4th March, 2022 executed by Mrs. Sakina Abdul Karim Balwa and Mrs. Shamim Suleman Hafizi, the Releasers therein and Mr. Ismail Abdul Karim Balwa, Releasee No.1 therein and Mr. Umar Abdul Karim Balwa, Releasee No. 2 therein, the Releasers therein have jointly released and relinquished their collective 6.260% share (3.130% + 3.130%) in the right, title and interest in the said Larger Property in favour of Mr. Ismail Abdul Karim Balwa and Mr. Umar Abdul Karim Balwa, the Releasees therein, and the Owner No. 2 and Owner No. 3 respectively herein in equal proportion.
- W. By a Deed of Release dated 9th March, 2022 duly registered under Sr. No. BRL-6-4999-2022 with Jt. Sub-Registrar of Assurances, Mumbai on 9th March, 2022 executed by Mr. Hussein Abdul Karim Balwa and legal heirs of Late Mr. Suleman Abdul Karim Balwa namely, Mrs. Sufiya Suleman Balwa, Mrs. Samira Rizwan Sura, Mr. Samad Suleman Balwa and Mr. Noormohammed Suleman Balwa, the Releasers therein, the Releasers have jointly released and relinquished their collective 12.480% share (6.240% share + 6.240% share) in the right, title and interest in the said Larger Property in favour of Mr. Ismail Abdul Karim Balwa and Mr. Umar Abdul Karim Balwa, the Releasees, therein, and the Owner No. 2 and Owner No. 3 respectively herein in equal proportion.

- X. By a Deed of Release dated 31st March, 2022 duly registered under Sr. No. BRL-7769-2022 with Jt. Sub-Registrar of Assurances, Mumbai on 6th April, 2022 executed by Mrs. Safika Sayeed Patel, the Releasor therein, has released and relinquished her 3.130% share interest in the right, title in the said Larger Property in favour of Mr. Umar Abdul Karim Balwa, the Releasee, therein and the Owner No. 3 herein.
- Y. By a Deed of Release dated 31st March, 2022 duly registered under Sr. No. BRL-7770-2022 with Jt. Sub-Registrar of Assurances, Mumbai on 6th April, 2022 executed by Mrs. Mariam Ashfak Selia, the Releasor therein, has released and relinquished her 0.864% share in the right, title and interest in the said Larger Property in favour of Mr. Ismail Abdul Karim Balwa, the Releasee No. 1 therein and the Owner No. 2 herein and 2.266% share in the right, title and interest in the said Larger Property in favour of Mr. Umar Abdul Karim Balwa, the Releasee No. 2 therein and the Owner No. 3 herein.
- Z. By virtue of the aforesaid documents more particularly set out herein, the Owners herein are the present sole and absolute owners and are well sufficiently entitled to the said Larger Property and as such they are entitled to deal with the same as they may think fit and proper in accordance with law. The Owners amongst themselves have agreed and confirmed that their present respective shares, rights, title and interests in the said Larger Property are as under:

1. Shri Hussein Abdul Karim Balwa -	37.50%
2. Shi Ismail Abdul Karim Balwa -	31.25%
3. Shi Umar Abdul Karim Balwa -	31.25%

TOTAL:	100.00%
	=====

AA. From the documents produced before us it appears:-

- (i) that the Society No.1 has 64 (Sixty-Four) members and 64 (Sixty-Four) flats/units admeasuring in the aggregate carpet area of approximately 27,164.12 square feet.
- (ii) that the said Society No. 2 has 41 (Forty-One) members and 41 (Forty-One) flats/units admeasuring in the aggregate carpet area of approximately 20,935.62 square feet.
- (iii) therefore, the said Societies have a consolidated total of 105 Members and (One Hundred and Five) flats/units hereafter called the "Existing Premises" admeasuring in the aggregate carpet area of approximately 48,099.74 square feet in the

buildings, hereinafter called the "Existing Buildings". The Existing Buildings were constructed on the said Property.

- (iv) it appears that pursuant to the resolutions passed in the respective General Meetings, said Societies through their respective Managing Committees approached the Owners and expressed their desire to entrust the redevelopment of the said property to the Owners to undertake the redevelopment by demolishing the Existing Buildings presently standing thereon and by constructing one or more new multi-storey building/s on the said property, by using and utilizing the entire available Floor Space Index (hereinafter referred to as "FSI") emanating there from. The Owners, at the request of the Managing Committees proposed to redevelop the said Property on the terms and conditions as circulated to the said Societies.
- (v) it further appears that both the Societies i.e. Balwa Co-operative Housing Society Ltd. and Balwa Nagar Unit No. 2 Co-operative Housing Society Ltd. accepted the aforesaid offer of the Owners which came to be duly approved by the members of the Society No. 1 and Society No. 2 in their respective Special General Body Meetings and further ratified the appointment of the Owners for the redevelopment of the said Property.
- (vi) Pursuant to the appointment of the Owners as the Developer for redeveloping the said Societies, the Societies had executed a writing confirming entrustment of the re-development of the Societies to the Owners as the Developer.
- (vii) The members of both the Societies have executed separate irrevocably consent in favour of the Owners and granted their consent for the redevelopment of the Property in the manner as set out therein.
- (viii) Initially in order to carry out uninterrupted and exclusive redevelopment of the said Property and to sell the Free Sale Premises, the Owners have formed a Body of Individuals, viz., M/s. Hussein Abdul Karim Balwa and Others.
- (ix) Brihanmumbai Mahanagarpalika under Layout approval No. CHE/1211/LOP dated 12th August, 2008 duly subdivided the said Larger Property, into various Sub-Plots being Sub-Plot A, Sub-Plot B, Sub-Plot C, Sub-Plot D and Sub-Plot E.

- (x) On the said Sub-Plots the following buildings are construed:
- Sub-Plot A** building known as A. K. Plaza – Radisson Hotel Building
- Sub-Plot B** building known as A. K. Industrial Estate and Automann India Private Limited building (where at present Workenstein Collaborative Spaces Pvt. Ltd and DHL Express India Pvt. Ltd. are the Licensees).
- Sub-Plot C** building known as Madina Manzil, Balwa Nagar Co-operative Housing Society Ltd., Balwa Nagar No. 2 Co-operative Housing Society Ltd., A K Tower, Grand Blossom, Techniplex – I.
- Sub-Plot D** Municipal R. G. reservation as per DP 2034
- Sub-Plot E** building known as Resiplex, Residency Sarovar Portico Hotel Building.
- (xi) Brihanmumbai Mahanagarpalika under Layout approval No. CHE/1211/LOP dated 21st October, 2022 further sub-divided the said Sub-Plot C into four Sub-Plots being Sub-Plot C - 1, Sub-Plot C - 2, Sub-Plot C - 3 and Sub-Plot C - 4 and accordingly the Collector, Mumbai Suburban, vide Order dated 8th February, 2023 allotted the new C.T.S. Nos. to the newly Sub-divided Sub-Plots as mentioned in the Table hereunder written:

Sr. No.	Sub-Plot No.	New C.T.S. No. of Sub-Plots	Area (Sq. Mts.)
1	Sub-Plot C-1	C.T.S. No. 928/A/01 of Village Pahadi Goregaon and C.T.S. No, 1390, 1390/1 to 11, 1390A of Village Malad (South)	4850.00
2	Sub-Plot C-2	C.T.S. No. 928/A/02 of Village Pahadi Goregaon	2701.00
3	Sub-Plot C-3	C.T.S. No. 928/A/03 of Village Pahadi Goregaon	2362.20
4	Sub-Plot C-4	C.T.S. No. 928/A/04 of Village Pahadi Goregaon and C.T.S. No. 73A/D of Village Chinchavali	7877.20

- (xii) it is material to note that the re-development of both the Societies shall be carried out on Sub-Plot C-1 which is owned by the Owners herein and by retaining Madina Manzil Building.
- (xiii) as the process for re-development of the Societies commenced, it was further realised that for timely completion of the re-development of the said Societies on Sub-Plot C- 1 bearing C.T.S. No. 928/A/01 of Village Pahadi Goregaon and C.T.S. No, 1390, 1390/1 to 11, 1390A of Village Malad (South), collectively admeasuring 4,850.00 sq. meters, substantial amount of investment would be required on a regular basis and in order to mitigate these difficulties and to raise the required finance for completing the re-development of the said Societies on a timely basis, the Owners decided to incorporate a "Limited Liability Partnership" in the name and style of Avalon Residency LLP (hereinafter referred as "the LLP") by joining hands with A2O Group comprising of Arif Fazlani and Mr. Aatif Mojawala to jointly redevelop the said Societies by combining the expertise and resources of the Owners and A2O Group by setting up the LLP inter-alai to undertake the re-development of the said Societies and to act with an intention to obviate the practical difficulties which may arise while implementing the re-development of said Societies.
- (xiv) On 2nd May, 2023 Avalon Residency LLP came to be incorporated wherein the Owners and the A2O Group comprising of Arif Fazlani and Mr. Aatif Mojawala are the partners. Under the terms of the LLP Agreement, it is agreed that the LLP will be responsible to manage and implement the re-development of the said Societies on the Sub-Plot C-1 C.T.S. No. 928/A/01 of Village Pahadi Goregaon and C.T.S. No. 1390, 1390/1 to 11, 1390A of Village Malad (South) collectively admeasuring about 4850.00 sq. meters including the rehabilitation of the members of the said Societies in the new building to be constructed on the said Sub-Plot C- 1 928/A/01 of Village Pahadi Goregaon and C.T.S. No, 1390, 1390/1 to 11, 1390A of Village Malad (South) collectively admeasuring about 4850.00 sq. meters in an effective manner with absolute power to manage the re-development and for that purpose it will have the authority to appoint Architects, Engineers, Structural Engineers, Chartered Accountants, Contractors, Other Consultants, Advocates, Solicitors, Employees, Agents, etc., to allot alternative flats to the Existing Members of the said Societies in the manner as set out therein and to sell flats/apartments and to take all the necessary steps to complete the re-development of the said Societies.

(xv) On 14th July 2023, the Owners, the said Societies and its Members granted irrevocable Development rights to the said Avalon Residency LLP in respect of the Plot C-1 for re-development in accordance with the prevailing provisions of the Development Control Promotion Regulations, 2034 including inter alia in accordance with the applicable provisions of Regulation 33 (7) (B) or Regulation 33(9) or Regulation 33 (11) or Regulation 33 (12) of the DCPR) or Regulation 33(20)B, or as may be otherwise permissible under any regulations of DCPR 2034 thereto. The said Development Agreement came to be registered with the Sub Registrar of Assurance at Borivali No. 6 under Serial No. BRL-6.14794/2023.

(xvi) The owners have also executed Power of Attorney in favour of the designated partners of the Avlon Residency LLP. The said Power of Attorney came to be registered with the Sub Registrar of Assurance at Borivali No. 6 under Serial No. BRL-6/14794/2023.

A. **SEARCH CONDUCTED IN THE OFFICE OF THE SUB-REGISTRAR AND COLLECTOR:**

As per the Search Report dated 30th June 2023 read with Supplemental Report dated 17.7.2023 submitted to us by the search clerk in the office of the Sub-Registrar of Assurances, no encumbrance was registered on the said Property. Hereto annexed and marked as EXHIBIT "A" & B are the Search Report issued by the Search Clerk.

B. **DEVELOPMENT PLAN REMARK:**

The Sanctioned Development Plan indicates that the said property falls under Residential Zone (R). There are no reservations affecting the said Property.

C. **PUBLIC NOTICE**

We have issued public notice in Times of India –Mumbai Edition and Maharashtra Times which appeared on 31st May 2023 inviting claims from public at large. So far we have not received any response thereto nor had any person lodged claim/s with us. Hereto annexed and marked as EXHIBIT "C" is a copy of the Public Notice.

D. **CONCLUSION:**

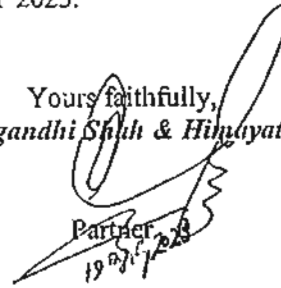
In our view, Avlon Residency LLP's right title and interest in respect of Sub-Plot C-1 C.T.S. No. 928/A/01 of Village Pahadi Goregaon and C.T.S. No, 1390, 1390/1 to 11, 1390A of Village Malad (South) collectively admeasuring about 4,850.00 sq. meters is clear and marketable and they are entitled to develop the said Sub Plot C-1 on the terms and condition as recorded in the Development

Agreement dated 14th July 2023 and in accordance with the provisions of Development Control Promotion Regulation 2034 as may be amended from time to time after obtaining appropriate permission from the competent authority. In issuing this certificate, we have assumed the followings:-

- (i) that there are no agreements or other arrangements having contractual effect or otherwise modifying, altering and/or negating any of the terms or affecting the documents perused by us;
- (ii) that the information provided by the Owners is accurate, not misleading and does not contain any misstatement;
- (iii) that said Property is not subject matter of any proceedings initiated by Government or Local Body or authority or under the Epidemic Diseases Act or Defence of India Act or the Maharashtra Land Revenue Code, the Bombay Tenancy and Agricultural Lands (Ceiling on Holdings) Act, 1965 including under the Urban Land Ceiling and Regulation Act, 1976 and/or under provisions of any other legislative enactments, Government Ordinance or Order or Notification.

DATED THIS 19th DAY OF JULY 2023.

Yours faithfully,
For *Negandhi Shah & Himayatullah*


Partner
19th July 2023

AGREEMENT FOR SALE

AVALON RESIDENCY LLP

.... The Promoter/Developer

AND

.... The Purchasers

Dated: _____ 2023

MR. _____, residing at _____
_____ in his capacity as Karta of

_____ Hindu Undivided Family (HUF) hereinafter referred as "Purchaser", (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include the Karta and all coparceners, members of the HUF from time to time, their respective heirs, legal representatives, executors, administrators and permitted assigns) of the OTHER PART; **[Note: applicable in case where purchase is on behalf of HUF]**

OR

M/S _____, a registered partnership firm, constituted under the provisions of the Indian Partnership Act, 1932 and having its principal office of business at _____ hereinafter referred as "Purchaser", (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include the partners of the firm for the time being, their survivor or survivors and the heirs, executors, administrators of the last surviving partner and permitted assigns), acting through Mr./Ms.

_____, its partner duly authorised under the resolution dated _____ passed by the partners of the firm) of the OTHER PART; **[Note: applicable in case where purchase is in the name of a Partnership Firm]**

OR

_____ Limited, a company registered under the provisions of the Companies Act, 1956 / Companies Act, 2013 and having its registered office at _____ hereinafter referred as "Purchaser", (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors or successors in business and permitted assigns) of the OTHER PART; **[Note: applicable in case where purchase is by public/private limited company]**

OR

M/S _____ a proprietary concern carrying on its business through its proprietor Mr./Ms. _____ and having his office at, _____ hereinafter referred as "Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his/her heirs, executors, legal representatives, administrators and permitted assigns) of the OTHER PART; **[Note: applicable in case where purchase is by a sole proprietary concern]**

OR

_____, a public charitable trust registered with the office of the Charity Commissioner under provisions of the Bombay Public Trusts Act 1950, having office at _____, acting through its trustee/s Mr./Ms. _____, hereinafter referred as "Purchaser" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include all trustees constituting the trust and the heirs, executors and administrators of the last surviving trustee and permitted assigns) of the OTHER PART; **[Note: applicable in case where purchase is by a public charitable trust]**

OR

_____, a private trust/ settlement having office at _____, acting through its trustee/s Mr./Ms. _____, hereinafter referred as "Purchaser" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include all trustees constituting the trust, beneficiaries and the heirs, executors and administrators of the last surviving trustee and beneficiaries and permitted assigns) of the OTHER PART; **[Note: applicable in case where purchase is by a private trust]**

OR

_____ LLP, a limited liability partnership formed and registered under provisions of the Limited Liability Partnership Act, 2008 and having its registered office at _____ hereinafter referred as "Purchaser", (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include partners of the firm for the time being, their survivor or survivors and the heirs, executors, administrators of the last surviving partner and permitted assigns) of the OTHER PART; **[Note: applicable in case where purchase is by LLP]**

The Developer, the Purchaser(s) are hereinafter for the sake of brevity collectively and jointly referred to as 'Parties' and individually as 'Party'.

WHEREAS:

- A. By a Deed of Conveyance registered under Serial No. BOM-3021/1951 registered with the Sub-Registrar of Assurance dated 11th May 1951, one Mr. Jivallal Pratapshi therein called the Vendor of the One Part and Mr. Ismail Janmohamed Balwa, Mr. Abdul Karim Ebrahim Balwa, Mr. Ibrahim Salemohamed Kojar and Mr. Suleman Rajmohamed Kojar therein called the Purchasers of the Other Part, purchased all those pieces or parcels of land or ground being Sub-Plot A, Sub-Plot B, Sub-Plot C-1, Sub-Plot C-2, Sub-Plot C-3, Sub-Plot C-4, Sub-Plot D, Sub-Plot E (plus 90 Ft wide ROB and 13.40

meters wide D.P. Road handed over) bearing CTS Nos 1390, 1390A, 1390/1 to 1390/11 of Village Malad South, CTS Nos. 73A/A, 73A/B, 73A/C and 73A/D of Village Chincholi and CTS Nos. 928/A/01, 928/A/02, 928/A/03, 928/A/04, 928C/A, 928C/B, 928B of Village Pahadi Goregaon West and collectively admeasuring 33,120.96 sq. metres or thereabouts and more particularly described in the **First Schedule** hereunder written (hereinafter referred to as "**the said larger property**")";

- B. The above Purchasers, being the predecessors-in-title of **Mr. Hussein A.K. Balwa, Mr. Ismail A.K. Ba'wa and Mr. Umar A.K. Balwa** (hereinafter referred to as the "**Owners**"), in the year 1951, constructed a residential building popularly known as **Madina Manzil Building**, having a total built up area of 18,232.50 sq. feet on a portion of the said larger property bearing C.T.S. No. 1390 (Part), 1390A, 1390/1 to 1390/11 of Village Malad (South) being a building having ground plus 2 upper storeys and was tenanted to the various tenants. The said **Madina Manzil building** has been since standing on the said larger property and the Owners are presently owners of and entitled to the land thereunder together with the building standing thereon.
- C. By an unregistered Indenture of Conveyance dated 16th July 1974 entered by and between Mr. Ismail Janmohamed Balwa, Mr. Abdul Karim Ebrahim Balwa, Mr. Suleman Rajmohamed Kojar and some of the legal heirs of the late Mr. Ibrahim Salehmohamed Kojar (collectively referred to as the "**Vendors**" therein) of the first part (being the predecessors-in-title of the Owners herein) and M/s. Banaskantha Construction Company, through its partners, being Confirming Party No.1, Mr. Yusuf Tajmohamed, Chief Promoter of Balwa Co-operative Housing Society Ltd. being the Confirming Party No.2 and Balwa Co-operative Housing Society Ltd., the Purchasers therein, the Vendors therein agreed to sell, transfer and convey about 1,717 sq. metres of land bearing Old CTS No. 928(Part) of Village Pahadi Goregaon being part of the said larger property, more particularly shown in the plan annexed to the unregistered Indenture of Conveyance dated 16th July, 1974 and more

particularly described in the **Second Schedule** hereunder written (hereinafter referred to as "**the said property No.1**"). On the said property No.1, a building known as **Balwa Co-operative Housing Society Ltd.** consisting of ground plus 4 upper storeys and having Wings A, B, C and D was constructed in accordance with the plans approved by the **Bombay Municipal Corporation** under File bearing No. **GBP/421** in accordance with then prevailing laws having a built up area of about 28,342.00 sq. feet, on a no-profit no-loss basis for creating housing facilities for families of Banaskantha District in North Gujarat, from where the ancestral family of the Owners hail. The details of the flats that were allotted to the Purchaser/ss are more particularly described in the unregistered Indenture of Conveyance. Since the time of allotment of flats to the Purchaser/ss, some of the erstwhile Purchaser/ss/owners have transferred their rights in their respective flats to the respective transferees for

consideration and such transferees are absolutely seized of and are in exclusive possession of their respective flats in the aforesaid building, i.e., Balwa Co-operative Housing Society Ltd. situated on the said property No.

1. The unregistered Indenture of Conveyance dated 16th July, 1974, at the relevant time, could not be registered and remained to be registered as all the legal heirs of Late Mr. Ibrahim Salehmohamed Kojar had not executed the indenture and therefore, it remained to be registered. Accordingly, the unregistered Indenture of Conveyance dated 16th July, 1974, could not take legal effect and the said property No.1 continued to vest in the names of the predecessors-in-title of the Owners and thereafter as on date it is still in the names of the Owners. The Owners names are reflected in all the revenue records including the property card and relevant land records of the statutory authorities and the Owners and their predecessors-in-title, since 1973 have continued to make payment of Land Revenue Taxes and costs relating to the said property No. 1 as its absolute owners. The said Balwa Co-operative Housing Society Ltd has confirmed the above facts in the Development Agreement executed by them in favour of the Promoters / Developers herein.

- D. By an Agreement for Sale dated the 17th April, 1980 entered by and between the said Mr. Ismail Janmohmed Balwa and Mr. Abdul Karim Ebrahim Balwa therein called the Vendors of the One Part and Mr. Hussein Abdul Karim Balwa as Partner of Associated Builders a Partnership Firm, therein called the Builders, of the Other Part, the Vendors agreed to allow the Builders therein to consume 26,000 sq. ft. FSI on a piece and parcel of land admeasuring approximately 1338 sq. metres or thereabout of landbearing Old CTS No.928 (Part) of Village Pahadi Goregaon, being part of the said larger property and more particularly described in the Third Schedule hereunder written (hereinafter referred to as "**the said property No. 2**"). A building known as the Balwa Nagar Unit No. 2 Co-operative Housing Society Ltd. consisting of ground plus 4 upper storeys and having Wings E and F was constructed by M/s. Associated Builders on the said property No. 2, in accordance with the plans approved by the Bombay Municipal Corporation under File bearing No.CE/2473/BS-II/A/P in accordance with the then prevailing laws having a built up area of about 22,707.00 sq. feet. Associated Builders sold and transferred the flats constructed in the Balwa Nagar Unit No. 2 Co-operative Housing Society Ltd. to various persons and upon completion, handed over possession of the flats to their respective owners. Since then, some of the erstwhile owners have transferred their respective rights in their respective flats to their respective transferees for consideration and the such transferees are absolutely seized of and are in exclusive possession of their respective flats in the aforesaid building the Balwa Nagar Unit No. 2 Co-operative Housing Society Ltd. standing on the said Property No. 2. The aforesaid Agreement for Sale dated 17th April, 1980, specifically recorded that upon completion of the transaction as contemplated, the Vendors shall execute a Deed of Lease in

favour of the Co-operative Society to be formed. Consequently, the Agreements for Sale which were executed by and between M/s. Associated Builders with the various purchasers of flats also recorded the fact of having to execute a Deed of Lease for the property on which the building the Balwa Nagar Unit No. 2 Co-operative Housing Society Ltd. was constructed. After the handover of the flats to the purchasers, the partnership firm M/s. Associated Builders was dissolved vide Deed of Dissolution dated 14th July, 1986 with effect from 1st July, 1986. Therefore, the Deed of Lease which was to be executed in respect of the said property No. 2 could not be executed and the said property No. 2 continued to vest in the names of the predecessors-in-title of the Owners and thereafter as on date it is still in the names of the Owners herein. The Owners names are reflected in all the revenue records including in the property card and relevant land records of the statutory authorities and the Owners and their predecessors-in-title, since 1951 have continued to make payment of Land Revenue Taxes and costs relating to the said property No. 2 as its absolute owners. The said Balwa Nagar Unit No 2 Co-operative Housing Society Ltd has confirmed the above facts in the Development Agreement executed by them in favour of the Promoters/Developers herein.

- E. The property No. 1 as more particularly described in the **Second Schedule** hereunder and the said property No. 2 as more particularly described in the **Third Schedule** hereunder shall hereinafter collectively be referred to as "**the said Property**" which is more particularly described in the **Fourth Schedule** hereunder written; which shall be ultimately conveyed to the Societies/new Society (if any) on completion of the redevelopment under this Agreement.
- F. By a Registered Deed of Family Arrangement dated 11th July, 1986, the 37.5% share in the right, title and interest of one of the Original Purchasers namely Mr. Ismail Janmohmed Balwa in the said larger property came to the share of the Owner No. 1 hereinabove Mr. Hussein Abdul Karim Balwa. The aforesaid Deed of Family Arrangement dated 11th July, 1986 has been registered under Sr. No. BBE – 1748/1986 with the jurisdictional Sub-Registrar of Assurances, Mumbai and accordingly the necessary revenue records (Property Registered Cards) show that the 37.5% share in the right, title and interest of late Original Purchaser Mr. Ismail Janmohmed Balwa in the said larger property has been transferred in the name of Owner No. 1 herein.
- G. The predecessors-in-title of the Owners had also constructed a building namely A. K. Tower comprising of Tower A & Tower B consisting of still plus 13 upper floors under the MCGM approvals vide Intimation of Disapproval bearing No. CE/4178/BP/(WS)/AP dated 17th September, 1987 and Commencement Certificate bearing No. CE/4178/BP/W S/ dated 15th February, 1988 on a piece and parcel of land admeasuring about 1925 sq. mts. on the

plot of land bearing old C.T.S. No. 928(Part), 928/18 and 928/19 of Village Pahadi Goregaon (West), Taluka Borivali Mumbai Suburban District in the Registration Sub-District, District of Mumbai City and Mumbai Suburban.

- H. By various diverse Registered Deeds of Conveyance registered under Sr. Nos. 1) PBDR – 2 – 1751 / 1995 dated 26th April, 1995, 2) PBDR – 2 – 1752 / 1995 dated 26th April, 1995, 3) PBDR-2-1753/1995 dated 26th April, 1995, 4) BDR-2-4689/1999 dated 5th November, 1999, 5) BDR-2-3142/2000 dated 17th July, 2000, 6) BDR – 2 - 3141/2000 dated 17th July, 2000, 7) BDR - 10- 2461/2005 dated 2nd May, 2005, 8) BDR – 10 – 4248 / 2005 dated 20th July, 2005, the collective 25 % share in the right, title and interest of two of the original purchasers namely Late Mr. Ibrahim Salehmohamed Kojar and Late Mr. Suleman Rajmohamed Kojar in the said larger property was transferred, sold, conveyed in favour of the Owner Nos. 2 and 3 herein namely Mr. Ismail Abdul Karim Balwa and Mr. Umar Abdul Karim Balwa respectively and accordingly the revenue records (Property Registered Cards) reflected 14.766% share in the right, title and interest in the said larger property against the name of the Owner No. 2 herein, i.e., Mr. Ismail Abdul Karim Balwa and 10.234% share in the right, title and interest in the said larger property against the name of the Owner No. 3 herein, i.e., Mr. Umar Abdul Karim Balwa.
- I. The owners/predecessors-in-title of the Owners or the Owners themselves have also constructed various other buildings namely, A K Estate, A K Plaza, Techniplex-I, Grand Blossom, Resiplex Co-operative Housing Society Ltd. (hereinafter referred as the "said other buildings") on portions of the said larger property at the relevant time. The said other buildings even though are standing on the portions of the said larger property as on date, the said other buildings are not the subject matter of the present redevelopment of the said Societies and therefore, the said other buildings standing on the portion of the said larger property are not at all concerned as on date in any manner.
- J. By a Deed of Release dated 4th March 2022 duly registered under Sr. No. BRL-6-4643-2022 with Jt. Sub-Registrar of Assurances, Mumbai on 4th March, 2022 executed by Mrs. Sakina Abdul Karim Balwa and Mrs. Shamim Suleman Hafizi, the Releasers therein and Mr. Ismail Abdul Karim Balwa, Releasee No.1 therein and the Owner No. 2 herein and Mr. Umar Abdul Karim Balwa, Releasee No. 2 therein and Owner No. 3 herein, the Releasers have jointly released and relinquished their collective 6.260% share (3.130% + 3.130%) in the right, title and interest in the said larger property in favour of Mr. Ismail Abdul Karim Balwa and Mr. Umar Abdul Karim Balwa, the Releasees therein, in equal proportion.
- K. By a Deed of Release dated 9th March, 2022 duly registered under Sr. No. BRL-6-4999-2022 with Jt. Sub-Registrar of Assurances, Mumbai on 9th March,

2022 executed by Mr. Hussein Abdul Karim Balwa and legal heirs of Late Mr. Suleman Abdul Karim Balwa namely, Mrs. Sufiya Suleman Balwa, Mrs. Samira Rizwan Sura, Mr. Samad Suleman Balwa and Mr. Noormohammed Suleman Balwa, the Releasors therein, the Releasors have jointly released and relinquished their collective 12.480% share (6.240% share + 6.240% share) in the right, title and interest in the said larger property in favour of Mr. Ismail Abdul Karim Balwa and Mr. Umar Abdul Karim Balwa, the Releasees, therein, and the Owner No. 2 and Owner No. 3 respectively herein in equal proportion.

- L. By a Deed of Release dated 31st March, 2022 duly registered under Sr. No. BRL-7769-2022 with Jt. Sub-Registrar of Assurances, Mumbai on 6th April, 2022 executed by Mrs. Safika Sayeed Patel, the Releasor therein, has released and relinquished her 3.130% share interest in the right, title in the said larger property in favour of Mr. Umar Abdul Karim Balwa, the Releasee, therein and the Owner No. 3 herein.
- M. By a Deed of Release dated 31st March, 2022 duly registered under Sr. No. BRL-7770-2022 with Jt. Sub-Registrar of Assurances, Mumbai on 6th April, 2022 executed by Mrs. Mariam Ashfak Selia, the Releasor therein, has released and relinquished her 0.864% share in the right, title and interest in the said larger property in favour of Mr. Ismail Abdul Karim Balwa, the Releasee No. 1 therein and the Owner No. 2 herein and 2.266% share in the right, title and interest in the said larger property in favour of Mr. Umar Abdul Karim Balwa, the Releasee No. 2 therein and the Owner No. 3 herein.
- N. By virtue of the aforesaid documents more particularly mentioned in Clause Nos. A, F, G and J to M, the Owners herein are the present sole and absolute owners of the said larger property more particularly described in the **First Schedule** hereunder written and as such they are entitled to deal with the same as they may think fit and proper.
- O. Accordingly, Mr. Hussein A.K. Balwa, Mr. Ismail A.K. Balwa and Mr. Umar A.K. Balwa are the present co-owners of and are well sufficiently entitled to the said larger property and their present respective shares in the right, title and interest in the said larger property are as under:

1.	Mr. Hussein Abdul Karim Balwa	:	Member No. 1	-	37.50%
2.	Mr. Ismail Abdul Karim Balwa	:	Member No. 2	-	31.25%
3.	Mr. Umar Abdul Karim Balwa	:	Member No. 3	-	31.25%

TOTAL: 100.00%

Property to the Owners to undertake the redevelopment of the said Property by demolishing their Existing Buildings then standing thereon and by constructing one or more new multi-storey building/s on the said Property, by using and utilizing the entire available Floor Space Index (hereinafter referred to as "FSI") emanating from the said Property and also by consuming any additional FSI as may be consumable on the said Property.

- T. Accordingly by and under a Development Agreement dated 14th July, 2023 (hereinafter referred to as "**the said Development Agreement**") duly registered with the Office of the Sub-Registrar of Assurances at Borivali, Mumbai Suburban District under serial number BRL-6-14794/2023 executed between **the Owners**, the Societies, its Members and the Promoter/Developer, the Owners and the said Societies and their Members granted their irrevocable consent for the re-development of the said Property by the Developer/Promoter in accordance therewith, the said Societies together with the Owners have agreed, confirmed, authorized, permitted, granted and entrusted to the Developers / Promoter herein, the sole and exclusive development rights in respect of the said Property, free from all encumbrances, claims and doubts and to undertake construction of the Project (as defined hereinbelow) on the said Property by demolishing the Existing Buildings, in accordance with the prevailing provisions of the Development Control Promotion Regulations, 2034 (DCPR) including inter alia in accordance with the applicable provisions of Regulation 33 (7) or Regulation 33(9)(A) or Regulation 33 (11) or Regulation 33 (12) of the DCPR or Regulation 33(20)B, or as may be otherwise permissible under any regulations of DCPR 2034 thereto and on the terms and conditions more particularly set out therein.
- U. Pursuant to the said Development Agreement, the said Owners and the Societies executed a Special Power of Attorney duly registered with the Sub-Registrar of Assurances at Borivali Mumbai Suburban District under serial number BRL-6-14796-2023 on 14th July, 2023 wherein the said Owners and the Societies have appointed, constituted and nominated the Promoter / Developer to be represented by its Designated Partners (1) Mr. Hussein Balwa, (2) Mr. Arif Fazlani to do and perform various acts, deeds, matters and things for development of the said Property and upon the terms and conditions mentioned therein.
- V. In terms of the aforesaid Development Agreement, the Promoter/Developer has agreed to provide that each member of the said Societies shall be allotted a residential flat/unit, the carpet area as per MOFA which shall be equivalent to the existing area of the respective Existing Premises plus 35% of the existing carpet area of the respective Existing Premises (hereinafter referred as "**the new premises**") in lieu of his/her/their respective Existing Premises on ownership basis situated in the proposed building to be constructed on the

said Property more particularly mentioned in the Fourth Schedule thereunder written alongwith one car parking space situated on one of the podiums of the proposed building. The details of the Existing Premises held by the Members and the area of the new premises are more particularly described in **Annexure – “1”** annexed thereto. .

- W.** The Promoter/Developer has obtained Intimation of Disapproval bearing No. P-12566/2022/(928 And Other)/P/S Ward/PAHADI GOREGAON -W / IOD / 1 / New dated 19th April, 2023 and/or as amended from time to time (“IOD”) & Commencement Certificate bearing No. P-12566/2022/(928 And Other) / P / S Ward/PAHADI GOREGAON-W/CC/1/New dated 22nd May, 2023 (“CC”) whereby the Municipal Corporation of Greater Mumbai (“MCGM”) has sanctioned plan/building plan to be constructed on said Property. A copy of the said I O D & Commencement Certificate dated 19th April, 2023 & 22nd May, 2023 is appended hereto as **Annexure – “2”**.
- X.** The Promoter/Developer, proposes to develop the said Property by demolishing the existing buildings then standing thereon and constructing a new composite building (“**Building**”) on the said Property by demolishing the Existing Buildings, in accordance with the prevailing provisions of the Development Control Promotion Regulations, 2034 (DCPR) including inte. alia in accordance with the applicable provisions of Regulation 33 (7) (B) or Regulation 33(9) or Regulation 33 (11) or Regulation 33 (12) of the DCPR or Regulation 33(20)B, or as may be otherwise permissible under any regulations of DCPR 2034 thereto and on the terms and conditions more particularly set out therein in respect of the said Property along with all the necessary infrastructure including boundary fences security arrangements common facilities, laying of water and drainage/sewerage lines etc. as maybe required and obtaining the Occupation Certificate /Part Occupation Certificate respect of the Building from the Appropriate Authority (“**Development Project**”).
- Y.** The Promoter/Developer proposes to construct a residential building comprising of Basement (Part) + Ground Floor (Part) + Stilt (Part) + 1st to 7th Level Podiums + 1st to 35th Upper Floors which shall be amended from time to time as and when Promoter/Developer deem fit and proper known as “**Avalon/Avalon Residency Project**” as a ‘Real Estate Project’ (“**the Project**”) with the Real Estate Regulatory Authority (“**Authority**”), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 (“**RERA**”) read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017 (“**RERA Rules**”).
- Z.** The Promoter/Developer has registered the Real Estate Project under the provisions of the Real Estate (Regulation And Development) Act 2016 with the

Maharashtra Real Estate Regulatory Authority bearing number _____ a photocopy of which is annexed hereto and marked as **Annexure - "3"**. The Purchaser/s has/have prior to the date hereof, examined a photocopy of the RERA Certificate and has caused the RERA Certificate examined in detail by his/her/their/its Advocates and Planning and Architectural Consultants. The Purchaser has also examined and verified all the sanctioned plans, documents and information uploaded by the Promoter on the website of the Authority as required by RERA and the RERA Rules and has understood the documents and information in all respects.

AA. The Purchaser/s has/have agreed and consented to the development of the said "**Avalon/Avalon Residency Project**" by the Promoter.

BB. The principal and material aspects of the development of the "**Avalon/Avalon Residency Project**", are briefly stated below:

- (i) The said Real Estate Project to be constructed on the said Property shall be branded as "Avalon/Avalon Residency". The said building is currently sanctioned for Basement (Part) + Ground Floor (Part) + Still (Part) + 1st to 7th Level Podiums + 1st to 35th Upper Floors which shall be amended from time to time as and when Promoter/Developer deem fit and proper which is registered as stated above.
- (ii) The Promoter/Developer or its nominees shall be entitled to put up hoardings/ boards of its brand name "**AVALON/AVALON RESIDENCY**" or such other brand name as desired by the Promoter / Developer in the form of neon signs, MS letters, vinyl and sun boards on the Real Estate Project and on the facade, terrace, compound wall or on any other parts of the Real Estate Project. The Promoter/Developer herein shall be entitled to install its hoarding in one or more places in or upon the said Real Estate Project and the Promoter/Developer reserves to itself full and free right of way and means and access to such place or places for the purpose of repair, painting or changing the hoarding or otherwise. The Promoter / Developer shall also be entitled to place, select and decide the hoarding/ board sites. The Purchaser/s agree/s that rights of the Promoter/Developer as contained in this para shall continue to remain in force in perpetuity and the Purchaser/s shall not directly or indirectly object or dispute the same at any time in future.
- (iii) The Promoter/Developer is entitled to amend, modify and/or substitute the development of the said Property in full or in part as may be required by the applicable laws from time to time.
- (iv) The Promoter/Developer has appointed an Architects M/s Manoj Dubal

& Associates registered with the Council of Architect being having address at Office at 309, Sangam Arcade, Vallabhbai Road, Opp. Railway Station, Vile Parle (West), Mumbai 400 056.

- (v) The Promoter has appointed a Structural Engineer RECI Engineering Pvt. Ltd., having its office at F-503, Tower 2, Seawoods Grand Central, Seawoods, Navi Mumbai Maharashtra, India 400 706 for the preparation of the structural design and drawings of the building and the Purchaser/s accept/s the professional supervision of the Architect and the Structural Engineer till the completion of said project.
- (vi) The Promoter/Developer has the right to sell the various Units in the said Avalon/Avalon Residency Project to be constructed by the Promoter/Developer, and to enter into this Agreement with the Purchaser/s and also to receive the entire Sale Consideration (defined herein below) in respect thereof;
- (vii) On demand from the Purchaser/s, the Promoter/Developer has given inspection to the Purchaser/s of all the documents of title relating to the said Property, and the plans, designs and specifications prepared by the Promoter's/Developer's Architects and of such other documents as are specified under the RERA and the Rules and Regulations made thereunder, including *inter-alia* the following:
 - (i) The necessary approvals and sanctions of the relevant authorities for the development of the said Real Estate Project, layout plan, building plan, and the Commencement Certificate;
 - a) IOD bearing No. P-12566/2022/(928 And Other)/P/S Ward/PAHADI GOREGAON-W/IOD/1/New dated 19th April, 2023 and/or as amended from time to time
 - b) Commencement Certificate No. P-12566/2022/(928 And Other)/P/S Ward/PAHADI GOREGAON-W/CC/1/New dated 22nd May, 2023
 - (ii) All the documents of title relating to the said Property mentioned in the recital herein;
 - a) Title Certificate issued by M/s Negandhi Shah & Himayatullah bearing Ref. No. MH/RP dated 19th July, 2023.
 - b) Project Registration Certificate under RERA for the said Project bearing registration no.
- (viii) The Purchaser/s has/have obtained independent legal advice with respect to this Agreement and the transaction contemplated herein with respect to the said Unit as defined hereinafter, made enquiries thereon and is satisfied with respect to the same and the Purchaser/s

hereby undertake/s not to raise any objection and/or make any requisitions with respect to the title of the Promoter/Developer to develop the said Property. While sanctioning the plans, approvals and permissions as referred hereinabove, the competent authorities have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter/Developer while developing the Avalon/Avalon Residency Real Estate Project and only upon the due observance and performance of which the Occupation Certificate in respect of the Real Estate Project shall be granted by the Competent Authority;

- (ix) Further, the requisite approvals and sanctions for the development of the Avalon/Avalon Residency Real Estate Project from the Competent Authorities are obtained/will be obtained.
- (x) The Promoter/Developer has accordingly commenced the construction of the Avalon/Avalon Residency Real Estate Project in accordance with the sanctioned plans approvals and permissions, as referred herein;

The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

Description of Said Unit:

- (xi) The Purchaser/s being fully satisfied in respect of the title of the Promoter/Developer in the said Property and the right of the Promoter/Developer to develop the said Property has/have approached the Promoter/Developer and applied for purchase of unit No. [] admeasuring [] sq. meters or thereabout (carpet area) alongwith dry balcony admeasuring ____ sq. mtrs. thereabouts equivalent to ____sq. fts. carpet area counted in FSI on the [] floor in the [] of the said Building to be known as "**AVALON/AVALON RESIDENCY**" to be constructed on the said Property and shown hatched with blue colour in the floor plan annexed at Annexure - "4" hereto and as more particularly described in the **Sixth Schedule** hereto (hereinafter referred to as "**the said Unit**") at the lumpsum Sale Consideration and on the terms and conditions as stated herein;
- (xii) It is clarified that the carpet area as defined herein above is computed in accordance with the provisions of Section 2 (k) of RERA and as per the RERA Rules (RERA carpet area) (viz. the net usable floor area of the said Premises, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and

exclusive open terrace area, but including the area covered by the internal partition walls, columns of the Premises)

- (xiii) The common areas and facilities in the said Project are listed in the **Seventh Schedule** hereunder written.
- (xiv) A photocopy of the Title Certificate of the Advocates and Solicitors certifying the right / entitlement of the Promoter is annexed and marked as "Annexure - "5" hereto ("the said Title Certificate");

Consideration:

- (xv) In terms of the Allotment Letter dated__August, 2023, the Promoter has agreed to sell to the Purchaser/s the Unit on ownership basis and the Purchaser/s has/have agreed to purchase from the Promoter, the said Unit, at or for the lumpsum Sale Consideration of Rs. [] (Rupees []) ("**Sale Consideration/Purchase Price**") and upon the terms and conditions mentioned in this Agreement. Prior to the execution of these presents, the Purchaser/s has paid to the Promoter a sum of Rs. [] (Rupees [] Only), being earnest money in respect of the said Unit agreed to be sold by the Promoter/Developer to the Purchaser/s (the payment and receipt whereof the Promoter/Developer doth hereby admit and acknowledge);
- (xvi) Under Section 13 of the RERA, both the parties are required to execute a written agreement for sale of the said Unit, i.e. this Agreement, and is also required to register this Agreement under the provisions of the Registration Act, 1908;
- (xvii) Accordingly, subject to the terms and conditions set out in this Agreement, the Promoter/Developer hereby agrees to sell and the Purchaser/s hereby agree/s to purchase the said Unit. The Purchaser/s has/have agreed to acquire from the Promoter/Developer, (without protest and/or demur) on ownership basis, the said Unit, on the terms and conditions set out in this Agreement and with full notice of the terms and conditions and provisions contained in the documents/writings referred to in the Recitals herein and subject to the terms and conditions herein contained. The Purchaser/s has/have taken inspection of all the documents of title relating to the said Property and the Building, and the approved plans, designs and specifications prepared by the Promoter's/Developer's Architect (hereinafter referred to as "**the said plans**") and all other documents required to be furnished under the provisions of RERA and the Rules and Regulations made thereunder.

