



**CHALLAN**  
**MTR Form Number-6**



<b>GRN</b> MH009344265202122E	<b>BARCODE</b>	<b>Date</b> 28/11/2021-14:05:37	<b>Form ID</b> 6(1)
<b>Department</b> Inspector General Of Registration		<b>Payer Details</b>	
<b>Type of Payment</b> Stamp Duty		<b>TAX ID / TAN (If Any)</b>	
		<b>PAN No.(If Applicable)</b> BBGPP1917D	
<b>Office Name</b> KRL4_JT SUB REGISTRAR KURLA NO 4		<b>Full Name</b> ASHISH M PRAJAPAT	
<b>Location</b> MUMBAI			
<b>Year</b> 2021-2022 One Time		<b>Flat/Block No.</b> FLAT NO 706, 7TH FLOOR, BLDG SAI SADAN	
<b>Account Head Details</b>		<b>Amount In Rs.</b>	<b>Premises/Building</b>
0030045501 Sale of NonJudicial Stamp	14600.00	<b>Road/Street</b> BAL RAJESHWAR ROAD, MULUND WEST	
		<b>Area/Locality</b> MUMBAI	
		<b>Town/City/District</b>	
		<b>PIN</b>	4 0 0 0 8 0
		<b>Remarks (If Any)</b>	
		PAN2=AAACS8577K~SecondPartyName=STATE BANK OF INDIA~CA=4866000	
		<b>Amount In</b> Fourteen Thousand Six Hundred Rupees Only	
<b>Total</b>	14,600.00	<b>Words</b>	
<b>Payment Details</b> IDBI BANK		<b>FOR USE IN RECEIVING BANK</b>	
<b>Cheque-DD Details</b>		<b>Bank CIN</b> Ref. No. 69103332021112811280	2715401366
<b>Cheque/DD No.</b>		<b>Bank Date</b> RBI Date 28/11/2021-14:06:58	Not Verified with RBI
<b>Name of Bank</b>		<b>Bank-Branch</b> IDBI BANK	
<b>Name of Branch</b>		<b>Scroll No. , Date</b> Not Verified with Scroll	

Department ID :

Mobile No. : 9920570962

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

28 NOV 2021

**MEMORANDUM OF DEPOSIT (BORROWER'S PROPERTY AT RACPC / RCPC / RASMECC / HOME BRANCH)**

(Approved by Corporate Centre, Mumbai vide Memo Number No. CC / LAW / SKS/ 392 dated 2nd April, 2005)

**MEMORANDUM OF DEPOSIT**

28 NOV 2021

Stamp to be paid if required under the stamp law applicable to the State

**RACPC Ghatkopar**

Mr. ASHISH MANOHARLAL PRAJAPAT S/O D/O W/O Mr.MANOHARLAL (MORTGAGOR(S)) attended State Bank of India, on \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ and met Shri/Smt. Ravi Kumar Dalu (Name & Designation) and deposited in the presence of Shri/Smt. Pravin Navale (Name & Designation) and Shri/Smt. Archana Chavan (Name & Designation) the documents of title more particularly described in Schedule I hereunder written in respect of the property more particularly described in Schedule II hereunder written with an intent to create a first charge by the way of equitable mortgage in favour of the Bank as continuing security for the payment of all the moneys at any time due and payable by him / her to the Bank in respect of the term loan / advance of ₹ 48,66,000.00 (Rupees Forty Eight Lakhs Sixty Six Thousand Only) granted to him / her under the HL FOR INDIVIDUALS scheme together with interest, costs, charges and expenses.

RACPC Ghatkopar 28 NOV 2021

Mr. ASHISH MANOHARLAL PRAJAPAT S/O D/O W/O Mr.MANOHARLAL also acknowledged that the maximum amount intended to be secured by the said mortgage created on \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ for the purpose of section 79 of the Transfer of Property Act,1882 is ₹48,66,000.00 (Rupees Forty Eight Lakhs Sixty Six Thousand Only), without prejudice to his / her liability to the Bank for repayment of all the moneys dues payable by him/her in respect of the term loan of ₹48,66,000.00 (Rupees Forty Eight Lakhs Sixty Six Thousand Only) together with interest, costs, and expenses.

While making the delivery of the said title deeds detailed in Schedule I hereunder written he / she also stated that there are no outstanding claims, attachments , notices in respect of any dues against the said property. He/She also confirmed that there are no encumbrances against the said property except those specifically disclosed to the Bank and the title deeds detailed in Schedule I hereunder written are the only documents of title in his/her possession in respect of the immovable property more particularly described in Schedule II hereunder written.

**SCHEDULE I**

List of documents of Title Deeds

1. AGREEMENT FOR SALE. 2. BUILDER NOC

**SCHEDULE II**

The property situated at FLAT NO: 706 ADMEASURING 255 SQ FT CARPET AREA ON THE 7TH FLOOR OF THE WING B BUILDING KNOWN AS SAI SADAN LOCATED IN CTS NO: 6(PART) OF SY NO: 256 AND 257 OF VILLAGE MULUND WEST TALUKA KURLA DIST MUMBAI-400 080.