- (xviii) The Purchaser/s has/have inspected the approved floor plan of the said Unit and has satisfied itself/herself/himself/themselves with the same. The plan of the [] floor of the Building being a reproduction of the approved layout plan of the [] floor of the Building wherein said Unit No. is located along with the plans prepared by the Promoter's/Developer's Architect, the photocopies of the IOD dated 19th April, 2023 and Commencement Certificate dated 22nd May, 2023 have already been annexed and marked as **Annexure – "2 (Colly)"**.
- (xix) The Purchaser/s has/have visited and inspected the construction site on the said property before execution of this Agreement.
- (xx) It is specifically agreed, understood, accepted and consented by the Purchaser/s that the Brochures, Advertising and Marketing material published by the Promoter/Developer from time to time in respect of the Real Estate Project is just an advertisement/marketing material and contains various features such as furniture layout in an Unit, vegetation and plantation shown around the building/ Premises, color scheme, vehicles, etc. to increase the aesthetic value only and is notfactual. Such features are not agreed to be developed or provided by the Promoter/ Developer to the Purchaser/s. The Brochure /layout plan is the tentative projection of the project. There will be variations depending on the practical and technical requirements or if so desired by the Promoter/Developer and therefore, the project shall not be the same as in the brochure layout plan. The Promoter/Developer shall not be liable for such variations nor shall the Purchaser/s question the same. It is expressly agreed by and between the parties that Brochure/Marketing Material as shared by the Promoter/Developer prior to the execution of this Agreement is for the representative purpose and the Purchaser/s expressly agreed that he/she/it/they do not have any right to seek enforcement on the said Brochure/Marketing Material as the same are for the representative purposes and the Purchaser/s do hereby unconditionally confirm that he/she/it/they shall be expressly governed by the terms and conditions of these presents only.

The Parties hereto have agreed to reduce in writing the terms and conditions mutually arrived at by and between them;

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

1. RECITALS

The Recitals above form an integral part of this Agreement and are not repeated in the operative part only for the sake of brevity and the same should be deemed to be incorporated in the operative part as if the same were set out hereinafter and reproduced verbatim.

2. **PURCHASE**

In terms of the Letter of Allotment dated August, 2023, the Purchaser/s hereby agree/s to purchase from the Developer/Promoter and the Developer/Promoter hereby agrees to sell to the Purchaser/s, the said Unit bearing No. [] on the [] Floor of the Building admeasuring [] square meters thereabout equivalent to [] square feet thereabout carpet area, developed by the Promoter/Developer [equivalent to [] square feet, in accordance with the definition of "carpet area" set out in section 2(k) of the RERA Act] alongwith dry balcony admeasuring sq. mtrs. thereabouts equivalent to ____sq. fts. carpet area counted in FSI as per the approved layout plan of the [] floor of the Building (wherein said Unit No. [] is located, a reproduction of which, along with the plans prepared by the Developer's/Promoter's Architect with the said Unit No. [] shaded in BLUE, the photocopies of the IOD dated 19th April, 2023 and Commencement Certificate dated 22nd May, 2023 have been already annexed and marked as **Annexure "2 (Colly)"**, known as Avalon/Avalon Residency being constructed on the said property for the aggregate consideration of Rs. [] (Rupees [] only) including Rs. NIL (Rupees NIL Only) towards common areas and facilities appurtenant to the said Unit without any separate consideration charged therefor. The nature, extent, and description of the common/limited common areas and facilities are more particularly described in the **Sixth Schedule** hereunder written. The Promoter/Developer has agreed to and will allot to the Purchaser/s [] parking's being parking space no. [] free of cost as an amenity attached to the said Unit. The said parking space is shown in the plan annexed hereto as **Annexure - "6"**.

3. **FIXTURES & FITTING**

The list of specifications, fixtures & fittings, and amenities to be provided in the Unit agreed to be purchased by the said Unit is described in the **Seventh Schedule** hereunder written and the Purchaser/s has/have agreed and accepted the same as the complete and only list of amenities to be provided by the Promoter/Developer to the Purchaser/s.

4. **VARIATION IN PLAN**

The Promoter/Developer shall, under the normal conditions and subject to the availability of the required building materials, construct and complete the Building as per the said plans seen and accepted by the Purchaser/s, with such variations and modifications as the Promoter/Developer may consider necessary or may be required by any public authority to be made in them. So long as the carpet area of the said Unit is not altered, the Promoter/Developer shall be at liberty, and are hereby permitted, to make variations in the layout/elevations of the said property and/or of the Building including relocating

the open spaces/all structures/buildings/garden spaces and/or varying the location of the access to the Building as the exigencies of the situation and the circumstances may require. The Purchaser/s hereby expressly agrees to such variations as if the said variations had always been incorporated in the said plans. The Purchaser/s is/are also aware and accepts that the Building, when complete, is envisaged to be __ floors (subject to permissions being granted by the competent authorities) and consume a total FSI of __. The Purchaser/s is/are also aware that the Building, when complete, may consume an FSI of less than __.

5. CONSIDERATION AND SCHEDULE OF PAYMENT:

The consideration as agreed between the parties hereto for the sale of said unit has been determined on the basis of all disclosures like the GST benefit and other future development.

The Purchaser/s hereby agree/s to pay to the Promoter/Developer, the consideration of Rs. []/- (Rupees _____ only) in the following manner:

5.1 The Purchaser/s has/have paid, before execution of this Agreement, a sum of Rs. [] (Rupees [] Only) as advance payment and hereby agree/s to pay to the Promoter/Developer the balance amount of Sale Consideration of Rs. [] (Rupees [] only) in the following manner:

<u>Sr. No.</u>	<u>Particulars</u>	<u>Percentage</u>
1	On Booking (Earnest Amount)	10.00%
2	On Registration of Agreement	20.00%
3	On Completion of Plinth of the building or wing in which the said Unit is located	15.00%
4	On Completion of 5 th Slab of the building or wing in which the said Unit is located	3.00%
5	On Completion of 10 th Slab of the Building or wing in which the said Unit is located	3.00%
6	On Completion of 15 th Slab of the Building or wing in which the said Unit is located	3.00%
7	On Completion of 20 th Slab of the Building or wing in which the said Unit is located	3.00%
8	On Completion of 25 th Slab of the Building or wing in which the said Unit is	3.00%

<u>Sr. No.</u>	<u>Particulars</u>	<u>Percentage</u>
	located	
9	On Completion of 30 th Slab of the Building or wing in which the said Unit is located	3.00%
10	On Completion of 35 th Slab of the Building or wing in which the said Unit is located	3.00%
11	On Completion of 40 th Slab of the Building or wing in which the said Unit is located	2.00%
12	On Completion of 45 th Slab of the Building or wing in which the said Unit is located	2.00%
13	On Completion of walls, internal plaster, floorings, doors and windows of the said Unit	5.00%
14	On Completion of sanitary fittings, staircase, lift wells, lobbies upto the floor level of the said Unit	5.00%
15	On Completion of the external plumbing, external plaster, elevation, terraces with waterproofing of the building or wing in which the said Unit is located	5.00%
16	On completion of the lifts, water pumps, electrical fittings, electro, mechanical and environmental requirements, entrance lobby/ies, plinth protection, pavings, etc.of the building or wing in which the said Unit is located	10.00%
17	Balance Amount on Possession of the said Premises	5.00%

5.2 It is further agreed that for the amount which becomes due and payable by Purchaser/s on the basis of the Promoter/Developer achieving certain milestone, then irrespective of the proposed date on which such milestone was to be achieved, as per proposed schedule of progress disclosed to Purchaser/s, the amount shall become payable by the Purchaser/s on the date on which such milestone is actually achieved. The Promoter/Developer shall be entitled to construct the said Building faster and complete it earlier than what may be disclosed as the proposed schedule of progress or completion date. The decision of the

Promoter/Developer in this regard shall be final and binding upon the Purchaser/s;

- 5.3. The Purchaser/s hereby agree/s to pay the escalation on said consideration on following grounds:
- 5.3.1 Any increase on account of development charges payable to the competent authority.
 - 5.3.2 Any other increase in charges which may be levied or imposed by the competent authority from time to time.
 - 5.3.3 Additional cost/charges imposed by the competent authorities,
 - 5.3.4 The Promoter/Developer may charge the Purchaser/s separately for any up gradation/ changes specifically requested by the Purchaser/s in fittings, fixtures and specifications and any other facility.
 - 5.3.5 Any taxes that may be additionally levied or introduced.

6. **ADDITIONAL CHARGES:**

- 6.1 The Purchaser/s shall on or before delivery of possession of the said unit, pay to the Promoter/Developer further total amount on following account:
- 6.2 Proportionate share of taxes and other charges/ levies in respect of the Society.
- 6.3 Payment towards water, electric and other utility and services connection charges.
- 6.4 Payment of electrical receiving and sub-station provided in layout.

7. **MODE OF PAYMENT**

- 7.1 All payment shall be made by the Purchaser/s by drawing cheque/ DD in the name of " _____ A/C", _____ A/C No. _____, _____ Bank _____ Branch, Payable at Mumbai or other account as the Promoter/Developer may intimate subsequently to the Purchaser/s.
- 7.2 The Purchaser/s shall be entitled to deduct tax at source on the payment made at the prevalent rate, if applicable and furnish a TDS certificate to the Promoter/s within the period stipulated under the Income Tax Act, 1961 in this regard.
- 7.3 Provided that the receipt for the payment made shall be issued by the Promoter/Developer only after the bank instrument is cleared and the funds mentioned therein reaches the stated bank account of the Promoter/Developer or in the account as Promoter/Developer subsequently intimated to the Purchaser/s and the TDS certificate if applicable is received by the Promoter/Developer.

7.4 The Purchaser/s has/have made a payment of Rs. _____/- (Rupees _____ only) towards booking of said Unit in terms of the Allotment Letter/along with the request letter which has been adjusted against the consideration as mentioned herein above. In addition the Purchaser/s has/have further paid Rs. _____/- (Rupees _____ only) upon execution of this Agreement.

7.5 The Purchaser/s shall also pay GST as per prevalent rates, rules and regulations through separate cheque/Demand Draft drawn in the name of "_____". Promoter/Developer hereby acknowledges the receipt thereof.

8. **PAYMENT OF STATUTORY DUES AND TAXES:**

8.1 In addition to the Consideration of said Unit as above, the Purchaser/s shall pay to the Promoter/Developer any statutory taxes (as made applicable from time to time) like Electricity Deposit, water connection charges or any other charges, levy, tax, GST if any, duty by whatever name called, if made applicable under any law by the government on this transaction for all times to come. Such payment shall be made by the Purchaser/s at the time of execution of these presents or at the time of making each payment as per the provisions of law. If such liability arises thereafter, then the Purchaser/s shall make over such payment to Promoter/Developer within one week of notice of demand from Promoter/Developer.

8.2 The total price above excludes taxes (consisting of tax paid or payable by the Promoter/Developer by way of Value Added Tax ("VAT" /"MVAT"), Service Tax, Goods and Services Tax ("GST"), and Cess or any other similar taxes or levies which are leviable or which may be levied, in connection with the construction of the Building or in connection with the transaction covered by this Agreement and the same shall be payable by the Purchaser/s on demand at any time and the Promoter/Developer shall not be held liable or responsible in respect thereof. In the event of onus or responsibility, being cast upon the Promoter/Developer to pay any such taxes including as may be levied on the labour and/or constructions charges, it shall be the obligation of the Purchaser/s to pay the same to the Promoter/Developer who shall thereafter pay the same to the concerned authority.

8.3 The Purchaser/s indemnify and keep indemnified the Promoter / Developer against any payment to be made to the concerned department on account of GST whether in present or in future.

9. **NOTICE OF DEMAND**

- 9.1 Upon the installments of consideration and other charges becoming due, Promoter/Developer shall issue a notice of demand giving at least 7 (seven) working days' time from date of notice to Purchaser/s for making the payment.
- 9.2 Notice of demand shall be sent through Registered Post Acknowledgement Due (RPAD)/ Speed post/e-mail at the address mentioned in notice clause of this Agreement and such dispatch shall be treated as sufficient compliance from Promoter/Developer. Thereafter, the Purchaser/s shall be barred from claiming non-receipt of the notice of demand
- 9.3 Timely payment of all the above installments/amount on their respective due dates and any other sum payable under this agreement by the Purchaser/s is the essence of this contract/Agreement. Constructive and physical possession of the said Unit shall be handed over to the Purchaser/s by Promoter/Developer only upon receipt of all payments mentioned in this Agreement and compliance of all obligations as per this Agreement.
- 9.4 The Promoter/Developer will forward to the Purchaser/s the intimation of the Promoter/Developer having carried out the aforesaid work at the physical/email address given by the Purchaser/s under this Agreement and the Purchaser/s will be bound to pay the amount of installments within 7 (seven) working days of the Promoter/Developer dispatching such intimation by email or by Courier or by Hand Delivery or through e-mail at the address of the Purchaser/s as given in this Agreement.
- 9.5 The Purchaser/s confirm/s that the installments payable by the Purchaser/s and all amounts payable under these presents shall be paid on the respective due dates without any delay or default as time is the essence of the contract. In the event the Purchaser/s delay/s or default/s in making payment of any of the installments or amounts due under these presents, the Promoter/Developer shall be entitled to charge interest at the rate as prescribed by RERA compounded annually on all such amounts and installments from the date of default till payment and/or receipt thereof by the Promoter/Developer. This right of the Promoter/Developer is without prejudice to all its other rights and remedies in law and under these presents. It is further agreed that on Purchaser/s committing default in payment of any of the installment(s) and/or any other amount or amounts under these presents on the due date (including his/her proportionate share of taxes, rates, cesses, other charges, betterment charges and all other outgoings) the Promoter/Developer shall be entitled, at its option, to terminate this Agreement; provided that the Promoter/Developer shall provide to the

Purchaser/s, 15 (fifteen) days prior notice in writing of its intention to terminate this Agreement on account of the violation / breach of any of the term(s) and/or condition(s) of this Agreement, providing an opportunity to the Purchaser/s to remedy/cure such breach within the said period of 15 (fifteen) days.

10. DEFAULT BY PURCHASER/S:

- 10.1 Following shall deemed to be a default on the part of Purchaser/s:
- 10.1.1 Default in making timely payment of sums due as mentioned in this Agreement;
 - 10.1.2 Creating nuisance on the site resulting in danger/damage to the said project, said Plot, threat to life;
 - 10.1.3 Delay in accepting the possession of the unit within a period of _____ months of intimation to take possession by Promoter/Developer.
 - 10.1.4 Refusing/ delay in taking membership of said proposed Society.
 - 10.1.5 Breach of any terms and conditions of this Agreement.
 - 10.1.6 Breach of any law or provisions thereto.
 - 10.1.7 Obtain forceful occupancy/ possession of said Unit before receipt of Occupation Certificate or Occupation Certificate (Part) issued by competent authority.
- 10.2 The Purchaser/s shall not be in default if he/she/it/they correct/s / remedy/ies such breach within 7 days of notice from the Promoter/Developer to the Purchaser/s.

11. TERMINATION OF AGREEMENT

- 11.1 On the Purchaser/s committing three defaults in payment on due date of any amount due and payable by the Purchaser/s to the Promoter/Developer under this Agreement (including his/her/its/their proportionate share of taxes levied by concerned local authority and other outgoings), the Purchaser/s agree/s to pay to the Promoter/Developer interest at the rate as prescribed as per prevalent law on all the amounts which become due and payable by the Purchaser/s to the Promoter under the terms of this Agreement from the date the said amount is payable by the Purchaser/s to the Promoter/Developer till date of actual realization of payment. However, such entitlement of interest shall not be deemed to be a waiver of Promoter's/Developer's right to terminate this Agreement as per the provisions of this Agreement.
- 11.2 Without prejudice to the right of the Promoter/Developer to charge interest in terms of sub clause____above, on the Purchaser/s committing default as per clause____above and on the Purchaser/s committing three defaults even after notice of termination, the

Promoter/Developer shall at its own discretion, may terminate this Agreement.

- 11.3 Provided that, Promoter/Developer shall give another notice of _____ days in writing to the Purchaser/s, by registered post AD at the address provided by the Purchaser/s or an e-mail at the email address provided by the Purchaser/s, of its intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchaser/s fail/s to rectify the breach or breaches mentioned by the Promoter/Developer within the stipulated period of notice then at the end of such notice period, Promoter/Developer may terminate this Agreement unilaterally.
- 11.4 It is further agreed that upon termination of this Agreement as stated herein the Promoter/Developer shall refund to the Purchaser/s the installments of the said price, which the Purchaser/s may till then have paid to the Promoter/Developer less 10(ten)% of the purchase price which shall stand forfeited as liquidated damages and service charges. The Promoter/Developer shall also not be liable to pay to the Purchaser/s any interest on the amount so refunded upon termination of this Agreement. It is hereby agreed and understood by the Purchaser/s that the Purchaser/s shall not make and/or claim any right, title or interest whatsoever over the said Unit and/or challenge and/or question the Promoter's/Developer's discretion. The Promoter/Developer will be liable to repay the balance consideration received to the Purchaser/s only after the Purchaser/s execute/s and registers a Deed of Cancellation for cancelling this Agreement, in accordance with law and after which Promoter/Developer sells the said Unit to another prospective purchaser.
- 11.5 Upon termination of this Agreement the Promoter/Developer, shall be at liberty to dispose of and sell the Unit to such person and at such price as the Promoter/Developer may in its absolute discretion think fit. Provided that the Purchaser/s shall not be entitled to raise any objection to termination made by the Promoter/Developer and that Promoter/Developer is entitled to unilaterally register the cancellation deed with the jurisdictional Registrar of Assurances suo-moto without any recourse to the Purchaser/s, if the Purchaser/s fails to cooperate in this regard.
- 11.6 The Promoter/Developer is not liable to refund the taxes and other statutory charges collected from the Purchaser/s till the date of termination of the Agreement.

11.7 The Promoter/Developer may at its own option approach the authority under RERA for seeking appropriate order for cancellation of this Agreement.

12. **DECLARATION BY THE PROMOTERS.**

12.1 The Promoter/Developer hereby agrees to observe, perform, and comply with all the terms, conditions, stipulations, and restrictions, if any, which may have been imposed by the concerned local authorities at the time of sanctioning the plans and / or thereafter and shall before handing over possession of the said Unit to the Purchaser/s, obtain from the concerned local authority, Occupation Certificate and or Occupation Certificate (Part) in respect of the Building.

12.2 It is agreed that possession of the said Unit will be handed over by the Promoter/Developer to the Purchaser/s by 202 provided that the Promoter/Developer has received the full consideration for the said Unit and other amounts payable by the Purchaser/s to the Promoter/Developer under these presents. Provided that the Developer/Promoter shall be entitled to reasonable extension of time for the giving of possession of the Premises on the aforesaid date, if the completion of the Building is delayed on account of:

12.2.1 war, civil commotion or act of God ;

12.2.2 any notice, order, rule notification of the Government and/or other public or competent authority/court.

12.3 The actual carpet area of the said Unit may vary up to (three) 3% due to design and construction exigencies and therefore the Developer/ Promoter shall confirm the final carpet area that has been allotted to the Purchaser/s after the construction of the Building is complete and the Occupation Certificate (Part) or Occupation Certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Developer/Promoter in the event of any change in the carpet area. The Purchaser/s agrees to pay the differential amounts, if the area is increased beyond (three) 3%. If there is any reduction in the carpet area beyond the defined limit then Promoter shall refund the excess money (without any interest) paid by Purchaser/s within forty five days from such demand being made by the Purchaser/s. If there is any increase in the carpet area of the said unit allotted to Purchaser/s, the Promoter shall demand additional amount from the Purchaser/s as per the next milestone of the

Promoter/Developer _____

Purchaser _____

Payment Plan or thereafter as the case may be and the Purchaser/s shall pay such additional amounts within a period of forty five days from the date of such demand being made by the Promoter/ Developer. However, it is expressly clarified that no adjustment will be made to the Total Consideration if the difference between the actual carpet area of the said unit and the carpet area as mentioned herein is less than or equal to _.

- 12.4 Subject to the terms of this Agreement, in the event the Promoter /Developer is unable to give possession of the said Unit by the date stipulated hereinabove, the Purchaser/s shall have the option to terminate this Agreement and in such an event the Promoter/ Developer agrees that it shall be liable to refund to the Purchaser/s the amounts already received by the Promoter/ Developer along with interest provided in RERA in respect of the said Unit upon executing a Deed of Cancellation in respect of this Agreement. It is agreed that upon refund of the said amount as stated above, the Purchaser/s shall have no right, title, interest, claim, demand or dispute of any nature whatsoever either against the Promoter/ Developer and/or against the said Unit and/or against the said property in any manner whatsoever and the Developer/ Promoter shall be entitled to deal with and dispose of the said Unit to any person or party as the Promoter/Developer may desire at its absolute discretion without any protest and/or claims and/or challenge and/or objections from the Purchaser/s.
- 12.5 The Purchaser/s shall take possession of the said Unit within 7 (seven) days ("**the Possession Period**") of the Promoter/ Developer giving written notice to the Purchaser/s intimating that the said Unit is ready for use and occupation ("**the Possession Notice**"). Upon receiving the Possession Notice from the Promoter/Developer, the Purchaser/s shall take possession of the said Unit from the Promoter/Developer by executing the necessary documents as may be prescribed by the Promoter/Developer, and the Promoter/Developer shall give possession of the said Unit to the Purchaser/s. Irrespective of whether the Purchaser/ take/s or fail/s to take possession of the said Unit within the Possession Period, such Purchaser/s shall continue to be liable to pay maintenance charges and all other charges with respect to the said Unit as applicable and as shall be decided by the Promoter/Developer.
- 12.6 In the further event of the Purchaser/s failing to take possession of the said Premises, by the Possession Date, the Promoter shall be entitled to levy and the Purchaser/s shall bear and pay to the Promoter, holding charges at the rate of Rs. 40/- (Rupees Forty Only) per square feet per month calculated on the carpet area of the said Premises (hereinafter referred to as "**Holding Charges**") for the period of such delay in taking

possession. The Purchaser/s agrees and confirms that the said sum of Rs. 40/- (Rupees Forty Only) per square feet per month (or part thereof) shall be considered as holding charges as stipulated under this Clause and shall be a distinct charge not related to and shall be in addition to all other amounts/deposits payable by the Purchaser/s to the Promoter under this Agreement / transaction in addition to other charges/amounts in terms of the provisions of this Agreement / transaction.

12.7 DEFECT LIABILITY:

12.7.1 Provided that if within a period of 5(five) years from the date of handing over the said Unit to the Purchaser/s, the Purchaser/s brings to the notice of the Promoter/ Developer any patent defect in the said Unit or the Building or the material used therein, then, wherever possible, such defects shall be rectified by the Promoter/ Developer at its own cost and in case it is not possible to rectify such defects, then the Purchaser/s shall be entitled to receive from the Promoter/Developer reasonable compensation not exceeding Rs. 10,000/- for such defect. This warranty is applicable only if after occupying the unit the Purchaser/s maintains the said Unit in the same condition as it was handed over to him by the Promoter/Developer. In case he/she/it/they make/s any changes like shifting of the walls, doors, windows and their grills, extending rooms, changing floors, plumbing systems, electrical wiring, sanitary systems and fitting, fixing falls ceiling or doing any work affecting and damaging the columns and/ or beams of the building, or damaging the stability of the structure of the building, intentionally or due to negligence, with or without the permission of the competent authority and/or society or association, this warranty shall stand lapsed. Further, in the following cases where the Purchaser/s (i) Installs air conditioners on the external walls haphazardly which may destabilize the structure (ii) Purchaser/s and/or his/her/its/their tenants load heavy luggage in the lift (iii) Damage any portion of the neighbors unit or common area by drilling or hammering etc. and (iv) Does not follow the conditions mentioned in the maintenance manual, the aforesaid warranty given by the Promoter/Developer shall not be invocable.

12.7.2 Provided further that any such defect in the said Unit or the Building in which the said Unit is situated is not due to or on account of or a result of any act or omission by the Purchaser/s or any Unit purchaser or Unit owner of any other Unit in the Building.

13. **DECLARATION BY THE PURCHASER/S**

A week after notice is given by the Promoter/ Developer to the Purchaser/s that the said Unit is ready for use and occupation, the Purchaser/s shall be liable to bear and pay the proportionate share of outgoings in respect of the said Unit, said property and the Building, namely local taxes, water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary for and incidental to the management and maintenance of the said property and Building, including but not limited to the expenses for provision of the facilities and staff specified in Clause hereinbelow. Until the Purchaser/s is/are accepted as the Member of the merged society, and the said property is transferred/conveyed to the merged Society, the Purchaser/s shall pay to the Promoter/ Developer such proportionate share of outgoings as may be determined by the Promoter/ Developer. The Purchaser/s further agree/s and undertake/s that, till the Purchaser/s's share is so determined, the Purchaser/s shall pay to the Promoter/ Developer provisional monthly contribution of Rs. _/- per month towards the outgoings. The Purchaser/s agrees and undertakes to pay such provisional monthly contribution and such proportionate share of outgoings in advance and as stipulated in Clause ___ herein below and shall not withhold the same for any reason(s) whatsoever. The Purchaser/s as well as other Purchaser/s and/or their proposed Society will not require the Promoter/ Developer to contribute proportionate share of the maintenance charges of the premises with or without car parking spaces and other areas attached thereto, which are to be constructed or which are not sold and disposed of by the Promoter/ Developer and in respect of which Occupation Certificate and/or Part Occupation Certificate has been obtained.

14. **PURCHASER/S HEREBY DECLARE/S AND CONFIRM/S:**

14.1 The Purchaser/s undertake/s that in the event the Purchaser/s is a Non Resident Indian / Person of Indian Origin (i.e. foreign national of Indian origin) / foreign national / foreign company (as may be applicable) at the time of execution of this Agreement and/or anytime thereafter or if at any time there is a change in applicable laws governing sale / purchase of immovable property by resident / non-resident Indian Citizens, then the Purchaser/s shall solely be responsible to intimate the same in writing to the Promoter/Developer immediately and comply with the applicable laws including but not limited to the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, 1934 and Rules made thereunder or any statutory amendment(s), modification(s) made thereof and all other applicable laws including that of remittance of payment, acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter/Developer with such permissions, approvals which would enable the Promoter/Developer to fulfill the Promoter's/Developer's obligations under this Agreement. The Purchaser/s shall be liable to furnish the Letter of declaration thereby

declaring he/her/it/they are Non Resident Indian / Person of Indian Origin (i.e. foreign national of Indian origin) / foreign national / foreign company (as may be applicable) with self-verification documents attached thereto for the record of the Promoter/Developer. Any refund, transfer of security, if at all, that may be payable by the Promoter/Developer to the Purchaser/s as per the terms of this Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 and Rules/Regulations made thereunder or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law. The Purchaser/s understand/s and agree/s that in the event of any failure on Purchaser/s' part to comply with the applicable guidelines issued by the Reserve Bank of India in this regard, the Purchaser/s alone shall be liable for any action under the Foreign Exchange Management Act, 1999 and Reserve Bank of India Act, 1934 and Rules made thereunder or any other applicable laws as amended from time to time. The Promoter/Developer shall not be liable in any manner whatsoever in this regard. The Purchaser/s shall keep the Promoter/Developer, its Partners, executives, agents and officers fully indemnified and harmless in this regard. The Promoter/s shall also not be responsible towards any third party making payment/ remittances on behalf of the Purchaser/s and such third party shall not have any right in the said Unit in any way and the Promoter/Developer shall issue the payment receipts in favour of the Purchaser/s only;

14.2 The Purchaser/s agree/s and hereby bind/s himself / herself / themselves / itself on or before the delivery of the possession of the said Unit, to pay to the Promoter/ Developer the following amounts:

- 14.2.1 Rs. _____ - towards legal charges;
- 14.2.2 Rs. _____-for registration of the Society;
- 14.2.3 Rs. ___/- being approximately 24 (twenty-four) months provisional outgoings for the payment of proportionate share of provisional maintenance, charges, outgoings, which will include Municipal and other taxes and charges of water bills, common electric bill etc.;
- 14.2.4 Rs. ___/- on account and towards the amount of the deposit payable as Water Meter Deposit and amount payable for the Electric Meter to be installed in the said Unit.
- 14.2.5 The Promoter/ Developer shall utilize the sum of Rs. ___/- (Rupees Only) paid by the Purchaser/s to the Promoter/ Developer under Clauses _____ & _____ hereinabove, for meeting all legal costs, charges, and expenses, including professional costs of the Advocates of the Promoter/ Developer in connection with the formation of the Society and the cost to be borne of this Agreement and all other costs ancillary thereto.

The aforesaid deposit/payments shall not carry any interest. The Purchaser/s shall not demand any refund or any account of the said amounts from the Promoter/ Developer. The amounts so paid by the Purchaser/s to the Promoter/ Developer under Clause __, hereinabove shall not carry any interest and remain with the Promoter/ Developer until the Society is formed and the management is handed over to the Occupants of the Unit/s. All other costs, charges and expenses, including legal fees, costs, charges and expenses in connection with the preparation and execution of the Deed of Conveyance/s in respect of the Building and /or in respect of the said Property or any other deeds and documents relating thereto (including the formation of the Society), shall be borne, shared and paid by all the purchasers / holders / owners of Unit/s (including the Purchaser/s herein) of the Building in proportion to the respective areas of their respective premises. It is clarified that these costs, charges, and expenses are in addition to the contribution of the Purchaser/s towards the legal costs, charges and expenses specified in Clause 14 above.

- 14.3 The Purchaser/s himself/herself/themselves/itself with intention to bind himself/herself/themselves/itself and all persons into whomsoever hands the said Unit comes and his/her/theirs/its successors-in-title doth hereby covenant with the Promoter/ Developer as set out below in Clause _____. These covenants shall be incorporated into the lease or the sub-lease as set out in Clause_ herein below.
- 14.4 From the date of possession, the Purchaser/s shall maintain the said Unit/s at his/her/their/its own costs in good and tenantable repair and shall not do or allow or suffer to be done anything in or to the said Unit/s and / or the staircases and/or common passages and / or compound of the Building and/or any part of the Building in which the said Unit/s are situated which may be against the rules and/or regulations and/or bye-laws, of the concerned local or any other authority and / or against the regulations framed by the Promoter/ Developer and / or Bye – Laws of the Society, Municipality, or other legal bodies or any other authority.
- 14.5 Not to use the said Unit/s or any part thereof or permit the same to be used for any purpose whatsoever other than Residential use. He/she/they/it shall not use the garage or parking space allotted as and by way of an amenity to the Purchaser/s for the purposes other than for keeping or parking the Purchaser/s's own vehicle only.
- 14.6 Not to change, alter or make additions and/or alterations in or to the Building or any part thereof or the said Unit/s or any part thereof or

change the user thereof. The Purchaser/s shall be responsible for violation or breach of this provision and hereby agrees to save harmless, indemnify and keep indemnified the Promoter/ Developer as well as the Society against any action and liability of any nature whatsoever on account of any such breach, defaults, commission, or omission on the part of the Purchaser/s.

- 14.7 Not to store/keep in the said Unit/s any goods which are of hazardous, combustible or dangerous nature, or are so heavy as to damage the construction or structure of the Building in which the said Unit/s is situated, or storing/keeping of which goods is objected by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or are likely to damage the staircase, common passage or lift or any other structure of the Building in which the said Unit/s is situated including entrances of the Building, and in case of any damage caused to the Building or lift on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable to pay or make good the damage incurred or caused due to the default of the Purchaser/s whatsoever.
- 14.8 To carry out at his/her/their/its own cost, all internal repairs to the said Unit/s and maintain the said Unit/s in the same condition, state and order in which it was delivered by the Promoter/ Developer to the Purchaser/s and in tenantable repair and shall not do or allow or suffer to be done anything in or to the said Unit/s or Building in which the said Unit/s is situated, or carry out any repairs and / or changes in the said Unit/s which may be forbidden by the rules and regulations and bye- laws of the concerned local authority or other public authority which may endanger and/or damage the units above or below the said Unit. In the event of the Purchaser/s committing any act in contravention of the above provisions, the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or public authority as well as to the Society.
- 14.9 Not to demolish or cause to be demolished the said Unit/s or any part thereof, nor at any time make or cause to be made any addition or alteration of whatsoever nature in or to the said Unit/s or any part thereof.
- 14.10 Not to make any alteration in the elevation, and outside colour scheme of the Building in which the said Unit is situated and shall keep the sewers, drains, pipes in the said Unit and appurtenances thereto in good and tenantable repair and conditions so as to support, shelter and protect other parts of the Building in which the said Unit is situated and shall not chisel or in any other manner damage columns, beams, walls,

slabs, chhajjas or RCC pardis or other structural changes in the said Unit without prior written permission of the Promoter/Developer and/or the Society and the local authority/ies.

- 14.11 Not to throw dirt, rubbish, rags, garbage, or other refuse or permit the same to be thrown from the said Unit into the compound or any portion of the said property and the Building in which the said Unit is situated.
- 14.12 To bear and pay increase in local taxes, water charges, insurance, and such other levies if any, which are imposed by the concerned local authority, and/or Government and/or other public authority/ies on any account of the said Unit including on account of any unauthorized change of user.
- 14.13 Not to do or permit to be done or omit to do any act which may cause any danger, hazard, or risk to the other occupant/s of the building.
- 14.14 Not to do or permit to be done any act or thing which may cause any obstruction to the other occupant/s of the building.
- 14.15 To use the said Unit only for his/her/their/its own Residential purposes.
- 14.16 To observe and perform all the bye – laws, rules, and regulations which the Society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for the protection and maintenance of the Building and the Units and for the observance and performance of the Building rules and regulations and byelaws for the time being of the concerned local authorities and Government and other public bodies. The Purchaser/s shall also observe all stipulations and conditions laid down by the Society with respect to the occupation and use of the said Unit in the Building and shall pay and contribute regularly and punctually towards taxes, expenses, and other outgoings payable by him/her/it/them in accordance with the terms of the Agreement. The Purchaser/s alone shall attend to, answer and will be responsible for all actions of violation of any such conditions or bye – laws.
- 14.17 To promptly pay all outgoings, costs, and expenses payable to the Society.
- 14.18 To use the parking space/s for parking of cars belonging to the Purchaser/s and / or members of his/her/their/its family and not to allow any other unauthorized person/s or stranger/s to park their cars in the parking space/s specified for the use of the Purchaser/s.

- 14.19 To use the common areas and facilities in the Building and the said property, without causing any hindrance or obstruction to other purchases / holders of the Units in the Building.
- 14.20 Not to put any nameplate or letter box or neon-sign, or board in the common areas or on the outside wall of the Building, save and except at the place as may be approved or provided by Promoter/ Developer.
- 14.21 Not to cover the windows / flowerbeds / service ducts / balconies and other portions which may be visible on the external facade of the building.
- 14.22 Not to open out any additional window or fix any grill box or grill or ledge or cover or any other apparatus protruding outside the exterior of the said Unit or any portion thereof.
- 14.23 To maintain the facade of the building (along the front, the sides, and the rear elevations thereof) and the said Unit in the same form as the Promoter/Developer constructs and to not at any time alter the said elevation in any manner whatsoever without the prior consent in writing from the Promoter/Developer.
- 14.24 Not to commit or permit to be committed any alteration or changes in pipes, conduits, cables and other fixtures and fittings serving the other units in the building without the prior written permission of the Society.
- 14.25 Not to make or permit to be made any structural changes or disturb or overload or pierce, etc. to any structural component in the common areas of the Building, including the common podium slab which has been designed with post tension slab, without the prior written permission of the MCGM.
- 14.26 In particular, and without prejudice to the generality of the foregoing, not to make any form of alteration in or outside the said Unit or the Building or damage the beams and columns passing through the said Unit / Building for the purpose of fixing, changing, or repairing the concealed wiring and pipelines or otherwise for any purpose.
- 14.27 The Purchaser/s shall be solely responsible for compliance with applicable laws, notifications, guidelines etc. for the purchase of immoveable property in India (as applicable to the said Unit).
- 14.28 The Purchaser/s shall be responsible for and indemnify and keep indemnified, the Promoter/Developer from and against all damages, actions, claims, demands, costs, charges, expenses and penalty,

prosecutions, proceedings relating to the said Unit or any part of the Building or to any person due to any negligence or any act, deed, thing or omission made, done or occasioned by the Purchaser/s and shall also indemnify and keep indemnified, the Promoter/Developer from and against all actions, claims, proceedings, costs, expenses and demands made against or suffered by the Promoter/ Developer as a result of any act, omission or negligence of the Purchaser/s or the servants, agents, licensees, invitees or visitors of the Purchaser/s and / or any breach or non-observance by the Purchaser/s of the Purchaser/s's covenants and / or any of the terms and conditions of this Agreement which are to be observed and performed by the Purchaser/s.

- 14.29 No objection for brand signage on façade and any other suitable location.
- 14.30 The Purchaser/s has/have verified the documents including title search report and the conditions of commencement certificate and the sanctioned plan. The Purchaser/s is/are satisfied that the Promoter/Developer has absolute, clear, developable and marketable title to the said Property so as to enable it to convey the said Property to the society to be formed.
- 14.31 The Purchaser/s has/have verified and understood the plan prepared by Promoter/ Developer for the said project in its entirety and he/she/it/they hereby give/s approval for Promoter/ Developer making changes in said project upon getting permission and sanctions from the concerned authority.
- 14.32 The Purchaser/s shall not in any case interfere with the development activity undertaken in respect of said project and also more particularly for the said Unit.
- 14.33 The Purchaser/s hereby declare/s and confirm/s that he/she/it/they has/have seen the proposed plan for future development. The Purchaser/s hereby assure/s and undertake/s that he/she/it/they will not raise any objection to the proposed future expansion. The Purchaser/s hereby declare/s and confirm/s that this approval for revision of plan be considered as his/her/its/their unconditional approval mandated under RERA and that no further separate approval would be required from him/her/its/their by the Promoter/ Developer for carrying out the proposed revision.
- 14.34 The Purchaser/s has/have verified and perused the development permission and commencement certificate and the conditions contained therein. The Purchaser/s has/have also understood the future

development. The Purchaser/s has/have also visited the site and understood the infrastructure available currently and has/have inquired about the role of government agencies in providing permissions and infrastructure for the project. The Purchaser/s has/have taken a decision to purchase the said Unit at this stage of project due to reduced pricing and hence has/have agreed to take project risk of delays due to various infrastructural issues and government delays. The Purchaser/s understand/s that in future the prices of units will go up and therefore to save substantial money the Purchaser/s has/have taken a decision to take project risk.

14.35 The Purchaser/s has/have taken a decision to purchase the said Unit at this stage of project due to reduced pricing and hence has/have agreed to take project risk of delays due to various infrastructural issues and government delays. The Purchaser/s understand/s that in future the prices of units will go up and therefore, to save substantial money, the Purchaser/s has/have taken a decision take project risk.

14.36 The Purchaser/s hereby assure/s and undertake/s that he/she/it/they will not hold the Promoter/ Developer liable for any delays which are beyond the control of the Promoter/ Developer especially delays attributable to planning authorities or delays due to the various amendments made to governmental policies during the development of the said project. The Purchaser/s declare that he/she/it/they will not claim any interest or compensation from Promoter/ Developer or any other benefit in any other manner due to changes made by the government authorities or planning authorities or due to delay in obtaining permissions by promoter. The Purchaser/s has agreed to off-set the benefit of lower pricing of unit against any delay in future.

14.37 If Purchaser/s wishe/s to make a site visit before possession, prior written permission from Promoter/Developer is necessary. Promoter/Developer shall not be responsible for any accident or mishap that may happen on site either to Purchaser/s or to any of his/her family members or friends/to its officers/ employees who may accompany him/her/them. Children below 15 years of age are not permitted on the construction site under any circumstances. All safety measures prescribed by the Promoter at the time of a site visit will have to be mandatorily followed by the Purchaser/s/people accompanying the Purchaser/s.

14.38 The Purchaser/s shall make timely payment of the demand raised by Promoter/ Developer. If there are more than one Purchasers in this Agreement all the obligations of the Purchaser/s under this Agreement

shall be complied by the Purchasers jointly and severally and not otherwise. In case of default in payment, the Purchaser/s shall remedy the default within the period prescribed in this Agreement. The Purchaser/s shall not object to the cancellation of this agreement if the default continues.

- 14.39 The Promoter/ Developer may complete any part, portion or any floor of the said building and obtain part occupation certificate and give possession of the said Unit to the Purchaser/s hereof and the Purchaser/s shall not be entitled to raise any objection thereto. If the Purchaser/s takes possession of the said Unit in such part completed building, part or portion or floor, the Promoter/ Developer or its agents or contractors shall carry on the remaining work with the Purchaser/s occupying the said Unit. The Purchaser/s shall not object to, protest or in any way obstruct in the execution of such work even though the same may cause any nuisance or disturbance to him/her/it/them.
- 14.40 The Purchaser/s shall obtain "No Objection Certificate" and "No Dues Certificate" from Promoter/ Developer to transfer the right, title and interest in respect of the said Unit to third party during course of construction of said project or before possession of said Unit is given to the Purchaser/s whichever is later. Without obtaining the said certificates any document executed by Purchaser/s in the name of third party shall be treated as 'void-ab-initio'.
- 14.41 The Purchaser/s has/have represented that he/she/it/they is/are acquiring rights in the said Unit at this stage due to cheaper pricing and benefit of deferred payment. Hence, he/she/it/they is/are taking project risk with full understand of government delays and other delays beyond Promoter's/ Developer's control.
- 14.42 The Purchaser/s shall not put adverse and derogatory news, material and opinion on the media in any form or manner about the project or the Promoter/ Developer. Any default by the Purchaser/s would be treated as breach of contract and Promoter/ Developer would be entitled to claim cost and compensation and cancellation of this agreement coupled by forfeiture of advance given by the Purchaser/s.
- 14.43 The Purchaser/s shall not hold the Promoter/ Developer liable for the delay caused due to the Force Majeure as mentioned in this Agreement or due to delays in any permissions or services like water supply, electricity connections to be provided by any competent authority including the corporation or due to reasons beyond the control of the Promoter/ Developer.

- 14.44 The Purchaser/s undertake/s to abide by the By-Laws and all other terms and conditions contained in Society Bye- Laws and any valid amendment thereto and further undertakes not to raise any objection thereto either in present or in future.
- 14.45 The Purchaser/s shall not object for installation and keeping the sign board, hoarding and neon board of Promoter/ Developer in the said project before or after the conveyance of said plot to Society.
- 14.46 In addition to the provisions contained hereinabove, the conveyance of the said property shall, besides the normal and usual clauses contained in the said Conveyance, contain inter alia the below mentioned essential and material clauses. The Purchaser/s agree/s accept/s and unequivocally consent/s to the incorporation of the said clauses in the Conveyance of the said property.
- 14.46.1 A clause that the Building standing on the said Property shall be kept at all times in a state of good repair and condition.
- 14.46.2 A clause that the said Unit and all the other Units be kept at all times in a state of good repair and condition.
- 14.46.3 All such clauses as are necessary to give effect to the Indenture.
- 14.46.4 A clause that the Purchaser/s/Society shall jointly paint the outside of the Building standing on the said property at least once every seven years.
- 14.46.5 A clause that the Purchaser/s/Society shall keep open space as per the sanctioned Plans open.
- 14.46.6 A clause stipulating that the terrace/roof above the top floor and the terrace appurtenant to the units on the top floor of the Building on the said property shall be exclusively used and enjoyed by Developer/Promoter. Promoter/Developer shall have the right to beautify the said roof and terrace with plants, flowers and any other garden flora as they deem fit. Any and all Purchaser/s/ Society agree and consent to the exclusive use and enjoyment of the said roof and terrace by the Promoter/ Developer and agree/s and undertake/s not to in any manner whatsoever interfere with the use occupation and enjoyment of the said roof and terrace by the Promoter/ Developer. It is expressly understood that there will be no facilities such as water tank, lift motor room or any common facility on the said roof and/or terrace as the same will be provided elsewhere. It is

clarified that the Building has been designed to provide for the said facilities elsewhere. It is further expressly understood that no Purchaser/s/Society shall be entitled to use the said roof and/or terrace for any purpose whatsoever and the said roof and/or terrace shall remain locked, and access shall only be granted for maintenance purposes of the building in general but after due notice. It is agreed and understood that since there are no facilities for the use of the Building and its occupants provided on the roof and/or terrace, the same shall not be considered and/or deemed a Common Area and Facility of/for the Building, but a Limited Common Area and Facility for the benefit for the Premises constructed adjacent to the said terrace or immediately below the said roof.

- 14.46.7 Such other clauses as may be required by the Promoter/ Developer and/or its Advocates or Solicitors to safeguard and protect the rights and interests of Promoter/ Developer.
- 14.46.8 A clause enjoining the Purchaser/s/Society not to affix any advertisement/s, advertisement board/s, hoarding/s or other signage or the like anywhere on the said Property and/or structures erected thereon other than that name of the Building. Promoter/Developer shall solely and alone be entitled to affix any advertisement/s, advertisement board/s, hoarding/s or other signage or the like on any portion of the said Property and/or Building after complying with the relevant Government regulations, if any, and to retain for itself the monies/revenue/income/proceeds/deposits and the like received therefrom. The Purchaser/s / Society shall co-operate with the Promoter/Developer and shall sign all applications, documents, papers, and the like as may be required by Promoter/ Developer to enable Promoter/ Developer to affix such advertisement/s, advertisement board/s, hoarding/s or other signage or the like, if required.
- 14.46.9 A clause stipulating that parking spaces which are forming part of the Agreement for Sale shall not be cancelled by the Society which is formed by merging the said Societies.
- 14.46.10 A clause stipulating that all future benefits whatsoever accruing in respect of/attribution to the said Property (including but not limited to those accruing in respect of/attribution to the present FSI, present Additional FSI, and present TDR from the said property), shall belong exclusively to and vest solely in Promoter/Developer, alone. The Society which is formed after

merging the said Societies shall not make any claim whatsoever in respect thereof. It is clarified that all future benefits include but are not restricted to, any increase in the permissible constructible area (whether by way of amendment to the DCPR, change in the definition of FSI or modification to areas exempted/included in FSI, or increase in FSI or in any other manner whatsoever) over and above the presently permissible constructible area consuming an FSI.

14.47 The Purchaser/s hereby further covenant/s that until the conveyance is executed in respect of the said Property by the Promoter/ Developer in favour of the merged Society which is formed after merging the two Societies, in the event of there being a failure, neglect, breach or default on the part of the Purchaser/s to observe, perform or comply with any of the terms and conditions of this Agreement then;

14.47.1 The Promoter/ Developer shall be entitled to issue a Notice to the Purchaser/s calling upon the Purchaser/s to rectify and / or make good or set right such failure, neglect, breach or default to the satisfaction of the Promoter/ Developer within sevendays from the date of receipt of such Notice by the Purchaser/s, failing which the Promoter/ Developer shall be entitled to terminate this Agreement without prejudice to the right of the Promoter/ Developer to claim compensation or damages (as may be determined by the Promoter/ Developer) till the same is rectified by the Purchaser/s or by the Promoter/ Developer (at its option), at the costs, expenses and consequences of the Purchaser/s. The provision for a Notice to be sent by the Promoter/ Developer to the Purchaser/s in this sub-clause shall not be deemed to be a liberty or right to the Purchaser/s not to comply with the provisions of this Agreement.

14.47.2 If such failure, neglect, breach or default on the part of the Purchaser/s has, in the view of the Promoter/ Developer, seriously affected / or is of such nature as will seriously affect the structural stability of the said Unit and / or the Building, the Promoter/ Developer shall be entitled, without prejudice to the right of the Promoter/ Developer to terminate this Agreement as set out above, without issuing any Notice to the Purchaser/s, to take the necessary steps to preserve the structural stability of the Building / Premises. In such event the Purchaser/s shall be liable to pay to the Promoter/ Developer, appropriate compensation / damages as may be determined by the Promoter/ Developer, for such serious neglect / breach / default / failure and to reimburse to the Promoter/ Developer the costs

and expenses incurred by the Promoter/ Developer in making good / rectifying such failure, neglect, breach, or default at the latest within one month from the date of demand of the same by the Promoter/Developer.

14.48 The Purchaser/s has/have prior to the execution of this Agreement satisfied himself/herself/itself/themselves about the title of the Promoter/ Developer to the said Property described in the Fourth Schedule hereunder written and has/have absolutely accepted the same.

14.49 The Purchaser/s have also prior hereto satisfied themselves of the F.S.I. available and presently consumed on the said Property, having inspected the sanctioned building plans. The Purchaser/s is/are informed and is/are aware that further FSI will be utilized as would be available and sanctioned by the Planning Authority from time to time under various provisions of the DCR/other applicable laws, rules, and regulations, as may be modified and amended from time to time, and the Purchaser/s being aware of the same and as disclosed in the manner herein contained records that he/she/it/they have no grievance in respect thereof whatsoever.

14.50 The Purchaser/s shall have no claim whatsoever save and except in respect of the said Unit hereby agreed to be acquired and the use of the particular car-parking space/s (if so specified). All other open spaces, unsold Units and other spaces, etc. in the Avalon/Avalon Residency Project will remain the property of the Promoter/ Developer until the Avalon/Avalon Residency Project is transferred/conveyed to the merged Society of the existing Societies by the Promoter/Developer.

14.51 The Purchaser/s has/have clearly understood, been made aware and agreed that the Promoter/ Developer shall solely and alone be considered and deemed to be "Promoter" within the meaning assigned to the term in RERA.

14.52 NOMINEE

The Purchaser/s that he/she/it/they has/have appointed Mr./Mrs _____ aged about ___ having his/her address at _____ and having e-mail id _____ (hereinafter referred to as the "said Nominee") as his/her/its/their nominee in respect of the said Unit (hereinafter referred to as the "said Nominee"). The Purchaser/s shall separately submit photocopies of PAN, AADHAR Card, Passport or any other document proving the identity of the said Nominee to the Promoter/Developer. The Purchaser/s hereby expressly declares and confirms that he/she/it/they shall intimate the said Nominee that he/she has been appointed as Nominee in respect of the said Unit and shall

submit the acknowledged copy of the such intimation to the Promoter/Developer to enable the Promoter/Developer to approach the said Nominee in case of need. Before the completion of this intended sale transaction with the Purchaser/s herein, in any event if the Purchaser/s dies, then in that event the Promoter/Developer shall conclude this sale transaction with the Nominee so appointed by the Purchaser/s. On the death of Purchaser/s, the said Nominee shall assume all the obligations of the Purchaser/s under this Agreement or otherwise, and shall be liable and responsible to perform the same. The said Nominee shall execute/submit Declaration/Indemnity Bond in favour of the Promoter/Developer herein in case he/she is exercising his/her right as the Nominee under this Agreement alongwith self- attested and verified documents for proving his identity. If the said Nominee fails to perform the obligations under this Agreement and/or fails to comply with the terms and conditions of this Agreement (including but not limited to making payments of all amounts / taxes as stated in this Agreement and/or as intimated separately), then the Promoter/Developer shall be entitled to terminate this Agreement in the manner stated herein. The Purchaser/s shall at any time hereafter be entitled to substitute the said Nominee for the purposes herein mentioned. The Promoter/Developer shall only recognize the said Nominee or the nominee substituted by the Purchaser/s (if such substitution has been intimated to the Promoter in writing) and deal with him/her in all matters pertaining to the said Unit. The heirs and legal representatives of the Purchaser/s shall be bound by any or all the acts, deeds, dealings, breaches, omissions, commissions, etc. of and / or by the said Nominee. The said Nominee would be required to give an indemnity bond indemnifying the Promoter as may be necessary by the prevailing laws and required by the Promoter before complying his/her obligations under this agreement and Promoter/Developer handing over possession to the said Nominee.

15. PROMOTER/DEVELOPER HEREBY REPRESENT TO THE PURCHASER/S AS FOLLOWS:

- 15.1 In terms of and as set out in the title report annexed to this Agreement the Promoter/ Developer are well and sufficiently entitled to carry out development upon the said Property and also has actual physical and legal possession of the said Property.
- 15.2 The Promoter/ Developer has lawful rights and requisite approvals from the competent Authorities to carry out development of the said Property and shall obtain requisite and further approvals from time to time to complete the development of the said Property and to avail of the entire development potential thereof in terms of the DCPR;

- 15.3 There are no encumbrances upon the said Property save and except those as may be disclosed in the title report;
- 15.4 There are no litigations pending before any Court of law with respect to the said Property which restrain the development of the said Property or the making of this Agreement save and except those disclosed in the title report;
- 15.5 All approvals, licenses and permits issued by the competent authorities with respect to the Building under construction are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the said property and Building shall be obtained from the Planning Authority in accordance with law;
- 15.6 The Promoter/ Developer has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the rights of the Purchaser/s created herein, may prejudicially be affected;
- 15.7 The Promoter/ Developer has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the said Property and/or the said Unit which will, in any manner, affect the rights of the Purchaser/s under this Agreement;
- 15.8 The Promoter/ Developer has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Property to the competent Authorities till the offering of possession of the said Unit to the Purchaser/s;
- 15.9 No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said Property) has been received or served upon the Promoter/ Developer in respect of the said Property except those disclosed in the title report.
- 15.10 The Promoter/ Developer confirms that the Promoter/ Developer is not restricted in any manner whatsoever from selling the said Unit to the Purchaser/s in the manner contemplated in this Agreement

16. CONVEYANCE

16.1 The Purchaser/s is aware that the Promoter/ Developer will submit and/or transfer the building of "Avalon/Avalon Real Restate Project" along with the land beneath to the merged Society as may be formed in accordance with the provisions of the RERA and in any event it shall not be more than three months from the date of issuance of Full Occupation Certificate. As far as the transfer of title of the said Property is concerned, it is expressly agreed by and between the parties that only after completion of the entire development potential is exploited the Promoter/Developer, the Promoter/Developer shall transfer the said Property in favour of merged Society of the existing Societies which may be formed in accordance with the provisions of the RERA. The Purchaser/s and his permitted assigns shall, from time to time, sign all applications, papers and documents and do all acts, deeds, and things as the Promoter/ Developer and / or the Society may require for safeguarding the interest of the Promoter/ Developer and / or of the other purchasers / holders / owners of the Units in the Building.

16.2 It is also clearly understood and agreed by and between the Parties hereto that the Promoter/ Developer will transfer /convey the title in respect of the said Unit hereby agreed to be acquired (together with the benefit of the use of specified car parking space/s, if any, provided for the Premises) in favour of the Purchaser/s, in the manner hereinabove

17. FORMATION OF SOCIETY.

17.1 It is clarified by the Promoter/ Developer and understood and consented to by the Purchaser/s as an express, essential, and integral term and condition of this Agreement that:

17.2 The existing Societies shall be merged into a new Society which will be formed and the Purchaser/s of the Units shall be admitted as the member/s of the merged Society of the Building by the Promoter/ Developer within three months of the majority of the units having been sold or within three months of occupation certificate whichever is earlier. The transfer of the Building and other ancillary structures as may be finally constructed thereon shall be in favour of the merged Society.

17.3 The merged Society which shall include the members of the existing two societies and the purchasers/ holders/ owners of free sale units in the Building, in accordance with the provisions of this Agreement, shall ultimately maintain, repair and/or replace the lighting, drainage, water mains, drains, suction tank with pumps, auxiliary tanks, watchman's cabin, security, gate, ancillary structures, common areas, elevators, STPS, storm water equipment, lifts of the Building, etc. located within and / or concerning the said Property, including to ensure the operation and maintenance of the Building and the said Property. The expenses

relating to the above shall be borne by the purchasers / holders / owners of the premises in the Building,

- 17.4 The formation of the merged Society and the preparation of the documents/ Bye-Laws and all other documents/writings to be executed in pursuance of this Agreement/in connection with and relating to the formation of such merged Society shall be as may be advised/prepared/approved by the Advocates and/or Solicitors of the Promoter/ Developer and the same shall be consistent and in accordance with the provisions contained in this Agreement.
- 17.5 The Purchaser/s, who has/have understood and accepted the terms and conditions that will be contained in the transfer of the building, agree/s and undertake/s to execute the same as and when called upon to do so by the Promoter/ Developer.
- 17.6 It is specifically agreed that, in addition to the costs, charges and expenses specified hereinabove, the Purchaser/s alone shall be liable to pay and shall pay the stamp duty and registration charges and all other applicable charges payable on and in respect of such and transfer of the building and other deeds and documents pertaining to the said Unit agreed to be acquired by the Purchaser/s under this Agreement. Such amounts shall be kept deposited by the Purchaser/s with the Promoter/ Developer at the time of taking possession of the said Unit and shall, until utilization, remain with the Promoter/ Developer, free of interest.
- 17.7 The Purchaser/s hereby agree/s to pay, on demand, the Purchaser/s's share of Stamp Duty and Registration Charges, payable, if any, by the merged Society on any other document or instrument in respect of the said Property and Building to be executed in favor of or in respect of or in relation to the merged Society.
- 17.8 The Purchaser/s shall also be liable to bear and pay the proportionate stamp duty and registration charges that may be payable on any other documents as the case may be.
- 17.9 It is expressly agreed by and between the Parties hereto that until the conveyance is executed in favour of the merged Society, the Purchaser/s shall not let, sublet, sell, transfer, assign or part with his/her/their/its interest under or benefit of this Agreement or part with the possession of the said Unit unless he/she/they/it obtain/s the previous consent in writing of the Promoter/ Developer. It is further agreed that the Promoter/ Developer shall be entitled, at their respective option and discretion, to withhold such consent until:

17.9.1 all the amount/s due and payable by him/her/they/it to the Promoter/ Developer under this Agreement are fully received by the Promoter/ Developer and only if the Purchaser/s has/have not defaulted in payment of all its dues under the provisions of this Agreement and has/have observed and performed all the terms and conditions of this Agreement and / or

17.9.2 the Promoter/ Developer is satisfied that its rights, benefits, and interests under this Agreement are fully and adequately safeguarded and that the transferee / assignee / licensee shall in turn be bound by the terms and provisions of this Agreement and the rules and regulations of the Society, when formed.

17.10 The Purchaser/s and the persons to whom the said Unit is let, sublet, transferred, assigned, or given possession shall observe and perform all the bye-laws and / or the rules and regulations of the merged Society (including the additions, alterations, or amendments thereof) for the protection and maintenance of the Building and the Units therein and the said Property for the observance and performance of the rules and regulations and the bye-laws of the merged Society and all other public bodies / statutory authorities, as may be in force, from time to time.

17.11 Observe and perform all the stipulations and conditions laid down by the merged Society regarding the occupation and use of the Building and Units therein and shall pay his/her/its/their respective contribution/s regularly and punctually towards the taxes and / or expenses and other outgoings accordance with the terms of this Agreement.

18. UNDERSTANDING BETWEEN THE PARTIES

18.1 The Promoter/ Developer and the Purchaser/s also agree to the following:

18.1.1 The Purchaser/s shall be permitted/ allowed to commence interior works in the said Unit only upon obtaining Occupancy Certificate/Part Occupation Certificate and possession letter from the Promoter/ Developer and after making all payments as per this Agreement. Prior to carrying out the interior works in the said unit, the Purchaser/s shall give to Promoter/ Developer, in writing the details of the nature of interior works to be carried out.

18.1.2 The Purchaser/s shall keep a deposit of Rs. _____/- (Rupees _____ Only) per unit with the Promoter/ Developer as a refundable deposit amount as determined by the Promoter/ Developer as a security for carrying out internal

work in the said unit. The said deposit amount shall be refunded by the Promoter/ Developer to the Purchaser/s after completion of the work subject to deduction towards damages to common area/amenities/open space or any part of the building/premises.

- 18.1.3 The Purchaser/s shall strictly adhere to the terms and conditions of the Agreement while carrying out the said internal work. The Purchaser/s hereby agree/s, declare/s and confirm/s that while carrying out the said internal / interior work in the said Unit, the Purchaser/s shall not disturb any RCC membrane of the said Unit in any manner whatsoever and if any damage is caused to the said building or any of the common areas then it shall be restored by the Purchaser/s at his/her/their own cost or in the alternative the Promoter/ Developer shall carry out the necessary repairs / restoration and forward all the expenses to the Purchaser/s, who then shall bear and pay the same within 7 days of the receipt of the intimation from the Promoter/ Developer or in alternative the Promoter/ Developer shall deduct the said expenses from deposit amount of the Purchaser/s.
- 18.1.4 The Purchaser/s shall not carry out any changes, additions or alterations in the exterior façade, balcony and other exterior of the building and it shall be maintained as per elevation, design and specification of the entire building.
- 18.1.5 The Purchaser/s shall at his / her/ it s/ their own responsibility to carry out internal work as per the rule and regulation specified by the Promoter/ Developer, Society, MCGM and/or any other local authority. The Purchaser/s shall solely liable for any action on the part of competent authority on any violation of the same.
- 18.1.6 The Purchaser/s shall store all the material use for the interior work like marbles, tiles, cements, sands etc. strictly at the parking space allotted to the Purchaser/s.
- 18.1.7 The Purchaser/s shall complete the internal work in the said unit within the period of 3 months from the date of handover.
- 18.1.8 The Purchaser/s shall be liable for paying maintenance and other outgoings related to the said Unit from the date of

handing over physical possession or O.C./B.C.C. whichever is earlier. The Promoter/ Developer shall not be liable for the upkeep and maintenance if the Purchaser/s does not pay the maintenance charges during the period of construction.

- 18.1.9 The Purchaser/s shall be solely liable for electricity and water charges while carrying out interior work in the said Unit. Promoter/ Developer shall be entitled to inspect all interior works carried out by the Purchaser/s. In the event Promoter/ Developer finds that the nature of interior work being executed by the Purchaser/s is harmful to the said Unit or to the structure, facade and/or elevation of the said Building then, Promoter/ Developer can instruct the Purchaser/s to stop such interior work and the Purchaser/s shall stop such interior work at once, without raising any dispute.
- 18.1.10 The Purchaser/s will ensure that the debris from the interior works shall be dumped in an area earmarked for the same and will be cleared by the Purchaser/s, on a daily basis, at no cost to Promoter/ Developer and no nuisance or annoyance to the other Purchaser/ss. All costs and consequences in this regard will be to the account of the Purchaser/s.
- 18.1.11 The Purchaser/s will further ensure that the contractors and workers (whether engaged by the Purchaser/s) during execution of the interior work do not dump any material (waste or otherwise) of whatsoever nature either in the toilet, waste water line or soil line or in any other place other than those earmarked for the same, which may block the free flow of waste water, thus resulting in perennial choking and leakage in the said Unit or the Building.
- 18.1.12 The Purchaser/s/s shall ensure that the contractors and workers do not use or spoil the toilets in the said Unit or in the building and use only the toilets earmarked by Promoter/ Developer for this purpose.
- 18.1.13 All materials brought into the said Unit for carrying out interior works will bear the sole cost, safety, security and consequence of the Purchaser/s and that Promoter/ Developer will not be held responsible for any loss/theft/damage to the same.
- 18.1.14 If during the course of carrying out interior works, any workmen sustain injuries of whatsoever nature, the same will be insured

and taken care of, attended to and treated by the Purchaser/s at his/her/their/its own cost, and that Promoter/ Developer will not be held responsible for the same. All liabilities and damages arising out of such injury will be borne and paid by the Purchaser/s alone.

- 18.1.15 During the execution of interior works, if any of the Purchaser/s contractor / workmen / agents / representatives misbehaves or is found to be in a drunken state, then the said contractor / workmen / agents / representatives will be removed forthwith and will not be allowed to re- enter the said Unit and the building. Further, the Purchaser/s shall be responsible for acts of such persons.
- 18.1.16 The Purchaser/s shall extend full cooperation to Promoter/ Developer, its agents, contractors to ensure good governance of such interior works.
- 18.1.17 The Purchaser/s shall ensure that common passages/ walkways and any other common areas are not obstructed or damaged during the course of carrying out any works or thereafter.
- 18.1.18 The Purchaser/s ensure/s that the contractors hired by the Purchaser/s shall not use lift for the purpose of carrying the materials of interior work and if any damages is caused due to same it shall be repaired and brought to its original condition by the Purchaser/s at their own expense within 30 days of written notice from the Promoter/ Developer.
- 18.1.19 The Purchaser/s shall install the Dish Antenna for the Set Top Box in the service duct on the same floor as the said Unit occupied only in the area specifically earmarked for the said purpose.
- 18.1.20 The Purchaser/s shall not store any of his/her/its/their materials, belongings, and stocks in the open passage, refuge area/common area, floor lobby, terrace, fire rescue gallery, mid landings, etc.
- 18.1.21 The Lift facility in this Project shall be used as per rules of the merged Society formed for the management of said Building. It is to be economically used. The Purchaser/s as well as his/her/their employees or heirs shall not misuse the said lift and will take care and co-operate about it. The quality of lift shall be good. But it is a machine and is not manufactured by

the Promoter/ Developer. Therefore, during the use of the lift and even as a result of any defect or otherwise, if anyone is injured or any damage occurs, then the merged Society or Promoter/ Developer shall not become responsible for it and the Purchaser/s or his/her/their employees/ heirs etc. shall not demand/shall not be entitled to demand such damages/ compensation from them and the Purchaser/s hereby give/s his / her/ their assurance and consent in it.

18.1.22 The Purchaser/s hereby further undertake/s that at the point of time when the Conveyance of the said property is being prepared, the Promoter/ Developer shall add the above mentioned conditions in the Conveyance. The said clause shall be binding on the merged Society and its members.

18.2 The Purchaser/s shall permit/s the Promoter/ Developer and / or its servants and agents with or without workmen and others at all reasonable times to enter into and upon the said Property and / or Premises or any part thereof to view and examine the state and condition thereof and the Purchaser/s shall make good within three months, of the giving of a notice, all defects, decays and wants of repair: of which such notice in writing shall be given by the Promoter/ Developer to the Purchaser/s.

18.3 The Purchaser/s shall also permit the Promoter/ Developer and / or its servants and agents with or without workmen and others at all reasonable times to enter into and upon the said Units for the purposes of repairing any part of the Building and for the purpose of making repairs, maintaining, rebuilding, clearing, lighting and keeping in order and condition all services, drains, pipes, cables, water courses, gutter, wires, party wall, structures or other conveniences belonging to or serving or used for the Building also for the purpose of laying, maintaining, repairing and reinstating drainage and water pipes and electric wires and cables and for similar purposes.

18.4 The Purchaser/s is/are fully aware and has entered into this Agreement for Sale only after being fully satisfied with the exclusivity provision as mentioned in Clause __ and shall not raise any objections and / or protests in respect of the same. This provision shall also apply to any covenant and shall also apply and ipso facto bind any entity / body / corporation of Purchaser/s who have acquired premises in the Building.

18.5 It is also understood and agreed by and between the Parties hereto that the terrace space if any, in front of or adjacent to any of the

premises of the Building shall be used exclusively by the Purchaser/s of the respective premises and such terrace spaces are intended for the exclusive use of the of such Purchaser/s.

18.6 The Promoter/ Developer shall have first lien and charge on the said Unit agreed to be acquired by the Purchaser/s in respect of any amount payable by the Purchaser/s under the terms and conditions of this Agreement.

18.7 18.7

18.7.1 The Purchaser/s agree/s accept/s and confirm/s that all benefits whatsoever, whether in present or in future, accruing in respect of said Property (including but not limited to those accruing in respect of/attribution to the present FSI, present Additional FSI, present TDR and present CFFSI arising from the said Property), shall continue to belong exclusively to and vest solely in Promoter/Developer, and be realizable by Promoter/Developer alone. The Purchaser/s shall not make any claim whatsoever in respect thereof. It is clarified that all future benefits include but are not restricted to, any increase in the permissible constructible area (whether by way of amendment to the DCPR, change in the definition of FSI or modification to areas exempted/included in FSI, or increase in FSI or in any other manner whatsoever) over and above the presently permissible constructible area consuming FSI which shall belong to the Promoter/Developer.

18.7.2 In the event that there remains any unutilized FSI upon completion of the Building, Promoter/Developer shall solely and alone be entitled to utilize the same including by way of additional construction on the top of the Building or in any other manner permissible in law, even after the formation of the Society as well as after the execution of the conveyance of the said Property. The Purchaser/s shall not in any manner object to the utilization of the said unutilized FSI by Promoter/ Developer. The Purchaser/s shall sign all deeds, documents and writings as may be required to enable Promoter/ Developer to utilize the said FSI at any time. The Purchaser/s hereby constitutes Developer as his/her/their/its lawful attorney to sign all papers, NOCs, applications, and the like, appear before all and every Court or Courts, Government Authorities, Municipal Corporation, Municipal Officers etc. in relation to in order to enable Promoter/Developer to utilize the said FSI as aforesaid. Any objection/obstruction to the utilization of the said un-utilized FSI by Promoter/Developer shall be a ground for action against

the Purchaser/s however requiring notice calling for rectification of the said breach as set out in Clause ___.

18.7.3 All new and additional Units constructed by Promoter/Developer in terms of Clause of the present Agreement shall absolutely and exclusively belong to Promoter/ Developer, and neither the Purchaser/s herein, nor the merged Society shall have or claim any rights, title, benefits, claims or interests whatsoever in respect thereof, and Promoter/Developer shall be entitled to deal with, sell, let or otherwise dispose of and transfer the same in any manner, to any person/party of its choice, for such consideration, and on such terms and conditions as it may in its sole and absolute discretion deem fit and proper, and neither the Purchaser/s nor the merged Society shall raise any dispute or objection thereto and the Purchaser/s hereby grants his/her/their approval to the same;

18.7.4 The merged Society shall admit as its members all Purchaser/s's of such new and additional premises whenever constructed on the Building.

18.8 The Purchaser/s hereby agree/s and undertake/s to be a member of the merged Society (to be formed in the manner provided in this Agreement) and also, from time to time, to sign and execute all applications for membership and duly fill in and submit in the office of the Promoter/ Developer, the same, within 10 (ten) days of intimation in writing, when given by the Promoter/ Developer to the Purchaser/s.

18.9 The Purchaser/s shall from time to time sign all applications, papers, and documents, and do all such acts, deeds, matters and things as the Promoter/ Developer may require for safeguarding the interest of the Promoter/ Developer and/or the other purchasers / holders of the Units in the Building.

19. **RESERVATION FOR PARKING:**

19.1 Purchaser/s has/have requested for reservation of independent Parking space & Number of dependent parking space (the "parking") to be used to park his/her/its/their motor vehicle. Accordingly, Promoter/Developer hereby reserves Number of independent Parking space & ___ Number of dependent parking space for exclusive use of Purchaser/s. The parking is subject to final building plan approved by the MCGM at the time of grant of occupancy

certificate and exact parking shall be allotted at the time of possession based on final plan.

- 19.2 Purchaser/s shall not be allowed to allot/transfer/let-out said parking to any outsider/visitor.
- 19.3 Purchaser/s shall keep the said parking space as shown in the sanctioned plan of said project and shall not enclose or cover it in any manner.
- 19.4 The said parking space shall be used only for the purpose of parking motor vehicle and not for any other purpose.
- OR**
- 19.5 Purchaser/s has/have informed the promoter that he/she/it/they does/do not require any parking space in said project. Accordingly, no reservation of parking is made against said Unit.
- 19.6 Purchaser/s undertake/s, assures and guarantee/s not to claim any parking space in said project in future, nor raise any objection to use of parking by other Purchaser/s.

20. SOCIETY MAINTENANCE CHARGES

- 20.1 Commencing a week after notice in writing is given by the Promoter/ Developer to the Purchaser/s that the said Unit is ready for use and occupation, irrespective of the Purchaser/s taking the possession of the said Unit or not, the Purchaser/s shall be liable for proportionate share of outgoings in respect of said Property & Building for water charges, insurance, common lights, repairs, salaries, property tax if any, security, sweepers and all other expense necessary and incidental to the maintenance of the said Property & Building. Such proportionate share of expense shall be calculated on the basis of area of the said Unit plus the additional area attached to the said Unit i.e. gross usable area vis a vis total gross usable area of said project. The Purchaser/s shall pay to the Promoter/Developer at the time of possession, an advance maintenance for _____ months aggregating to Rs. _____/- (Rupees _____ Only) along with GST as "common maintenance charges" for the upkeep and maintenance of the said Project which are worked out provisionally and shall be increased or decreased in future as per the requirements of Project. The Purchaser/s shall draw cheque/ Demand Draft/ Managers Cheque in the name of " _____ " maintained in _____ (bank) Branch _____ (the "said bank account"). The amounts so paid by the Purchaser/s to the Promoter/Developer shall not carry any interest and remain with the Promoter/ Developer until the Property is

conveyed to the merged Society as aforesaid.

- 20.2 At the time of conveyance of said Property in the name of said merged Society, said bank account shall be handed over to the said merged Society and thereafter said merged Society shall maintain the project in the said Property
- 20.3 After the formation of the merged Society the Purchaser/s shall bear and pay monthly maintenance charges directly to the merged Society.
- 20.4 Promoter/Developer specifically communicates to the Purchaser/s that if Purchaser/s fail/s and/or neglect/s to pay maintenance charges time to time as and when demanded by the Promoter/ Developer and/or concerned authority then same shall be considered as material breach of these presents notwithstanding regular payment of Consideration Amount on agreed dates by the Purchaser/s and in such case Promoter/ Developer shall not be responsible for the maintenance of the said project.

21. UNSOLD UNITS IN SAID PROJECT

- 21.1 The Promoter/ Developer shall be inducted as a member of said merged Society for unsold units upon conveyance of said Property to merged Society.
- 21.2 Promoter/ Developer shall be entitled to sell the unsold units in said project without any separate permission or consent of merged Society and the members of merged Society. The prospective Purchaser/s of such unsold units shall be admitted by the said merged Society as members and no objection shall be raised either by existing members or the merged Society.
- 21.3 Purchaser/s or merged Society shall not be entitled to demand any transfer charge for the transfer of unsold unit by the Promoter/Developer to prospective Purchaser/s.
- 21.4 It is clearly understood between the parties that Promoter/ Developer shall also be entitled to allot/reserve unreserved/balance parking to the unsold units Purchaser/s or any other Purchaser/s at its own discretion and the merged Society or Purchaser/s shall not take any claim or raise any issue on such parking at any time in future.
- 21.5 It is clearly understood between the parties that Promoter/ Developer shall not bear any maintenance charges of unsold units which are remain unsold and vacant however Promoter/ Developer shall pay

towards pro-rata insurance charges and property tax.

- 21.6 Promoter/Developer shall be entitled to mortgage the unsold units of the said project with the financial institutions/scheduled /commercial banks without any separate NOC from merged Society or the members of merged Society.
- 21.7 Promoter/ Developer is entitled to all the rights of being a member of merged Society i.e. right to attend meeting, right to vote in the meeting etc.
- 21.8 The Purchaser/s hereby agree/s and bind/s himself / herself /themselves / itself to pay to the Promoter/ Developer or to the Society when formed, as the case may be:
- 21.8.1 such amounts as may be required to be paid in respect of the merged Society's Office Charges, Garden, Cable Charges, development charges and similar other disbursements as and when demanded by the Promoter/ Developer and the same shall be borne and paid by all the purchasers of the units in the Building.
 - 21.8.2 such amounts as non-interest-bearing deposit or otherwise as may be required to be paid in respect of Electricity meter deposit, water meter charges, deposits and similar other deposits/disbursements as and when demanded by the Promoter/ Developer and the same shall be borne and paid by all the purchasers / holders / owners of the units in the Building.
- 21.9 The Development and/or betterment charges or other levy(ies) by the concerned local authority, Government and/or any other public authority in respect of the said Property and/or Building along with all the purchasers / holders / owners of the units in the Building which shall be borne and paid by all the purchasers / holders / owners of the units in the Building.
- 21.10 The Purchaser/s agree/s to pay to the Promoter/ Developer within 7 days on demand the amounts mentioned in Clause hereinabove.
- 21.11 The Purchaser/s is/are aware and accept/s that the Purchaser/s merged Society shall not be entitled to affix any advertisement/s, advertisement board/s, hoarding/s or other signage or the like anywhere on the said property and/or structures erected thereon other than name of the Building. Promoter/Developer shall solely and alone be entitled to affix any advertisement/s, advertisement board/s,

hoarding/s or other signage or the like on any portion of the said Property and/or Building after complying with the relevant Government regulations, if any, and Promoter/Developer shall retain for itself the monies/revenue/income/proceeds/ deposits and the like received therefrom. The Purchaser/s merged Society shall co-operate with Promoter/Developer and shall sign all applications, documents, papers, and the like as may be required by Promoter/Developer to enable Promoter/Developer to affix such advertisement/s, advertisement board/s, hoarding/s or other signage or the like, if required.

21.12 The Purchaser/s is/are aware and accept/s and agree/s that the Purchaser/s and/or any other purchasers of the premises in the Building and/or the merged Society shall not be entitled to, nor shall he/she/it/they install V-Sat Antenna or Broadcasting and Communication Towers or any other device which emits or emits and/or receives any form of electromagnetic radiation on any terrace, or at any other place or part of the Building.

21.13 Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise, or assignment in law of the said Property and / or Building or any part thereof. The Purchaser/s shall have no claim save and except in respect of the said Unit hereby agreed to be sold to him.

21.14 Nothing contained in this Agreement is intended to nor shall be construed to confer upon the Purchaser/s any right, title, or interest of any kind whatsoever nature into or over the said Property and / or Building or any part thereof and such conferment shall take place only in favour of the merged Society upon the execution of the transfer of the building and the said property.

21.15 The merged Society shall always be known as "Avalon/Avalon Residency Co-operative Housing Society Ltd." or such other name as may be approved by the Promoter/Developer and the name of the merged Society to be formed shall bear the said name and this name shall not be changed without the written permission of the Promoter/Developer.

22. REGISTRATION OF THIS AGREEMENT:

22.1 Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Unit unless all amounts as agreed upon in this Agreement is paid by the Purchaser/s to the Promoter/Developer and unless this Agreement is duly stamped under the Maharashtra Stamp Act and registered under

the Registration Act, 1908. The Purchaser/s shall have no claim save and except in respect of the said Unit hereby agreed to be sold to him/her/it/them. All open space, lobbies, staircases, terraces, recreation spaces, etc. will remain the property of the Promoter/ Developer until the said Property and the building thereon is conveyed to the said merged Society.

22.2 The Purchaser/s shall present this Agreement at the proper registration office for registration within the time limit prescribed by the Registration Act and the Promoter/Developer will attend such office and admit execution thereof.

22.3 The Stamp Duty and Registration Charges and all other out of pocket expenses of and incidental to this Agreement and any and all other documents arising therefrom or executed pursuant thereto shall be borne and paid by Purchaser/s alone and this Agreement shall be lodged for Registration by the Purchaser/s within the time prescribed under law and the Promoter/ Developer or its nominee(s) will attend the Office of the Sub-Registrar and admit the execution thereof after the Purchaser/s inform/s the Promoter/Developer the date and Serial Number under which it is lodged for registration. If the Purchaser/s fail/sto lodge this Agreement for Registration within the time prescribed by law, the Promoter/ Developer shall not be responsible for the same or for any consequences arising from non-registration of the Agreement for any reason whatsoever.

22.4 All letters, receipts and/or notices to be served on the Purchaser/s and the Promoter/ Developer as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s or the Developer/Promoter by Registered Post A.D and notified Email ID and at their respective addresses specified below:

Address of Purchaser/s:

Notified Email ID: _____

In case there are Joint Purchaser/s all communications shall be sent by the Promoter/Developer whose name appears first and at the address given by the Purchaser/s which shall for all intents and purposes be considered as properly served on all the purchasers.