(Give full description of the property mortgaged)

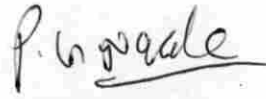
**SIGNATURE**

1. Shri / Smt.

Pravin Navale  
Mr. Pravin Navale  
PF No. 5675626

Archana Chavan  
Archana Chavan  
A - 6150

[Signature]



Mr. Pravin Navale  
PF No. 5675626



Archana Chavan  
A - 6150

**SIGNATURE**

2. Shri / Smt. \_\_\_\_\_  
(Signature of Authorized Officer(s) who accepted delivery)

Place:GHATKOPAR RACPC

Date: RACPC Ghatkopar

28 NOV 2021





# Shree Siddhivinayak Construction Co.

**BUILDERS & DEVELOPERS**

7, Neelkanth Shopping Centre, 2nd Floor, Navroji Lane, Cama Galli, Ghatkopar (West), Mumbai - 400 086

Ref.:

**N O C**

Date

Date: 25/11/2021

To,

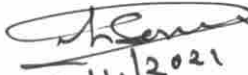
The Branch Manager  
STATE BANK OF INDIA RACPC  
GHATKOPAR WEST BRANCH  
GHATKOPAR MUMBAI 400086.

Dear Sirs/ Madam:

**Re:** Permission to mortgage **Flat no. 706** on the **7th floor** of the building proposed to be named as **B WING SAI SADAN** situated at **Shastri Nagar, Vaishali Nagar, Balrajeshwar Road, Mulund West Mumbai 400080** (Hereinafter referred to as the "said Property") in favour of **STATE BANK OF INDIA RACPC**

1. This is to confirm that we have allotted/sold Flat no. **706 B WING** Admeasuring **225 sq. ft. (carpet area)** on the **7th. floor** (said flat) of the building proposed to be named as **SAI SADAN** Situated at **Shastri Nagar, Vaishali Nagar, Balrajeshwar Road, Mulund West Mumbai 400080**. constructed by us to **Mr. ASHISH MANOHARLAL PRAJAPAT** under an Agreement for Sale/Sale Deed dated **15/12/2020** Registered with office of the Sub-Registrar of Assurance KURLA on **15/12/2020** under Sr .No. **KRL1 \_JT SUB REGISTRAR KURLA No 1**

2. We confirm that we have obtained necessary permissions/ approvals/ sanctions for construction of the said building from all the concerned competent authorities and the construction of the building as well as of the said flat are in accordance with the approved plans. We assure that the said flat as well as the said building and the land appurtenant thereto are not subject to any encumbrance, charge or liability of any kind whatsoever and that the entire property is free and marketable. We have a clear, legal and marketable title to the said property and every part there of. We further confirm that we have **not availed** project Finance for the project.

  
25/11/2021







# Shree Siddhivinayak Construction Co.

**BUILDERS & DEVELOPERS**

7, Neelkanth Shopping Centre, 2nd Floor, Navroji Lane, Cama Galli, Ghatkopar (West), Mumbai - 400 086

Ref.:

Date

3. **Mr. ASHISH MANOHARLAL PRAJAPAT** has paid an amount of **Rs.12,00,000/(Rupees Twelve Lakhs only)** and a sum of **Rs. 48,00,000/- (Rupees FOURTY EIGHT Lakhs only)** remains to be paid towards the cost of the said flat as per Sale Agreement dated **15/12/2020**

4. Possession of the said flat will be hand over to **Mr. ASHISH MANOHARLAL PRAJAPAT** after receiving full and final consideration as per the agreement dated **15/12/2020**

5. We are aware that the said Borrower has approached **STATE BANK OF INDIA RACPC** for a loan for purchasing / acquiring the said flat and that **SBI** has agreed to sanction / grant the loan to the said Borrower to purchase / acquire the above flat and the said Borrower has agreed to mortgage the said flat in favour of **SBI** as security for the said loan. We hereby confirm that we have no objection to the said Borrower mortgaging the said flat to **SBI** by way of security for repayment of the said loan.

AND notwithstanding anything to the contrary contained in the said Agreement for Sale, we hereby agree to note the aforesaid charge in our books in respect of the said flat and the said Borrower will not be permitted to transfer, assign, sell off / cancel or in any other way / manner deal with the said flat prejudicial to the interest of the aforesaid mortgagee without the prior written consent of **SBI** .

We also undertake that the original title deed of the said Flat along with peaceful and vacant possession thereof will be delivered to **STATE BANK OF INDIA RACPC A/c Mr. ASHISH MANOHARLAL PRAJAPAT**



*[Signature]*  
24/11/2021



# Shree Siddhivinayak Construction Co.

**BUILDERS & DEVELOPERS**

7, Neelkanth Shopping Centre, 2nd Floor, Navroji Lane, Cama Galli, Ghatkopar (West), Mumbai - 400 086

Ref.:

Date

6. We undertake to form a Co-operative Society under the Maharashtra Flat & Apartment Ownership Act of the premises/flat holders in the aforesaid building within the statutory period and also further undertake to get the Deed in respect of the said property executed in favour of the Co-operative Society to be formed. And we agree to inform and give proper notice to the Co-operative Society as and when formed, about and said unit/flat being so mortgaged to **SBI**

As and when a Co-operative Housing Society will be formed, the **STATE BANK OF INDIA RACPC** charge as aforesaid will be duly registered in the Society' Books. The Share Certificates as and when issued in the name of **Mr. ASHISH MANOHARLAL PRAJAPAT** will be sent by the Society directly to the **STATE BANK OF INDIA RACPC** with noting your charge and lien on the said Share Certificate. We shall request the Society to accept **STATE BANK OF INDIA RACPC** as a nominee of **Mr. ASHISH MANOHARLAL PRAJAPAT** in their register and to agree to his creating a mortgage in due course of his title to the Flat together with proportionate share in the land along with his percentage of undivided interest in the common areas and facilities appurtenant to the said Flat in favour of the **STATE BANK OF INDIA RACPC**

7. We further undertake to obtain prior permission of the **STATE BANK OF INDIA RACPC** in the event the builders exercise the option to terminate the agreement with the borrower/purchaser. And we further undertake to refund the entire amount deposited along with interest in borrowers's loan a/c with **STATE BANK OF INDIA RACPC** without any reference to the borrower.

Yours faithfully,

For **SHREE SIDDHIVINAYAK CONSTRUCTION COMPANY**

  
24/11/2021

(LAXMAN DHANJI SENGHANI)





# Shree Siddhivinayak Construction Co.

**BUILDERS & DEVELOPERS**

7, Neelkanth Shopping Centre, 2nd Floor, Navroji Lane, Cama Galli, Ghatkopar (West), Mumbai - 400 086

Ref.:

Date

## RECEIPT

DATE : 25/11/2021

RECEIVED FROM MR. ASHISH MANOHARLAL PRAJAPAT  
FLAT NO. 706 B WING  
RUPEES : 12,00,000 (TWELVE LAKHS ONLY )

BEING : PAYMENT RECEIVED 12,00,000/- TWELVE LAKHS ONLY TOWARDS FLAT NO. 706  
B WING SAISADAN VAISHALINAGAR R ROAD MULUND WEST MUMBAI - 400080

BANK : ICICI BANK

CHEQUE NO .NEFT/IMPS	DATE	AMOUNT
NEFT / IMPS	11/11/2020	4,00,000/-
NEFT / IMPS	11/11/2020	1,50,000/-
NEFT / IMPS	11/11/2020	1,50,000/-
NEFT / IMPS	12/11/2020	50,000/-
NEFT / IMPS	12/11/2020	50,000/-
NEFT / IMPS	25/11/2020	4,00,000/-
	TOTAL :	12,00,000/-

SHREESIDDHIVINAYAKCONSTRUCTIONCO.



25/11/2021

391/503

पावती

Friday, January 08, 2021

8:28 PM

गावाचे नाव: मुलुंड

दस्तऐवजाचा अनुक्रमांक: करल4-503-2021

दस्तऐवजाचा प्रकार: 65-चुक दुरुस्ती पत्र

सादर करणाऱ्याचे नाव: आशीष मनोहरलाल प्रजापत

**DELIVERED**

नोंदणी

दस्त

पृष्ठांची

391/503

इतर पावती

Original/Duplicate

Friday, 15 January 2021 6:46 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 1114 दिनांक: 15/01/2021

गावाचे नाव: -मुलुंड

दस्तऐवजाचा अनुक्रमांक: करल4-503-2021

दस्तऐवजाचा प्रकार : 65-चुक दुरुस्ती पत्र

सादर करणाऱ्याचे नाव: आशीष मनोहरलाल प्रजापत  
वर्णन

दस्त हाताळणी फी

रु. 100.00

पृष्ठांची संख्या: 5

**DELIVERED**

एकूण:

रु. 100.00

सह दु.निबंधक कुर्ला - 4

1); देयकाचा प्रकार: DHC रकम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1501202104772 दिनांक: 15/01/2021

बँकेचे नाव व पत्ता:

सह. दुय्यम निबंधक कुर्ला - ४  
मुंबई उपनगर जिल्हा

**DELIVERED**

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0801202103957	Date 08/01/2021
Received from Laxmanbhai Dhanji Singhani Patel, Mobile number 7045663474, an amount of Rs.140/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 08/01/2021
Bank CIN 10004152021010803598	REF No. IGAKFNIKP2
This is computer generated receipt, hence no signature is required.	

करल ४		
५०३	९	१६
२०२१		





CHALLAN  
MTR Form Number-6



GRN	MH009836029202021E	BARCODE				Date	07/01/2021-08:09:20	Form ID	25.2									
Department	Inspector General Of Registration				Payer Details													
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)													
Office Name	KRL2_JT SUB REGISTRAR KURLA NO 2				PAN No.(If Applicable)	BBGPP1917D												
Location	MUMBAI				Full Name	Ashish Manoharlal Prajapat												
Year	2020-2021 One Time				Flat/Block No.	706 7th Floor B Wing Sai Sadan												
Account Head Details				Amount In Rs.	Premises/Building													
0030045501	Stamp Duty			500.00	Road/Street													
0030063301	Registration Fee			100.00	Area/Locality													
					Town/City/District													
					PIN													
					4 0 0 0 8 0													
<table border="1"><tr><td colspan="3">करल ४</td></tr><tr><td>५०३</td><td>२</td><td>९२</td></tr><tr><td colspan="3">२०२१</td></tr></table>					करल ४			५०३	२	९२	२०२१			Remarks (If Any)				
करल ४																		
५०३	२	९२																
२०२१																		
					PAN2=ABFFS3889P~SecondPartyName=Laxmanbhai Dhanji Singhani													
					Patel Partner Of Shri Siddhivinayak													
					Construction~CA=6000000~Marketval=3770174													
					Amount In	Six Hundred Rupees Only												
Total	500.00				Words													
Payment Details	STATE BANK OF INDIA				FOR USE IN RECEIVING BANK													
Cheque/DD Details					Bank CIN	Ref. No.	00040572021010752953	IK0AXEWRR1										
Cheque/DD No.					Bank Date	RBI Date	07/01/2021-08:24:10	Not Verified with RBI										
Name of Bank					Bank-Branch	STATE BANK OF INDIA												
Name of Branch					Scroll No. , Date	Not Verified with Scroll												