Address of Promoter/ Developer: **AVALON RESIDENCY LLP**
4th Floor, Techniplex-I, Techniplex
Complex, Off Veer Savarkar Flyover,
Goregaon West, Mumbai 400 104

Notified Email ID :

- 22.5 It shall be the duty of the Purchaser/s and the Promoter/ Developer to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post/e-mail failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter/ Developer or the Purchaser/s, as the case may be.
- 22.6 This Agreement (including its Recitals and all Annexures as incorporated into this Agreement by reference), constitutes and represents the final agreed terms and conditions between the Developer/Promoter and the Purchaser/s and cancels, replaces and supersedes all prior / previous arrangements, representations (express or implied), assurances, correspondence, writings or understandings, negotiations or discussions between the parties (whether written or oral) on the subject matter hereof or in respect of matters dealt with herein, by the Developer/Promoter, any agent, employee or representative of the Developer/Promoter, or any other person, including without limitation, arising out of any marketing material (including sales brochures, illustrative models / representation/s, websites, etc.).
- 22.7 Dispute Resolution :- Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the _____ Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.
- 22.8 This Agreement, so far as it relates to the agreements between the Purchaser/s and the Promoter/ Developer, shall always be subject to the provisions RERA or any modification, amendments, or re-enactments thereof for the time being in force or any other provisions of laws applicable thereto.
- 22.9 Any delay tolerated or indulgence shown by the Promoter/ Developer in enforcing the terms and conditions of this Agreement or any forbearance or of giving of time to the Purchaser/s by the Promoter/ Developer shall not be construed as waiver on the part of the Promoter/Developer of any breach of or non-observance or compliance of any of the terms and conditions of this Agreement by the Purchaser/s nor shall the same in any manner prejudice the rights of the Promoter/



महाराष्ट्र शासन

मालमत्ता पत्रक



50034226039

ULPIN: 50034226039

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "३"]

गाव/पेट : पहाडी गोरगांव (९)		तालुका/न.भू.का. : नगर भूमापन अधिकारी, गोरगाव			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	सासनाला दिलेल्या आकारणीचा किंवा माझ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
१२८/अ/०१			३२०९.००	सी	

सुविधाधिकार :
हक्काचा मूळ धारक :
वर्ष : २०२३
पट्टेदार :
इतर मार :
इतर श्रे : :

दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक(था), पट्टेदार(प) किंवा मार (इ)	साक्षात्कन
12/04/2023	पोटहिस्सा आदेश नोंद - जिल्हाधीकारी, मुंबई उपनगर जिल्हा यांचेकडील आदेश क्रमांक : क्रमांक सी/कार्या-७४/पोधि/एसआरवी-५९३३ आदेश दिनांक : ०८/०२/२०२३, चंद्रकांत दत्ताराम चौधरी मंजूर रेखांकन क्रमांक : No.CHE/१२११/LOP दिनांक : २४/१०/२०२२, पोटहिस्सा मो.र.क्र. : ३९ दिनांक : २३/०२/२०२३ अन्वये न.भू.क्र. १२८/अ मध्ये पोटहिस्से झाल्याने न.भू.क्र. १२८/अ ची मिळकत पत्रिका रद्द करून न.भू.क्र. १२८/अ/०१, १२८/अ/०२, १२८/अ/०३, १२८/अ/०४, या नवीन मिळकत पत्रिका तयार केल्या असत.		म हुसेन अ.के. बालवा ३७.५०% १२०२.६३ चौ.मी [अब्दुलकरीम इब्राहीम बालवा ३७.५०%] [१२०२.६२ चौ.मी] इस्माईल अ.के. बालवा १४.७६६% ४७३.५५ चौ.मी श्री उमर अ.के. बालवा १०.२३४% ३२८.२० चौ.मी	फेरफार क्र. १६४३ प्रमाणे सही- 12/04/2023 न.भू.अ. गोरगाव
17/07/2023	वारस नोंद - अब्दुलकरीम इब्राहीम बालवा दिनांक १९/०७/२०१० रोजी मयत झाले असून, मयताचा मूळ दाखला , वारसा बाबतचे स्वयंपोषणपत्र यांच्या आधारे वारसाची नावे नोंद केली.		म सकिना अब्दुल करीम बालवा [१५०.३३ चौ.मी] [सुलेमान अब्दुल करीम बालवा] [१५०.३३ चौ.मी] हुसैन अब्दुल करीम बालवा [१५०.३३ चौ.मी] इस्माईल अब्दुल करीम बालवा [१५०.३३ चौ.मी] उमर अब्दुल करीम बालवा [१५०.३३ चौ.मी] शमीम सुलेमान हाफिजी [१५०.३३ चौ.मी] मरिअम अरफाक तेलिया [१५०.३२ चौ.मी] सफीका सईद पटेल [१५०.३२ चौ.मी]	फेरफार क्र. १६८४ प्रमाणे सही- 17/07/2023 न.भू.अ. गोरगाव

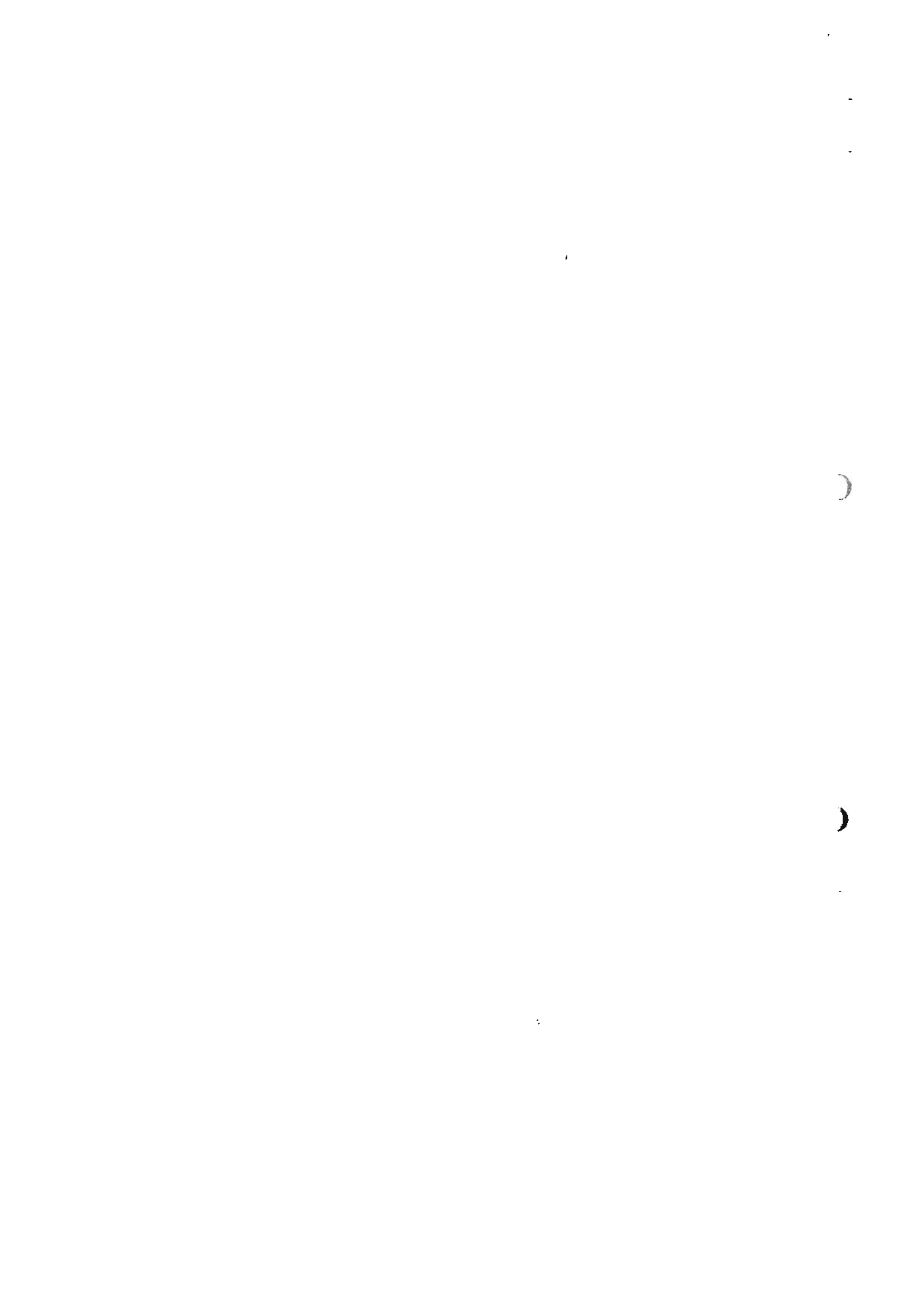
17/08/2023	बाररा नोंद - सुलेमान अब्दुल करीम बालवा दिनांक १०/०९/२०१५ रोजी मयत झाले असून, मजलाया मुळ दाखला, बाररा बाबतचे स्वयंपोषणापत्र यांच्या आधारे बारराची नावे नोंद केली.		म सुफिया सुलेमान बालवा [३७.५९ चौ.मी.] समीरा रिझवान सुरा [३७.५८ चौ.मी.] समद सुलेमान बालवा [३७.५८ चौ.मी.] नुरमोहम्मद सुलेमान बालवा [३७.५८ चौ.मी.]	फेरफार क्र. १२१० प्रमाणे सही- 17/08/2023 न.भू.अ. गोंरेगाव
27/09/2023	आदेशाने नोंद - नगर भूमापन अधिकारी, गोंरेगाव यांचे कडील आदेश क्र. : प.भू.८/या.क्र.१०५/प.गोंरेगाव(प)/पुनर्विलोकन/२०२३/न.भू.अ कायोलय गोंरेगाव दि. : २१/०९/२०२३ अन्वये नगर भूमापन फहाडी गोंरेगाव व, येथील न भू क्र १२८/अ/११, १२८/अ/०२, १२८/अ/०३, १२८/अ/०४ व १२८/क/ब या मिल्कतींचे मिल्कत पत्रीकेवरील दिनांक १७/०७/२०२३ व १७/०८/२०२३ रोजीचे नोंदीचे पुनर्विलोकन करून बारसाने दाखल करणेत आलेल्या धारकाचे क्षेत्राची सुन्नी मुस्लिम कायदयाप्रमाणे दुरुस्ती करणेत आलेची नोंद दाखल केली		म [सकिना अब्दुल करीम बालवा] [१००.३८ चौ.मी.] [हुसैन अब्दुल करीम बालवा] [२००.१२ चौ.मी.] इस्माईल अब्दुल करीम बालवा २००.४३ चौ.मी उमर अब्दुल करीम बालवा २००.४४ चौ.मी [शमीम अब्दुल करीम बालवा] [१००.३८ चौ.मी.] [मरियम अब्दुल करीम बालवा] [१००.३८ चौ.मी.] [सुफिया सुलेमान बालवा] [३३.३५ चौ.मी.] [समीरा रिझवान सुरा] [३३.३५ चौ.मी.] [समद सुलेमान बालवा] [६६.७१ चौ.मी.] [नुरमोहम्मद सुलेमान बालवा] [६६.७१ चौ.मी.] [सफीका सईद पटेल] [१००.३७ चौ.मी.]	फेरफार क्र. १७१७ प्रमाणे सही- 27/09/2023 न.भू.अ. गोंरेगाव
06/11/2023	हक्कसोड नोंद - सह दु.नि. बोरीवली ६, यांचेकडील र.द.क्र. ४६४३/२०२२ दिनांक ०४/०३/२०२२ अन्वये सकिना अब्दुल करीम बालवा, शमीम अब्दुल करीम बालवा यांनी हक्कसोड दिल्याने हक्कसोड क्षेत्रासाठी हक्कसोड देणार यांचे नाव कमी करून लाभार्थी यांचे नाव दाखल केले.	सह दु.नि. बोरीवली ६ 4643/2022 04/03/2022	म इस्माईल अब्दुल करीम बालवा १००.३८ चौ.मी उमर अब्दुल करीम बालवा १००.३८ चौ.मी	फेरफार क्र. १७२० प्रमाणे सही- 06/11/2023 न.भू.अ. गोंरेगाव
06/11/2023	हक्कसोड नोंद - सह दु.नि. बोरीवली ६, यांचेकडील र.द.क्र. ४९९९/२०२२ दिनांक १४/०३/२०२२ अन्वये हुसैन अब्दुल करीम बालवा, सुफिया सुलेमान बालवा, समीरा रिझवान सुरा, समद सुलेमान बालवा, नुरमोहम्मद सुलेमान बालवा यांनी हक्कसोड दिल्याने हक्कसोड क्षेत्रासाठी हक्कसोड देणार यांचे नाव कमी करून लाभार्थी यांचे नाव दाखल केले.	सह दु.नि. बोरीवली ६ 4999/2022 14/03/2022	म इस्माईल अब्दुल करीम बालवा २००.१२ चौ.मी उमर अब्दुल करीम बालवा २००.१२ चौ.मी	फेरफार क्र. १७२४ प्रमाणे सही- 06/11/2023 न.भू.अ. गोंरेगाव
06/11/2023	हक्कसोड नोंद - सह दु.नि. बोरीवली ६, यांचेकडील र.द.क्र. ७७६९/२०२२ दिनांक ०६/०४/२०२२ अन्वये सफीका सईद पटेल यांनी हक्कसोड दिल्याने हक्कसोड क्षेत्रासाठी हक्कसोड देणार यांचे नाव कमी करून लाभार्थी यांचे नाव दाखल केले.	सह दु.नि. बोरीवली ६ 7769/2022 06/04/2022	म उमर अब्दुल करीम बालवा १००.३७ चौ.मी	फेरफार क्र. १७२५ प्रमाणे सही- 06/11/2023 न.भू.अ. गोंरेगाव
06/11/2023	हक्कसोड नोंद - सह दु.नि. बोरीवली ६, यांचेकडील र.द.क्र. ७७७०/२०२२ दिनांक ०६/०४/२०२२ अन्वये मरियम अब्दुल करीम बालवा यांनी हक्कसोड दिल्याने हक्कसोड क्षेत्रासाठी हक्कसोड देणार यांचे नाव कमी करून लाभार्थी यांचे नाव दाखल केले.	सह दु.नि. बोरीवली ६ 7770/2022 06/04/2022	म इस्माईल अब्दुल करीम बालवा २७.७१ चौ.मी उमर अब्दुल करीम बालवा ७२.६७ चौ.मी	फेरफार क्र. १७२६ प्रमाणे सही- 06/11/2023 न.भू.अ. गोंरेगाव

हि मलकत पत्रिका (दिनांक 06/11/2023 11:11:42 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे स्वाक्षरी कोणत्याही सही शिक्काची आवश्यकता नाही.

मलकत पत्रिका डाउनलोड दिनांक: 07/11/2023 09:11:26 AM

वेपता पडतलली खटी <https://digitalsatbara.mahabhumi.gov.in/DSLRLLogin/VerifyPropertyCard> या संकेत स्थळावर 2203100002601838 हा क्रमांक दाखवा







महाराष्ट्र शासन

मालमत्ता पत्रक



764956138

U/PIN: 71764956138

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

गाव/पेट : मालाड (द)		तालुका/न.भू.का. : नगर भूमापन अधिकारी, मालाड			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	मासनाला दिलेल्या आकाराची किंवा माझ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
१३९०			११०२.६०	[सी-१-११०२ ६०] सी	

सुविधाधिकार :	
हक्काचा मूळ धारक : H	
वर्ष : १९६८	१) श्री. ईस्माईल जान मोहंमद बालवा [२) श्री. अब्दुल करीम इब्राहिम बालवा] ३) श्री. इब्राहिम साले मोहंमद ४) श्री. सुलेमान राजमोहंमद कोजर
पट्टेदार :	
इतर मार :	
इतर श्रेे :	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(घ) किंवा मार (इ)	साक्षांकन
23/08/1988	मा.वि.भूसंपादन अधि क्र.२ यांचे कडील क्र.LAO/SR/४९३।। दि.७/७/८८ व न.भू.अ.क्र.५ यांचे दि.२३/८/८८ चे आदेशाप्रमाणेसंपादित १०.४८८.मि.क्षेत्रा करीता नविन मिळकत पत्रीका उचलूनखंडाची नोंद केली	SL		सही-
09/04/2008	मा.अध्यापक उप जिल्हाधिकारी मुंबई उपनगर अंतर्गती यांचेकडील विनमोती आदेश क्र.ADC/LND/C-५८९२/दिनांक १३/८/१९६९ अन्वये स.न.४०६ दि.११ न.भू.क्र.१३९०, १३९०/१३९१ चे विक्रकत पत्रिकेप्रस विनमोतीची नोंद केली व मोजणी झालेली नसल्याने मोजणी होणेवर शिल्लक अशी नोंद केली.			फेरफार क्र. २९९ प्रमाणे सही- 09/04/2008 न.भू.अ.मालाड
09/04/2008	खरेदीने	र.द.क्र.3021/51 दि.11/5/51 व मुंबई हायकोर्ट यांचेकडील डिग्री सुट नं.1490/88/प्रमाणे	H [१) ईस्माईल जान मोहंमद बालवा ३७.५ /] [३) इब्राहिम साले मोहंमद कोजर १८.७५ /] [४) सुलेमान राजमोहंमद कोजर ६.२५ /] [२) अब्दुल करीम इब्राहिम बालवा ३७.५ /]	फेरफार क्र. ३०० प्रमाणे सही- 09/04/2008 न.भू.अ.मालाड
09/04/2008	खरेदीने	रजिस्टर फेमिली अंसेमेंट क्र.वि.वि.इ 11788/86/व मुंबई हायकोर्ट यांचे कडील रेफरन्स/क्र.3-1991प्रमाणे	H हुसेन अब्दुल करीम बालवा ३७.५ /	फेरफार क्र. ३०१ प्रमाणे सही- 09/04/2008 न.भू.अ.मालाड
09/04/2008	यारसांने		H [१) अब्दुल करीम हाजी इब्राहिम] [२) गुलाम रसूल हाजी इब्राहिम] [३) अब्दुल करीम हाजी इब्राहिम] [४) अब्दुल करीम हाजी इब्राहिम] [५) उमर हाजी इब्राहिम]	फेरफार क्र. ३०२ प्रमाणे सही- 09/04/2008 न.भू.अ.मालाड

09/04/2008	वारसाने		म [१) युसुफ वली महमद कोजर] २) सिद्दिक वली महमद कोजर ३) अब्दुल वली महमद कोजर ४) बशीर वली महमद कोजर ५) इत्साक वली महमद कोजर ६) अहमद उल्ला वली महमद कोजर ७) अयुब वली महमद कोजर ८) हवा महमद सुनसारा ९) जैनाब इलीयास महे सानिया १०) फतिमा अतिकूरहि मान कादिचल	फेरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	वारसाने		म १) कुझे र युसुफ कोजर २) अब्दुकर युसुफ कोजर ३) कयुम युसुफ कोजर ४) इस्माईल युसुफ कोजर ५) रफिक युसुफ कोजर ६) हबिब युसुफ कोजर ७) मुस्लीम युसुफ कोजर ८) हमिदा हरुन सासला ९) बिलकीस इदीस बलसानिया	फेरफार क्र. ३०४ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	वारसाने		म [१) अमिना गुलामरसुल हाजी इब्राहिम] [२) आदम गुलामरसुल हाजी इब्राहिम] [३) दाऊद गुलामरसुल हाजी इब्राहिम] ४) उस्मान गुलामरसुल हाजी इब्राहिम ५) आवेशा अब्दुल्ला ६) हुरी इस्माईल ७) जुनेदा अबस ८) सायरा उस्मान	फेरफार क्र. ३०५ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	वारसाने		म १) हनिफा आदम कोजर २) फारुख आदम कोजर ३) सलीम आदम कोजर ४) खतीजा जुबैर कोजर ५) रुकीया इसा महमद सालेह ६) जोवारीया इरफान सुनेस्ता	फेरफार क्र. ३०६ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	वारसाने		म [१) अबेदा दाऊद कोजर] २) अजीजु रहि मान दाऊद कोजर ३) मेहमुद दाऊद कोजर ४) महमद दाऊद कोजर ५) अब्दुला दाऊद कोजर ६) इम्तिआज दाऊद कोजर ७) सिद्दिका बिलाल फलसानी ८) रसिदा मुस्तफा कडीवला	फेरफार क्र. ३०७ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड

09/04/2008	वारसाने		म [१)जेतून अब्दुल रहिमान कोजर] [२)हमिफा अब्दुल रहिमान कोजर] ३)यारीन अब्दुल रहिमान कोजर ४)यकूब अब्दुल रहिमान कोजर ५)हजरा अब्दुल मुयी ६)हबीबा याकूब बलसानिया ७)सलमा अब्दुल रजाक मुयी ८)अमिना हविद सुनेखा	केरफार क्र. ३०८ प्रमाणे सही- 09/04/2008 न.मु.अ.मालाड
09/04/2008	वारसाने		म १)रुकेया हनिफ कोजर २)अनिस हनिफ कोजर ३)साजिद हनिफ कोजर ४)नसीम रिझवान फलसजी	केरफार क्र. ३०९ प्रमाणे सही- 09/04/2008 न.मु.अ.मालाड
09/04/2008	वारसाने		म [१)नुरीबिन हबीब कोजर] २)महमद हुसेन हबीब कोजर ३)अवबास हबीब कोजर ४)हरून हबीब कोजर ५)कुलसुन इसाक	केरफार क्र. ३१० प्रमाणे सही- 09/04/2008 न.मु.अ.मालाड
09/04/2008	वारसाने		म १)फातिमा उमर कोजर २)खलिद उमर कोजर ३)जुबेर उमर कोजर ४)इद्रिस उमर कोजर ५)इलियास उमर कोजर ६)मुजाहिद उमर कोजर ७)हमिफा इस्माईल लाल ८)अमिना उमर कोजर ९)हमिजा जबीर सुनेखा	केरफार क्र. ३११ प्रमाणे सही- 09/04/2008 न.मु.अ.मालाड
09/04/2008	वारसाने		म १)आयेशा हाजी सुलेमान कोजर २)युसुफ हाजी सुलेमान कोजर ३)अयुब हाजी सुलेमान कोजर ४)जुलेखा अवबास कोजर ५)हमिफा इद्रिस सुनेखा ६)सुफिया सुलेमान कोजर ७)जोहरा उमर बलसानिया	केरफार क्र. ३१२ प्रमाणे सही- 09/04/2008 न.मु.अ.मालाड
09/04/2008	खरेदीने		म इस्माईल .अ.के.बालवा १०.०६,६ /	केरफार क्र. ३१३ प्रमाणे सही- 09/04/2008 न.मु.अ.मालाड
09/04/2008	खरेदीने		म उमर अ.के.बालवा १०-२३४ /	केरफार क्र. ३१४ प्रमाणे सही- 09/04/2008 न.मु.अ.मालाड

07/12/2015	मा.समावेदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.न.पू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/१२/२०१५ च इकडील आदेश क्र.न.पू.मालाड (द/फ) क्र.८४३ दिनांक ०७/१२/२०१५अन्वये केवळ चौकशी नोंदवहादीतील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अली क्षेत्र अक्षरी एक हजार एकशे दोन पूर्णांक सहा दशांश चौ.मी दाखल केले.			क्र.फार क्र. ८४३ प्रमाण सही-
04/07/2023	आदेशाने नोंद - others. मा.अति.उपजिल्हा धिक्कारी, अक्षरी यांचे कडील आदेश क्र. : ADC/LND/C/५८९२ दि. : १३/०८/१९६९ अन्वये व नगर भूमापन अधिकारी, मालाड यांचेकडील अतितातडी विनश्रीती भो.र.न.२९०/२०२३, दिनांक २३/०६/२०२३ अन्वये न.पू.मालाड दक्षिण, ता.बोरीवली येथील न.पू.क्र.१३९०, १३९०/१ ते ११ ह्या मिळकत पत्रिकेवर विनश्रीती आदेशाची नोंद घेतली व सत्ता प्रकार क-१ ऐवजी "क" दाखल केला.			क्र.फार क्र. १३५९ प्रमाण सही- 04/07/2023 न.पू.अ. मालाड
28/11/2023	आदेशाने नोंद - नगर भूमापन अधिकारी, मालाड यांचे कडील आदेश क्र. : न.पू.मालाड(द/वारस व वकसोड नोंद/१३९०, १३९०/१ते११/२०२३ दि. : ०९/११/२०२३ अन्वये न.पू.मालाड दक्षिण, ता.बोरीवली येथील न.पू.क्र.१३९०, १३९०/१ ते ११ ह्या मिळकतीचे धारक श्री.अब्दुल करीम इब्राहिम बालवा हे दिनांक १९/०४/२०१० रोजी मयत झाल्याने त्यांचे (५)श्री.हुसेन अब्दुल करीम बालवा - मुलगा (२) श्री. इस्माईल अब्दुल करीम बालवा - मुलगा (३) श्री.उमर अब्दुल करीम बालवा - मुलगा (४) श्री.सुलेमान अब्दुल करीम बालवा - मुलगा (५) श्रीमती सकिना अब्दुल करीम बालवा - पत्नी (६) श्रीमती सफिका सईद पटेल - मुलगी (७) श्रीम. परीयम अस्फाक हुसेन सैलिया - मुलगी (८) श्रीमती शमिम सुलेमान हफिजी - मुलगी असे एकूण ८ वारस आहेत. त्यापैकी श्री.सुलेमान अब्दुल करीम बालवा हे दिनांक १०/०९/२०१५ रोजी मयत झाले असून त्यांना (१) श्रीम.सुफिया सुलेमान बालवा - पत्नी (२) श्रीम.समिरा रिझवान सुरा - मुलगी (३) श्री.समद सुलेमान बालवा - मुलगा (४) श्री.नुरमोहम्मद सुलेमान बालवा - मुलगा. असे ४ वारस आहेत. सदर वारसापैकी श्री.हुसेन अब्दुल करीम बालवा, श्रीम.सुफिया सुलेमान बालवा, श्रीम.समिरा रिझवान सुरा, श्री.समद सुलेमान बालवा व श्री.नुरमोहम्मद सुलेमान बालवा ह्यांनी सह दुय्यम निबंधक, बोरीवली ६ यांचेकडील दस्त क्र BFL-६/४६४३/२०२२, दि.०९/०३/२०२२ अन्वये, श्रीमती सकिना अब्दुल करीम बालवा व श्रीमती शमिम सुलेमान हफिजी ह्यांनी सह दुय्यम निबंधक, बोरीवली ६ यांचेकडील दस्त क्र BFL-६/४६४३/२०२२, दि.०९/०३/२०२२ अन्वये, श्रीमती सफिका सईद पटेल यांनी सह दुय्यम निबंधक, बोरीवली ६ यांचेकडील दस्त क्र BFL-६/४६४३/२०२२, दि.०६/०४/२०२२ अन्वये व श्रीम. परीयम अस्फाक हुसेन सैलिया ह्यांनी सह दुय्यम निबंधक, बोरीवली ६ यांचेकडील दस्त क्र BFL-६/४६४३/२०२२, दि.०६/०४/२०२२ अन्वये त्यांच्या हिस्श्याचे क्षेत्राचे हक्कसोडपत्र श्री. इस्माईल अब्दुल करीम बालवा व श्री. उमर अब्दुल करीम बालवा ह्यांचे नावे करून दिलेले असल्याने मिळकत पत्रिकेवरील मयत धारक श्री.अब्दुल करीम इब्राहिम बालवा ह्यांचे नाव कधी करून श्री.इस्माईल अब्दुल करीम बालवा (१६.४८४%) हिस्सा ह्यांचे नाव न.पू.क्र. १३९० - क्षेत्र १८१.७५२, १३९०/१-क्षेत्र, ८.५८९, १३९०/२ -क्षेत्र ७.६१६, १३९०/३-क्षेत्र ७.८६४, १३९०/४-क्षेत्र ७.८६४, १३९०/५-क्षेत्र ८.२३०, १३९०/६-क्षेत्र ५.९०२, १३९०/७-क्षेत्र ८.२३०, १३९०/८-क्षेत्र ७.८६४, १३९०/९-क्षेत्र ७.८६४, १३९०/१०-क्षेत्र ७.६१६, १३९०/११-क्षेत्र ८.५८९ याप्रमाणे एकूण २६७.९८ चौ.मी. क्षेत्रावर आणि श्री.उमर अब्दुल करीम बालवा (२१.०१६% हिस्सा) ह्यांचे नाव न.पू.क्र. १३९० - क्षेत्र २३९.७२३, १३९०/१-क्षेत्र, १०.९४९, १३९०/२ -क्षेत्र ९.७०९, १३९०/३-क्षेत्र १०.०२४, १३९०/४-क्षेत्र १०.०२४, १३९०/५-क्षेत्र १०.४८३, १३९०/६-क्षेत्र ७.५२३, १३९०/७-क्षेत्र १०.४८३, १३९०/८-क्षेत्र १०.०२४, १३९०/९-क्षेत्र १०.०२४, १३९०/१०-क्षेत्र ९.७०९, १३९०/११-क्षेत्र १०.९४९ याप्रमाणे एकूण ३४९.६२ चौ.मी. क्षेत्रावर दाखल केले.	म इस्माईल अब्दुल करीम बालवा (१६.४८४%) १८१.७५ चौ.मी उमर अब्दुल करीम बालवा (२१.०१६%) २३९.७३ चौ.मी	क्र.फार क्र. १३५९ प्रमाण सही- 28/11/2023 न.पू.अ. मालाड	

हे मिळकत पत्रिका (दिनांक 28/11/2023 11:11:07 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिफकाची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 28/11/2023 03:11:26 PM

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महाराष्ट्र शासन

मालमत्ता पत्रक



95915048419

ULPIN: 95915048419

[महाराष्ट्र जमीन महसूल (गाव, नगर व अहर मूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

गाव/पेट : मालाड (द)		तालुका/न.पू.का. : नगर मूमापन अधिकारी, मालाड			जिल्हा : मुंबई उपनगर
नगर मूमापन क्रमांक	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा माझ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
१३९०/१			५२.९०	[सी-१-५२.९०] सी	

सुविधाधिकार :	
हक्काचा मूळ धारक :	H
वर्ष : १९६८	१) श्री.ईस्माईल जान मोहंमद बलवा [२) श्री.अब्दुल करीम इब्राहीम बलवा] ३) श्री.इब्राहीम साले मोहंमद ४) श्री.सुलेमान राजमोहंमद कोजर ५) श्री.सुलेमान राजमोहंमद कोजर
पट्टेदार :	
इतर मार :	
इतर शेरें :	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(या), पट्टेदार(या) किंवा मार (इ)	साक्षात्कन
09/04/2008	भा.अप्पर उपजिल्हाधिकारी मुंबई उपनगर अंधेरी यांचेकडील विनसोती आदेश क्र. ADC/LND/C-५८९२/दि.१३/८/६९ अन्वये स.नं.४०६ दि. नं.१ न.पू.क्र.१३९०, १३९०/१ ते १९ ये मिळकत पत्रिकेवर विनसोतीची नोंद केली व मोजणी झालेली नसल्याने मोजणी होणेवर शिल्लक अशी नोंद केली.			फेरकार क्र. ३९९ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	खरेदीने	र.द.क्र.3021/51 दि.11/5/51 व मुंबई हायकोर्ट यांचेकडील डिग्री सुट नं.1490/88/अमाणे	H [१) इस्माईल जान मोहंमद ३७.५ %] [२) अब्दुल करीम इब्राहिम बलवा ३७.५ %] [३) इब्राहिम साले महंमद कोजर १८.७५ %] [४) सुलेमान राजमोहंमद कोजर ६.२५ %]	फेरकार क्र. ३०० प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	खरेदीने	रजिस्टर फमिली अॅग्रीमेंट क्र.वि.वि.ड 11788/86/व मुंबई हायकोर्ट यांचे कडील रेफरन्स/क्र.3-1991प्रमाणे	H हुसेन अब्दुल करीम बालवा ३७.५ %	फेरकार क्र. ३०१ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	मारसाने	रजिस्टर फमिली अॅग्रीमेंट क्र.वि.वि.ड 11788/86/व मुंबई हायकोर्ट यांचे कडील रेफरन्स/क्र.3-1991प्रमाणे	H [१) बली महंमद हाजी इब्राहिम.] [२) गुलाम रसूल हाजी इब्राहिम.] [३) अब्दुल करीम हाजी इब्राहिम.] [४) हबीब हाजी इब्राहिम] [५) उमर हाजी इब्राहिम.]	फेरकार क्र. ३०२ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड

09/04/2008	बारसाने	रजिस्टर कमिली अ. संमेट क्र. वि. वि. इ. 11788/86/व मुंबई हायकोर्ट यांचे कडील रेफरन्स/क्र. 3-1991 प्रमाणे	म [१) युसुफ वली महमद कोजर] २) सिद्दिक वली महमद कोजर ३) अब्दुल वली महमद कोजर ४) वसीर वली महमद कोजर ५) इसाक वली महमद कोजर ६) महमद उल्ला वली महमद कोजर ७) अयुब वली महमद कोजर ८) हजा महमद सुनसारा ९) जेनाब इलीयास मेह सानिया १०) फातिमा अतिकुरहे पान कडीवाल	फेरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	बारसाने	रजिस्टर कमिली अ. संमेट क्र. वि. वि. इ. 11788/86/व मुंबई हायकोर्ट यांचे कडील रेफरन्स/क्र. 3-1991 प्रमाणे	म १) कुंदेर युसुफ कोजर २) अबुबकर युसुफ कोजर ३) कयुम युसुफ कोजर ४) इस्माईल युसुफ कोजर ५) रफिक युसुफ कोजर ६) हशिव युसुफ कोजर ७) मुस्लीम युसुफ कोजर ८) इमिदा हरुन साचला ९) बिलकीस इंद्रीस बल सानिया	फेरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	बारसाने	रजिस्टर कमिली अ. संमेट क्र. वि. वि. इ. 11788/86/व मुंबई हायकोर्ट यांचे कडील रेफरन्स/क्र. 3-1991 प्रमाणे	म [१) अमिना गुलाम रसुल हाजी इब्राहिम.] [२) आदम गुलाम रसुल हाज्ज इब्राहिम.] [३) दाऊद गुलाम रसुल हाजी इब्राहिम.] ४) उस्मान गुलाम रसुल हाजी इब्राहिम. ५) आयेशा अब्दुल्ला ६) हुरी इस्माईल ७) युनेदा अब्बास ८) सायरा उस्मान	फेरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	बारसाने	रजिस्टर कमिली अ. संमेट क्र. वि. वि. इ. 11788/86/व मुंबई हायकोर्ट यांचे कडील रेफरन्स/क्र. 3-1991 प्रमाणे	म १) हनिफा आदम कोजर २) फालख आदम कोजर ३) सलीम आदम कोजर ४) खतीजा जुबेर कोजर ५) रुकेया इसा महमद सालेह ६) जोदारीया इरफान सुनेसा.	फेरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	बारसाने	रजिस्टर कमिली अ. संमेट क्र. वि. वि. इ. 11788/86/व मुंबई हायकोर्ट यांचे कडील रेफरन्स/क्र. 3-1991 प्रमाणे	म [१) अबेदा दाऊद कोजर.] २) अजीजू रहेमान दाऊद कोजर ३) मेहमान दाऊद कोजर ४) महमद दाऊद कोजर ५) अब्दुल्ला दाऊद कोजर ६) इम्तिआज दाऊद कोजर ७) सिद्दिका विलाल फल सानी ८) रशिदा मुस्तफा कडीवाल.	फेरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड

09/04/2008	वारसाने	रजिस्टर फेमिली अॅग्रीमेंट क्र. वि. वि. इ /1788/86/य मुंबई हायकोर्ट यांचे कडील रेफरन्स/क्र. 3-1991 प्रमाणे	म [१) जंतून अब्दुल रहिमान कोजर] [२) हनिफ अब्दुल रहिमान कोजर] ३) थानीन अब्दुल रहिमान कोजर ४) याकूब अब्दुल रहिमान कोजर ५) हजरा अब्दुल मुखी ६) हबीबा याकूब बलसानीया ७) रालमा अब्दुल रजाक मुखी ८) अमिना हमिद मुनेखा	फेरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न. मू. अ. मालाड
09/04/2008	वारसाने	रजिस्टर फेमिली अॅग्रीमेंट क्र. वि. वि. इ /1788/86/य मुंबई हायकोर्ट यांचे कडील रेफरन्स/क्र. 3-1991 प्रमाणे	म १) रुकेया हनिफ कोजर २) अनिस हनिफ कोजर ३) मजिद हनिफ कोजर ४) नसीम रिझवान फलसानी	फेरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न. मू. अ. मालाड
09/04/2008	वारसाने	रजिस्टर फेमिली अॅग्रीमेंट क्र. वि. वि. इ /1788/86/य मुंबई हायकोर्ट यांचे कडील रेफरन्स/क्र. 3-1991 प्रमाणे	म [१) दुरीयेन हबीब कोजर] [२) महमद हुसेन हबीब कोजर] ३) अब्नास हबीब कोजर ४) हरून हबीब कोजर ५) कुलशुभ इसाक	फेरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न. मू. अ. मालाड
09/04/2008	वारसाने	रजिस्टर फेमिली अॅग्रीमेंट क्र. वि. वि. इ /1788/86/य मुंबई हायकोर्ट यांचे कडील रेफरन्स/क्र. 3-1991 प्रमाणे	म १) फातिमा उमर कोजर २) खलिद उमर कोजर ३) जुवेर उमर कोजर ४) इद्रिस उमर कोजर ५) इलियास उमर कोजर ६) मुजाहिद उमर कोजर ७) अमिन उमर कोजर ८) हनिफा इस्माईल लाल ९) हफिजा जवीर सुनखा	फेरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न. मू. अ. मालाड
09/04/2008	वारसाने	रजिस्टर फेमिली अॅग्रीमेंट क्र. वि. वि. इ /1788/86/य मुंबई हायकोर्ट यांचे कडील रेफरन्स/क्र. 3-1991 प्रमाणे	म १) आयशा हाजी सुलेमान कोजर २) युसुफ हाजी सुलेमान कोजर ३) अब्दुल हाजी सुलेमान कोजर ४) जुलेखा अब्नास कोजर ५) हाफस इद्रिस सुनखा ६) मुफिया सुलेमान कोजर ७) जोहरा उमर बलसानीया	फेरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न. मू. अ. मालाड
09/04/2008	खरेदीने	रजिस्टर फेमिली अॅग्रीमेंट क्र. वि. वि. इ /1788/86/य मुंबई हायकोर्ट यांचे कडील रेफरन्स/क्र. 3-1991 प्रमाणे	म इस्माईल अॅ. के. बालवा १४.९६६ %	फेरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न. मू. अ. मालाड
09/04/2008	खरेदीने	रजिस्टर फेमिली अॅग्रीमेंट क्र. वि. वि. इ /1788/86/य मुंबई हायकोर्ट यांचे कडील रेफरन्स/क्र. 3-1991 प्रमाणे	म उमर अॅ. के. बालवा १०.२३४ %	फेरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न. मू. अ. मालाड

14/12/2015	मा.जमावंदी आयुक्त आणि सवालक भूमि अभिलेख (न.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प/अधरी नं.२/२०१५ पुणे दि.१६/२/२०१५ व इच्छेकडील आदेश क्र.न.भू.मालाड (द/क.क्र.८४१ दिनांक १४/१२/२०१५)अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र क्षरी बावन्न पुष्पांक एक दर्शास १०.५० दाखल केले.			फेरफार क्रं ८४१ प्रमाणे सही-
04/07/2023	आदेशाने नोंद - ०१७७९, मा.अति.उपजिल्हाधिकारी, अंधेरी यांचे कडील आदेश क्र. : ADC/LND/C/५८९२ दि. : १३/०८/१९६९ अन्वये व नगर भूमापन अधिकारी, मालाड यांचेकडील अतिवातडी विनंगोती मो.र.नं.२९०/१९६९/२०२३, दिनांक २३/०६/२०२३ अन्वये न.भू.मालाड दक्षिण, सा.बोरीवली येथील न.भू.क्र.१३९०, १३९०/१ ते ११ ह्या मिळकत पत्रिकेवर विनंगोती आदेशाची नोंद घेतली व सत्ता प्रकार क्र-१ एचजी "क" दाखल केला			फेरफार क्रं. १३५९ प्रमाणे सही- 04/07/2023 न.भू.अ. मालाड
28/11/2023	आदेशाने नोंद - नगर भूमापन अधिकारी, मालाड यांचे कडील आदेश क्र. : न.भू.मालाड(द/वारस व हक्कसोड नोंद/१३९०, १३९०/१९६९/२०२३ दि. : ०४/११/२०२३ अन्वये न.भू.मालाड दक्षिण, सा.बोरीवली येथील न.भू.क्र. १३९०, १३९०/१ ते ११ ह्या मिळकतीचे धारक श्री.अब्दुल करीम इब्राहिम बालवा हे दिनांक ११/०४/२०१० रोजी मयत झाल्याने त्यांचे (१)श्री.हुसेन अब्दुल करीम बालवा - मुलगा (२) श्री. इस्माईल अब्दुल करीम बालवा - मुलगा (३) श्री.उमर अब्दुल करीम बालवा - मुलगा (४) श्री.सुलेमान अब्दुल करीम बालवा - मुलगा (५) श्रीमती सकिना अब्दुल करीम बालवा - पत्नी (६) श्रीमती सफिका सईद पटेल - मुलगी (७) श्रीम. मरीयम अजफाक हुसेन सैलिया - मुलगी (८) श्रीमती अमिम सुलेमान हफिजी - मुलगी असे एकूण ८ वारस आहेत. त्यापैकी श्री.सुलेमान अब्दुल करीम बालवा हे दिनांक १०/०९/२०१५ रोजी मयत झाले असून त्यांना (१) श्रीम.सुफिया सुलेमान बालवा - पत्नी (२) श्रीम.समिरा रिझवान सुरा - मुलगी (३) श्री.समद सुलेमान बालवा - मुलगा (४) श्री.नुरमोहम्मद सुलेमान बालवा - मुलगा. असे ४ वारस आहेत. सदर वारसांपैकी श्री हुसेन अब्दुल करीम बालवा, श्रीम.सुफिया सुलेमान बालवा, श्रीम.समिरा रिझवान सुरा, श्री.समद सुलेमान बालवा व श्री.नुरमोहम्मद सुलेमान बालवा ह्यांनी सह दुय्यम निबंधक, बोरीवली ६ यांचेकडील दस्त क्र.६१९-६/४९९९/२०२२, दि.०९/०३/२०२२ अन्वये, श्रीमती सकिना अब्दुल करीम बालवा व श्रीमती अमिम सुलेमान हफिजी ह्यांनी सह दुय्यम निबंधक, बोरीवली ६ यांचेकडील दस्त क्र.६१९-६/४९९९/२०२२, दि.०९/०३/२०२२ अन्वये, श्रीमती सफिका सईद पटेल यांनी सह दुय्यम निबंधक, बोरीवली ६ यांचेकडील दस्त क्र.६१९-६/४९९९/२०२२, दि.०९/०३/२०२२ अन्वये, श्रीमती सफिका सईद पटेल यांनी सह दुय्यम निबंधक, बोरीवली ६ यांचेकडील दस्त क्र.६१९-६/४९९९/२०२२, दि.०९/०३/२०२२ अन्वये व श्रीम. मरीयम अजफाक हुसेन सैलिया ह्यांनी सह दुय्यम निबंधक, बोरीवली ६ यांचेकडील दस्त क्र.६१९-६/४९९९/२०२२, दि.०९/०३/२०२२ अन्वये त्यांच्या हिस्सापै क्षेत्राचे हक्कसोडपत्र श्री. इस्माईल अब्दुल करीम बालवा व श्री. उमर अब्दुल करीम बालवा ह्यांचे नावे करून दिलेले असल्याने मिळकत पत्रिकेवरील मयत धारक श्री.अब्दुल करीम इब्राहिम बालवा ह्यांचे नाव कमी करून श्री.इस्माईल अब्दुल करीम बालवा (१६.४८४% हिस्सा) ह्यांचे नाव न.भू.क्र. १३९० - क्षेत्र १८१,७५२, १३९०/१-क्षेत्र, ८.५८९, १३९०/२ -क्षेत्र ७.६९६, १३९०/३-क्षेत्र ७.८६४, १३९०/४-क्षेत्र ७.८६४, १३९०/५-क्षेत्र ८.२३०, १३९०/६-क्षेत्र ५.९०२, १३९०/७-क्षेत्र ८.२३०, १३९०/८-क्षेत्र ७.८६४, १३९०/९-क्षेत्र ७.८६४, १३९०/१०-क्षेत्र ७.६९६, १३९०/११-क्षेत्र ८.५८९ याप्रमाणे एकूण २६७.९८ चौ.मी. क्षेत्रावर आणि श्री.उमर अब्दुल करीम बालवा (२१.०१६% हिस्सा) ह्यांचे नाव न.भू.क्र. १३९० - क्षेत्र २३१,७२३, १३९०/१-क्षेत्र, १०.९४९, १३९०/२ -क्षेत्र ९.४०९, १३९०/३-क्षेत्र १०.०२४, १३९०/४-क्षेत्र १०.०२४, १३९०/५-क्षेत्र १०.४८३, १३९०/६-क्षेत्र ७.५२३, १३९०/७-क्षेत्र १०.४८३, १३९०/८-क्षेत्र १०.०२४, १३९०/९-क्षेत्र १०.०२४, १३९०/१०-क्षेत्र ९.७०९, १३९०/११-क्षेत्र १०.९४९ याप्रमाणे एकूण ३४९.६२ चौ.मी. क्षेत्रावर दाखल केले.	इस्माईल अब्दुल करीम बालवा (१६.४८४%) ८.६० चौ.मी उमर अब्दुल करीम बालवा (२१.०१६%) १०.९४ चौ.मी	फेरफार क्रं १३२५ प्रमाणे सही- 28/11/2023 न.भू.अ. मालाड	

हि मिळकत पत्रिका (दिनांक 28/11/2023 11:11:08 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 28/11/2023 02:11:15 PM

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महाराष्ट्र शासन

मालमत्ता पत्रक



72604580188

ULPIN: 72604580188

[महाराष्ट्र जमीन महसूल (भाव, नगर व शहर मूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