Department ID :

Mobile No. :

9004136935

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

सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

करल ४		
५०३	३	९२
२०२१		

## Deed of Rectification

**THIS DEED OF RECTIFICATION** made at MUMBAI this 08<sup>th</sup> day of JANUARY in the Christian Year Two Thousand TWENTY ONE BETWEEN **LAXMAN DHANJI SENGHANI PATEL PARTNER OF SHREE SIDDHIVINAYAK CONSTRUCTIONS** of Mumbai, Indian Inhabitant, having address at **82, Neelkanth shopping center, Navroji Lane, Kama Galli, Ghatkopar West, Mumbai- 400086**, hereinafter called "**THE VENDOR**" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his heirs, executors and administrators) of the One Part; AND **MR. ASHISH MANOHARLAL PRAJAPAT, residing at Shree Nikita Jewellers, Plot No. 108, Kisan Kharat Marg, Nityanand Nagar, Ghatkopar West, Mumbai-400086** hereinafter called "**THE PURCHASER**" (Which expression shall unless repugnant to the context or meaning thereof mean and include the said firm, its partners for the time being and the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their his/her assigns) of the Other Part;

### WHEREAS:-

The Vendor is the Owner of and possessed of and otherwise well and sufficiently entitled to all that piece or parcel of land hereditaments and premises situate at, Mumbai bearing C.T.S No. 6(part), 7, 7/1 to 7/3, 9, 9/1 to 9/4 and 10(part) Survey No.- 256 and 257 with building thereon known as 706, 7<sup>th</sup> floor, B wing, Sai Sadan, Shashtri Nagar, Bal Rajeshwar Road, Mulund West, Mumbai-400080 and more particularly described in the **Schedule** hereunder written (hereinafter referred to as the "**said property**").

- By the Agreement for Sale dated 15/12/2020, the Vendor has sold, Transferred and conveyed the said property at or for the price of Rs. 6000000/- (Sixty Lakhs Rupees only) to the Purchaser upon the terms and subject to the conditions recorded therein.
- The said Agreement for Sale is duly stamped and registered with the Sub-Registrar of Assurances at Joint Sub Registrar Kurla 4 on 15/12/2020 under serial number 13035/2020. A copy of the said Deed of Conveyance is annexed as **Annexure "A"** hereto.
- In the said Agreement of Sale by inadvertence the flat number of the said property is described as 706 instead of its correct No. 706 B Wing and in the sixth schedule of property is described as admeasuring area 225 sq.ft Carpet area (Equivalent to 7159.40 sq. meters) instead of its correct area 225 sq. ft Carpet area (Equivalent to 20.90 sq. meters). The correct flat number of the said property is as now described in the Schedule hereunder written.
- The parties are therefore desirous of rectifying the Schedule of the said property to the said Agreement for Sale by describing its correct flat No. and its correct admeasuring area as aforesated. Hence, the present Deed of Rectification.

NOW THIS DEED WITNESSETH as follows:-

- Agreed, recorded and confirmed that the Schedule of the property referred in the said Agreement for Sale dated 15/12/2020 be substituted by its correct schedule being schedule hereunder written in this Deed describing its correct flat number and correct admeasuring area. It is recorded that save and except the substitution of schedule as herein mentioned with correct flat number and correct admeasuring area there is no other change either in the Schedule of the said property referred or in any other terms and conditions of the said Agreement for Sale.

*Asmita*



करल ४		
५०३	४	७२
२०२१		

It is further agreed, recorded, declared and confirmed that the said Agreement for Sale dated 15/12/2020 executed between the parties for sale of the said property more particularly described in the corrected Schedule as hereunder written **is valid, subsisting and binding by and between the parties hereto.**

2. All out of pocket costs, charges and expenses including the stamp duty and registration charges of and incidental to this deed shall be borne and paid by the Vendor/Purchaser (as the case may be). The Vendor shall co-operate with the Purchaser to have the present deed registered as required in law and to attend before the office of the Sub-Registrar to admit the execution of this Deed.

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

**THE SCHEDULE ABOVE REFERRED TO:**

(Description of the said property)

SIGNED AND DELIVERED BY THE

Within named VENDOR

**LAXMAN DHANJI SENGHANI PATEL**

**PARTNER OF**

**SHREE SIDDHIVINAYAK CONSTRUCTIONS**

in the presence of

SIGNED AND DELIVERED BY THE

Within named PURCHASER

**MR. ASHISH MANOHARLAL PRAJAPAT**

in the presence of

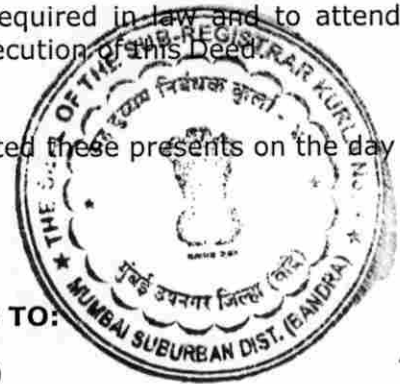
- 1.
- 2.

*Ashish Manoharlal Prajapat*  
Ashish Manoharlal Prajapat

*Laxman*



*AP*





23/12/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 13035/2020

नोंदणी :

Regn.63m

गावाचे नाव : मुलुंड

(1) विलेखाचा प्रकार	विक्री करारनामा	<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>करल ४</p> <p>५०३ ५ ९२</p> <p>२०२१</p> </div>
(2) मोबदला	6000000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3770173.94	
(4) भू-मापन,पोटहिम्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 706, माळा नं: 7, इमारतीचे नाव: साई सदन, ब्लॉक नं: मुलुंड वॅस्ट, रोड : बाळ राजेश्वर, इतर माहिती: .(( Survey Number : 5 ; C.T.S. Number : 256 ; ))	
(5) क्षेत्रफळ	1) 225 चौ.फूट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-लक्ष्मणभाई धनाजी सिंघाणी पटेल पार्टनर ऑफ थिसिद्विविनायक कंस्ट्रक्शन . वय:-70; पत्ता:-2, ग्राँड, नीलकंठ शॉपिंग्केन्टर, नवरोजी लेन, घाटकोपर वॅस्ट, कन्नमवार बाजार, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400083 पॅन नं:-ABFFS38899	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आशीष मनोहर लाल प्रजापत वय:-30; पत्ता:- प्लॉट नं: 108, मॉडल नं: 1, इमारतीचे नाव: श्री निकिता ज्वेलर्ज, ब्लॉक नं: नितायनंद नागर, रोड नं: मिशन ईरॉस, महाराष्ट्र, मुंबई. पिनकोड:-400086 पॅन नं:-BBGPP1917D	
(9) दस्तऐवज करून दिल्याचा दिनांक	15/12/2020	
(10) दस्त नोंदणी केल्याचा दिनांक	15/12/2020	
(11) अनुक्रमांक,खंड व पृष्ठ	13035/2020	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	120000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेरा		



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.

या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.

आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email ( dated 23/12/2020 ) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

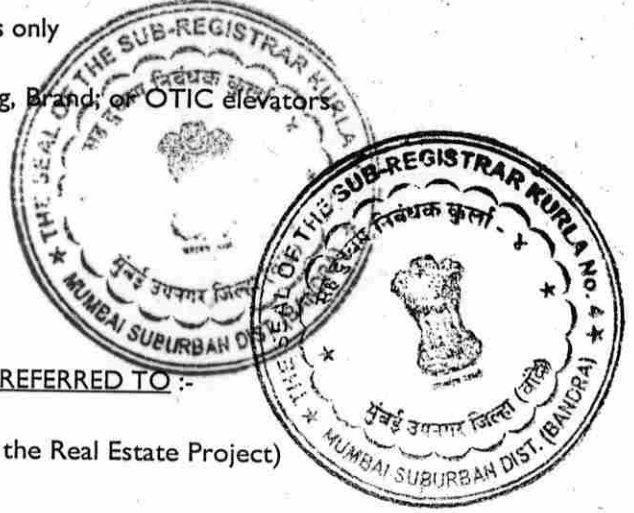
करल-४		
१३०३५	३५१००	
२०२०		

करल ४		
५०३	६	१२
२०२१		

THE FIFTH SCHEDULE HEREINABOVE REFERRED TO :-

(Details of the Common area facilities in the Real Estate Project)

- Ø Entrance Lobby
- Ø DG backup for Emergency services only
- Ø High Speed elevators in each wing, Brand; or OTIC elevators
- Ø Staircase for emergency exit.
- Ø Society Office.



THE SIXTH SCHEDULE HEREINABOVE REFERRED TO :-

(Details of the common area facilities in the Real Estate Project)

All those pieces and parcels of the Flat/Unit Being No. 706, 7TH Floor, admeasuring 225 Sq.Ft Carpet Area (Equivalent to 7159.40 Sq. Meters) located in the said building known as "SAI SADAN" constructed and to be constructed on the land bearing C.T.S. Nos. 6 (Part), 7, 7/1 to 7/3, 9, 9/1 to 9/4 and 10 (Part) of Survey Nos. 256 and 257, admeasuring 7159.40 Sq.Meters of Village Mulund (West), Taluka Kurla, Registration District and sub District of Mumbai and Mumbai Suburban District along with Structure known as SAI SADAN Co-op. Hsg. Soc. (Proposed), lying and situated at Shastri Nagar, Bal Rajeshwar Road, Mulund (West), Mumbai – 400080.

THE SEVENTH SCHEDULE HEREINABOVE REFERRED TO :

(Details of the Common area facilities in the real Estate Project)

- Ø CP fitting and sanitary ware of Brand.
- Ø Vitrified floor
- Ø Acrylic paint
- Ø Concealed ISI copper wiring.
- Ø Daddo Tiles Flooring glazed tiled in all toilet
- Ø Living Room French Windows with Aluminum window.
- Ø Sliding window in kitchen.

*As per*

*[Handwritten signature]*



15/01/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 503/2021

नोंदणी :

Regn:63m

गावाचे नाव : मुलुंड

(1)विलेखाचा प्रकार	65-चुक दुरुस्ती पत्र
(2)मोबदला	0
(3) बाजारभावा(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन : , इतर माहिती: 706/बी,7,साई सदन,शास्त्रीनगर,बालराजेश्वर रोड,दस्त क्र करल 4/13035/2020 बाबत सदनिका 706 च्या ऐवजी 706 बी विंग असे वाचणेबाबत चुकदुरुस्ती( ( C.T.S. Number : 256,257 ; ) )
(5) क्षेत्रफळ	1) 225 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री सिध्दीविनायक कंस्ट्रक्शन चे भागीदार लक्ष्मणभाई धनजी सिंघानी पटेल वय:-70; पत्ता:-प्लॉट नं: 8, माळा नं: 2, इमारतीचे नाव: नीलकंठ शॉपींग सेंटर , ब्लॉक नं: नवरोजी लेन , रोड नं: कामा गली घाटकोपर वॅस्ट , महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-ABFFS3889P
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आशीष मनोहरलाल प्रजापत वय:-31; पत्ता:-108, 0, श्री निकिता ज्वेलर्स, फ़ोर्थ रोड किसन खरात मार्ग , नित्यानंद नागर घाटकोपर वॅस्ट , घाटकोपर वेस्ट, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400086 पॅन नं:-BBGPP1917D
(9) दस्तऐवज करून दिल्याचा दिनांक	08/01/2021
(10)दस्त नोंदणी केल्याचा दिनांक	08/01/2021
(11)अनुक्रमांक,खंड व पृष्ठ	503/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