गाव/पेट : मालाड (द)		तालुका/न.पू.का. : नगर मूमापन अधिकारी, मालाड			जिल्हा : मुंबई उपनगर
नगर मूमापन क्रमांक	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
१३९०/२			४६.२०	[सी-१ - ४६.२०] सी	

सुविधाधिकार :	
हक्काचा मूळ धारक :	म
वर्ष : १९६८	१) श्री. ईस्माईल जान मोहंमद बलवा [२) श्री. अब्दुल करीम इब्राहीम बलवा] ३) श्री. ईब्राहीम साले मोहंमद ४) श्री. सुलेमान राजमोहंमद कोजर
पट्टेदार :	
इतर भार :	
इतर शेरें :	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(वा), पट्टेदार(वा) किंवा भार (इ)	साक्षात्करण
09/04/2008	मा.अप्पर उप जिल्हाधिकारी मुंबई उपनगर अंघेरी यांचेकडील विनशेती आदेश क्र. ADC/LNO/G-५८९२/दिनांक १३/८/१९६९ अन्वये स.नं.३०६ हि.१ न.पू.क्र.१३९०,१३९०/१ते११ चे मिळकत पत्रिकेवर विनशेतीची नोंद केली व भोजणी झालेली नसल्याने भोजणी हाण्वर विल्लक अशी नोंद केली.			फेरफार क्र. २९९ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	खरेदीने	र.द.क्र.3021/51 दि.11/5/51 व मुंबई हायकोर्ट यांचेकडील डिग्री सुट नं.1490/88 प्रमाणे	म [१) ईस्माईल जान महमद बलवा ३७.५ /] [२) इब्राहिम साले महमद कोजर १८.७५ /] [३) सुलेमान राजमहमद कोजर ६.२५ /] [४) अब्दुल करीम इब्राहिम बलवा ३७.५ /]	फेरफार क्र. ३०० प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	खरेदीने	रजिस्टर फेमिली अॅग्रीमेंट क्र.वि.वि.इ /1788/86/व मुंबई हायकोर्ट यांचे कडील रेफरन्स/क्र.3-1991 प्रमाणे	म हुसेन अब्दुल करीम बालवा ३७.५ /	फेरफार क्र. ३०१ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	वारसाने	रजिस्टर फेमिली अॅग्रीमेंट क्र.वि.वि.इ /1788/86/व मुंबई हायकोर्ट यांचे कडील रेफरन्स/क्र.3-1991 प्रमाणे	म [१) वली महमद हाजी इब्राहिम] [२) गुलाम रसूल हाजी इब्राहिम] [३) अब्दुल करीम हाजी इब्राहिम] [४) अब्दुल करीम हाजी इब्राहिम] [५) उमर हाजी इब्राहिम]	फेरफार क्र. ३०२ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड

09/04/2008	वारसाने	रजिस्टर फेमिली अॅसेमेंट क्र. वि. वि. इ /1788/86/व मुंबई हायकोर्ट यांचे कडील रेफरन्स/क्र. 3- 1991प्रमाणे	म [१)युसुफ वली महमद कोजर] २)सिद्दिक वली महमद कोजर ३)अब्दुल वली महमद कोजर ४)अशर वली महमद कोजर ५)इसाक वली महमद कोजर ६)अहमद उल्ला वली महमद कोजर ७)अयुब वली महमद कोजर ८)हया महमद चुनसारा ९)जैनाब इलीयास महे सानिया १०)फातिमा अतिकूरहे घान फडीवाल	फेरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	वारसाने	रजिस्टर फेमिली अॅसेमेंट क्र. वि. वि. इ /1788/86/व मुंबई हायकोर्ट यांचे कडील रेफरन्स/क्र. 3- 1991प्रमाणे	म १)कुव्हेर युसुफ कोजर २)अबूबकर युसुफ कोजर ३)अयुब युसुफ कोजर ४)इस्माईल युसुफ कोजर ५)रफिक युसुफ कोजर ६)ह विव युसुफ कोजर ७)मुस्लीम युसुफ कोजर ८)इमिदा हरून सासला ९)विलकीस इद्रीस बलसानिया	फेरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	वारसाने	रजिस्टर फेमिली अॅसेमेंट क्र. वि. वि. इ /1788/86/व मुंबई हायकोर्ट यांचे कडील रेफरन्स/क्र. 3- 1991प्रमाणे	म [१)अमिना गुलामरसूल हाजी इब्राहिम] [२) आदम गुलामरसूल हाजी इब्राहिम] [३)दाऊद गुलामरसूल हाजी इब्राहिम] ४)उस्मान गुलामरसूल हाजी इब्राहिम ५)आयेशा अब्दुल्ला ६)हुरी इस्माईल ७)सुनेदा अबास ८)सायरा उस्मान	फेरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	वारसाने	रजिस्टर फेमिली अॅसेमेंट क्र. वि. वि. इ /1788/86/व मुंबई हायकोर्ट यांचे कडील रेफरन्स/क्र. 3- 1991प्रमाणे	म १)हनिफा आदम कोजर २)फारुख आदम कोजर ३)सलीम आदम कोजर ४)खतीजा चुबेर कोजर ५)रुकीया इसा महमद सालेह ६)जोबारीया इरफान सुनेस्ता	फेरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	वारसाने	रजिस्टर फेमिली अॅसेमेंट क्र. वि. वि. इ /1788/86/व मुंबई हायकोर्ट यांचे कडील रेफरन्स/क्र. 3- 1991प्रमाणे	म [१)अवेदा दाऊद कोजर] २)अजीजू रहिमान दाऊद कोजर ३)महमुद दाऊद कोजर ४)महमद दाऊद कोजर ५)अब्दुला दाऊद कोजर ६)इन्तिआज दाऊद कोजर ७)सिद्दिका विलास फलसानी ८)रसिदा मुस्तफा कडीवाल	फेरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड

09/04/2008	वारसाने	रजिस्टर फेमिली अॅंशमेंट क्र.वि.वि.इ /1788/86/व मुंबई हायकोर्ट यांचे कडील रेफरन्स/क्र.3-1991प्रमाणे	म १)जेतून अब्दुल रहिमान कोजर [२)हनिफा अब्दुल रहिमान कोजर] ३)यासीन अब्दुल रहिमान कोजर ४)याकूब अब्दुल रहिमान कोजर ५)हजरा अब्दुल मुखी ६)हे वीवा याकूब बलसानिया ७)सलमा अब्दुल रजाक मुखी ८)अभिना हनिद सुनआ	केरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न.मू.अ.मालाड
09/04/2008	वारसाने	रजिस्टर फेमिली अॅंशमेंट क्र.वि.वि.इ /1788/86/व मुंबई हायकोर्ट यांचे कडील रेफरन्स/क्र.3-1991प्रमाणे	म १)रुकैया हनिफ कोजर २)अनिस हनिफ कोजर ३)राजिद हनिफ कोजर ४)नसीम रिझवान पलसानी	केरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न.मू.अ.मालाड
09/04/2008	वारसाने	रजिस्टर फेमिली अॅंशमेंट क्र.वि.वि.इ /1788/86/व मुंबई हायकोर्ट यांचे कडील रेफरन्स/क्र.3-1991प्रमाणे	म १)कुलसून इसाक या [१)नुरीदेन हबीब कोजर] २)महमद हुसेन हबीब कोजर ३)अयबास हबीब कोजर ४)हरून हबीब कोजर	केरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न.मू.अ.मालाड
09/04/2008	वारसाने	रजिस्टर फेमिली अॅंशमेंट क्र.वि.वि.इ /1788/86/व मुंबई हायकोर्ट यांचे कडील रेफरन्स/क्र.3-1991प्रमाणे	म १)फातिमा उमर कोजर २)खलिद उमर कोजर ३)जुवेर उमर कोजर ४)इद्रिस उमर कोजर ५)इलियास उमर कोजर ६)मुजाहिद उमर कोजर ७)अमिन उमर कोजर ८)हनिफा इस्माईल लाल ९)हफिजा जबीर सुनआ	केरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न.मू.अ.मालाड
09/04/2008	वारसाने	रजिस्टर फेमिली अॅंशमेंट क्र.वि.वि.इ /1788/86/व मुंबई हायकोर्ट यांचे कडील रेफरन्स/क्र.3-1991प्रमाणे	म १)आयेशा हाजी सुलेमान कोजर २)मुसुक हाजी सुलेमान कोजर ३)अयुब हाजी सुलेमान कोजर ४)जुलेखा अबबास कोजर ५)हाफसा इद्रिस सुनआ ६)सुफिया सुलेमान कोजर ७)जोहरा उमर बलसानिया	केरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न.मू.अ.मालाड
09/04/2008	खरेदीने	रजिस्टर फेमिली अॅंशमेंट क्र.वि.वि.इ /1788/86/व मुंबई हायकोर्ट यांचे कडील रेफरन्स/क्र.3-1991प्रमाणे	म इस्माईल अ.के.बालवा १४.०६.६ /	केरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न.मू.अ.मालाड
09/04/2008	खरेदीने	रजिस्टर फेमिली अॅंशमेंट क्र.वि.वि.इ /1788/86/व मुंबई हायकोर्ट यांचे कडील रेफरन्स/क्र.3-1991प्रमाणे	म उमर अ.के.बालवा १०-२३४ /	केरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न.मू.अ.मालाड

14/12/2015	मा.जमाबंदी आयुक्त आणि सचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना भू.१/मि.५/अधारी नोंद/२०१५ पुणे दि.१६/१२/२०१५ व इकडील आदेश क्र.न.भू.मालाड (द)/फे.क्र.८४९ दिनांक १४/१२/२०१५अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मळात असलेले मिळकत पत्रिकेवर नमूद अकी क्षेत्र अक्षरी रोहे चालीस पूर्णांक दोन दशांश चौ.मी दाखल केले.			फेरफार क्र. ८४९ प्रमाणे सही-
04/07/2023	आदेशाने नोंद - orders, मा अति.उपजिल्हाधिकारी, अंधारी यांचे कडील आदेश क्र. : AOC/LND/C/५८९२ दि. : १३/०८/१९६९ अन्वये व नगर भूमापन अधिकारी, मालाड यांचेकडील अतिवतडी विनयशैली मो.र.नं.२९०/२०२३, दिनांक २३/०६/२०२३ अन्वये न.भू.मालाड दक्षिण, ता.बोरीवली येथील न.भू.क्र.१३९०, १३९०/१ ते ११ ह्या मिळकत पत्रिकेवर विनयशैली आदेशाची नोंद घेतली व सत्ता प्रकार क-१ ऐवजी "क" दाखल केला.			फेरफार क्र. १३५९ प्रमाणे सही- 04/07/2023 न.भू.अ. मालाड
29/11/2023	आदेशाने नोंद - नगर भूमापन अधिकारी, मालाड यांचे कडील आदेश क्र. : न.भू.मालाड(द)/वारसा व इकसोड नोंद/१३९०, १३९०/१ते१४/२०२३ दि. : ०१/११/२०२३ अन्वये न.भू.मालाड दक्षिण, ता.बोरीवली येथील न.भू.क्र.१३९०, १३९०/१ ते ११ ह्या मिळकतीचे धारक श्री.अब्दुल करीम इब्राहिम बालवा हे दिनांक १४/०४/२०१० रोजी मयत झाल्याने त्यांचे (१)श्री.हुसेन अब्दुल करीम बालवा - मुलगा (२) श्री. इस्माईल अब्दुल करीम बालवा - मुलगा (३) श्री.उमर अब्दुल करीम बालवा - मुलगा (४) श्री.सुलेमान अब्दुल करीम बालवा - मुलगा (५) श्रीमती सकिना अब्दुल करीम बालवा - पत्नी (६) श्रीमती सफिका साईद पटेल - मुलगी (७) श्रीम. मरीयम अरफाक हुसेन सेलिया - मुलगी (८) श्रीमती शमिम सुलेमान हफिजी - मुलगी असे एकूण ८ वारस आहेत. त्यापैकी श्री.सुलेमान अब्दुल करीम बालवा हे दिनांक १०/०९/२०१५ रोजी मयत झाले असून त्यांना (१) श्रीम.सुफिया सुलेमान बालवा - पत्नी (२) श्रीम.समिरा रिझवान सुरा - मुलगी (३) श्री.समद सुलेमान बालवा - मुलगा (४) श्री.नुरमोहम्मद सुलेमान बालवा - मुलगा. असे ४ धारस आहेत. सदर वारसापैकी श्री.हुसेन अब्दुल करीम बालवा, श्रीम.सुफिया सुलेमान बालवा, श्रीम.समिरा रिझवान सुरा, श्री.समद सुलेमान बालवा व श्री.नुरमोहम्मद सुलेमान बालवा ह्यांनी सह दुय्यम निबंधक, बोरीवली ६ यांचेकडील दस्त क्र.BNL-६/४९९९/२०२२, दि.०९/०३/२०२२ अन्वये, श्रीमती सकिना अब्दुल करीम बालवा व श्रीमती शमिम सुलेमान हफिजी ह्यांनी सह दुय्यम निबंधक, बोरीवली ६ यांचेकडील दस्त क्र.BNL-६/४६४३/२०२२, दि.०४/०२/२०२२ अन्वये, श्रीमती सफिका साईद पटेल यांनी सह दुय्यम निबंधक, बोरीवली ६ यांचेकडील दस्त क्र.BNL-६/४७६९/२०२२, दि.०६/०४/२०२२ अन्वये व श्रीम. मरीयम अरफाक हुसेन सेलिया ह्यांनी सह दुय्यम निबंधक, बोरीवली ६ यांचेकडील दस्त क्र.BNL-६/४७४०/२०२२, दि.०६/०४/२०२२ अन्वये त्यांच्या हिस्साचे क्षेत्राचे हक्कसोडपत्र श्री. इस्माईल अब्दुल करीम बालवा व श्री. उमर अब्दुल करीम बालवा ह्यांचे नावे करून दिलेले असल्याने मिळकत पत्रिकेवरील मयत धारक श्री.अब्दुल करीम इब्राहिम बालवा ह्यांचे नाव कमी करून श्री.इस्माईल अब्दुल करीम बालवा (१६.४८४% हिस्सा) ह्यांचे नाव न.भू.क्र. १३९० - क्षेत्र १८१ ७५२, १३९०/१-क्षेत्र. ८.५८९, १३९०/२ - क्षेत्र ७.६९६, १३९०/३-क्षेत्र ७.८६४, १३९०/४-क्षेत्र ७.८६४, १३९०/५-क्षेत्र ८.२३०, १३९०/६-क्षेत्र ५.९०२, १३९०/७-क्षेत्र ८.२३०, १३९०/८-क्षेत्र ७.८६४, १३९०/९-क्षेत्र ७.८६४, १३९०/१०-क्षेत्र ७.६९६, १३९०/११-क्षेत्र ८.५८९ याप्रमाणे एकूण २६७.९८ चौ.मी. क्षेत्रावर आणि श्री.उमर अब्दुल करीम बालवा (२१.०१६% हिस्सा) ह्यांचे नाव न.भू.क्र. १३९० - क्षेत्र २३१.७२३, १३९०/१-क्षेत्र, १०.९४९, १३९०/२ - क्षेत्र ९.७०९, १३९०/३-क्षेत्र १०.०२४, १३९०/४-क्षेत्र १०.०२४, १३९०/५-क्षेत्र १०.४८३, १३९०/६-क्षेत्र ७.५२३, १३९०/७-क्षेत्र १०.४८३, १३९०/८-क्षेत्र १०.०२४, १३९०/९-क्षेत्र १०.०२४, १३९०/१०-क्षेत्र ९.७०९, १३९०/११-क्षेत्र १०.९४९ याप्रमाणे एकूण ३४१.६२ चौ.मी. क्षेत्रावर दाखल केले.	म	इस्माईल अब्दुल करीम बालवा (१६.४८४%) ७.६९ चौ.मी उमर अब्दुल करीम बालवा (२१.०१६%) ९.७२ चौ.मी	फेरफार क्र. १३९५ प्रमाणे सही- 28/11/2023 न.भू.अ. मालाड

हे मिळकत पत्रिका (दिनांक 28/11/2023 11:11:08 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 28/11/2023 03:11:42 PM

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महाराष्ट्र शासन

मालमत्ता पत्रक



63118566089

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

ULPIN: 63118566089

गाव/पेट : मालाड (द)		तालुका/न.पू.का. : नगर भूमापन अधिकारी, मालाड			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा माड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
१३२०/३			४९.९०	[सी-१ - ४७.७०] सी	

भुविधाधिकार :	
हक्काचा मूळ धारक :	H
वर्ष : १९६८	१) श्री. ईस्माईल जान मोहंमद बलवा [२) श्री. अब्दुल करीम इब्राहीम बलवा] ३) श्री. इब्राहीम साले मोहंमद ४) श्री. सुलेमान राजमोहंमद कोजर
पट्टेदार :	
इतर भार :	
इतर शिरे :	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(घ) किंवा भार (इ)	साक्षीकन
09/04/2008	मा.अपर उप जिल्हाधिकारी मुंबई उपनगर अंधेरी यांचेकडील बिनशेती आदेश क्र ADG/LHD/C-५८९२/दिनांक १३/८/१९६९ अन्वये स.न.४०६ हि. १ न.पू.क १३२०, १३२०/१३२१ चे मिळकत पत्रिकेवर बिनशेतीची नोंद केली व मोजणी झालेली नसल्याने मोजणी होणेवर विल्लक अशी नोंद केली.			फेरफार क्र. २९९ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	खरेदीने	र.द.क्र.3021/51 दि.11/5/51 व मुंबई हायकोर्ट यांचेकडील डिग्री सुट नं.1490/88/प्रमाणे	H [१) इस्माईल जान मोहंमद बलवा ३७.५ /] [३) इब्राहीम साले मोहंमद कोजर १८.७५ /] [४) सुलेमान राजमोहंमद कोजर ६.२५ /] [२) अब्दुल करीम इब्राहीम बलवा ३७.५ /]	फेरफार क्र. ३०० प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	खरेदीने	रजिस्टर फॅमिली अॅग्रीमेंट क्र. वि.दि.इ /1788/86 व मुंबई हायकोर्ट यांचे कडील रेफरन्स/क.३-1991 प्रमाणे	H हुसेन अब्दुल करीम बालवा ३७.५ /	फेरफार क्र. ३०१ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	वारसने		H [१) वली मोहंमद हाजी इब्राहिम] [२) गुलाम रसूल हाजी इब्राहिम] [३) अब्दुल करीम हाजी इब्राहिम] [४) हबीब हाजी इब्राहिम] [५) उमर हाजी इब्राहिम]	फेरफार क्र. ३०२ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड

09/04/2008	वारसाने		<p>१) युसुफ वली मह मद कोजर</p> <p>२) सिद्दिक वली मह मद कोजर</p> <p>३) अब्दुल वली मह मद कोजर</p> <p>४) बशीर वली मह मद कोजर</p> <p>५) इसाक वली मह मद कोजर</p> <p>६) अहमद उल्ला वली मह मद कोजर</p> <p>७) अयुब वली मह मद कोजर</p> <p>८) जैनाब इलीयास महे सानिया</p> <p>९) फातिमा अतिकूरहिमान कडीवाला</p>	<p>फेरकार क्र. ३०३</p> <p>प्रमाणे</p> <p>सही-</p> <p>09/04/2008</p> <p>न.मु.अ.मालाड</p>
09/04/2008	वारसाने		<p>१) कुकर युसुफ कोजर</p> <p>२) अबूबकर युसुफ कोजर</p> <p>३) कयुम युसुफ कोजर</p> <p>४) इस्माईल युसुफ कोजर</p> <p>५) रफिक युसुफ कोजर</p> <p>६) हबिब युसुफ कोजर</p> <p>७) मुस्लीम युसुफ कोजर</p> <p>८) हमिदा हरुन ससला</p> <p>९) बिलकीस इद्रीस बलसानिया</p>	<p>फेरकार क्र. ३०३</p> <p>प्रमाणे</p> <p>सही-</p> <p>09/04/2008</p> <p>न.मु.अ.मालाड</p>
09/04/2008	वारसाने		<p>[१) अमिना गुलामरसूल हाजी इब्राहिम]</p> <p>[२) आदम गुलामरसूल हाजी इब्राहिम]</p> <p>[३) दाऊद गुलामरसूल हाजी इब्राहिम]</p> <p>४) उस्मान गुलामरसूल हाजी इब्राहिम</p> <p>५) आयेसा अब्दुल्ला</p> <p>६) हुरी इस्माईल</p> <p>७) हुनेदा अब्दुस</p> <p>८) सायरा उस्मान</p>	<p>फेरकार क्र. ३०३</p> <p>प्रमाणे</p> <p>सही-</p> <p>09/04/2008</p> <p>न.मु.अ.मालाड</p>
09/04/2008	वारसाने		<p>१) हनिफा आदम कोजर</p> <p>२) फारुख आदम कोजर</p> <p>३) सलीम आदम कोजर</p> <p>४) खतीजा जुबेर कोजर</p> <p>५) रुकीया इसा मह मद सालेह</p> <p>६) जोयारीया इरफान सुनस्ता</p>	<p>फेरकार क्र. ३०३</p> <p>प्रमाणे</p> <p>सही-</p> <p>09/04/2008</p> <p>न.मु.अ.मालाड</p>
09/04/2008	वारसाने		<p>[१) अबेदा दाऊद कोजर]</p> <p>२) अजीज रहिमान दाऊद कोजर</p> <p>३) मेहमुद दाऊद कोजर</p> <p>४) महमद दाऊद कोजर</p> <p>५) अब्दुला दाऊद कोजर</p> <p>६) इम्तिआज दाऊद कोजर</p> <p>७) सिद्दिका विलाल पलसानी</p> <p>८) रसिदा मुल्तफा कडीवाला</p>	<p>फेरकार क्र. ३०३</p> <p>प्रमाणे</p> <p>सही-</p> <p>09/04/2008</p> <p>न.मु.अ.मालाड</p>


09/04/2008	वारसाने		H [१) जौतून अब्दुल रहिमान कोजर] [२) हनिफा अब्दुल रहिमान कोजर] ३) यासीन अब्दुल रहिमान कोजर ४) याकूब अब्दुल रहिमान कोजर ५) जरारा अब्दुल मुखी ६) हबीब याकूब बल सानिया ७) सलमा अब्दुल रजाक मुखी ८) अमिना हमिद सुनेखा	फिरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	वारसाने		H १) रुकेया हनिफ कोजर २) अनिरा हनिफ कोजर ३) साजिद हनिफ कोजर ४) नसीम रिझवान फल सानी	फिरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	वारसाने		H [१) नुरीबिन हबीब कोजर] २) महमद हुसैन हबीब कोजर ३) अबबास हबीब कोजर ४) हरून हबीब कोजर ५) कुलसूम इसाक	फिरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	वारसाने		H १) फातिमा उमर कोजर २) खलिद उमर कोजर ३) जुबैर उमर कोजर ४) इद्रिस उमर कोजर ५) इलियास उमर कोजर ६) मुजाहिद उमर कोजर ७) अमिन उमर कोजर ८) हनिफा इस्माईल लाल ९) हिफजा जवीर सुनेखा	फिरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	वारसाने		H १) आयेशा हाजी सुलेमान कोजर २) युसुफ हाजी सुलेमान कोजर ३) अबुब हाजी सुलेमान कोजर ४) सुलेखा अबबास कोजर ५) हाफसा इद्रिस सुनेखा ६) सुफिय सुलेमान कोजर ७) जोहरा उमर बल सानिया	फिरफार क्र. ३१२ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	खरेदीने		H इस्माईल .अ.के.बालवा १४.१६.६ /	फिरफार क्र. ३१२ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	खरेदीने		H उमर अ.के.बालवा १०-२३४ /	फिरफार क्र. ३१२ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड

14/12/2015	श्री.अमावदी आयुक्त आणि संचालक भूमि अभिलेख (म.रा.अ) पुणे यांचेकडील परिपत्रक क्र.ना.भू.अ/मि.प/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.मालाड (द)/फे.क्र.८४९ दिनांक १४/१२/२०१५अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळान असलेले मिळकत पत्रिकेवर नमूद अक्षरी रातेवाळीस पूर्णांक सात वशास चौ.मी दाखल केले		किरफार क्रं. ८३९ प्रमाणे सही-
04/07/2023	आदेशाने नोंद - अधी. त.प.जिल्हाधिकारी, अधेरी यांचे कडील आदेश क्रं. : ADC/LND/C/4८९२ दि. : १३/०८/१९६९ अन्वये व नगर भूमापन अधिकारी, मालाड यांचेकडील अतिवावडी विनमोती मा.र.नं.२९०/२०२३, दिनांक २३/०६/२०२३ अन्वये न.भू.मालाड दक्षिण, ता.बोरीवली येथील न.भू.क्र.१३९०, १३९०/१ ते ११ ह्या मिळकत पत्रिकेवर विनमोती आदेशाची नोंद घेतली व सत्ता प्रकार क-१ एवजी "क" दाखल केला.		किरफार क्रं. १३५९ प्रमाणे सही- 04/07/2023 न.भू.अ. मालाड
28/11/2023	आदेशाने नोंद - नगर भूमापन अधिकारी, मालाड यांचे कडील आदेश क्रं. : न.भू/मालाड(द)/वारस व हक्कसंबंध नांद/१३९०, १३९०/१ ते ११/२०२३ दि. : ०१/११/२०२३ अन्वये न.भू.मालाड दक्षिण, ता.बोरीवली येथील न.भू.क्र.१३९०, १३९०/१ ते ११ ह्या मिळकतीचे धारक श्री.अब्दुल करीम इब्राहिम बालवा हे दिनांक १९/०४/२०१० रोजी मयत झाल्याने त्यांचे (१)श्री.हुसेन अब्दुल करीम बालवा - मुलगा (२) श्री. इस्माईल अब्दुल करीम बालवा - मुलगा (३) श्री.उमर अब्दुल करीम बालवा - मुलगा (४) श्री.सुलेमान अब्दुल करीम बालवा - मुलगा (५) श्रीमती सफिका अब्दुल करीम बालवा - पत्नी (६) श्रीमती सफिका सईद पटेल - मुलगी (७) श्रीम. मरीयम अश्फाक हुसेन सेलिया - मुलगी (८) श्रीमती जमिम सुलेमान हफिजी - मुलगी असे एकूण ८ वारस आहेत. त्यांपैकी श्री सुलेमान अब्दुल करीम बालवा हे दिनांक १०/०९/२०१५ रोजी मयत झाले असून त्यांना (१) श्रीम.सुफिया सुलेमान बालवा - पत्नी (२) श्रीम.समिरा रिझवान सुरा - मुलगी (३) श्री.समद सुलेमान बालवा - मुलगा (४) श्री.नुरमोहम्मद सुलेमान बालवा - मुलगा. असे ४ वारस आहेत. सदर वारसांपैकी श्री हुसेन अब्दुल करीम बालवा, श्रीम.सुफिया सुलेमान बालवा, श्रीम.समिरा रिझवान सुरा, श्री.समद सुलेमान बालवा व श्री.नुरमोहम्मद सुलेमान बालवा ह्यांनी सह दुय्यम निबंधक,बोरीवली ६ यांचेकडील दस्त क्र.भम-६/४९९९/२०२२, दि.०९/०३/२०२२ अन्वये, श्रीमती सफिका अब्दुल करीम बालवा व श्रीमती जमिम सुलेमान हफिजी ह्यांनी सह दुय्यम निबंधक,बोरीवली ६ यांचेकडील दस्त क्र.भम-६/४९६३/२०२२, दि.०४/०३/२०२२ अन्वये, श्रीमती सफिका सईद पटेल यांनी सह दुय्यम निबंधक,बोरीवली ६ यांचेकडील दस्त क्र.भम-६/७७६९/२०२२, दि.०६/०४/२०२२ अन्वये व श्रीम. मरीयम अश्फाक हुसेन सेलिया ह्यांनी सह दुय्यम निबंधक,बोरीवली ६ यांचेकडील दस्त क्र.भम-६/७७७०/२०२२, दि.०६/०४/२०२२ अन्वये त्यांच्या हिस्स्याचे क्षेत्राचे एकसोडपत्र श्री. इस्माईल अब्दुल करीम बालवा व श्री. उमर अब्दुल करीम बालवा ह्यांचे नावे करून दिलेले असल्याने मिळकत पत्रिकेवरील मयत धारक श्री.अब्दुल करीम इब्राहिम बालवा ह्यांचे नाव कमी करून श्री.इस्माईल अब्दुल करीम बालवा (१६.४८४% हिस्सा) ह्यांचे नाव न.भू.क्र. १३९० - क्षेत्र १८१.७५२, १३९०/१-क्षेत्र. ८५८९, १३९०/२-क्षेत्र ७.६१६, १३९०/३-क्षेत्र ७.८६४, १३९०/४-क्षेत्र ७.८६४, १३९०/५-क्षेत्र ८.२३०, १३९०/६-क्षेत्र ५.९०२, १३९०/७-क्षेत्र ८.२३०, १३९०/८-क्षेत्र ७.८६४, १३९०/९-क्षेत्र ७.८६४, १३९०/१०-क्षेत्र ७.६१६, १३९०/११-क्षेत्र ८.५८९ याप्रमाणे एकूण २६७.९८ चौ.मी. क्षेत्रावर आणि श्री.उमर अब्दुल करीम बालवा (२१.०१६% हिस्सा) ह्यांचे नाव न.भू.क्र. १३९० - क्षेत्र २३१.७२३, १३९०/१-क्षेत्र, १०.९४९, १३९०/२-क्षेत्र ९.७०९, १३९०/३-क्षेत्र १०.०२४, १३९०/४-क्षेत्र १०.०२४, १३९०/५-क्षेत्र १०.४८३, १३९०/६-क्षेत्र ७.५२३, १३९०/७-क्षेत्र १०.४८३, १३९०/८-क्षेत्र १०.०२४, १३९०/९-क्षेत्र १०.०२४, १३९०/१०-क्षेत्र ९.७०९, १३९०/११-क्षेत्र १०.९४९ याप्रमाणे एकूण ३४९.६२ चौ.मी. क्षेत्रावर दाखल केले.	H इस्माईल अब्दुल करीम बालवा (१६.४८४%) ७.८६ चौ.मी उमर अब्दुल करीम बालवा (२१.०१६%) १०.०२ चौ.मी	किरफार क्रं. १३५९ प्रमाणे सही- 28/11/2023 न.भू.अ. मालाड

हि मिळकत पत्रिका (दिनांक 28/11/2023 11:11:08 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 28/11/2023 03:11:51 PM

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महाराष्ट्र शासन

मालमत्ता पत्रक



90371702578

ULPIN: 90371702578

[महाराष्ट्र जमीन महसूल (शाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

गाव/पेठ : मालाड (द)		तालुका/न.पू.का. : नगर भूमापन अधिकारी, मालाड			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	जासनाला दिलेल्या आक रिषीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
१३९०/४			४७.७०	[सी-१ - ४७.७०] सी	

सुविधाधिकार :	
हक्काचा मूळ धारक :	H
वर्ष : १९६८	३) श्री. ईब्राहीम साले मोहंमद १) श्री. ईस्माईल जान मोहंमद बलया [२) श्री. अब्दुल करीम इब्राहीम बलया] ४) श्री. सुलेमान राजमोहंमद कोजर
पट्टेदार :	
इतर मार :	
इतर खेरे :	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(प) किंवा मार (इ)	साक्षात्करण
09/04/2008	मा.अप्पर उप जिल्हाधिकारी मुंबई उपनगर अंधेरी यांचेकडील विनसेली आदेश क्र ADGA/MD/C-५८९२/दिनांक १३/८/१९६९ अन्वये स.न.४०६ हि. १ न.पू.क्र.१३९०, १३९०/१ते११ चे मिळकत पत्रिकेवर विनसेलीची नोंद केली व भोजणी झालेली नसल्याने भोजणी होणेवर विल्लक अशी नोंद केली.			क्र.फार क्र. २९९ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	खरेदीने	र.द.क्र.3021/51 दि.11/5/51 व मुंबई हायकोर्ट यांचेकडील हिद्री सुट नं.1490/85 प्रमाणे	H [१) ईस्माईल जान महमद बालवा ३७.५ /] [३) इब्राहिम साले महमद कोजर १८.७५ /] [४) सुलेमान राजमहमद कोजर ६.२५ /] [२) अब्दुल करीम इब्राहिम बलया ३७.५ /]	क्र.फार क्र. ३०० प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	खरेदीने	रजिस्टर फॅमिली अॅग्रीमेंट क्र.वि.वि.इ. 11798/86/१३ मुंबई हायकोर्ट यांचे कडील रेफरन्स क्र.3-1991 प्रमाणे	H हुसेन अब्दुल करीम बालवा ३७.५ /	क्र.फार क्र. ३०१ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	वारसाने		H [१) वली महमद हाजी इब्राहिम] [२) मुलाम रसूल हाजी इब्राहिम] [३) अब्दुल करीम हाजी इब्राहिम] [४) हबीब हाजी इब्राहिम] [५) उमर हाजी इब्राहिम]	क्र.फार क्र. ३०२ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड

09/04/2008	वारसाने		<p>म</p> <p>[१)युसुफ वली महमद कोजर]</p> <p>२)सिद्दिक वली महमद कोजर</p> <p>३)अब्दुल वली महमद कोजर</p> <p>४)बशीर वली महमद कोजर</p> <p>५)इसाक वली महमद कोजर</p> <p>६)अहमद उरुला वली महमद कोजर</p> <p>७)अयुब वली महमद कोजर</p> <p>८)हया महमद सुनसार</p> <p>९)जैनाब इलीयास महसानीया</p> <p>१०)फातिमा अतिकुरहिमान कडीवाला</p>	<p>फेरफार कं. ३०३</p> <p>प्रमाणे</p> <p>सही-</p> <p>09/04/2008</p> <p>न.मु.अ.मालाड</p>
09/04/2008	वारसाने		<p>म</p> <p>१)फुहेर युसुफ कोजर</p> <p>२)अबूबकर युसुफ कोजर</p> <p>३)कयुम युसुफ कोजर</p> <p>४)इस्माईल युसुफ कोजर</p> <p>५)फकि युसुफ कोजर</p> <p>६)हविव युसुफ कोजर</p> <p>७)मुस्लीम युसुफ कोजर</p> <p>८)हमिदा हरुन सासला</p> <p>९)विलकौस इडीस बलसानिया</p>	<p>फेरफार कं. ३०३</p> <p>प्रमाणे</p> <p>सही-</p> <p>09/04/2008</p> <p>न.मु.अ.मालाड</p>
09/04/2008	वारसाने		<p>म</p> <p>[१)अमिना गुलामरसुल हाजी इब्राहिम]</p> <p>[२) आदम गुलामरसुल हाजी इब्राहिम]</p> <p>[३)दाऊद गुलामरसुल हाजी इब्राहिम]</p> <p>४)उस्मान गुलामरसुल हाजी इब्राहिम</p> <p>५)आयोशा अब्दुला</p> <p>६)हुरी इस्माईल</p> <p>७)सुनेदा अबरा</p> <p>८)सायरा उस्मान</p>	<p>फेरफार कं. ३०३</p> <p>प्रमाणे</p> <p>सही-</p> <p>09/04/2008</p> <p>न.मु.अ.मालाड</p>
09/04/2008	वारसाने		<p>म</p> <p>१)हनिफा आदम कोजर</p> <p>२)फारूख आदम कोजर</p> <p>३)सलीम आदम कोजर</p> <p>४)खतीजा जुबेर कोजर</p> <p>५)रुकीया इसा महमद सालेह</p> <p>६)जोबारीया इरफान सुनेस्ता</p>	<p>फेरफार कं. ३०३</p> <p>प्रमाणे</p> <p>सही-</p> <p>09/04/2008</p> <p>न.मु.अ.मालाड</p>
09/04/2008	वारसाने		<p>म</p> <p>[१)अबेदा दाऊद कोजर]</p> <p>२)अजीजू रहिमान दाऊद कोजर</p> <p>३)मेहमूद दाऊद कोजर</p> <p>४)महमद दाऊद कोजर</p> <p>५)अब्दुला दाऊद कोजर</p> <p>६)इम्तिआज दाऊद कोजर</p> <p>७)सिद्दिका विलास पलसानी</p> <p>८)रसिदा मुस्तफा कडीवाला</p>	<p>फेरफार कं. ३०३</p> <p>प्रमाणे</p> <p>सही-</p> <p>09/04/2008</p> <p>न.मु.अ.मालाड</p>


09/04/2008	घारसाने		म [भजेतून अब्दुल रहिमान कोजर] [रहनिफा अब्दुल रहिमान कोजर] अयासीन अब्दुल रहिमान कोजर अयाकूब अब्दुल रहिमान कोजर अहजरा अब्दुल मुशी अहबीबा याकूब बलसानिया असलमा अब्दुल रजाक मुली अमिना हयिद सुनेसा	फेरफार कं. ३०३ प्रमाणे सही- 09/04/2008 न.सू.अ.मालाड
09/04/2008	घारसाने		म असुकेया हनिफ कोजर अमिनस हनिफ कोजर अराजिद हनिफ कोजर अनसीम रिझवान पलसानी	फेरफार कं. ३०३ प्रमाणे सही- 09/04/2008 न.सू.अ.मालाड
09/04/2008	घारसाने		म [अजुरीवेन हबीब कोजर] अमहमद हुसेन हबीब कोजर अअब्यास हबीब कोजर अहकून हबीब कोजर अकुलसुम इसाक	फेरफार कं. ३०३ प्रमाणे सही- 09/04/2008 न.सू.अ.मालाड
09/04/2008	घारसाने		म अफतिमा उमर कोजर अखलिद उमर कोजर अजुवेर उमर कोजर अइद्रिस उमर कोजर अइलियास उमर कोजर अमुजाहिद उमर कोजर अअमिन उमर कोजर अहनिफा इस्माईल लाल अहफिजा जबीर सुनसा	फेरफार कं. ३०३ प्रमाणे सही- 09/04/2008 न.सू.अ.मालाड
09/04/2008	घारसाने		म अआयेशा हाजी सुलेमान कोजर अयुसुफ हाजी सुलेमान कोजर अअयुब हाजी सुलेमान कोजर अजुलेखा अब्यास कोजर अहफसा इद्रिस सुनसा असुफिया सुलेमान कोजर अजोहरा उमर बलसानिया	फेरफार कं. ३०३ प्रमाणे सही- 09/04/2008 न.सू.अ.मालाड
09/04/2008	खरेदीने		म इस्माईल .अ.के.बालया १४.१६६ /	फेरफार कं. ३०३ प्रमाणे सही- 09/04/2008 न.सू.अ.मालाड
09/04/2008	खरेदीने		म उमर अ.के.बालया १०.२३४ /	फेरफार कं. ३०३ प्रमाणे सही- 09/04/2008 न.सू.अ.मालाड