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

Integrated Governance enabling You to Do Business Easily

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Details of this transaction have been forwarded by Email ( dated 15/01/2021 ) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Ashish Manoharlal Prajapat	eChallan	00040572021010752953	MH009836029202021E	500.00	SD	0004559233202021	08/01/2021
2		DHC		0801202103957	140	RF	0801202103957D	08/01/2021
3	Ashish Manoharlal Prajapat	eChallan		MH009836029202021E	100	RF	0004559233202021	08/01/2021

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

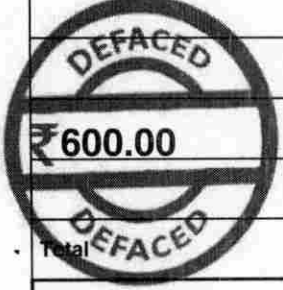


CHALLAN  
MTR Form Number-6

करल ४		
५०३	१	९२
२०२१		



GRN	MH009836029202021E	BARCODE			Date	07/01/2021-08:09:20	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	KRL2_JT SUB REGISTRAR KURLA NO 2			PAN No.(If Applicable)	BBGPP1917D			
Location	MUMBAI			Full Name	Ashish Manoharlal Prajapat			
Year	2020-2021 One Time			Flat/Block No.	706 7th Floor B Wing Sai Sadan			
Account Head Details	Amount In Rs.			Premises/Building	Shashtrinagar Balajeshwar Road			
0030045501	Stamp Duty		500.00	Road/Street	Mulund West Mumbai			
0030063301	Registration Fee		100.00	Area/Locality	Mulund West Mumbai			
				Town/City/District	MUMBAI SUBURBAN DIST. (BANDRA)			
				PIN	4	0	0	0
				Remarks (If Any)	PAN2=ABFFS3889P~SecondPartyName=Laxmanbhai Dhanji Singhani Patel Partner Of Shri Siddhivinayak Construction-CA=6000000-Marketval=3770174			
				Amount In	Six Hundred Rupees Only			
Total			600.00	Words				
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	00040572021010752953	IK0AXEWRR1	
Cheque/DD No.				Bank Date	RBI Date	07/01/2021-08:10:38	Not Verified with RBI	
Name of Bank				Bank-Branch	STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date	8 , 08/01/2021			



Department ID : Mobile No. : 9004136935  
**NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.**  
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-391-503	0004559233202021	08/01/2021-20:27:59	IGR200	100.00
2	(IS)-391-503	0004559233202021	08/01/2021-20:27:59	IGR200	500.00
Total Defacement Amount					600.00

*Printed*

Doc No - 503 - 2021

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1501202104772	Date 15/01/2021
Received from ASHISH MANOHARLAL PRAJAPAT, Mobile number 9920570962, an amount of Rs.100/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 15/01/2021
Bank CIN 10004152021011504315	REF No. IGAKGUOFQ8
This is computer generated receipt, hence no signature is required.	

करल ४		
५०३	९२	
२०२१		



391/503

शुक्रवार, 08 जानेवारी 2021 8:28 म.नं.

दस्त गोषवारा भाग-1

करल4

दस्त क्रमांक: 503/2021

90/92

दस्त क्रमांक: करल4 /503/2021

बाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. करल4 यांचे कार्यालयात

पावती:549

पावती दिनांक: 08/01/2021

अ. क्रं. 503 वर दि.08-01-2021

सादरकरणाराचे नाव: आशीष मनोहरलाल प्रजापत

रोजी 8:25 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 140.00

पृथांची संख्या: 7

एकुण: 240.00

दस्त हजर करणाऱ्याची सही:

कमी पडलेली पात्रे ( 04 )

इतर पावती क्रमांक ... 9998/2021

दि. 04/01/2021

फी रुपये ... 000/-

वसूल करण्यात आली.

सह दु.निबंधक कुर्ला - 4

सह दु.निबंधक कुर्ला - 4

दस्ताचा प्रकार: 65-चुक दुरुस्ती पत्र

सह दुय्यम निबंधक कुर्ला - 4

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा उपनगरसमिते कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्रं. 1 08 / 01 / 2021 08 : 25 : 40 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 08 / 01 / 2021 08 : 27 : 05 PM ची वेळ: (फी)