14/12/2015	सा.जमावर्दी आयुक्त आणि संचालक भूमि अभिलेख (न.राज्य) पुणे यांचेकडील परिपत्रक क्र.सा.भू.१/मि.प/अक्षरी नॉंद/२०१५ पुणे दि.१६/१२/२०१५ व इकडील आदेश क्र.न.भू.मालाड (रा/फे.क्र.८४९ दिनांक १४/१२/२०१५)अन्वये केवळ चौकशी नॉंदवहीवरील क्षेत्र व मिल्कत पत्रिकेवरील क्षेत्र मेळात असलेले मिल्कत पत्रिकेवर नभूद अंकी क्षेत्र अक्षरी सत्तेचाळीस पूर्णांक गात दर्शान वॉ मी दाखल केले			फेरफार क्र. ८४९ प्रमाणे सही-
04/07/2023	आदेशाने नॉंद - others, मा.अभि.उ.पंजिल्हाधिकारी, अंधेरी यांचे कडील आदेश क्र. : ADC/LNO/C/५८९२ दि. : १३/०८/१९६९ अन्वये व नगर भूमापन अधिकारी, मालाड फॉचेकडील अतितातडी विनगोती मो.र.नं.३९०/२०२३, दिनांक २३/०६/२०२३ अन्वये न.भू.मालाड दक्षिण, टा.बोरीवली येथील न.भू.क्र.१३९०, १३९०/१ ते ११ ह्या मिल्कतीचे धारक श्री.अब्दुल करीम इब्राहिम बालवा हे दिनांक १९/०४/२०१० रोजी मयत झाल्याने त्यांचे (१)श्री.हुसेन अब्दुल करीम बालवा - मुलगा (२) श्री. इस्माईल अब्दुल करीम बालवा - मुलगा (३) श्री.उमर अब्दुल करीम बालवा - मुलगा (४) श्री.सुलेमान अब्दुल करीम बालवा - मुलगा (५) श्रीमती सफिना अब्दुल करीम बालवा - पत्नी (६) श्रीमती सफिका सईद पटेल - मुलगी (७) श्रीम. मरीयम अरफाक हुसेन सेलिया - मुलगी (८) श्रीमती गमिम सुलेमान हफिजी - मुलगी असे एकूण ८ वारस आहेत. त्यांपैकी श्री.सुलेमान अब्दुल करीम बालवा हे दिनांक १०/०४/२०१५ रोजी मयत झाले असून त्यांचा (१) श्रीम.सुफिया सुलेमान बालवा - पत्नी (२) श्रीम.सफिरा रिझवान सुरा - मुलगी (३) श्री.समद सुलेमान बालवा - मुलगा (४) श्री.नुरमोहम्मद सुलेमान बालवा - मुलगा. असे ४ वारस आहेत. सदर वारसांपैकी श्री.हुसेन अब्दुल करीम बालवा, श्रीम.सुफिया सुलेमान बालवा, श्रीम.सफिरा रिझवान सुरा, श्री.समद सुलेमान बालवा व श्री.नुरमोहम्मद सुलेमान बालवा ह्यांनी सह दुय्यम निबंधक,बोरीवली ६, यांचेकडील दस्त क्र.भ.भ.६-६/४९९४/२०२२, दि.०६/०३/२०२२ अन्वये, श्रीमती सफिना अब्दुल करीम बालवा व श्रीमती गमिम सुलेमान हफिजी ह्यांनी सह दुय्यम निबंधक,बोरीवली ६, यांचेकडील दस्त क्र.भ.भ.६-६/४६४३/२०२२, दि.०४/०३/२०२२ अन्वये, श्रीमती सफिका सईद पटेल यांनी सह दुय्यम निबंधक,बोरीवली ६, यांचेकडील दस्त क्र.भ.भ.६-६/४७६९/२०२२, दि.०६/०४/२०२२ अन्वये व श्रीम. मरीयम अरफाक हुसेन सेलिया ह्यांनी सह दुय्यम निबंधक,बोरीवली ६, यांचेकडील दस्त क्र.भ.भ.६-६/४७७०/२०२२, दि.०६/०४/२०२२ अन्वये त्यांच्या हिस्सयाचे क्षेत्राचे हक्कसोडपत्र श्री. इस्माईल अब्दुल करीम बालवा व श्री. उमर अब्दुल करीम बालवा ह्यांचे नावे करून दिलेले असल्याने मिल्कत पत्रिकेवरील मयत धारक श्री.अब्दुल करीम इब्राहिम बालवा ह्यांचे नाव काढी करून श्री.इस्माईल अब्दुल करीम बालवा (१६.४८४%) हिस्सा ह्यांचे नाम न.भू.क्र. १३९० - क्षेत्र १८१.७५२, १३९०/१-क्षेत्र, ८.५८९, १३९०/२ -क्षेत्र ७.६१६, १३९०/३-क्षेत्र ७.८६४, १३९०/४-क्षेत्र ७.८६४, १३९०/५-क्षेत्र ८.२३०, १३९०/६-क्षेत्र ५.९०२, १३९०/७-क्षेत्र ८.२३०, १३९०/८-क्षेत्र ७.८६४, १३९०/९-क्षेत्र ७.८६४, १३९०/१०-क्षेत्र ७.६१६, १३९०/११-क्षेत्र ८.५८९ याप्रमाणे एकूण २६७.९८ चौ.मी. क्षेत्रावर आणि श्री.उमर अब्दुल करीम बालवा (२९.०१६% हिस्सा) ह्यांचे नाव न.भू.क्र. १३९० - क्षेत्र २३१.७२३, १३९०/१-क्षेत्र, १०.९४९, १३९०/२ -क्षेत्र ९.७०९, १३९०/३-क्षेत्र १०.०२४, १३९०/४-क्षेत्र १०.०२४, १३९०/५-क्षेत्र १०.४८३, १३९०/६-क्षेत्र ७.५२३, १३९०/७-क्षेत्र १०.४८३, १३९०/८-क्षेत्र १०.०२४, १३९०/९-क्षेत्र १०.०२४, १३९०/१०-क्षेत्र ९.७०९, १३९०/११-क्षेत्र १०.९४९ याप्रमाणे एकूण ३४१.६२ चौ.मी. क्षेत्रावर दाखल केले.			फेरफार क्र. १३९५ प्रमाणे सही- 04/07/2023 न.भू.अ. मालाड
28/11/2023	आदेशाने नॉंद - नगर भूमापन अधिकारी, मालाड यांचे कडील आदेश क्र. : न.भू.मालाड(रा)/वारस व हक्कसोड नोद/५८९०,१३९०/१ते११/२०२३ दि. : ०६/१५/२०२३ अन्वये न.भू.मालाड दक्षिण, टा.बोरीवली येथील न.भू.क्र.१३९०, १३९०/१ ते ११ ह्या मिल्कतीचे धारक श्री.अब्दुल करीम इब्राहिम बालवा हे दिनांक १९/०४/२०१० रोजी मयत झाल्याने त्यांचे (१)श्री.हुसेन अब्दुल करीम बालवा - मुलगा (२) श्री. इस्माईल अब्दुल करीम बालवा - मुलगा (३) श्री.उमर अब्दुल करीम बालवा - मुलगा (४) श्री.सुलेमान अब्दुल करीम बालवा - मुलगा (५) श्रीमती सफिना अब्दुल करीम बालवा - पत्नी (६) श्रीमती सफिका सईद पटेल - मुलगी (७) श्रीम. मरीयम अरफाक हुसेन सेलिया - मुलगी (८) श्रीमती गमिम सुलेमान हफिजी - मुलगी असे एकूण ८ वारस आहेत. त्यांपैकी श्री.सुलेमान अब्दुल करीम बालवा हे दिनांक १०/०४/२०१५ रोजी मयत झाले असून त्यांचा (१) श्रीम.सुफिया सुलेमान बालवा - पत्नी (२) श्रीम.सफिरा रिझवान सुरा - मुलगी (३) श्री.समद सुलेमान बालवा - मुलगा (४) श्री.नुरमोहम्मद सुलेमान बालवा - मुलगा. असे ४ वारस आहेत. सदर वारसांपैकी श्री.हुसेन अब्दुल करीम बालवा, श्रीम.सुफिया सुलेमान बालवा, श्रीम.सफिरा रिझवान सुरा, श्री.समद सुलेमान बालवा व श्री.नुरमोहम्मद सुलेमान बालवा ह्यांनी सह दुय्यम निबंधक,बोरीवली ६, यांचेकडील दस्त क्र.भ.भ.६-६/४९९४/२०२२, दि.०६/०३/२०२२ अन्वये, श्रीमती सफिना अब्दुल करीम बालवा व श्रीमती गमिम सुलेमान हफिजी ह्यांनी सह दुय्यम निबंधक,बोरीवली ६, यांचेकडील दस्त क्र.भ.भ.६-६/४६४३/२०२२, दि.०४/०३/२०२२ अन्वये, श्रीमती सफिका सईद पटेल यांनी सह दुय्यम निबंधक,बोरीवली ६, यांचेकडील दस्त क्र.भ.भ.६-६/४७६९/२०२२, दि.०६/०४/२०२२ अन्वये व श्रीम. मरीयम अरफाक हुसेन सेलिया ह्यांनी सह दुय्यम निबंधक,बोरीवली ६, यांचेकडील दस्त क्र.भ.भ.६-६/४७७०/२०२२, दि.०६/०४/२०२२ अन्वये त्यांच्या हिस्सयाचे क्षेत्राचे हक्कसोडपत्र श्री. इस्माईल अब्दुल करीम बालवा व श्री. उमर अब्दुल करीम बालवा ह्यांचे नावे करून दिलेले असल्याने मिल्कत पत्रिकेवरील मयत धारक श्री.अब्दुल करीम इब्राहिम बालवा ह्यांचे नाव काढी करून श्री.इस्माईल अब्दुल करीम बालवा (१६.४८४% हिस्सा) ह्यांचे नाम न.भू.क्र. १३९० - क्षेत्र १८१.७५२, १३९०/१-क्षेत्र, ८.५८९, १३९०/२ -क्षेत्र ७.६१६, १३९०/३-क्षेत्र ७.८६४, १३९०/४-क्षेत्र ७.८६४, १३९०/५-क्षेत्र ८.२३०, १३९०/६-क्षेत्र ५.९०२, १३९०/७-क्षेत्र ८.२३०, १३९०/८-क्षेत्र ७.८६४, १३९०/९-क्षेत्र ७.८६४, १३९०/१०-क्षेत्र ७.६१६, १३९०/११-क्षेत्र ८.५८९ याप्रमाणे एकूण २६७.९८ चौ.मी. क्षेत्रावर आणि श्री.उमर अब्दुल करीम बालवा (२९.०१६% हिस्सा) ह्यांचे नाव न.भू.क्र. १३९० - क्षेत्र २३१.७२३, १३९०/१-क्षेत्र, १०.९४९, १३९०/२ -क्षेत्र ९.७०९, १३९०/३-क्षेत्र १०.०२४, १३९०/४-क्षेत्र १०.०२४, १३९०/५-क्षेत्र १०.४८३, १३९०/६-क्षेत्र ७.५२३, १३९०/७-क्षेत्र १०.४८३, १३९०/८-क्षेत्र १०.०२४, १३९०/९-क्षेत्र १०.०२४, १३९०/१०-क्षेत्र ९.७०९, १३९०/११-क्षेत्र १०.९४९ याप्रमाणे एकूण ३४१.६२ चौ.मी. क्षेत्रावर दाखल केले.	इस्माईल अब्दुल करीम बालवा (१६.४८४%) ७.८६ चौ.मी उमर अब्दुल करीम बालवा (२९.०१६%) १०.०२ चौ.मी		फेरफार क्र. १३९५ प्रमाणे सही- 28/11/2023 न.भू.अ. मालाड

हे मिल्कत पत्रिका (दिनांक 28/11/2023 11:11:09 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिल्कत पत्रिका डाउनलोड दिनांक 28/11/2023 03:11:06 PM

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महाराष्ट्र शासन

मालमत्ता पत्रक



ULPIN: 72507891761

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

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गाव/पेट : मालाड (द)		तालुका/न.पू.का. : नगर भूमापन अधिकारी, मालाड			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	वारणाधिकार	शासनाला दिलेल्या आक. रणीच। किंवा बाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
१३९०/५			४९.९०	[सी-१ - ४९.९०] सी	

सुविधाधिकार :	
हक्काचा मूळ धारक :	H
वर्ष : १९६८	१) श्री. ईस्माईल जान मोहंमद बलवा [२) श्री. अब्दुल क रीम इब्राहीम बलवा] ३) श्री. इब्राहीम साले मोहंमद ४) श्री. सुलेमान राजमोहंमद कोजर
पट्टेदार :	
इतर भार :	
इतर शेरें :	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(ग) किंवा भार (इ)	साक्षात्कन
09/04/2008	मा.अप्पर उप जिल्हाधिकारी मुंबई उपनगर अंधेरी यांचेकडील विनमोती आदेश क्र. AOC/LND/C-५८९२/दिनांक १३/८/१९६९ अन्वये स.न.४०६ हि. १ न.पू.क्र.१३९०, १३९०/१ते११ चे मिल्कत पत्रिकेवर विनमोतीची नोंद केली व भोजणी झालेली नसल्याने भोजणी हांगेवर शिल्लक अशी नोंद केली.			फेरफार क्र. २९९ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	खरेदीने	र.व.क्र.3021/51 दि.11/5/51 य मुंबई हायकोर्ट यांचेकडील डिप्री सुट नं.1490/88/प्रमाणे	H [१) ईस्माईल जान महमद बालवा ३७.५ /] [२) इब्राहीम साले महमद कोजर १८.७५ /] [३) सुलेमान राजमहमद कोजर ६.२५ /] [४) अब्दुल करीम इब्राहिम बालवा ३७-५ /]	फेरफार क्र. ३०० प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	खरेदीने	रजिस्टर कमिली अंशमेंट क्र. वि. वि. इ /1788/86 व मुंबई हायकोर्ट यांचे कडील रेफरन्स/क्र. ३-1991 प्रमाणे	H हुसेन अब्दुल करीम बालवा ३७.५ /	फेरफार क्र. ३०१ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	वारसाने		H [४) उमर हाजी इब्राहिम] [१) वली महमद हाजी इब्राहिम] [२) गुलाम रसूल हाजी इब्राहिम] [३) अब्दुल करीम हाजी इब्राहिम] [४) अब्दुल करीम हाजी इब्राहिम]	फेरफार क्र. ३०२ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड

09/04/2008	वारसाने		म [१)युसुफ वली महमद कोजर] २)सिद्दिक वली महमद कोजर ३)अब्दुल वली महमद कोजर ४)वजीर वली महमद कोजर ५)इसाक वली महमद कोजर ६)अहमद उल्ला वली महमद कोजर ७)अयुब वली महमद कोजर ८)हवा महमद सुनसारा ९)जर्नाब इलीयास महे सानिया १०)फातिमा अतिकूरहि मान कडीवला	फेरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	वारसाने		म १)कुखेर युसुफ कोजर २)अयुबकर युसुफ कोजर ३)कयुम युसुफ कोजर ४)इस्माईल युसुफ कोजर ५)रफिक युसुफ कोजर ६)हयिव युसुफ कोजर ७)मुल्लीम युसुफ कोजर ८)हमिदा हरून सासला ९)विलकीस इदीस वलसानिया	फेरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	वारसाने		म [१)अमिना गुलामरसूल हाजी इब्राहिम] [२) आदम गुलामरसूल हाजी इब्राहिम] [३)दाऊद गुलामरसूल हाजी इब्राहिम] ४)उस्मान गुलामरसूल हाजी इब्राहिम ५)आयेशा अब्दुल्ला ६)हुदी इस्माईल ७)झुनेदा अकता ८)सयरा उस्मान	फेरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	वारसाने		म १)हनिफा आदम कोजर २)फारुख आदम कोजर ३)सलीम आदम कोजर ४)खतीजा जुबेर कोजर ५)रुकीया इस्त महमद सालेह ६)जोवारीया इरफान सुनेस्ता	फेरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	वारसाने		म [१)अयेदा दाऊद कोजर] २)अजीजू रहिमान दाऊद कोजर ३)महमद दाऊद कोजर ४)महमद दाऊद कोजर ५)अब्दुला दाऊद कोजर ६)इम्तिआज दाऊद कोजर ७)सिद्दिका बिलास पलसानी ८)रसिदा मुस्फा कडीवला	फेरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड

09/04/2008	वारसाने		H [१)जैदून अब्दुल रहिमान कोजर] [२)हनिफा अब्दुल रहिमान कोजर] ३)यारबीन अब्दुल रहिमान कोजर ४)यारकूब अब्दुल रहिमान कोजर ५)हरजरा अब्दुल मुखी ६)हबीबा याकूब बलसानिया ७)सलमा अब्दुल रजाक मुखी ८)अमिना हमिद सुनेखा	फेरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न.भू.अ.मालाड
09/04/2008	वारसाने		H १)रुकैया हनिफ कोजर २)अनिस हनिफ कोजर ३)साजिद हनिफ कोजर ४)नसीम रिजवान पलसानी	फेरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न.भू.अ.मालाड
09/04/2008	वारसाने		H [१)नुरीबेन हबीब कोजर] २)महमद हुसेन हबीब कोजर ३)अबबास हबीब कोजर ४)हरून हबीब कोजर ५)कुलसुम इसाक	फेरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न.भू.अ.मालाड
09/04/2008	वारसाने		H १)फातिमा उमर कोजर २)खलिद उमर कोजर ३)जुवेर उमर कोजर ४)इद्रिस उमर कोजर ५)हलियास उमर कोजर ६)मुजाहिद उमर कोजर ७)अमिन उमर कोजर ८)हनिफा इस्माईल लाल ९)हफिजा जधीर सुनेखा	फेरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न.भू.अ.मालाड
09/04/2008	वारसाने		H १)आयेशा हाजी सुलेमान कोजर २)युसुफ हाजी सुलेमान कोजर ३)अयुब हाजी सुलेमान कोजर ४)जुलेखा अबबास कोजर ५)हाफस इद्रिस सुनेखा ६)सुफिया सुलेमान कोजर ७)जोहरा उमर बलसानिया	फेरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न.भू.अ.मालाड
09/04/2008	खरेदीने		H इस्माईल .अ.के.बालवा १४-०६६ /	फेरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न.भू.अ.मालाड
09/04/2008	खरेदीने		H उमर अ.के.बालवा १०-२३४ /	फेरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न.भू.अ.मालाड

14/12/2015	मा.जमावदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.५/मि.प/अक्षरी नोंद/२०१५ पुणे दि.१६/३/२०१५ व इकडील आदेश क्र.न.भू.मालाड (दा)/फ.क्र.८४९ दिनांक १६/१२/२०१५अन्वये केवळ चांफळी नांदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र गळत असलेने मिळकत पत्रिकेवर नमुद अली क्षेत्र अक्षरी एकोणपन्नास पूर्णांक नऊ दशांश चौ.मी दाखल केले.			फेरफार क्र. ८४९ प्रमाणे सही.
04/07/2023	आदेशाने नोंद - orders, मा.अति.उपजिल्हाधिकारी, अंधेरी यांचे कडील आदेश क्र. : ADC/LND/O/५८९२ दि. : १३/०८/१९६९ अन्वये व नगर भूमिपत्र अधिकारी, मालाड यांचेकडील अतितातडी विनयंती मो.र.ने २९०/२०२३, दिनांक २३/०६/२०२३ अन्वये न भू.मालाड दक्षिण, ता.बोरीवली येथील न.भू.क्र.१३९०, १३९०/१ ते ११ ह्या मिळकत पत्रिकेवर विनयंती आदेशाची नोंद घेतली व सत्ता प्रकार क्र-१ एपची "क" दाखल केला.			फेरफार क्र. १३५९ प्रमाणे सही- 04/07/2023 न.भू.अ. मालाड
28/11/2023	आदेशाने नोंद - नगर भूमिपत्र अधिकारी, मालाड यांचे कडील आदेश क्र. : न.भू.मालाड(दु)/वारस व इक्कसोड नॉट/१३९०, १३९०/१ते११/२०२३ दि. : ०१/११/२०२३ अन्वये न.भू.मालाड दक्षिण, ता.बोरीवली येथील न.भू.क्र.१३९०, १३९०/१ ते ११ ह्या मिळकतीचे धारक श्री.अब्दुल करीम इब्राहिम बालवा हे दिनांक १९/०४/२०१० रोजी मयत झाल्याने त्यांचे (१)श्री.हुसेन अब्दुल करीम बालवा - मुलगा (२) श्री. इस्माईल अब्दुल करीम बालवा - मुलगा (३) श्री.उमर अब्दुल करीम बालवा - मुलगा (४) श्री.सुलेमान अब्दुल करीम बालवा - मुलगा (५) श्रीमती सकिना अब्दुल करीम बालवा - पत्नी (६) श्रीमती सफिका सईद पटेल - मुलगी (७) श्रीम. परीयम अस्फाक हुसेन सेलिया - मुलगी (८) श्रीमती शमिम सुलेमान हफिजी - मुलगी असे एकूण ८ वारस आहेत. त्यापैकी श्री.सुलेमान अब्दुल करीम बालवा हे दिनांक १०/०९/२०१५ रोजी मयत झाले असून त्यांना (१) श्रीम.सुफिया सुलेमान बालवा - पत्नी (२) श्रीम.समिरा रिजवान सुरा - मुलगी (३) श्री.समद सुलेमान बालवा - मुलगा (४) श्री.नुरमोहम्मद सुलेमान बालवा - मुलगा. असे ४ वारस आहेत. सदर वारसांपैकी श्री.हुसेन अब्दुल करीम बालवा, श्रीम.सुफिया सुलेमान बालवा, श्रीम.समिरा रिजवान सुरा, श्री.समद सुलेमान बालवा व श्री.नुरमोहम्मद सुलेमान बालवा ह्यांनी सह दुय्यम निबंधक, बोरीवली ६ यांचेकडील दस्त क्र.६१९-६/४९९९/२०२२, दि.०९/०३/२०२२ अन्वये, श्रीमती सकिना अब्दुल करीम बालवा व श्रीमती शमिम सुलेमान हफिजी ह्यांनी सह दुय्यम निबंधक, बोरीवली ६ यांचेकडील दस्त क्र.६१९-६/४६४३/२०२२, दि.०४/०३/२०२२ अन्वये, श्रीमती सफिका सईद पटेल यांनी सह दुय्यम निबंधक, बोरीवली ६ यांचेकडील दस्त क्र.६१९-६/७७६९/२०२२, दि.०६/०४/२०२२ अन्वये व श्रीम. परीयम अस्फाक हुसेन सेलिया ह्यांनी सह दुय्यम निबंधक, बोरीवली ६ यांचेकडील दस्त क्र.६१९-६/७७७०/२०२२, दि.०६/०४/२०२२ अन्वये त्यांच्या हिस्सापै क्षेत्राचे हक्कसोडपत्र श्री. इस्माईल अब्दुल करीम बालवा व श्री. उमर अब्दुल करीम बालवा ह्यांचे नावे करून दिलेले असल्याने मिळकत पत्रिकेवरील मयत धारक श्री.अब्दुल करीम इब्राहिम बालवा ह्यांचे नाव कमी करून श्री.इस्माईल अब्दुल करीम बालवा (१६.४८४% हिस्सा) ह्यांचे नाव न.भू.क्र. १३९० - क्षेत्र १८१.७५२, १३९०/१-क्षेत्र, ८.५८९, १३९०/२ -क्षेत्र ७.६१६, १३९०/३-क्षेत्र ७.८६४, १३९०/४-क्षेत्र ७.८६४, १३९०/५-क्षेत्र ८.३३०, १३९०/६-क्षेत्र ५.९०२, १३९०/७-क्षेत्र ८.२३०, १३९०/८-क्षेत्र ७.८६४, १३९०/९-क्षेत्र ७.८६४, १३९०/१०-क्षेत्र ७.६१६, १३९०/११-क्षेत्र ८.५८९ याप्रमाणे एकूण २६७.९८ चौ.मी. क्षेत्रावर आणि श्री.उमर अब्दुल करीम बालवा (२१.०१६% हिस्सा) ह्यांचे नाव न.भू.क्र. १३९० - क्षेत्र २३१.७२३, १३९०/१-क्षेत्र, १०.९४९, १३९०/२ -क्षेत्र ९.७०९, १३९०/३-क्षेत्र १०.०२४, १३९०/४-क्षेत्र १०.०२४, १३९०/५-क्षेत्र १०.४८३, १३९०/६-क्षेत्र ७.५२३, १३९०/७-क्षेत्र १०.४८३, १३९०/८-क्षेत्र १०.०२४, १३९०/९-क्षेत्र १०.०२४, १३९०/१०-क्षेत्र ९.७०९, १३९०/११-क्षेत्र १०.९४९ याप्रमाणे एकूण ३४१.६२ चौ.मी. क्षेत्रावर दाखल केले.	म इस्माईल अब्दुल करीम बालवा (१६.४८४%) ८.२३ चौ.मी उमर अब्दुल करीम बालवा (२१.०१६%) १०.४८ चौ.मी	फेरफार क्र. १३९५ प्रमाणे सही- 28/11/2023 न.भू.अ. मालाड	

हे मिळकत पत्रिका (दिनांक 28/11/2023 11:11:09 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 28/11/2023 03:11:26 PM

वेधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 2202100002608964 हा क्रमांक वापरावा.





महाराष्ट्र शासन

मालमत्ता पत्रक



57323452111

ULPIN: 57323452111

[महाराष्ट्र जमीन महसूल (गाव, नगर व अहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

गाव/पेट : मालाड (द)		तालुका/न.भू.का. : नगर भूमापन अधिकारी, मालाड			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	आसनाला दिलेल्या आकाराची किंवा भाड्याच्या उपशील आणि त्याच्या फेरतपासणीची नियत वेळ
१३९०/६			३५.८०	[सी-१-३५.८०] सी	

सुविधाधिकार :	
हक्काचा मूळ धारक :	H
वर्ष : १९६८	१) श्री. ईस्माईल जान मोहंमद बलवा [२) श्री. अब्दुल करीम इब्राहीम बलवा] ३) श्री. इब्राहीम साले मोहंमद ४) श्री. सुलेमान राजमोहंमद कोजर
पट्टेदार :	
इतर मार :	
इतर शिरे :	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा), पट्टेदार(प) किंवा मार (इ)	साक्षात्करण
09/04/2008	सा.अपर उप जिल्हाधिकारी मुंबई उपनगर अंधेरी यांचेकडील विनशेती आदेश क्र. ADG/LND/C-५८९२/दिनांक १३/८/१९६९ अन्वये स.म.४०६ हि. १ न.भू.क्र.१३९०, १३९०/१ते११ चे निककत पत्रिकेवर विनशेतीची नोंद केली व मोजणी झालेली नसल्याने मोजणी हाणेवर विल्लफ. १३ची नोंद केली.			फेरफार क्र. २९९ प्रमाणे सही- 09/04/2008 न.भू.अ.मालाड
09/04/2008	खरेदीने	र.द.क्र.३०२/५१ दि.११/५/५१ हायकोर्ट यांचेकडील डिप्री सुट नं.१४९०/४४ प्रमाणे	H [१) इस्माईल जान मोहंमद बलवा ३७.५ /] [२) इब्राहीम साले मोहंमद कोजर १८.७५ /] [३) सुलेमान राजमोहंमद कोजर ६.२५ /] [४) अब्दुल करीम इब्राहीम बलवा ३७.५ /]	फेरफार क्र. ३०० प्रमाणे सही- 09/04/2008 न.भू.अ.मालाड
09/04/2008	खरेदीने	रजिस्टर फेमिली अॅसेमेंट क्र. वि. वि. इ / 1788/86 व मुंबई हायकोर्ट यांचे कडील रेफरन्स क्र. 3-1991 प्रमाणे	H हुसेन अब्दुल करीम बलवा ३७.५ /	फेरफार क्र. ३०१ प्रमाणे सही- 09/04/2008 न.भू.अ.मालाड
09/04/2008	यारसाणे		H [१) यली महंमद हाजी इब्राहिम] [२) गुलाम रसूल हाजी इब्राहिम] [३) अब्दुल करीम हाजी इब्राहिम] [४) हबीब हाजी इब्राहिम] [५) उमर हाजी इब्राहिम]	फेरफार क्र. ३०२ प्रमाणे सही- 09/04/2008 न.भू.अ.मालाड

09/04/2008	दारसाने		<p>म</p> <p>[१) युसुफ वली महमद कोजर]</p> <p>२) बशीर वली महमद कोजर</p> <p>३) सिद्दिक वली महमद कोजर</p> <p>४) अब्दुल वली महमद कोजर</p> <p>५) इस्माक वली महमद कोजर</p> <p>६) अहमद उल्ला वली महमद कोजर</p> <p>७) अयुब वली महमद कोजर</p> <p>८) हवा महमद तुनसारा</p> <p>९) जैनाथ इलीयास महसोनिया</p> <p>१०) फतिमा अतिकूरहिमान कडीवाला</p>	<p>फेरफार क्र. ३०३</p> <p>प्रमाणे</p> <p>सही-</p> <p>09/04/2008</p> <p>न.मू.अ.मालाड</p>
09/04/2008	दारसाने		<p>म</p> <p>१) कुन्हेर युसुफ कोजर</p> <p>२) अबुबकर युसुफ कोजर</p> <p>३) कयुम युसुफ कोजर</p> <p>४) इस्माईल युसुफ कोजर</p> <p>५) रफिक युसुफ कोजर</p> <p>६) इस्विब युसुफ कोजर</p> <p>७) मुस्लीम युसुफ कोजर</p> <p>८) हमिदा हरुन सासला</p> <p>९) बिलकीस इदीस बलसनिया</p>	<p>फेरफार क्र. ३०३</p> <p>प्रमाणे</p> <p>सही-</p> <p>09/04/2008</p> <p>न.मू.अ.मालाड</p>
09/04/2008	दारसाने		<p>म</p> <p>[१) अमिना मुलामरसुल हाजी इब्राहिम]</p> <p>[२) आदम मुलामरसुल हाजी इब्राहिम]</p> <p>[३) दाऊद मुलामरसुल हाजी इब्राहिम]</p> <p>४) उस्मान मुलामरसुल हाजी इब्राहिम</p> <p>५) आयेशा अब्दुल्ला</p> <p>६) हुरी इस्माईल</p> <p>७) सुनेदा अवास</p> <p>८) सायरा उस्मान</p>	<p>फेरफार क्र. ३०४</p> <p>प्रमाणे</p> <p>सही-</p> <p>09/04/2008</p> <p>न.मू.अ.मालाड</p>
09/04/2008	दारसाने		<p>म</p> <p>१) हनिफा आदम कोजर</p> <p>२) फारुख आदम कोजर</p> <p>३) सलीम आदम कोजर</p> <p>४) खतीजा जुनेर कोजर</p> <p>५) रुखीया इसा महमद सालेह</p> <p>६) जोवारीया इरफान सुनेस्ता</p>	<p>फेरफार क्र. ३०५</p> <p>प्रमाणे</p> <p>सही-</p> <p>09/04/2008</p> <p>न.मू.अ.मालाड</p>
09/04/2008	दारसाने		<p>म</p> <p>[१) अबेदा दाऊद कोजर]</p> <p>२) अजीजू रहिमान दाऊद कोजर</p> <p>३) मेहपुद दाऊद कोजर</p> <p>४) महमद दाऊद कोजर</p> <p>५) अब्दुला दाऊद कोजर</p> <p>६) इस्त्राज दाऊद कोजर</p> <p>७) सिद्दिका बिलाल पलसानी</p> <p>८) सिदा मुस्तफा कडीवाला</p>	<p>फेरफार क्र. ३०६</p> <p>प्रमाणे</p> <p>सही-</p> <p>09/04/2008</p> <p>न.मू.अ.मालाड</p>

09/04/2008	वारसाने		M [१)जेतून अब्दुल रहिमान कोजर] [२)हनिफा अब्दुल रहिमान कोजर]] ३)यासीन अब्दुल रहिमान कोजर ४)याकूब अब्दुल रहिमान कोजर ५)हरजरा अब्दुल मुछी ६)हबीबा याकूब बलसानिया ७)सलमा अब्दुल रजाफ मुछी ८)अमिन हनिद सुनेखा	फेरफार क्र. ३०७ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	वारसाने		M १)रुकैया हनिफ कोजर २)अनेरा हनिफ कोजर ३)साजिद हनिफ कोजर ४)नसीम रिझवान पलसानी	फेरफार क्र. ३०८ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	वारसाने		M [१)नुदीयेन हबीब कोजर] २)महमद हुसेन हबीब कोजर ३)अबबास हबीब कोजर ४)हरून हबीब कोजर ५)कुलसुम इसाक	फेरफार क्र. ३०९ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	वारसाने		M १)फारिमा उमर कोजर २)खलिद उमर कोजर ३)जुवेर उमर कोजर ४)इद्रिस उमर कोजर ५)इलियास उमर कोजर ६)मुजाहिद उमर कोजर ७)अमिन उमर कोजर ८)हनिफा इस्माईल लाल ९)इफिजा जबीर सुनखा	फेरफार क्र. ३११ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	वारसाने		M १)आयेशा हाजी सुलेमान कोजर २)मुसुफ हाजी सुलेमान कोजर ३)अयुब हाजी सुलेमान कोजर ४)जुलेखा अबबास कोजर ५)हाफस इद्रिस सुनखा ६)सुफिय सुलेमान कोजर ७)जोहरा उमर बलसानिया	फेरफार क्र. ३१२ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	खरदीने		M इस्माईल .अ.के.बालवा १४.७६६ /	फेरफार क्र. ३१३ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	खरदीने		M उमर अ.के.बालवा १०-२३४ /	फेरफार क्र. ३१४ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड

14/12/2015	मा.गावंदी आयुक्त आणि संचालक भूमि अभिलेख (म.रा.रा.य) पुणे यांचेकडील परिपत्रक क्र.न.भू.अ/मि.प/अक्षरी नोंद/२०१५ पुणे दि. १६/२/२०१५ व इकडील आदेश क्र.न.भू.मालाड (द/फ) क्र. ८४९ दिनांक १४/१२/२०१५अन्वये केवळ चांकशी नंदवहीवरील क्षेत्र व मिल्कत पत्रिकेवरील क्षेत्र मेळात असलेले मिल्कत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी परतीम पूर्णांक आटवशास्य चौ.मी दाखल केले.		क्रिफार क्र. ८४९ प्रमाणे सही-
04/07/2023	आदेशाने नोंद - others, मा अति उपजिल्हाधिकारी, अक्षरी यांचे कडील आदेश क्र. : ADC/LND/C/५८९२ दि. : १३/०८/१९६९ अन्वये व नगर भूमापन अधिकारी, मालाड यांचेकडील अतितातडी विनमोती मो.र नं.२९०/२०२३, दिनांक २३/०८/२०२२ अन्वये न.भू.मालाड दक्षिण, ता.बोरीवली येथील न.भू.क्र.१३९०, १३९०/१ ते ११ ह्या मिल्कत पत्रिकेवर विनमोती आदेशाधी नोंद घेतली व सत्ता प्रकार क्र-१ रेषजी 'क' दाखल केले.		क्रिफार क्र. १३५९ प्रमाणे सही- 04/07/2023 न.भू.अ. मालाड
28/11/2023	आदेशाने नोंद - नगर भूमापन अधिकारी, मालाड यांचे कडील आदेश क्र. : न.भू.मालाड(द/वारस व हक्कसोड नोंद/१३९०, १३९०/१ ते ११/२०२३ दि. : ०९/११/२०२३ अन्वये न.भू.मालाड दक्षिण, ता.बोरीवली येथील न.भू.क्र.१३९०, १३९०/१ ते ११ ह्या मिल्कतीचे धारक श्री.अब्दुल करीम इब्राहिम बालया हे दिनांक १९/०४/२०१० रोजी मयत झाल्याने त्यांचे (१)श्री.हुसेन अब्दुल करीम बालया - मुलगा (२) श्री. इस्माईल अब्दुल करीम बालया -- मुलगा (३) श्री.उमर अब्दुल करीम बालया -- मुलगा (४) श्री.सुलेमान अब्दुल करीम बालया -- मुलगा (५) श्रीमती सफिका अब्दुल करीम बालया -- पत्नी (६) श्रीमती सफिका सईद पटेल -- मुलगी (७) श्रीम. मरीयम अरफाक हुसेन सेलिया -- मुलगी (८) श्रीमती ममिम सुलेमान हफिजी -- मुलगी असे एकूण ८ वारस आहेत. त्यापैकी श्री.सुलेमान अब्दुल करीम बालया हे दिनांक १०/०९/२०१५ रोजी मयत झाले असून त्यांना (१) श्रीम.सुफिया सुलेमान बालया -- पत्नी (२) श्रीम.समिरा रिझवान सुरा -- मुलगी (३) श्री.समद सुलेमान बालया -- मुलगा (४) श्री.नुरमोहम्मद सुलेमान बालया -- मुलगा. असे ४ वारस आहेत. सदर वारसपैकी श्री.हुसेन अब्दुल करीम बालया, श्रीम.सुफिया सुलेमान बालया, श्रीम.समिरा रिझवान सुरा, श्री.समद सुलेमान बालया व श्री.नुरमोहम्मद सुलेमान बालया ह्यांनी सह दुय्यम निबंधक, बोरीवली ६ यांचेकडील दस्त क्र.BNL-६/४६४३/२०२२, दि.०९/०३/२०२२ अन्वये, श्रीमती सफिका अब्दुल करीम बालया व श्रीमती ममिम सुलेमान हफिजी ह्यांनी सह दुय्यम निबंधक, बोरीवली ६ यांचेकडील दस्त क्र.BNL-६/४६४३/२०२२, दि.०९/०३/२०२२ अन्वये, श्रीमती सफिका सईद पटेल यांनी सह दुय्यम निबंधक, बोरीवली ६ यांचेकडील दस्त क्र.BNL-६/४७६९/२०२२, दि.०६/०४/२०२२ अन्वये व श्रीम. मरीयम अरफाक हुसेन सेलिया ह्यांनी सह दुय्यम निबंधक, बोरीवली ६ यांचेकडील दस्त क्र.BNL-६/४७७०/२०२२, दि.०६/०४/२०२२ अन्वये त्यांच्या हिस्सेगचे क्षेत्राचे हक्कसोडपत्र श्री. इस्माईल अब्दुल करीम बालया व श्री. उमर अब्दुल करीम बालया ह्यांचे नावे करून दिलेले असल्याने मिल्कत पत्रिकेवरील मयत धारक श्री.अब्दुल करीम इब्राहिम बालया ह्यांचे नाव कमी करून श्री.इस्माईल अब्दुल करीम बालया (१६.४८४% हिस्सा) ह्यांचे नाव न.भू.क्र. १३९० -- क्षेत्र १८१.७५२, १३९०/१-क्षेत्र ८.५८९, १३९०/२ --क्षेत्र ७.६१६, १३९०/३-क्षेत्र ७.८६४, १३९०/४-क्षेत्र ७.८६४, १३९०/५-क्षेत्र ८.२३०, १३९०/६-क्षेत्र ५.९०२, १३९०/७-क्षेत्र ८.२३०, १३९०/८-क्षेत्र ७.८६४, १३९०/९-क्षेत्र ७.८६४, १३९०/१०-क्षेत्र ७.६१६, १३९०/११-क्षेत्र ८.५८९ याप्रमाणे एकूण २६७.९८ चौ.मी. क्षेत्रावर आणि श्री.उमर अब्दुल करीम बालया (२१.०१६% हिस्सा) ह्यांचे नाव न.भू.क्र. १३९० -- क्षेत्र २३१.७२३, १३९०/१-क्षेत्र, १०.९४९, १३९०/२ --क्षेत्र ९.७०९, १३९०/३-क्षेत्र १०.०२४, १३९०/४-क्षेत्र १०.०२४, १३९०/५-क्षेत्र १०.४८३, १३९०/६-क्षेत्र ७.५२३, १३९०/७-क्षेत्र १०.४८३, १३९०/८-क्षेत्र १०.०२४, १३९०/९-क्षेत्र १०.०२४, १३९०/१०-क्षेत्र ९.७०९, १३९०/११-क्षेत्र १०.९४९ याप्रमाणे एकूण ३४१.६२ चौ.मी. क्षेत्रावर दाखल केले.	म इस्माईल अब्दुल करीम बालया (१६.४८४ %) ५.९१ चौ.मी उमर अब्दुल करीम बालया (२१.०१६ %) ७.५२ चौ.मी	क्रिफार क्र. १३५५ प्रमाणे सही- 28/11/2023 न.भू.अ. मालाड

हे मिल्कत पत्रिका (दिनांक 28/11/2023 11:11:09 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही मित्रकाची आवश्यकता नाही.

मिल्कत पत्रिका डाउनलोड दिनांक 28/11/2023 03:11:46 PM

वैधता पडत्याकमी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLRF/Login/VerifyPropertyCard> या संकेत स्थळावर 2202100002608962 हा क्रमांक वापरावा.