दस्त गोषवारा भाग-2

करल4

08/01/2021 8 30:44 PM

दस्त क्रमांक:503/2021

दस्त क्रमांक :करल4/503/2021

दस्ताचा प्रकार :-65-चुक दुरुस्ती पत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:आशीष मनोहरलाल प्रजापत पत्ता:108, 0, श्री निकिता ज्वेलर्स, फ़ोर्थ रोड किसन खरात मार्ग , नित्यानंद नागर घाटकोपर वॅस्ट , घाटकोपर वेस्ट, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:BBGPP1917D	लिहून घेणार वय :-31 स्वाक्षरी:-		
2	नाव:श्री सिध्दीविनायक कंस्ट्रक्शन चे भागीदार लक्ष्मणभाई धनजी सिंघानी पटेल पत्ता:प्लॉट नं: 8, माळा नं: 2, इमारतीचे नाव: नीलकंठ शॉपींग सेंटर , ब्लॉक नं: नवरोजी लेन , रोड नं: कामा गल्ली घाटकोपर वॅस्ट , महाराष्ट्र, MUMBAI. पॅन नंबर:ABFFS3889P	लिहून देणार वय :-70 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत 65-चुक दुरुस्ती पत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिकका क्र.3 ची वेळ:08 / 01 / 2021 08 : 28 : 43 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अनुग्रह नारायण मिश्रा वय:33 पत्ता:108 नित्यानंद नागर घाटकोपर वॅस्ट पिन कोड:400086	स्वाक्षरी	
2	नाव:लल्लन जमीदार सिंह वय:52 पत्ता:32 बी शांति कॅंपस मुलुंड वॅस्ट मुंबई पिन कोड:400080	स्वाक्षरी	

शिकका क्र.4 ची वेळ:08 / 01 / 2021 08 : 29 : 20 PM

शिकका क्र.5 ची वेळ:08 / 01 / 2021 08 : 29 : 50 PM नोंदणी पुस्तक 1 मध्ये

सह दु.निबंधक कुर्ला - 4



## Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Ashish Manoharlal Prajapat	eChallan	00040572021010752953	MH009836029202021E	500.00	SD	0004559233202021	08/01/2021
2		DHC		0801202103957	140	RF	0801202103957D	08/01/2021
3	Ashish Manoharlal Prajapat	eChallan		MH009836029202021E	100	RF	0004559233202021	08/01/2021

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

503 /2021

## Know Your Rights as Registrants

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

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

करल ४		
५०३	१२	१२
२०२१		




प्रमाणित करण्यात येते की या दस्तामध्ये  
एकूण...५०३... (१२)...पाने आहेत.  
करल-४/ ५०३/२०२१  
पुस्तक क्रमांक १ क्रमांकावर नोंदला.  
दिनांक...०८/११/२०२१.....



आदिती दि. म्हसकर  
सह. दुय्यम निबंधक, कुर्ला-४  
मुंबई उपनगर जिल्हा

391/7699

पावती

Original/Duplicate

Friday, April 16, 2021

नोंदणी क्र. :39म

2:52 PM

Regn.:39M

पावती क्र.: 8426 दिनांक: 16/04/2021

गावाचे नाव: मुलुंड

दस्तऐवजाचा अनुक्रमांक: करल4-7699-2021

दस्तऐवजाचा प्रकार : 65-चुक दुरुस्ती पत्र

सादर करणाऱ्याचे नाव: आशीष मनोहरलाल प्रजापत

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

**DELIVERED**

एकूण:

रु. 660.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

3:10 PM ह्या वेळेस मिळेल.

सह दु.निबंधक कुर्ला - 4

बाजार मूल्य: रु.1/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

**सह. दुय्यम निबंधक कुर्ला - ४**  
**कुर्ला जंक्शन**

1) देयकाचा प्रकार: DHC रकम: रु.560/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1604202104857 दिनांक: 16/04/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH000527242202122E दिनांक: 16/04/2021

बँकेचे नाव व पत्ता:

**DELIVERED**

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1512202009705	Date	15/12/2020
Received from ASISH MANOHARLAL PRAJAPAT, Mobile number 7045663474, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	SBIN	Date	15/12/2020
Bank CIN	10004152020121508975	REF No.	IGAKBDBMI4
This is computer generated receipt, hence no signature is required.			

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CHALLAN  
MTR Form Number-6

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6000 9 26  
Date 16/04/2021-13:22:19 Form ID 25.2



GRN	MH000527242202122E	BARCODE			Date	16/04/2021-13:22:19	Form ID	25.2
Department Inspector General Of Registration				Payer Details				
Type of Payment Stamp Duty Registration Fee				TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name KRL4_JT SUB REGISTRAR KURLA NO 4				Full Name		ASHISH MONOHARLAL PRAJAPAT		
Location MUMBAI				Flat/Block No.		706 7TH FLOOR B WING SAI SADAN		
Year 2021-2022 One Time				Premises/Building				
Account Head Details			Amount In Rs.		Road/Street			SHASTRI NAGAR B R ROAD MULUND
0030045501 Stamp Duty			500.00		Area/Locality			MUMBAI
0030063301 Registration Fee			100.00		Town/City/District			
				PIN		4 0 0 0 8 0		
				Remarks (If Any)				
				SecondPartyName=MS SHREE SIDDHIVINAYAK CONSTRUCTIONS-				
				Amount In		Six Hundred Rupees Only		
Total				600.00		Words		
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN		Ref. No.		69103332021041612580 2675451956
Cheque/DD No.				Bank Date		RBI Date		16/04/2021-13:23:39 Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		



Department ID : Mobile No. : 9821517993  
NOTE.- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चतल केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चतल लागू नाही.

*Aspirat*

करल ४	
Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1604202104857	Date 16/04/2021
Received from ASHISH M PRAJAPAT, Mobile number 9821517993, an amount of Rs.560/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name sbiepay	Date 16/04/2021
Bank CIN 10004152021041603726	REF No. 202110631270766
This is computer generated receipt, hence no signature is required.	