महाराष्ट्र शासन

मालमत्ता पत्रक



ULPIN: 86432069876

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर मूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

86432069876

गाव/पेट : मालाड (द)		तालुका/न.भू.का. : नगर मूमापन अधिकारी, मालाड			जिल्हा : मुंबई उपनगर
नगर मूमापन क्रमांक	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा मांड्याचा तपशील आणि त्याच्या फेरतपासणीची निगत वेळ
९३९०/७			४९.९०	[सी-१-४९.९०] सी	

सुविधाधिकार :	
हक्काचा मूळ धारक :	H
वर्ष : १९६८	१) श्री. ईस्माईल जान मोहंमद बलवा [२) श्री. अब्दुल करीम इब्राहीम बलवा] ३) श्री. इब्राहीम साले मोहंमद ४) श्री. सुलेमान राजमोहंमद कोजर
पट्टेदार :	
इतर भार :	
इतर श्रे :	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(वा), पट्टेदार(प) किंवा भार (इ)	साक्षात्करण
09/04/2008	भा.अप्पर उप जिल्हाधिकारी मुंबई उपनगर अंधेरी यांचेकडील विनशेती आदेश क्र .ADC/LND/C-५८९२/दिनांक १३/८/१९६९ अन्वये स.न.४०६ हि. १ न.भू.क्र.१३९०, १३९०/१ते११ चे मिळकत बत्रिकेवर विनशेतीची नोंद केली व मोजणी झालेली नसल्याने मोजणी होण्यावर शिल्लक अशी नोंद केली.			फेरफार क्र. २९९ प्रमाणे सही- 09/04/2008 न.भू.अ.मालाड
09/04/2008	खरेदीने	२.६.क्र.3021/51 दि.11/5/51 व मुंबई हायकोर्ट यांचेकडील डिप्री सुट नं.1490/88/प्रमाणे	H [सुलेमान राजमहमद कोजर ६.२५ /] [इस्माईल जान महमद बलवा ३७.५ /] [इब्राहीम साले महमद कोजर १८.९५ /] [अब्दुल करीम इब्राहीम बलवा ३७.५ /]	फेरफार क्र. ३०० प्रमाणे सही- 09/04/2008 न.भू.अ.मालाड
09/04/2008	खरेदीने	रजिस्टर फॅमिली अॅसेमेंट क्र.वि.वि.इ /1788/86/व मुंबई हायकोर्ट यांचे कडील रेफरन्स/क्र.3-1991/प्रमाणे	H हुसेन अब्दुल करीम बालवा ३७.५ /	फेरफार क्र. ३०१ प्रमाणे सही- 09/04/2008 न.भू.अ.मालाड
09/04/2008	कारसणे	रजिस्टर फॅमिली अॅसेमेंट क्र.वि.वि.इ /1788/86/व मुंबई हायकोर्ट यांचे कडील रेफरन्स/क्र.3-1991/प्रमाणे	H [भुवली महमद हाजी इब्राहिम] [सुलतान रसूल हाजी इब्राहिम] [अब्दुल करीम हाजी इब्राहिम] [इडबीब हाजी इब्राहिम] [भुवमर हाजी इब्राहिम]	फेरफार क्र. ३०२ प्रमाणे सही- 09/04/2008 न.भू.अ.मालाड

09/04/2008	वारसाने	रजिस्टर फेमिली अॅगमेंट क्र. वि. वि. इ. 11788/86/व मुंबई हायकोर्ट यांचे कडील रेफरन्स/क्र. 3-1991 प्रमाणे	H [१) युसुफ बली महमद कोजर] २) सिद्दिक बली महमद कोजर ३) अब्दुल बली महमद कोजर ४) अमीर बली महमद कोजर ५) इसाक बली महमद कोजर ६) अहमद उल्ला बली महमद कोजर ७) अयुब बली महमद कोजर ८) हवा महमद सुनरादा ९) खनाब इलीयास महे खानिया १०) फातिमा अतिकुरहिमान कडीवाल	फेरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न. भू. अ. मालाड
09/04/2008	वारसाने	रजिस्टर फेमिली अॅगमेंट क्र. वि. वि. इ. 11788/86/व मुंबई हायकोर्ट यांचे कडील रेफरन्स/क्र. 3-1991 प्रमाणे	H १) कुव्हेर युसुफ कोजर २) अबूबकर युसुफ कोजर ३) कयुम युसुफ कोजर ४) इस्माईल युसुफ कोजर ५) रफिक युसुफ कोजर ६) हविय युसुफ कोजर ७) मुस्लीम युसुफ कोजर ८) हमिदा हरुन सासला ९) बिलकीस इद्रीस बलखानिया	फेरफार क्र. ३०४ प्रमाणे सही- 09/04/2008 न. भू. अ. मालाड
09/04/2008	वारसाने	रजिस्टर फेमिली अॅगमेंट क्र. वि. वि. इ. 11788/86/व मुंबई हायकोर्ट यांचे कडील रेफरन्स/क्र. 3-1991 प्रमाणे	H [१) अमिन गुलामरसूल हाजी इब्राहिम] [२) आदम गुलामरसूल हाजी इब्राहिम] [३) दाऊद गुलामरसूल हाजी इब्राहिम] ४) उस्मान गुलामरसूल हाजी इब्राहिम ५) आयेशा अब्दुल्ला ६) हुरी इस्माईल ७) जुनेदा अबस ८) सायरा उस्मान	फेरफार क्र. ३०५ प्रमाणे सही- 09/04/2008 न. भू. अ. मालाड
09/04/2008	वारसाने		H १) हमिदा आदम कोजर २) फारूख आदम कोजर ३) सलीम आदम कोजर ४) खतीजा जुबेर कोजर ५) रुकीया इसा महमद सालेह ६) जोवारीख इरफान सुनेस्ता	फेरफार क्र. ३०६ प्रमाणे सही- 09/04/2008 न. भू. अ. मालाड
09/04/2008	वारसाने		H ५) अब्दुला दाऊद कोजर ६) इम्तिआज दाऊद कोजर ७) सिद्दिका विलास पलसानी [१) अब्बेदा दाऊद कोजर] २) अजीजू रहिमान दाऊद कोजर ३) मेहमुद दाऊद कोजर ४) महमद दाऊद कोजर ८) रसिदा मुस्तफा कडीवाल	फेरफार क्र. ३०७ प्रमाणे सही- 09/04/2008 न. भू. अ. मालाड


09/04/2008	वारसाने		म [१)जैतून अब्दुल रहिमान कोजर] [२)हनिफा अब्दुल रहिमान कोजर] ३)यासीन अब्दुल रहिमान कोजर ४)याकूब अब्दुल रहिमान कोजर ५)हरजरा अब्दुल मुखी ६)हबीब याकूब बलसानिया ७)सलमा अब्दुल रजाक मुखी ८)अपिना हमिद सुनेजा	फेरफार क्र. ३०६ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	वारसाने		म १)रुकैया हनिफ कोजर २)अनिस हनिफ कोजर ३)सजिद हनिफ कोजर ४)नसीम रिझवान बलसानी	फेरफार क्र. ३०९ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	वारसाने		म [१)नुरीबेन हबीब कोजर] २)मरमद हुसेन हबीब कोजर ३)अबबास हबीब कोजर ४)हरून हबीब कोजर ५)कुलसूम इसाक	फेरफार क्र. ३१० प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	वारसाने		म १)फातिमा उमर कोजर २)खलिद उमर कोजर ३)जुवेर उमर कोजर ४)इदिस उमर कोजर ५)इलिबास उमर कोजर ६)मुजाहिद उमर कोजर ७)अमिन उमर कोजर ८)हनिफा इस्माईल लाल ९)हफिजा जबीर सुनसा	फेरफार क्र. ३११ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	वारसाने		म १)आयेशा हाजी सुलेमान कोजर २)सुतुक हाजी सुलेमान कोजर ३)अयुब हाजी सुलेमान कोजर ४)जुलेखा अबबास कोजर ५)हाफसा इदिस सुनसा ६)सुफिया सुलेमान कोजर ७)जोहरा उमर बलसानिया	फेरफार क्र. ३१२ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	खरेदीने		म इस्माईल .अ.के.बालवा १४.१६६ /	फेरफार क्र. ३१३ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	खरेदीने		म उमर अ.के.बालवा १०-२३४ /	फेरफार क्र. ३१४ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड

14/12/2015	ना.जमावदी आयुक्त आणि संचालक भूमि अभिलेख (न शस्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.५/मि.५/अक्षरी नॉंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.मालाड (द/फ.क्र.८८९ दिनांक १४/१२/२०१५)अन्वये मिळकत पत्रिकेवर नमूद अंकी क्षेत्राक्षरी एकोणपन्नास पूर्णांक नऊ दशांश चौ.मी दाखल केले.			फेरफार क्र. : ३९ प्रमाणे सही- 14/12/2015 न.भू.अ.मालाड
04/07/2023	आदेशाने नॉंद - others, या.अति.उ.प.जिल्हाधिकारी, अंधेरी यांचे फ.डील आदेश क्र. : ADC/LND/C/५८९२ दि. : १३/०८/१९६९ अन्वये व नगर भूमापन अधिकारी, मालाड यांचेकडील अतितातडी विनोदी मो.र.नं.२९०/२०२३, दिनांक २०/०४/२०२३ अन्वये न.भू.मालाड दक्षिण, ता.बोरीवली येथील न.भू.क्र.१३९०, १३९०/१ ते ११ हा मिळकत पत्रिकेवर विनोदी आदेशाची नोंद घेतली व सत्ता प्रकार क्र-१ एवजी "क" दाखल केला.			फेरफार क्र. १३५९ प्रमाणे सही- 04/07/2023 न.भू.अ.मालाड
28/11/2023	आदेशाने नॉंद - नगर भूमापन अधिकारी, मालाड यांचे कडील आदेश क्र. : न.भू.मालाड(द/वारस व हक्कसोड नॉंद/१३९०, १३९०/१ ते ११/२०२३ दि. : ०५/११/२०२३ अन्वये न.भू.मालाड दक्षिण, ता.बोरीवली येथील न.भू.क्र.१३९०, १३९०/१ ते ११ हा मिळकतीचे धारक श्री.अब्दुल करीम इब्राहिम बालवा हे दिनांक १९/०४/२०१० रोजी मयत झाल्याने त्यांचे (१)श्री.हुसेन अब्दुल करीम बालवा - मुलगा (२) श्री. इस्माईल अब्दुल करीम बालवा - मुलगा (३) श्री.उमर अब्दुल करीम बालवा - मुलगा (४) श्री.सुलेमान अब्दुल करीम बालवा - मुलगा (५) श्रीमती सकिना अब्दुल करीम बालवा - पत्नी (६) श्रीमती सफिका सईद पटेल - मुलगी (७) श्रीम. मरीयम अरुफाक हुसेन सेलिया - मुलगी (८) श्रीमती शमिमा सुलेमान हाफिजी - मुलगी असे एकूण ८ वारस आहेत. त्यांपैकी श्री.सुलेमान अब्दुल करीम बालवा हे दिनांक १०/०९/२०१५ रोजी मयत झाले असून त्यांना (१) श्रीम सुफिया सुलेमान बालवा - पत्नी (२) श्रीम.समिरा रिझवान सुरा - मुलगी (३) श्री.समद सुलेमान बालवा - मुलगा (४) श्री.नुरमोहम्मद सुलेमान बालवा - मुलगा, असे ४ वारस आहेत. उर वारसांपैकी श्री.हुसेन अब्दुल करीम बालवा, श्रीम.सुफिया सुलेमान बालवा, श्रीम.समिरा रिझवान सुरा, श्री.समद सुलेमान बालवा व श्री.नुरमोहम्मद सुलेमान बालवा ह्यांनी सह दुय्यम निबंधक, बोरीवली ६ यांचेकडील दस्त क्र.BFL-६/४९९९/२०२२, दि.०५/०३/२०२२ अन्वये, श्रीमती सकिना अब्दुल करीम बालवा व श्रीमती शमिमा सुलेमान हाफिजी ह्यांनी सह दुय्यम निबंधक, बोरीवली ६ यांचेकडील दस्त क्र.BFL-६/४६४३/२०२२, दि.०४/०३/२०२२ अन्वये, श्रीमती सफिका सईद पटेल यांनी सह दुय्यम निबंधक, बोरीवली ६ यांचेकडील दस्त क्र.BFL-६/४७७९/२०२२, दि.०६/०४/२०२२ अन्वये व श्रीम. मरीयम अरुफाक हुसेन सेलिया ह्यांनी सह दुय्यम निबंधक, बोरीवली ६ यांचेकडील दस्त क्र.BFL-६/४७७०/२०२२, दि.०६/०४/२०२२ अन्वये त्यांच्या हिरायाचे क्षेत्राचे हक्कसोडपत्र श्री. इस्माईल अब्दुल करीम बालवा व श्री. उमर अब्दुल करीम बालवा ह्यांचे नावे करून दिलेले असल्याने मिळकत पत्रिकेवरील मयत धारक श्री.अब्दुल करीम इब्राहिम बालवा ह्यांचे नाव कमी करून श्री.इस्माईल अब्दुल करीम बालवा (१६.४८४% हिस्सा) ह्यांचे नाव न.भू.क्र. १३९० - क्षेत्र १८१.७२, १३९०/१-क्षेत्र ८.५८९, १३९०/२ -क्षेत्र ७.६१६, १३९०/३-क्षेत्र ७.८६४, १३९०/४-क्षेत्र ७.८६४, १३९०/५-क्षेत्र ८.२३०, १३९०/६-क्षेत्र ५.९०२, १३९०/७-क्षेत्र ८.२३०, १३९०/८-क्षेत्र ७.८६४, १३९०/९-क्षेत्र ७.८६४, १३९०/१०-क्षेत्र ७.६१६, १३९०/११-क्षेत्र ८.५८९ याप्रमाणे एकूण २६७.९८ चौ.मी. क्षेत्रावर आणि श्री.उमर अब्दुल करीम बालवा (२१.०१६% हिस्सा) ह्यांचे नाव न.भू.क्र. १३९० - क्षेत्र २३१.७२३, १३९०/१-क्षेत्र, १०.९४९, १३९०/२ -क्षेत्र ९.७०९, १३९०/३-क्षेत्र १०.०२६, १३९०/४-क्षेत्र १०.०२४, १३९०/५-क्षेत्र १०.४८३, १३९०/६-क्षेत्र ७.५२३, १३९०/७-क्षेत्र १०.४८३, १३९०/८-क्षेत्र १०.०२४, १३९०/९-क्षेत्र १०.०२४, १३९०/१०-क्षेत्र ९.७०९, १३९०/११-क्षेत्र १०.९४९ याप्रमाणे एकूण ३४१.६२ चौ.मी. क्षेत्रावर दाखल केले.	H इस्माईल अब्दुल करीम बालवा (१६.४८४%) ८.२३ चौ.मी उमर अब्दुल करीम बालवा (२१.०१६%) १०.४८ चौ.मी	फेरफार क्र. १३५५ प्रमाणे सही- 28/11/2023 न.भू.अ.मालाड	

हे मिळकत पत्रिका (दिनांक 28/11/2023 11:11:10 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 28/11/2023 03:11:55 PM

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महाराष्ट्र शासन

मालमत्ता पत्रक



98461122561

ULPIN: 98461122561

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

गाव/पेट : मालाड (द)		तालुका/न.भू.का. : नगर भूमापन अधिकारी, मालाड			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा माझ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
१३९०/८			४७.७०	[सी-१ - ४७.७०] सी	

सुविधाधिकार :	
हक्काचा मूळ धारक :	म
वर्ष : १९६८	१) श्री. ईस्माईल जान मोहंमद बलवा [२) श्री. अब्दुल करीम इब्राहिम बलवा] ३) श्री. इब्राहिम साले मोहंमद ४) श्री. सुलेमान राजमोहंमद कोजर
पट्टेदार :	
इतर भार :	
इतर शेरें :	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा), पट्टेदार(प) किंवा भार (इ)	साक्षात्कन
09/04/2008	मा.अप्पर उप जिल्हाधिकारी मुंबई उपनगर अंचेरी यांचेकडील विनशेती आदेशा क.ADC/LNO/C-५८९२/दिनांक १३/८/१९६९ अन्वये स.न.४०६ हि. १ न.भू.क्र.१३९०, १३९०/५ते५१ चे मिळकत पत्रिकेवर विनशेतीची नोंद केली व मोजणी झालेली नसल्याने मोजणी होणेवर सिल्लक अशी नोंद केली.			फेरफार क्र. २९९ प्रमाणे सही- १/४/०८ न.भू.अ.मालाड
09/04/2008	खरेदीने		म [१) ईस्माईल जान महमद बालवा ३७.५ /] [२) अब्दुल करीम इब्राहिम बालवा ३७.५ /] [३) इब्राहिम साले महमद कोजर १८.७५ /] [४) सुलेमान राजमहमद कोजर ६.२५ /]	फेरफार क्र. ३०० प्रमाणे सही- १/४/०८ न.भू.अ.मालाड
09/04/2008	खरेदीने		म हुसेन अब्दुल करीम बालवा ३७.५ /	फेरफार क्र. ३०१ प्रमाणे सही- १/४/०८ न.भू.अ.मालाड
09/04/2008	वारसाने		म [१) वली महमद हाजी इब्राहिम] [२) गुलाम रसूल हाजी इब्राहिम] [३) अब्दुल करीम हाजी इब्राहिम] [४) हबीब हाजी इब्राहिम] [५) उमर हाजी इब्राहिम]	फेरफार क्र. ३०२ प्रमाणे सही- १/४/०८ न.भू.अ.मालाड

09/04/2008	वारसने		म [१)युसुफ वली मह मद कोजर] २)सिद्दिक वली मह मद कोजर ३)अब्दुल वली मह मद कोजर ४)अशीर वली मह मद कोजर ५)इसाक वली मह मद कोजर ६)अहमद उल्ला वली मह मद कोजर ७)अयुब वली मह मद कोजर ८)हवा मह मद सुनसारा ९)जनाब इलीयास महे सानिया १०)फातिमा अतिकूरहिमान कडीयाला	फेरफार क्र. ३०३ प्रमाणे सही- ९/४/०८ न.भू.अ.मालाड
09/04/2008	वारसने		म १)कुव्हेर युसुफ कोजर २)अबूबकर युसुफ कोजर ३)कयुम युसुफ कोजर ४)इस्माईल युसुफ कोजर ५)रफिक युसुफ कोजर ६)हकिम युसुफ कोजर ७)मुस्लीम युसुफ कोजर ८)हमिदा हरून सायला ९)किलकीस इद्रीस बलसानिया	फेरफार क्र. ३०४ प्रमाणे सही- ९/४/०८ न.भू.अ.मालाड
09/04/2008	वारसने		म [१)अमिना मुलामरसुल हाजी इब्राहिम] [२) आदम मुलामरसुल हाजी इब्राहिम] [३)दाऊद मुलामरसुल हाजी इब्राहिम] ४)उस्मान मुलामरसुल हाजी इब्राहिम ५)आयेशा अब्दुल्ला ६)हुसी इस्माईल ७)सुनेदा अबास ८)सायरा उस्मान	फेरफार क्र. ३०५ प्रमाणे सही- ९/४/०८ न.भू.अ.मालाड
09/04/2008	वारसने	01/01/1900	म १)हनिफा आदम कोजर २)फारूख आदम कोजर ३)सलीम आदम कोजर ४)खतीजा जुनेर कोजर ५)रुकीया इसा मह मद सालेह ६)जोवारीया इरफान सुनेस्ता	फेरफार क्र. ३०६ प्रमाणे सही- ०९/०४/२००८ न.भू.अ.मालाड
09/04/2008	वारसने	01/01/1900	म ५)अब्दुला दाऊद कोजर ६)इम्तिआज दाऊद कोजर ७)सिद्दिका विलास पलसानी [१)अबेदा दाऊद कोजर] २)अजीजू रहिमान दाऊद कोजर ३)महमूद दाऊद कोजर ४)महमद दाऊद कोजर ८)रसिदा मुस्तफा कडीवला	फेरफार क्र. ३०७ प्रमाणे सही- ०९/०४/२००८ न.भू.अ.मालाड

09/04/2008	बारसाने		म [१)जैतून अब्दुल रहिमान कोजर] [२)हनिफा अब्दुल रहिमान कोजर]] ३)यासीन अब्दुल रहिमान कोजर ४)याकूब अब्दुल रहिमान कोजर ५)हजरा अब्दुल मुद्दी ६)हबीबा याकूब बलसानिया ७)सलमा अब्दुल रजाक मुद्दी ८)अमिना हमिद सुनेखा	केरफार क्र. ३०८ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	बारसाने	01/01/1900	म १)रुकेया हनिफ कोजर २)अनिस हनिफ कोजर ३)साजिद हनिफ कोजर ४)नसीम रिझवान पलसानी	केरफार क्र. ३०९ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	बारसाने	01/01/1900	म [१)तुरीबेन हबीब कोजर] २)महमद हुसेन हबीब कोजर ३)अबबास हबीब कोजर ४)हरून हबीब कोजर ५)कुलसुम इसाक	केरफार क्र. ३१० प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	बारसाने	01/01/1900	म १)फातिमा उमर कोजर २)खलिद उमर कोजर ३)जुबेर उमर कोजर ४)इद्रिस उमर कोजर ५)इलियास उमर कोजर ६)मुजाहिद उमर कोजर ७)अमिन उमर कोजर ८)हनिफा इस्माईल लाल ९)हफिजा जबीर सुनेखा	केरफार क्र. ३११ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	बारसाने	01/01/1900	म १)आयेशा हाजी सुलेमान कोजर २)युसुफ हाजी सुलेमान कोजर ३)अयुब हाजी सुलेमान कोजर ४)जुलेखा अबबास कोजर ५)हाफसा इद्रिस सुनेखा ६)सुफिया सुलेमान कोजर ७)जोहरा उमर बलसानिया	केरफार क्र. ३१२ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	बारसाने	01/01/1900	म १)आयेशा हाजी सुलेमान कोजर २)युसुफ हाजी सुलेमान कोजर ३)अयुब हाजी सुलेमान कोजर ४)जुलेखा अबबास कोजर ५)हाफसा इद्रिस सुनेखा ६)सुफिया सुलेमान कोजर ७)जोहरा उमर बलसानिया	केरफार क्र. ३१२ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड

09/04/2008	खरेदीने	01/01/1900	म इस्माईल अ.के.बालवा १४.७६६/	केरफार क्र. ३१३ प्रमाणे सही- 09/04/2008 न.मु.अ.मालाड
09/04/2008	खरेदीने	01/01/1900	म उमर अ.के.बालवा १०-२३४/	केरफार क्र. ३१४ प्रमाणे सही- 09/04/2008 न.मु.अ.मालाड
14/12/2015	मा.जमावंदी आयुक्त आणि संचालक भूमि अभिलेख (म.रा.रा.पु) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.१/अक्षरी नॉट/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.मालाड (दा)/फे.क्र.८४९ दिनांक १४/१२/२०१५अन्वये मिळकत पत्रिकेवर नमूद अक्षरी एजोणपन्नास पूर्णांक नऊ दशांश चौ.मी दाखल केले.			केरफार क्र. ८४९ प्रमाणे सही- 14/12/2015 न.मु.अ.मालाड
04/07/2023	आदेशाने नोंद - ०११२२, मा.अति.उपजिल्हाधिकारी, अंधेरी यांचे कडील आदेश क्र. : ADC/LND/C/५८९२ दि. : १३/०८/१९६९ अन्वये व नगर भूमापन अधिकारी, मालाड यांचेकडील अतितातडी विनमोती मो.र.नं.२९०/२०२३, दिनांक २३/०६/२०२३ अन्वये न.भू.मालाड दक्षिण, ता.बोरीवली येथील न.भू.क्र.१३९०, १३९०/१ ते ११ ह्या मिळकत पत्रिकेवर विनमोती आदेशाची नोंद घेतली व सत्ता प्रकार क-१ ऐवजी "क" दाखल केला.			केरफार क्र. १३५९ प्रमाणे सही- 04/07/2023 न.मु.अ.मालाड
28/11/2023	आदेशाने नोंद - नगर भूमापन अधिकारी, मालाड यांचे कडील आदेश क्र. : न.भू.मालाड(दा)/वारस व हक्कसोड नोंद/१३९०,१३९०/१ते१५/२०२३ दि. : ०९/१५/२०२३ अन्वये न.भू.मालाड दक्षिण, ता.बोरीवली येथील न.भू.क्र.१३९०, १३९०/१ ते ११ ह्या मिळकतीचे धारक श्री.अब्दुल करीम इब्राहिम बालवा हे दिनांक १९/०४/२०१० रोजी मयत झाल्याने त्यांचे (१)श्री.हुसेन अब्दुल करीम बालवा - मुलगा (२) श्री. इस्माईल अब्दुल करीम बालवा - मुलगा (३) श्री.उमर अब्दुल करीम बालवा - मुलगा (४) श्री.सुलेमान अब्दुल करीम बालवा - मुलगा (५) श्रीमती सकिना अब्दुल करीम बालवा - पत्नी (६) श्रीमती सफिका सईद पटेल - मुलगी (७) श्रीम. मरीयम अस्फाक हुसेन सेलिया - मुलगी (८) श्रीमती शमिम सुलेमान हफिजी - मुलगी असे एकूण ८ वारस आहेत. त्यापैकी श्री.सुलेमान अब्दुल करीम बालवा हे दिनांक १०/०९/२०१५ रोजी मयत झाले असून त्यांना (१) श्रीम.सुफिया सुलेमान बालवा - पत्नी (२) श्रीम.समिरा रिझवान सुरा - मुलगी (३) श्री.समद सुलेमान बालवा - मुलगा (४) श्री.नुरमोहम्मद सुलेमान बालवा - मुलगा. असे ४ वारस आहेत. सदर वारसांपैकी श्री.हुसेन अब्दुल करीम बालवा, श्रीम.सुफिया सुलेमान बालवा, श्रीम.समिरा रिझवान सुरा, श्री.समद सुलेमान बालवा व श्री.नुरमोहम्मद सुलेमान बालवा ह्यांनी सह दुय्यम निबंधक, बोरीवली ६ यांचेकडील दस्त क्र.६१८-६/४९९९/२०२२, दि.०९/०३/२०२२ अन्वये, श्रीमती सकिना अब्दुल करीम बालवा व श्रीमती शमिम सुलेमान हफिजी ह्यांनी सह दुय्यम निबंधक, बोरीवली ६ यांचेकडील दस्त क्र.६१८-६/४६३३/२०२२, दि.०४/०३/२०२२ अन्वये, श्रीमती सफिका सईद पटेल यांनी सह दुय्यम निबंधक, बोरीवली ६ यांचेकडील दस्त क्र.६१८-६/४७६९/२०२२, दि.०६/०४/२०२२ अन्वये व श्रीम. मरीयम अस्फाक हुसेन सेलिया ह्यांनी सह दुय्यम निबंधक, बोरीवली ६ यांचेकडील दस्त क्र.६१८-६/४७७०/२०२२, दि.०६/०४/२०२२ अन्वये त्यांच्या हिश्याचे क्षेत्राचे हक्कसोडपत्र श्री. इस्माईल अब्दुल करीम बालवा व श्री. उमर अब्दुल करीम बालवा ह्यांचे नावे करून दिलेले असल्याने मिळकत पत्रिकेवरील मसत धारक श्री.अब्दुल करीम इब्राहिम बालवा ह्यांचे नाव कमी करून श्री.इस्माईल अब्दुल करीम बालवा (१६.४८४% हिस्सा) ह्यांचे नाव न.भू.क्र. १३९० - क्षेत्र १८.५८९, १३९०/१-क्षेत्र, ८.५८९, १३९०/२ -क्षेत्र ७.६१६, १३९०/३-क्षेत्र ७.८६४, १३९०/४-क्षेत्र ७.८६४, १३९०/५-क्षेत्र ८.२३०, १३९०/६-क्षेत्र ५.९०२, १३९०/७-क्षेत्र ८.२३०, १३९०/८-क्षेत्र ७.८६४, १३९०/९-क्षेत्र ७.८६४, १३९०/१०-क्षेत्र ७.६१६, १३९०/११-क्षेत्र ८.५८९ याप्रमाणे एकूण २६१.९८ चौ.मी. क्षेत्रावर आणि श्री.उमर अब्दुल करीम बालवा (२१.०१६% हिस्सा) ह्यांचे नाव न.भू.क्र. १३९० - क्षेत्र २३१.७२३, १३९०/१-क्षेत्र, १०.९४९, १३९०/२ -क्षेत्र ९.७०९, १३९०/३-क्षेत्र १०.०२४, १३९०/४-क्षेत्र १०.०२४, १३९०/५-क्षेत्र १०.४८३, १३९०/६-क्षेत्र ७.५२३, १३९०/७-क्षेत्र १०.४८३, १३९०/८-क्षेत्र १०.०२४, १३९०/९-क्षेत्र १०.०२४, १३९०/१०-क्षेत्र ९.७०९, १३९०/११-क्षेत्र १०.९४९ याप्रमाणे एकूण ३४१.६२ चौ.मी. क्षेत्रावर दाखल केले.	म इस्माईल अब्दुल करीम बालवा (१६.४८४ %) ७.८६ चौ.मी उमर अब्दुल करीम बालवा (२१.०१६ %) १०.०३ चौ.मी	केरफार क्र. १३९१ प्रमाणे सही- 28/11/2023 न.मु.अ.मालाड	

हे मिळकत पत्रिका (दिनांक 28/11/2023 11:11:10 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिकवाची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 28/11/2023 03:11:41 PM

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महाराष्ट्र शासन

मालमत्ता पत्रक



56606534129

ULPIN: 56606534129

[महाराष्ट्र जमीन महसूल (गाव, नगर व ग्रहण भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

गाव/पेठ : मालाड (द)		तालुका/न.भू.का. : नगर भूमापन अधिकारी, मालाड			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	अिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	वारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा माझ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
१३९०/९			४९ ७०	[सी-१ - ४९.७०] सी	

सुविधाधिकार :	
हक्काचा मूळ धारक :	H
वर्ष : १९६८	१) श्री. इस्माईल जान मोहंमद बलवा [२) श्री. अब्दुल करीम इब्राहीम बलवा] ३) श्री. इब्राहीम साले मोहंमद ४) श्री. सुलेमान राजमोहंमद कोजर
पट्टेदार :	
इतर भार :	
इतर शरे :	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(फ) किंवा भार (इ)	साक्षांकन
09/04/2008	मा.अप्पर उप जिल्हाधिकारी मुंबई उपनगर अंधेरी यांचेकडील विनशेती आदेश क्र. ADC/LND/C-५८२२/दिनांक १३/८/१९६९ अन्वये स.न.४०६ दि.१ न.भू.क्र.१३९०, १३९०/१ते११ चे मिळकत पत्रिकेवर विनशेतीची नोंद केली व मोजणी झालेली नसल्याने मोजणी होणेवर शिल्लक अशी नोंद केली.			फेरफार क्र. २९९ प्रमाणे सही- १५/०८ न.भू.अ.मालाड
09/04/2008	खरेदीने	र.द.क्र.३०२१/५१ दि.११/५/५१ व मुंबई हायकोर्ट यांचेकडील डिग्री सुट नं.१४९०/४४/प्रमाणे	H [१) इस्माईल जान महंमद बलवा ३७.५ /] [२) अब्दुल करीम इब्राहिम बलवा ३७.५ /] [३) इब्राहिम साले महंमद कोजर १८.७५ /] [४) सुलेमान राजमोहंमद कोजर ६.२५ /]	फेरफार क्र. ३०० प्रमाणे सही- १५/०८ न.भू.अ.मालाड
09/04/2008	खरेदीने	रजिस्टर फेमिली अॅग्रीमेंट क्र.वि.वि.इ /१७४३/४४/मुंबई हायकोर्ट यांचे कडील रेफरन्स/क्र.३-१९९१ प्रमाणे	H हुसेन अब्दुल करीम बलवा ३७.५ /	फेरफार क्र. ३०१ प्रमाणे सही- १५/०८ न.भू.अ.मालाड
09/04/2008	वारसाने		H [१) वली महंमद हाजी इब्राहिम] [२) मुलाम रसूल हाजी इब्राहिम] [३) अब्दुल करीम हाजी इब्राहिम] [४) हबीब हाजी इब्राहिम] [५) उमर हाजी इब्राहिम]	फेरफार क्र. ३०२ प्रमाणे सही- १५/०८ न.भू.अ.मालाड

09/04/2008	वारसाने		H [१)युसुफ वली महमद कोजर] २)सिद्दिक वली महमद कोजर ३)अब्दुल वली महमद कोजर ४)बशीर वली महमद कोजर ५)इसाक वली महमद कोजर ६)अहमद उल्ला वली महमद कोजर ७)अयुब वली महमद कोजर ८)हया महमद सुनसरा ९)जनाब इलीयास महेसाविया १०)फातिमा जतिकुरहिमान कडीवाला	फेरफार क्र. ३०३ प्रमाणे सही- १/४/०८ न.पु.अ.मालाड
09/04/2008	वारसाने		H १)कुत्बेर युसुफ कोजर २)अब्दुकर युसुफ कोजर ३)कयुम युसुफ कोजर ४)इस्माईल युसुफ कोजर ५)रफिक युसुफ कोजर ६)हयिब युसुफ कोजर ७)मुस्लीम युसुफ कोजर ८)हमिदा हसन सभला ९)बिलकीस इडीस बलसाविया	फेरफार क्र. ३०३ प्रमाणे सही- १/४/०८ न.पु.अ.मालाड
09/04/2008	वारसाने		H [१)अमिन गुलामरसुल हाजी इब्राहिम] [२) आदम गुलामरसुल हाजी इब्राहिम] [३)दाऊद गुलामरसुल हाजी इब्राहिम] ४)उस्मान गुलामरसुल हाजी इब्राहिम ५)आयशा अब्दुल्ला ६)हुरी इस्माईल ७)नुनेदा अबास ८)उस्मान	फेरफार क्र. ३०३ प्रमाणे सही- १/४/०८ न.पु.अ.मालाड
09/04/2008	वारसाने		H १)हमिदा आदम कोजर २)फारुख आदम कोजर ३)सलीम आदम कोजर ४)खतीजा जुबेर कोजर ५)रुकीया इसा महमद सालेह ६)जोयारीया इरफान सुनेस्ता	फेरफार क्र. ३०३ प्रमाणे सही- १/४/०८ न.पु.अ.मालाड
09/04/2008	वारसाने		H [१)अबेदा दाऊद कोजर] २)अजीजू रहिमान दाऊद कोजर ३)मेहमुद दाऊद कोजर ४)महमद दाऊद कोजर ५)अब्दुला दाऊद कोजर ६)इम्तिआज दाऊद कोजर ७)सिद्दिका बिलाल फलसाणी ८)रसिदा मुस्ताफा कडीवाला	फेरफार क्र. ३०३ प्रमाणे सही- १/४/०८ न.पु.अ.मालाड

09/04/2008	वारसाने		H [१)जेतून अब्दुल रहिमान कोजर] [रहनिफा अब्दुल रहिमान कोजर] ३)यासीन अब्दुल रहिमान कोजर ४)याकूब अब्दुल रहिमान कोजर ५)इजरा अब्दुल मुखी ६)हबीब याकूब बलसानिया ७)सलमा अब्दुल रजाक मुखी ८)अमिना हमिद सुटे, II	केरफार क्र. ३०३ प्रमाणे सही- १/4/08 न.मू.अ.मालाड
09/04/2008	वारसाने		H १)रुकैया हनिफ कोजर २)अनिस हनिफ कोजर ३)साजिद हनिफ कोजर ४)नसीम रिशवान पलसाची	केरफार क्र. ३०३ प्रमाणे सही- १/4/08 न.मू.अ.मालाड
09/04/2008	वारसाने		H ५)कुलसुम डसाक [१)नुरीदेन हबीब कोजर] २)महमद हुसेन हबीब कोजर ३)अबबास हबीब कोजर ४)इरुन हबीब कोजर	केरफार क्र. ३०३ प्रमाणे सही- १/4/08 न.मू.अ.मालाड
09/04/2008	वारसाने		H घा १)फातिमा उमर कोजर २)खलिद उमर कोजर ३)जुवेर उमर कोजर ४)इद्रिस उमर कोजर ५)इलियास उमर कोजर ६)मुजाहिद उमर कोजर ७)अमिन उमर कोजर ८)हनिफा इस्माईल लाल ९)हफिजा जबीर सुनबा	केरफार क्र. ३०३ प्रमाणे सही- १/4/08 न.मू.अ.मालाड
09/04/2008	वारसाने		H १)आयेशा हाजी सुलेमान कोजर २)युसुफ हाजी सुलेमान कोजर ३)अयुब हाजी सुलेमान कोजर ४)जुलखा अबबास कोजर ५)हाफसा इद्रिस सुनबा ६)सुफिया सुलेमान कोजर ७)जोहरा उमर बलसानिया	केरफार क्र. ३०३ प्रमाणे सही- १/4/08 न.मू.अ.मालाड
09/04/2008	खरेदीने		H इस्माईल अ.के.बालवा १४.१५६ /	केरफार क्र. ३०३ प्रमाणे सही- १/4/08 न.मू.अ.मालाड
09/04/2008	खरेदीने		H उमर अ.के.बालवा १०-२३४ /	केरफार क्र. ३०३ प्रमाणे सही- १/4/08 न.मू.अ.मालाड

14/12/2015	मा.जयवंदी अयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.पू.१/मि.प./अक्षरी नॉंद/२०१५ पुणे दि.१६/३/२०१५ व इकडील आदेश क्र.न.पू.मालाड (द)/फ.क्र.८४९ दिनांक १४/१२/२०१५अन्वये केवळ चांफगी नांदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी सत्तेचाळीस पूर्णांक सात दशांश चौ.मी दाखल केले.			फेरफार क्र. ८४९ प्रमाणे सही.
04/07/2023	आदेशाने नॉंद - others, मा.अति.उपजिल्हाधिकारी, अंधेरी यांचे कडील आदेश क्र. : ADC/LND/C/५८९२ दि. : १३/०८/१९६९ अन्वये व नगर भूमापन अधिकारी, मालाड यांचेकडील अतिवातडी विनयेती मो.र.नं.२९०/२०२३, दिनांक २३/०६/२०२३ अन्वये न.पू.मालाड दक्षिण, ता.बोरीवली येथील न.पू.क्र.१३९०, १३९०/१ ते ११ ह्या मिळकत पत्रिकेवर विनयेती आदेशाची नॉंद घेतली व सत्ता प्रकार क-१ रेषाजी "क" दाखल केला.			फेरफार क्र. १३५९ प्रमाणे सही. 04/07/2023 न.पू.अ. मालाड
28/11/2023	आदेशाने नॉंद - नगर भूमापन अधिकारी, मालाड यांचे कडील आदेश क्र. : न.पू.मालाड(द)/वारस व इक्कासोड नॉंद/१३९०, १३९०/१ते११/२०२३ दि. : ०१/११/२०२३ अन्वये न.पू.मालाड दक्षिण, ता.बोरीवली येथील न.पू.क्र.१३९०, १३९०/१ ते ११ ह्या मिळकतीचे धारक श्री.अब्दुल करीम इब्राहिम बालवा हे दिनांक १९/०७/२०१० रोजी मयत झाल्याने त्यांचे (१)श्री.हुसेन अब्दुल करीम बालवा - मुलगा (२) श्री. इस्माईल अब्दुल करीम बालवा - मुलगा (३) श्री.उमर अब्दुल करीम बालवा - मुलगा (४) श्री.सुलेमान अब्दुल करीम बालवा - मुलगा (५) श्रीमती सकिना अब्दुल करीम बालवा - पत्नी (६) श्रीमती सफिका सईद पटेल - मुलगी (७) श्रीम. मरीयम अस्फाक हुसेन सेलिया - मुलगी (८) श्रीमती शमिम सुलेमान हफिजी - मुलगी असे एकूण ८ वारस आहेत. त्यापैकी श्री.सुलेमान अब्दुल करीम बालवा हे दिनांक १०/०९/२०१५ रोजी मयत झाले असून त्यांना (१) श्रीम.सुफिया सुलेमान बालवा - पत्नी (२) श्रीम.समिरा रिझवान सुरा - मुलगी (३) श्री.सयद सुलेमान बालवा - मुलगा (४) श्री.मुरमोहम्मद सुलेमान बालवा - मुलगा. असे ४ वारस आहेत. सयद वारसांपैकी श्री.हुसेन अब्दुल करीम बालवा, श्रीम.सुफिया सुलेमान बालवा, श्रीम.समिरा रिझवान सुरा, श्री.सयद सुलेमान बालवा व श्री.मुरमोहम्मद सुलेमान बालवा ह्यांनी सह दुय्यम निबंधक,बोरीवली ६ यांचेकडील दस्त क्र.भ.न.६/४९९९/२०२२, दि.०९/०३/२०२२ अन्वये, श्रीमती सकिना अब्दुल करीम बालवा व श्रीमती शमिम सुलेमान हफिजी ह्यांनी सह दुय्यम निबंधक,बोरीवली ६ यांचेकडील दस्त क्र.भ.न.६/४६४३/२०२२, दि.०४/०३/२०२२ अन्वये, श्रीमती सफिका सईद पटेल यांनी सह दुय्यम निबंधक,बोरीवली ६ यांचेकडील दस्त क्र.भ.न.६/७७६९/२०२२, दि.०६/०४/२०२२ अन्वये व श्रीम. मरीयम अस्फाक हुसेन सेलिया ह्यांनी सह दुय्यम निबंधक,बोरीवली ६ यांचेकडील दस्त क्र.भ.न.६/७७७०/२०२२, दि.०६/०४/२०२२ अन्वये त्यांच्या हिस्साचे क्षेत्राचे हक्क सोडपत्र श्री. इस्माईल अब्दुल करीम बालवा व श्री. उमर अब्दुल करीम बालवा ह्यांचे नावे करून दिलेले असल्याने मिळकत पत्रिकेवरील मयत धारक श्री.अब्दुल करीम इब्राहिम बालवा ह्यांचे नाव कमी करून श्री.इस्माईल अब्दुल करीम बालवा (१६.४८४% हिस्सा) ह्यांचे नाव न.पू.क्र. १३९० - क्षेत्र १८१.७५२, १३९०/१-क्षेत्र, ८.५८९, १३९०/२ -क्षेत्र ७.६१६, १३९०/३-क्षेत्र ७.८६४, १३९०/४-क्षेत्र ७.८६४, १३९०/५-क्षेत्र ८.२३०, १३९०/६-क्षेत्र ५.९०२, १३९०/७-क्षेत्र ८.२३०, १३९०/८-क्षेत्र ७.८६४, १३९०/९-क्षेत्र ७.८६४, १३९०/१०-क्षेत्र ७.६१६, १३९०/११-क्षेत्र ८.५८९ याप्रमाणे एकूण २६७.९८ चौ.मी. क्षेत्रावर आणि श्री.उमर अब्दुल करीम बालवा (२१.०१६% हिस्सा) ह्यांचे नाव न.पू.क्र. १३९० - क्षेत्र २३१.७२३, १३९०/१-क्षेत्र, १०.९४९, १३९०/२ -क्षेत्र ९.७०९, १३९०/३-क्षेत्र १०.०२४, १३९०/४-क्षेत्र १०.०२४, १३९०/५-क्षेत्र १०.४८३, १३९०/६-क्षेत्र ७.५२३, १३९०/७-क्षेत्र १०.४८३, १३९०/८-क्षेत्र १०.०२४, १३९०/९-क्षेत्र १०.०२४, १३९०/१०-क्षेत्र ९.७०९, १३९०/११-क्षेत्र १०.९४९ याप्रमाणे एकूण ३४१.६२ चौ.मी. क्षेत्रावर दाखल केले.	म इस्माईल अब्दुल करीम बालवा (१६.४८४ %) ७.८६ चौ.मी उमर अब्दुल करीम बालवा (२१.०१६ %) १०.०२ चौ.मी	फेरफार क्र. १३५५ प्रमाणे सही. 28/11/2023 न.पू.अ. मालाड	

हे मिळकत पत्रिका (दिनांक 28/11/2023 11:11:10 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिकवावी आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 28/11/2023 03:11:57 PM

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महाराष्ट्र शासन

मालमत्ता पत्रक



98984628921

ULPIN: 98984628921

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

गाव/पेट : मालाड (द)		तालुका/न.पू.का. : नगर भूमापन अधिकारी, मालाड			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	भासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
१३९०/१०			४६.२०	[सी-१ - ४६.२०] सी	

सुविधाधिकार :	
हक्काचा मूळ धारक :	H
वर्ष : १९६८	१) श्री. इस्माईल जान मोहंमद बलवा [२) श्री. अब्दुल करीम इब्राहीम बलवा] ३) श्री. इब्राहीम साले मोहंमद ४) श्री. सुलेमान राजमोहंमद कोजर
पट्टेदार :	
इतर भार :	
इतर श्रेे :	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(घ) किंवा भार (इ)	साक्षांकन
09/04/2008	मा.अध्याय उप जिल्हाधिकारी मुंबई उपनगर अंधेरी यांचेकडील दिवसेंदीन आदेश क्र.ADC/LND/C-१८९२/दिनांक १३/८/१९६९ अन्वये स.न.४०६ दि. १ न.पू.क्र.१३९०, १३९०/१ते११ चे मिककत पत्रिकेवर विमशेतीची नोंद केली व मोजणी झालेली नसल्याने मोजणी होणेवर शिल्लक अशी नोंद केली.			फेरफार क्र. २९९ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	खरेदीने		H [१) इस्माईल जान महंमद बलवा ३०.५ /] [२) अब्दुल करीम इब्राहिम बलवा ३०.५ /] [३) इब्राहिम साले महंमद कोजर १८.७५ /] [४) सुलेमान राजमहंमद कोजर ६.२५ /]	फेरफार क्र. ३०० प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	खरेदीने		H हुसेन अब्दुल करीम बलवा ३०.५ /	फेरफार क्र. ३०१ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	वारसाने		H [१) वली महंमद हाजी इब्राहिम] [२) गुलाम रसूल हाजी इब्राहिम] [३) अब्दुल करीम हाजी इब्राहिम] [४) वीब हाजी इब्राहिम] [५) जमर हाजी इब्राहिम]	फेरफार क्र. ३०२ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड

09/04/2008	वारसाने		H [१)युसुफ वली महमद कोजर] २)सिदिक वली महमद कोजर ३)अब्दुल वली महमद कोजर ४)वसीर वली महमद कोजर ५)इसाक वली महमद कोजर ६)अहमद उल्ला वली महमद कोजर ७)अयुब वली महमद कोजर ८)हवा महमद युनसार	फेरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न. मू. अ. मालाड
09/04/2008	वारसाने		H १)कुकर युसुफ कोजर २)अबूकर युसुफ कोजर ३)कयुन युसुफ कोजर ४)इस्माईल युसुफ कोजर ५)रफिक युसुफ कोजर ६)हसिब युसुफ कोजर ७)मुस्तीम युसुफ कोजर ८)हमिदा हरून सासला ९)दिलकीस इदीस बलसानिया	फेरफार क्र. ३०४ प्रमाणे सही-
09/04/2008	वारसाने		H [१)अमिन गुलामरसुल हाजी इब्राहिम] [२) आदम गुलामरसुल हाजी इब्राहिम] [३)दाऊद गुलामरसुल हाजी इब्राहिम] ४)उस्मान गुलामरसुल हाजी इब्राहिम ५)आयेश अब्दुल्ला ६)हुरी इस्माईल ७)हुनेदा अबास ८)सायरा उस्मान	फेरफार क्र. ३०५ प्रमाणे सही-
09/04/2008	वारसाने		H १)हसिदा आदम कोजर २)फारुख आदम कोजर ३)सलीम आदम कोजर ४)खतीजा जुवेर कोजर ५)रुकीया इसा महमद सालेह	फेरफार क्र. ३०६ प्रमाणे सही-
09/04/2008	वारसाने		H [१)अबेदा दाऊद कोजर] २)अजीजू रहिमान दाऊद कोजर ३)मेहमुद दाऊद कोजर ४)महमद दाऊद कोजर ५)अब्दुला दाऊद कोजर ६)इम्तिआज दाऊद कोजर ७)सिदिका बिलाल पलसानी ८)रसिदा मुस्तफा कडीबला	फेरफार क्र. ३०७ प्रमाणे सही-


09/04/2008	यारसाने		H [जंतून अब्दुल रहिमान कोजर] [सहनिफा अब्दुल रहिमान कोजर] ३)यासीन अब्दुल रहिमान कोजर ४)याकूब अब्दुल रहिमान कोजर ५)हजरा अब्दुल मुखी ६)हबीबा याकूब बलसानिया ७)सलमा अब्दुल रजाक मुखी ८)अमिना हमिद सुनेखा	फेरफार क्र. ३०८ प्रमाणे सही- 09/04/2008 न. भू. अ. मालाड
09/04/2008	यारसाने		H १)रुकेया हनिफ कोजर २)अनिस हनिफ कोजर ३)साजिद हनिफ कोजर ४)नसीम रिझवान पलसानी	फेरफार क्र. ३०९ प्रमाणे सही-
09/04/2008	यारसाने		H [१)नुरीयेन हबीब कोजर] २)महमद हुसेन हबीब कोजर ३)अबबास हबीब कोजर ४)हरून हबीब कोजर ५)कुलसुन इसक	फेरफार क्र. ३१० प्रमाणे सही-
09/04/2008	यारसाने		H १)फतिमा उमर कोजर २)खलिद उमर कोजर ३)जुबेर उमर कोजर ४)इद्रिस उमर कोजर ५)इलियास उमर कोजर ६)मुजाहिद उमर कोजर ७)अमिन उमर कोजर ८)हनिफा इस्माईल लाल ९)हकिजा जवीर सुनखा	फेरफार क्र. ३११ प्रमाणे सही- 09/04/2008 न. भू. अ. मालाड
09/04/2008	यारसाने		H १)आयेशा हाजी सुलेमान कोजर २)मुसफ हाजी सुलेमान कोजर ३)अयुब हाजी सुलेमान कोजर ४)जुलेखा अबबास कोजर ५)हाफसा इद्रिस सुनखा ६)सुफिया सुलेमान कोजर ७)जोहरा उमर बलसानिया	फेरफार क्र. ३१२ प्रमाणे सही-
09/04/2008	खरेदीने.	१बदर-2/1752/95 दि. 07/06/1995 2बदर-2/1753/95 दि. 7/6/95 3बदर-2/4689/99 दि. 24/4/2000 4बदर-2/3141/2000 दि. 10/8/2000 5बदर-2/3141/2000 दि. 10/8/2000	इस्माईल अ. के. बालवा १४.७६६%	फेरफार क्र. ३१३ प्रमाणे सही-
09/04/2008	खरेदीने	१बदर-2/1751/95 दि. 7/6/95 2बदर-10/2461/2005 दि. 2/5/2005 3बदर-10/4248/2005 दि. 29/7/2005	उमर अ. के. बालवा १०.२३४%	फेरफार क्र. ३१४ प्रमाणे सही-
04/07/2023	आदेशाने नांद - ०१११३, मा.अति.उपजिल्हाधिकारी, अंधेरी यांचे कडील आदेश क्र. : ADC/LND/C/4८९२ दि. : १३/०८/१९६९ अन्वये व नगर भूमापन अधिकारी, मालाड यांचेकडील अतितातडी विनशेती मो.र.नं.२९०/२०२३, दिनांक २३/०६/२०२३ अन्वये न.भू.मालाड दक्षिण, ता.बोरीवली येथील न.भू.क्र.१३९०, १३९०/१ ते ११ ह्या मिल्कनत पत्रिकेवर विनशेती आदेशाची नांद घेतली व सत्ता प्रकार क-१ ऐवजी "क" दाखल केला.			फेरफार क्र. १३५९ प्रमाणे सही- 04/07/2023 न.भू.अ. मालाड

28/11/2023	<p>अदेशाने नॉट - नगर भूमापन अधिकारी, मालाड यांचे कडील आदेश क्र :</p> <p>न.भू.मालाड(द/वारस व हक्कसोड नॉट/१३९०,१३९०/१ते१४/२०२३ दि. :०४/१४/२०२३</p> <p>अन्वये न.भू.मालाड दक्षिण, ता.बोरीवली येथील न.भू.क्र.१३९०, १३९०/१ ते ११ ह्या मिळकतीचे धारक श्री.अब्दुल करीम इब्राहिम बालवा हे दिनांक १९/०४/२०१० रोजी मयत झाल्याने त्यांचे</p> <p>(१)श्री.हुसेन अब्दुल करीम बालवा - मुलगा (२) श्री. इस्माईल अब्दुल करीम बालवा - मुलगा</p> <p>(३) श्री.उमर अब्दुल करीम बालवा - मुलगा (४) श्री.सुलेमान अब्दुल करीम बालवा - मुलगा</p> <p>(५) श्रीमती सफिका अब्दुल करीम बालवा - पत्नी (६) श्रीमती सफिका सईद पटेल - मुलगी</p> <p>(७) श्रीम. मरीयम अशफाक हुसेन सैलिया - मुलगी (८) श्रीमती अमिम सुलेमान हफिजी - मुलगी असे एकूण ८ धारक आहेत. त्यापैकी श्री.सुलेमान अब्दुल करीम बालवा हे दिनांक १०/०९/२०१५ रोजी मयत झाले असून त्यांना (१) श्रीम.सुफिया सुलेमान बालवा - पत्नी (२) श्रीम.समिरा रिझवान सुरा - मुलगी (३) श्री.समद सुलेमान बालवा - मुलगा (४) श्री.नुरमोहम्मद सुलेमान बालवा - मुलगा. असे ४ धारक आहेत. सदर धारकांपैकी श्री.हुसेन अब्दुल करीम बालवा, श्रीम.सुफिया सुलेमान बालवा, श्रीम.समिरा रिझवान सुरा, श्री.समद सुलेमान बालवा व श्री.नुरमोहम्मद सुलेमान बालवा ह्यांनी सह दुय्यम निबंधक, बोरीवली ६ यांचेकडील दस्त क्र.६१९/२०२२, दि.०९/०३/२०२२ अन्वये, श्रीमती सफिका अब्दुल करीम बालवा व श्रीमती अमिम सुलेमान हफिजी ह्यांनी सह दुय्यम निबंधक, बोरीवली ६ यांचेकडील दस्त क्र.६१९/२०२२, दि.०४/०३/२०२२ अन्वये, श्रीमती सफिका सईद पटेल यांनी सह दुय्यम निबंधक, बोरीवली ६ यांचेकडील दस्त क्र.६१९/२०२२, दि.०६/०४/२०२२ अन्वये व श्रीम. मरीयम अशफाक हुसेन सैलिया ह्यांनी सह दुय्यम निबंधक, बोरीवली ६ यांचेकडील दस्त क्र.६१९/२०२२, दि.०६/०४/२०२२ अन्वये त्यांच्या हिस्साचे क्षेत्राचे हक्कसोडपत्र श्री. इस्माईल अब्दुल करीम बालवा व श्री. उमर अब्दुल करीम बालवा ह्यांचे नावे करून दिलेले असल्याने मिळकत पत्रिकेवरील मयत धारक श्री.अब्दुल करीम इब्राहिम बालवा ह्यांचे नाव कमी करून श्री.इस्माईल अब्दुल करीम बालवा (१६.४८४% हिस्सा) ह्यांचे नाव न.भू.क्र. १३९० - क्षेत्र १८१.७५२, १३९०/१-क्षेत्र, ८.५८९, १३९०/२ -क्षेत्र ७.६१६, १३९०/३-क्षेत्र ७.८६४, १३९०/४-क्षेत्र ७.८६४, १३९०/५-क्षेत्र ८.२३०, १३९०/६-क्षेत्र ५.९०२, १३९०/७-क्षेत्र ८.२३०, १३९०/८-क्षेत्र ७.८६४, १३९०/९-क्षेत्र ७.८६४, १३९०/१०-क्षेत्र ७.६१६, १३९०/११-क्षेत्र ८.५८९ याप्रमाणे एकूण २६७.९८ चौ.मी. क्षेत्रावर आणि श्री.उमर अब्दुल करीम बालवा (२१.०१६% हिस्सा) ह्यांचे नाव न.भू.क्र. १३९० - क्षेत्र २३१.७२३, १३९०/१-क्षेत्र, १०.९४९, १३९०/२ -क्षेत्र ९.७०९, १३९०/३-क्षेत्र १०.०२४, १३९०/४-क्षेत्र १०.०२४, १३९०/५-क्षेत्र १०.४८३, १३९०/६-क्षेत्र ७.५२३, १३९०/७-क्षेत्र १०.४८३, १३९०/८-क्षेत्र १०.०२४, १३९०/९-क्षेत्र १०.०२४, १३९०/१०-क्षेत्र ९.७०९, १३९०/११-क्षेत्र १०.९४९ याप्रमाणे एकूण ३४१.६२ चौ.मी. क्षेत्रावर दाखल केले.</p>		<p>इस्माईल अब्दुल करीम बालवा (१६.४८४%)</p> <p>७.६१ चौ.मी</p> <p>उमर अब्दुल करीम बालवा (२१.०१६%)</p> <p>९.७२ चौ.मी</p>	<p>क्रमांक क्र. १३९५</p> <p>प्रमाणे</p> <p>सही-</p> <p>28/11/2023</p> <p>न.भू.अ. मालाड</p>
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हि मिळकत पत्रिका (दिनांक 28/11/2023 11:11:08 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 28/11/2023 03:11:11 PM

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महाराष्ट्र शासन

मालमत्ता पत्रक



92010965817

ULPIN: 92010965817

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

गाव/पेट : मालाड (द)		तालुका/न.भू.का. : नगर भूमापन अधिकारी, मालाड			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	आसनाला दिलेल्या आकारणीचा किंवा माझ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
१३९०/११			५२.९०	[सी-१-५२.९०] सी	

सुविधाधिकार :	
हक्काचा मूळ धारक :	H
वर्ष : १९६८	१)श्री.ईस्माईल जान मोहंमद बलवा [२)श्री.अब्दुल करीम इब्राहीम] ३)श्री.इब्राहीम साले मोहंमद ४)श्री.सुलेमान राजमोहंमद कोजर
पट्टेदार :	
इतर मार :	
इतर ओरे :	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(वा), पट्टेदार(वा) किंवा मार (इ)	साक्षात्कृत
09/04/2008	मा.अप्पर उप जिल्हाधिकारी मुंबई उपनगर अंधेरी यांचेकडील विनमोदी आदेश क्र.ADC/LND/C-५८९२/दिनांक १३/८/१९६९ अन्वये स.न.४०६ हि.१ न.भू.क्र.१३९०,१३९०/१ते११ चे मिल्कत पत्रिकेवर विनमोदीची नोंद केली व मोजणी झालेली नसल्याने मोजणी होणेवर शिल्लक अशी नोंद केली.			फेरफार क्र. २९९ प्रमाणे सही- 09/04/2008 न.भू.अ.मालाड
09/04/2008	खरेदीने	र.द.क्र.3021/51 दि.11/5/51 व मुंबई हायकोर्ट यांचेकडील डिप्री सुट नं.1490/88प्रमाणे	H [१)इस्माईल जान महमद बालवा ३७.५ / [२)अब्दुल करीम इब्राहिम बालवा ३७.५ / [३)इब्राहिम साले महमद कोजर १८.७५ / [४)सुलेमान राजमहमद कोजर ६.२५ /	फेरफार क्र. ३०० प्रमाणे सही- 09/04/2008 न.भू.अ.मालाड
09/04/2008	खरेदीने	रजिस्टर फेमिली अॅग्रीमेंट क्र.वि.वि.इ /1788/86/व मुंबई हायकोर्ट यांचे कडील रेफरन्स/क्र.3-1991प्रमाणे	H हुसेन अब्दुल करीम बालवा ३७.५ /	फेरफार क्र. ३०१ प्रमाणे सही- 09/04/2008 न.भू.अ.मालाड
09/04/2008	वारसाने		H [१)वली महमद हाजी इब्राहिम] [२)मुलाम रसूल हाजी इब्राहिम] [३)अब्दुल करीम हाजी इब्राहिम] [४)हबीब हाजी इब्राहिम] [५)उमर हाजी इब्राहिम]	फेरफार क्र. ३०२ प्रमाणे सही- 09/04/2008 न.भू.अ.मालाड

09/04/2008	वारसाने		H [१)युसुफ वली महमद कोजर] २)सिद्दिक वली महमद कोजर ३)अब्दुल वली महमद कोजर ४)बशीर वली महमद कोजर ५)इसाफ वली महमद कोजर ६)अहमद उल्ला वली महमद कोजर ७)अयुब वली महमद कोजर ८)हया महमद सुनसारा ९)जनाब इलीयास महेसनिया १०)फातिमा अतिकूरहिमान कडीवाल	फेरफार क्र. ३०३ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	वारसाने		H १)कुन्हे र युसुफ कोजर २)अबूबकर युसुफ कोजर ३)कयुम युसुफ कोजर ४)इस्माईल युसुफ कोजर ५)रफिक युसुफ कोजर ६)हविव युसुफ कोजर ७)मुस्लीम युसुफ कोजर ८)हमिदा हरुन साबला ९)बिलकीस इदीस बलसानिया	फेरफार क्र. ३०४ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	वारसाने		H [१)अमिना गुलामरसुल हाजी इब्राहिम] [२) आदम गुलामरसुल हाजी इब्राहिम] [३)दाऊद गुलामरसुल हाजी इब्राहिम] ४)उस्मान गुलामरसुल हाजी इब्राहिम ५)आयेशा अब्दुल्ला ६)हुरी इस्माईल ७)इनेदा अबास ८)सायरा उस्मान	फेरफार क्र. ३०५ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	वारसाने		H १)हमिदा आदम कोजर २)फारुख आदम कोजर ३)सलीम आदम कोजर ४)खतीजा जुबेर कोजर ५)रुकीया इसा महमद सालेह ६)जोवारीया इरफान सुनेस्ता	फेरफार क्र. ३०६ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	वारसाने		H [१)अबेदा दाऊद कोजर] २)अजीजू रहिमान दाऊद कोजर ३)महेमुद दाऊद कोजर ४)महमद दाऊद कोजर ५)अब्दुला दाऊद कोजर ६)इन्सिआज दाऊद कोजर ७)सिद्दिका बिलाल पलसानी ८)रसिदा मुस्तफा कडीवाल	फेरफार क्र. ३०७ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड

09/04/2008	घारसाने		म [भजंतुन अब्दुल रहिमान कोजर] [रहनिका अब्दुल रहिमान कोजर] अयासीन अब्दुल रहिमान कोजर अयाकूब अब्दुल रहिमान कोजर अहजरा अब्दुल मुखी अहबीबा याकूब बलसानिया असलमा अब्दुल रजाक मुखी अमिना हमिद सुनेखा	केरफार कं. ३०८ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	घारसाने		म अरुकेया हनिफ कोजर अनिस हनिफ कोजर असाजिद हनिफ कोजर अनसीम रिझवान पलसानी	केरफार कं. ३०९ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	घारसाने		म [अजुरीबेन हबीब कोजर] अमहमद हुसेन हबीब कोजर अबबास हबीब कोजर अहरून हबीब कोजर अकुलसुम इसाक	केरफार कं. ३१० प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	घारसाने		म अफातिमा उमर कोजर अखलिद उमर कोजर अजुयेर उमर कोजर अइद्रिस उमर कोजर अइलिथास उमर कोजर अमुजाहिद उमर कोजर अमिन उमर कोजर अहनिफा इरमाईल लाल अहफिजा जवीर सुनेखा	केरफार कं. ३११ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	घारसाने		म अआयेशा हाजी सुलेमान कोजर अयुसुफ हाजी सुलेमान कोजर अअयुब हाजी सुलेमान कोजर अजुलेखा अबबास कोजर अहफसा इद्रिस सुनेखा असुफिया सुलेमान कोजर अजोहरा उमर बलसानिया	केरफार कं. ३१२ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	खरेदीने		म इस्माईल .अ.के.बालवा १४.०६.६ /	केरफार कं. ३१३ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड
09/04/2008	खरेदीने		म उमर अ.के.बालवा १०-२३४ /	केरफार कं. ३१४ प्रमाणे सही- 09/04/2008 न.पू.अ.मालाड

14/12/2015	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (१) शाखा पुणे यांचेकडील परिपत्रक क्र. ना. भू. ६/वि. ५/अक्षरी नोंद/२०१५ पुणे दि. १६/२/२०१५ व इकडील आदेश क्र. न. भू. मालाड (व)/के. क्र. ८४९ दिनांक १४/१२/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी बावन्न पूर्णक एक दर्शांश चौ.मी दाखल केले.		केरफार क्र. ८४९ प्रमाणे सही-
04/07/2023	आदेशाने नोंद - others, मा. अति. उ.प.जिल्हाधिकारी, अंधेरी यांचे कडील आदेश क्र. : ADC/LNO/C/५८९२ दि. : १३/०८/१९६९ अन्वये व नगर भूमापन अधिकारी, मालाड यांचेकडील अतितात्काळ विनशेती मो. र. नं. २९०/२०२३, दिनांक २३/०६/२०२३ अन्वये न. भू. मालाड दक्षिण, ता. बोरीवली येथील न. भू. क्र. १३९०, १३९०/१ ते ११ ह्या मिळकत पत्रिकेवर विनशेती आदेशाची नोंद घेतली व रत्ना प्रकार क-१ एंजची 'क' दाखल केली.		केरफार क्र. १३५९ प्रमाणे सही- 04/07/2023 न. भू. अ. मालाड
28/11/2023	आदेशाने नोंद - नगर भूमापन अधिकारी, मालाड यांचे कडील आदेश क्र. : न. भू. मालाड(द)/वारस व हक्क खंड नोंद/१३९०, १३९०/१ ते ११/२०२३ दि. : ०५/१४/२०२३ अन्वये न. भू. मालाड दक्षिण, ता. बोरीवली येथील न. भू. क्र. १३९०, १३९०/१ ते ११ ह्या मिळकतीचे धारक श्री. अब्दुल करीम इब्राहिम बालवा हे दिनांक १९/०४/२०१० रोजी मयत झाल्याने त्यांचे (१) श्री. हुसेन अब्दुल करीम बालवा - मुलगा (२) श्री. इस्माईल अब्दुल करीम बालवा - मुलगा (३) श्री. उमर अब्दुल करीम बालवा - मुलगा (४) श्री. सुलेमान अब्दुल करीम बालवा - मुलगा (५) श्रीमती सकिना अब्दुल करीम बालवा - पत्नी (६) श्रीमती सफिका सईद पटेल - मुलगी (७) श्रीम. मरीयम अस्फाक हुसेन सैलिया - मुलगी (८) श्रीमती शमिम सुलेमान हफिजी - मुलगी असे एकूण ८ वारस आहेत. त्यापैकी श्री. सुलेमान अब्दुल करीम बालवा हे दिनांक १०/०९/२०१५ रोजी मयत झाले असून त्यांना (१) श्रीम. सुफिया सुलेमान बालवा - पत्नी (२) श्रीम. समिरा रिझवान सुरा - मुलगी (३) श्री. समद सुलेमान बालवा - मुलगा (४) श्री. नुरमोहम्मद सुलेमान बालवा - मुलगा असे ४ वारस आहेत. सदर वारसांपैकी श्री. हुसेन अब्दुल करीम बालवा, श्रीम. सुफिया सुलेमान बालवा, श्रीम. समिरा रिझवान सुरा, श्री. समद सुलेमान बालवा व श्री. नुरमोहम्मद सुलेमान बालवा ह्यांनी सह दुय्यम निबंधक, बोरीवली ६ यांचेकडील दस्त क्र. BFL-६/४९९९/२०२२, दि. ०९/०३/२०२२ अन्वये, श्रीमती सकिना अब्दुल करीम बालवा व श्रीमती शमिम सुलेमान हफिजी ह्यांनी सह दुय्यम निबंधक, बोरीवली ६ यांचेकडील दस्त क्र. BFL-६/४६४३/२०२२, दि. ०४/०३/२०२२ अन्वये, श्रीमती सफिका सईद पटेल यांनी सह दुय्यम निबंधक, बोरीवली ६ यांचेकडील दस्त क्र. BFL-६/७७६९/२०२२, दि. ०६/०४/२०२२ अन्वये व श्रीम. मरीयम अस्फाक हुसेन सैलिया ह्यांनी सह दुय्यम निबंधक, बोरीवली ६ यांचेकडील दस्त क्र. BFL-६/७७७०/२०२२, दि. ०६/०४/२०२२ अन्वये त्यांच्या हेतूसाठीचे क्षेत्राचे हक्कसोडपत्र श्री. इस्माईल अब्दुल करीम बालवा व श्री. उमर अब्दुल करीम बालवा ह्यांचे नावे करून दिलेले असल्याने मिळकत पत्रिकेवरील मयत धारक श्री. अब्दुल करीम इब्राहिम बालवा ह्यांचे नाव कमी करून श्री. इस्माईल अब्दुल करीम बालवा (१६.४८४% हिस्सा) ह्यांचे नाव न. भू. क्र. १३९० - क्षेत्र १८१७५२, १३९०/१-क्षेत्र ८.५८९, १३९०/२ - क्षेत्र ७.६१६, १३९०/३-क्षेत्र ७.८६४, १३९०/४-क्षेत्र ७.८६४, १३९०/५-क्षेत्र ८.२३०, १३९०/६-क्षेत्र ५.९०२, १३९०/७-क्षेत्र ८.२३०, १३९०/८-क्षेत्र ७.८६४, १३९०/९-क्षेत्र ७.८६४, १३९०/१०-क्षेत्र ७.६१६, १३९०/११-क्षेत्र ८.५८९ याप्रमाणे एकूण २६७.९८ चौ.मी. क्षेत्रावर आणि श्री. उमर अब्दुल करीम बालवा (२१.०१६% हिस्सा) ह्यांचे नाव न. भू. क्र. १३९० - क्षेत्र २३१७२३, १३९०/१-क्षेत्र १०.९४९, १३९०/२ - क्षेत्र ९.७०९, १३९०/३-क्षेत्र १०.०२४, १३९०/४-क्षेत्र १०.०२४, १३९०/५-क्षेत्र १०.४८३, १३९०/६-क्षेत्र ७.५२३, १३९०/७-क्षेत्र १०.४८३, १३९०/८-क्षेत्र १०.०२४, १३९०/९-क्षेत्र १०.०२४, १३९०/१०-क्षेत्र ९.७०९, १३९०/११-क्षेत्र १०.९४९ याप्रमाणे एकूण ३४१.६२ चौ.मी. क्षेत्रावर दाखल केले.	इस्माईल अब्दुल करीम बालवा (१६.४८४%) ८.६० चौ.मी उमर अब्दुल करीम बालवा (२१.०१६%) १०.९४ चौ.मी	केरफार क्र. १३९५ प्रमाणे सही- 28/11/2023 न. भू. अ. मालाड

हे मिळकत पत्रिका (दिनांक 28/11/2023 11:11:08 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही मिळकाची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 28/11/2023 03:11:24 PM

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महाराष्ट्र शासन

मालमत्ता पत्रक



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ULPIN: 74490246324

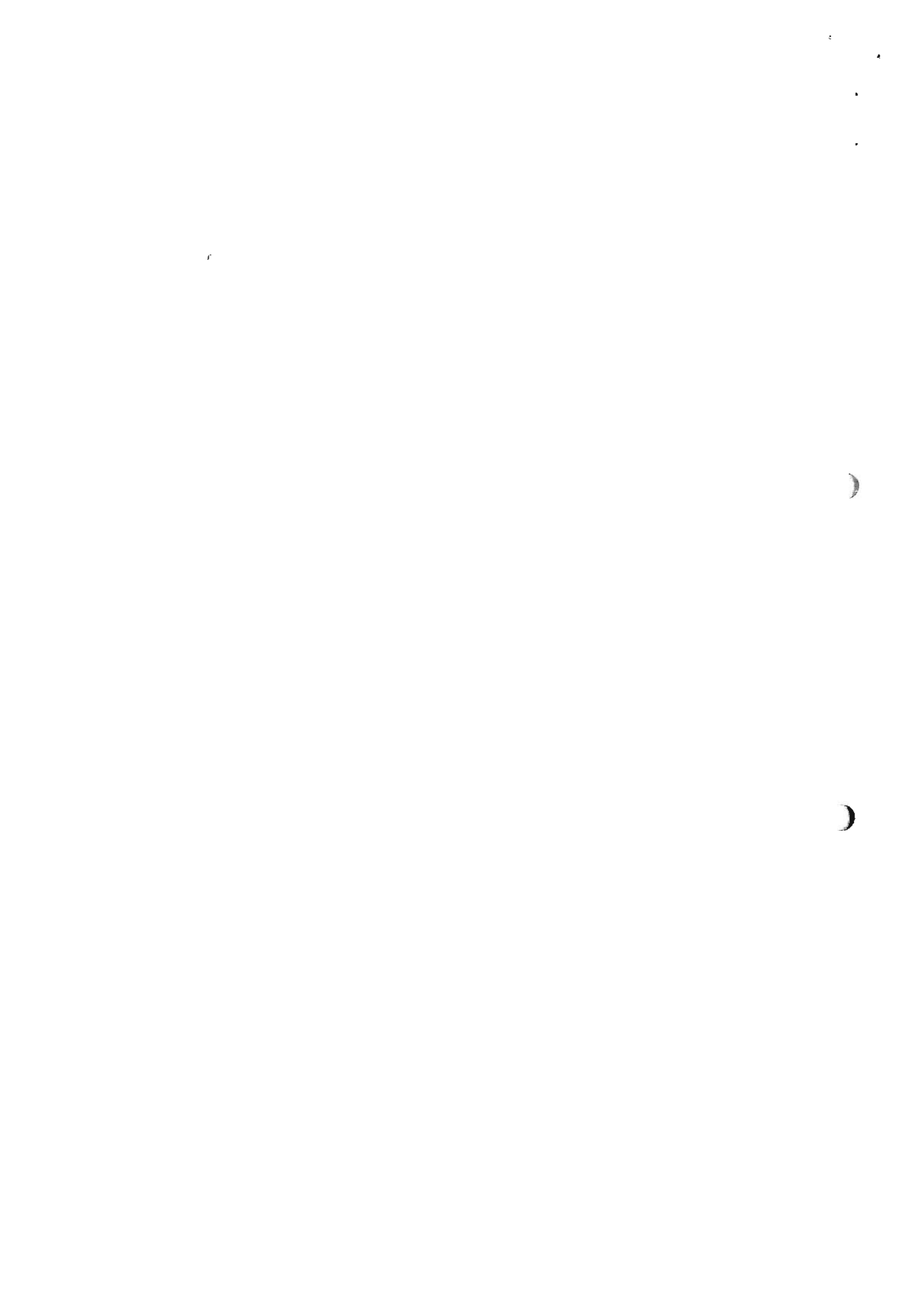
[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]


गाव/पेट : मालाड (द)		तालुका/न.भू.का. : नगर भूमापन अधिकारी, मालाड			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	सिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	घारणाधिकार	जासनला दिलेल्या आकारणीचा किंवा माझ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
१३९०/अ			१७.४०	फ	

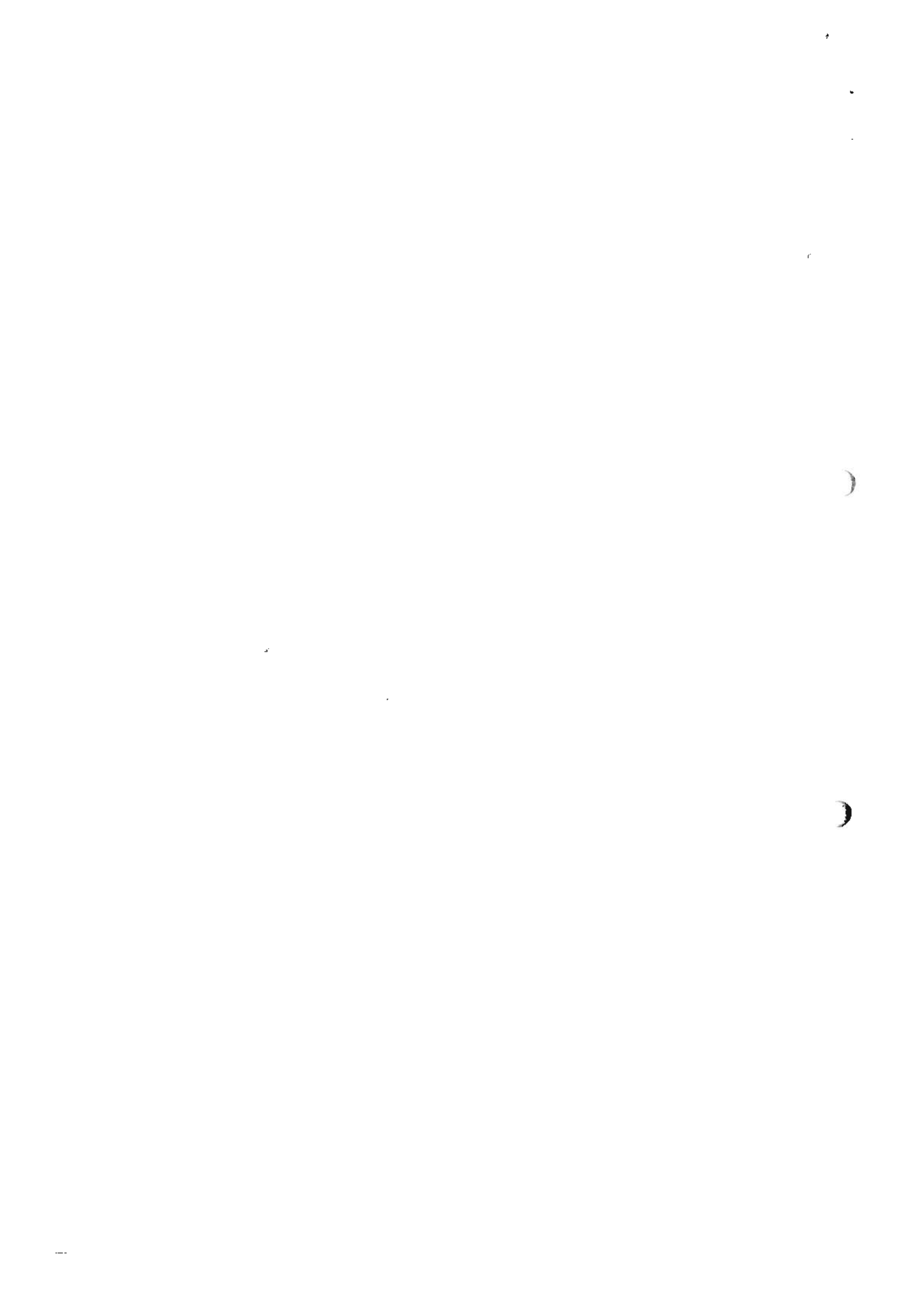
सुविधाधिकार :
इकाचा मूळ घारक :
वर्ष :
पट्टेदार :
इतर वार :
इतर शरे :

दिनांक	व्यवहार	खंड क्रमांक	नविन घारक(घा), पट्टेदार(घ) किंवा वार (इ)	साक्षात्कन
23/08/1988	मा.वि.भू.संपादन अधि क्र.२ यांचे कडील क्र.1AR/SR/893(1) दि.18/08/88 व मे.न.भू.अ.क्र.५ यांचे दि.२३/८/८८ चे आदेशान्वये संपादीत १७.४चौ.मि.क्षेत्रा करीता नविन मिळकत पत्रीका उघडून सत्ता प्रकार व मुंबई महानगर पालीकेचे नं.ाय दाखल केले.		H मुंबई महानगर पालिका	सही- 23/08/1988 जि.नि.भू.अ. तथा न. भू. अ. क्र. ५ मु.उ.जि.मुंबई सही XXX
07/12/2015	मा.जमावंची आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.मा.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.मालाड (द)/फे.क्र.८४४ दिनांक ०७/१२/२०१५अन्वये एकाटी /पो.मि. से. दु./मोजणी नुसार क्षेत्र कागम केले. असलेले व सदरचे क्षेत्र व मिळकत पत्रिकेवरील नुसुद अंकी क्षेत्रअक्षरी सतरा पूर्णक चार दर्जास चौ.मी दाखल केले.			फेरफार क्र. ८४४ प्रमाणे सही- 07/12/2015 न.भू.अ.मालाड

<p>हे मिळकत पत्रिका (दिनांक 08/03/2019 12:03:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही मिळकती आवश्यकता नाही.</p> <p>मिळकत पत्रिका डाउनलोड दिनांक 05/07/2023 10:07:11 AM</p> <p>धैर्यता पडत्याळणी साठी https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard या संकेत स्थळावर 2202100001662878 हा क्रमांक वापरवा.</p>	
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ICICI LOMBARD GIC LTD WORKMEN'S COMPENSATION INSURANCE		 ICICI Lombard <i>Nibhaye Vaade</i>	
Quote Number: (4010/IP-04164949/001)			
Proposer Details:		Policy Details:	
Name of the Proposer	AVALON RESIDENCY LLP	Months	12
Agent/Broker	KIRAN R SHINTRE(IM-536037)	Location of the Proposer	MUMBAI, MAHARASHTRA
No. of Workers	6	Industry Type	CIVIL WORKS /PORT PREMISES/ROADS/PIPELINES
Entry age limit:	As per WC Act	Intermediary	KIRAN SHINTRE
Nature of activity	Builders - construction ind civil constructions	Date	22/03/2024
Premium Details:		Policy Coverages:	
Gross Premium	5184	Table A coverage	Covered
Stamp Duty	2.59	Medical Extension Cover	Covered
Goods & Service Tax	933.12	Occupational diseases	Not Covered
Total Premium Payable	6120	Terrorism	Not Covered
		Sub contractor Coverage	Covered
		Compressed Air Disease Extension	Not Covered
		*Premium value mentioned above is inclusive of taxes applicable. Quote is valid for 45 days only and is liable to change with any change in the information.	
Conditions:			
Policy is issued on unnamed basis.			
Medical expenses covered upto Rs.50,000			
Subcontractor of the contractor are covered under this policy			
Exclusion			
Any employment compensation in excess of the actual sum insured for workmen compensation ordinance (not to apply in respect of common law awards).			
Underground and/or underwater mines and/or underground services in connection therewith. However, this exclusion shall only apply where more than 20 people are working at the same location at any one time.			
Subaqueous work (underwater work).			
Quarries, where explosives are used.			
Contractors engaged exclusively in wrecking or demolition of building and/or scrap metal merchants.			
Aircraft crews in respect of flight risk. However, this exclusion shall not apply to aircraft which are set aside for non fare paying executive use and which are crewed by six persons or less.			
Ship crews other than on inland vessels or on vessels operating within territorial waters. However, this exclusion shall not apply to a vessel crewed by six persons or less.			
Fire bridges other than those formed privately for loss prevention purposes.			
Service in any kind of armed forces (including, but not limited to military, police, security services).			
Operation of railways, other than sidings.			
Employees employed on a permanent basis in USA and/or Canada.			
Professional sports team.			
Fire crackers manufacturing activity			
Losses suffered in the course of manufacturing and /or supplying and/or producing storing, filling, breaking down, transporting:- (a) Fireworks, ammunition, fuses, cartridges, powder, nitro-glycerine, or any explosives. (b) Gases and/or air under pressure in containers. (c) Butane, methane, propane, and other liquefied gases. (d) Celluloid and pyroxylin. (e) Petrochemicals and also chemicals of a toxic (as defined under India's Public Liability Act 1991), noxious, explosive and/or highly flammable nature. (f) Asbestos and/or asbestos products. (It is understood and agreed, however, that the storage, transport and/or handling if any of the substances above mentioned other than f) which is merely incidental to the operation and/or trade of the Insured not otherwise excluded, is covered.)			
Losses suffered on or in connection with offshore rigs.			



Developer.

22.10 If at any time any service tax and / or VAT and / or and / or GST any other tax or levy is charged, levied, or sought to be recovered by the concerned Authority relating to the transaction for sale of the said Unit, as envisaged herein, the same shall be borne and paid / reimbursed by the Purchaser/s to the Promoter/ Developer. This is in addition to the Purchase Consideration specified hereinabove. The Promoter/ Developer will also have a charge on the said Unit (as and when constructed) for the aforesaid taxes / charges / levies including any interest, penalties and the like charged by the government thereon till such time as the said outstanding amount/s (including interest thereon) are paid / reimbursed to the Promoter/ Developer by the Purchaser/s. The Purchaser/s expressly agrees to the above and undertakes to indemnify the Promoter/ Developer in respect of the same. In the event of any Tax being required to be deducted at source by the Purchaser/s in respect of the purchase consideration payable, the Purchaser/s shall within 7 days of such deduction ensure the deposit of such deduction in the Income Tax or Concerned Treasury and issue forthwith thereafter the requisite TDS Certificate to the Promoter/ Developer.

22.11 The Purchaser/s is/are the investor as defined under Article – 5 (g-a)(ii) of the Bombay Stamp Act, 1958. In the event of assignment/transfer of the said Unit within the stipulated period the investor will be entitled to adjust the stamp duty as provided in the said article.

23. **PERMANENT ACCOUNT NUMBERS**

The PAN details of the Developer and Purchaser/s are as under:

23.1 Promoter/Developer :
Avalon Residency LLP : ACBFA8370N

23.2 The Purchaser/s :

FIRST SCHEDULE HEREIN ABOVE REFERRED TO
(LARGER PROPERTY)

All those pieces or parcel of land or ground being Sub-Plot A, Sub-Plot B, Sub-Plot C-1, Sub-Plot C-2, Sub-Plot C-3, Sub-Plot C-4, Sub-Plot D, Sub-Plot E (plus 90 Ft wide ROB and 13.40 meters wide D.P. Road handed over) bearing CTS Nos 1390, 1390A, 1390/1 to 1390/11 of Village Malad South, CTS Nos 73A/A, 73A/B, 73A/C and 73A/D of Village Chincholi and CTS Nos. 928/A/01, 928/A/02, 928/A/03, 928/A/04,

928C/A, 928C/B, 928B of Village Pahadi Goregaon West collectively admeasuring to 33,120.96 sq. mtr or thereabout.

SECOND SCHEDULE HEREIN ABOVE REFERRED TO
PROPERTY NO. 1 (Balwa Co-operative Housing Society Ltd.)

All those pieces or parcel of land from and out of Sub-Plot C-1 of approved Layout admeasuring 1717 sq. meters bearing New CTS No. 928/A/01 of Village Pahadi Goregaon West on which a building known as Balwa Co- operative Housing Society Limited was standing thereon.

THIRD SCHEDULE HEREIN ABOVE REFERRED TO
PROPERTY NO. 2 (Balwa Nagar Unit No. 2 Co-operative Housing Society Ltd.)

All those pieces or parcel of land from and out of Sub-Plot C-1 of approved Layout admeasuring 1338 sq. meters bearing New CTS No. 928/A/01 of Village Pahadi Goregaon West on which a building known as Balwa Nagar Unit No. 2 Co-operative Housing Society Limited was standing thereon.

FOURTH SCHEDULE HEREIN ABOVE REFERRED TO
(SAID PROPERTY)

ALL THAT piece or parcel of land being Sub-Plot C-1 of approved Layout admeasuring about 4850.00 sq. meters bearing New CTS No. 928/A/01 of Village Pahadi Goregaon West and CTS Nos. 1390, 1390A, 1390/1 to 1390/11 of Village Malad (South) on which building known as Madina Manzil is standing and two other buildings known as Balwa Nagar Co-operative Housing Society Ltd, Balwa Nagar Unit No. 2 Co-operative Housing Society Ltd were standing and which are being redeveloped under IOD/Approved Plans bearing No. P- 12566/2022/(928 And Other)/P/S Ward/PAHADI GOREGAON-W/IOD/1/New dated

19th April, 2023 which shall be amended from time to time as and when required, being lying and situated in the Registration and Sub-Registration District of Mumbai City And Mumbai Suburban.

FIFTH SCHEDULE HEREIN ABOVE REFERRED TO
(THE SAID UNIT)

Unit No. [] admeasuring [] sq. meters or thereabout (carpet area) on the [] floor in the [] of the said Building to be known as "AVALON/AVALON RESIDENCY" to be constructed on the said Property and shown hatched with blue colour in the floor plan annexed at Annexure "4"

SIXTH SCHEDULE HEREIN ABOVE REFERRED TO
COMMON AREA

SEVENTH SCHEDULE HEREIN ABOVE REFERRED TO
FURNITURE/FIXTURES/AMENITIES

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

SIGNED AND DELIVERED)
by the within named "**Developer**")
AVALON RESIDENCY LLP)
Represented by its Designated Partners)
Mr. Hussein Abdul Karim Balwa)
Mr. Arif Fazlani)

In the presence of:)
Signature:
Name:

Signature:
Name

SIGNED AND DELIVERED)
by the within named)
"PURCHASER/S")
)
In the presence of:)
Signature:
Name:

Signature:
Name

RECEIPT

RECEIVED a sum of Rs. [] (Rupees [] only) of and from the within named Purchaser/s, being the amount payable under Clause [] by him/her/them/it to us are paid, details of which are as under:

Sr. No.	Name of the Bank & Branch	UTR Nos. / Cheque No. /DD No./PO No.	Date of UTR / Cheque/DD/PO	Amount

WE SAY RECEIVED:

ANNEXURES

<u>Annexure</u>	<u>Description</u>
1.	The details of the Existing Premises held by the Members and the area of the new premises
2.	The photocopies of the IOD & Commencement Certificate dated 19 th April, 2023 & 22 nd May, 2023
3.	A photocopy of RERA Certificate
4.	A copy of floor plan
5.	A photocopy of the Title Certificate of the Advocates and Solicitors
6.	A copy of Parking space plan

AVALON RESIDENCY LLP

.... The Promoter/Developer

AND

.... The Purchasers

AGREEMENT FOR SALE

Dated this ___ day of _____, 2023

Prepared by
Negandhi Shah & Himayatullah
Advocates & Solicitors