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**RECTIFICATION DEED**

THIS RECTIFICATION DEED is made and entered into at Mumbai,  
on this 16<sup>th</sup> day of April 2021.

**BETWEEN**

**M/s. SHREE SIDDHIVINAYAK CONSTRUCTIONS**, a Partnership firm duly registered under the provisions of the Indian Partnership Act, 1932, having its address at 8, Nilkantha Shopping Centre, 2<sup>nd</sup> floor, Navroji Lane, Kama Galli, Ghatkopar (West), Mumbai-400086, through its Partner Mr. LAXMANBHAI DHANJI SINGHANI (PATEL), hereinafter referred to as "THE DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the partner or partners for the time being of the said firm i.e M/s. SHREE SIDDHIVINAYAK CONSTRUCTION CO. and their respective successors and assigns and heirs, executors and administrators of respective last surviving partners) of the **FIRST PART**.

**AND**

(1) **Mr. ASHISH MANOHARLAL PRAJAPAT**, aged about 31 year

Indian Inhabitants of Mumbai, residing at Plot No. 108, First Floor, Shri Nilkantha Jewellers Nityanand nagar, Road no. 4 Kishan Kharat Marg, Mumbai, Maharashtra 400 086 hereinafter called the "PURCHASER" which expression shall unless it be repugnant to the context or meaning hereof be deemed to mean and include their heirs, executors, administrators and permitted assigns) of the **SECOND PART**.



WHEREAS the Party of First Part herein the vendor and the Party of the Second Part herein the Purchaser have executed Agreement for Sale" dated 15<sup>th</sup> December, 2020 in respect of Flat No. 706, B-Wing, 7th floor, "SAI SADAN" Shastri Nagar, Bal Rameshwar Road, Mulund (West), Mumbai- 400080.

AND WHEREAS the above said Original Agreement for Sale dated 15<sup>th</sup> December, 2020 is duly registered with The Sub-Registrar Kurla No.4, Mumbai Suburban District, under Document No. KRL4-13035/2020 Dated 15/12/2020

AND WHEREAS in the aforesaid Agreement for Sale dated 15<sup>th</sup> December, 2020 on Page No.9point Q in 3<sup>rd</sup> line the Flat No. mentioned is 601, whereas its actually **Flat No. is 706, 7<sup>th</sup> Floor B-wing. "SAI SADAN"**.

IN WITNESS WHEREOF both the parties herein have confirmed and affirm for the said rectification and set and subscribed their respective hands to this Deed on this 16<sup>th</sup> day of April, 2021.

IN WITNESS WHEREOF both the parties herein have confirmed and affirm for the said rectification and set and subscribed their respective hands to this Deed on this 16<sup>th</sup> day of April, 2021.

*[Handwritten signature]*

*[Handwritten signature]*

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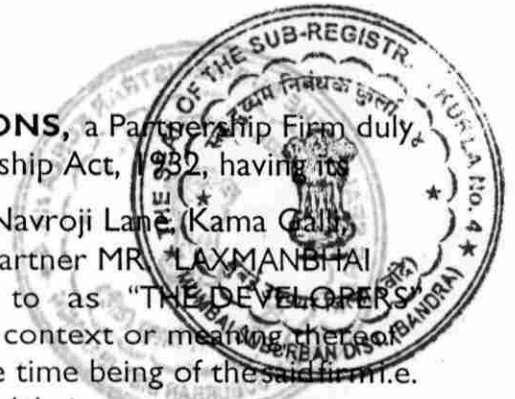
**AGREEMENT FOR SALE**

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THIS AGREEMENT FOR SALE made & entered into at Mumbai, on this 15<sup>th</sup> day of December, 2020

**BETWEEN**

**M/s. SHREE SIDDHIVINAYAK CONSTRUCTIONS**, a Partnership Firm duly registered under the provisions of the Indian Partnership Act, 1932, having its address at 8, Nilkantha Shopping Centre, 2<sup>nd</sup> floor, Navroji Lane (Kama Gali), Ghatkopar (West), Mumbai – 400 086., through its Partner MR. LAXMANSHAI DHANJI SINGHANI (PATEL), hereinafter referred to as "THE DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the partner or partners for the time being of the said firm, i.e. M/s. SHREESIDDHIVINAYAK CONSTRUCTIONS and their respective successors and assigns and heirs, executors and administrators of the respective last surviving partners) of the FIRST PART;



**AND**

**MR. ASHISH MANOHARLAL PRAJAPAT**, Aged about 31 years, Indian inhabitants of Mumbai, hereinafter referred to as "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors and administrators and permitted assigns) of the SECOND PART.



**WHEREAS :-**

A PANDIT SRA CO-OPERATIVE HOUSING SOCIETY LIMITED, had acquired land and bearing C.T.S. Nos. 6 (Part), 7, 7/1 to 7/3, 9, 9/1 to 9/4 and 10 (Part) of Survey Nos. 256 and 257, admeasuring about 7159.40 Sq.Mtrs., (as per P. R. card) of Village Mulund (West), Taluka Kurla, situated at Shastri Nagar, Bal Rajeshwar Road, Mulund (West), Mumbai – 400 080 from Deputy Collector (Encroachment & Competent) Authority Kurla-I, Mulund, vide Possession Letter dated 19/11/1997, more particularly described in the First Schedule hereunder written (hereinafter for the sake of brevity referred to as "the Said Property").

*[Signature]*  
  
*[Signature]*

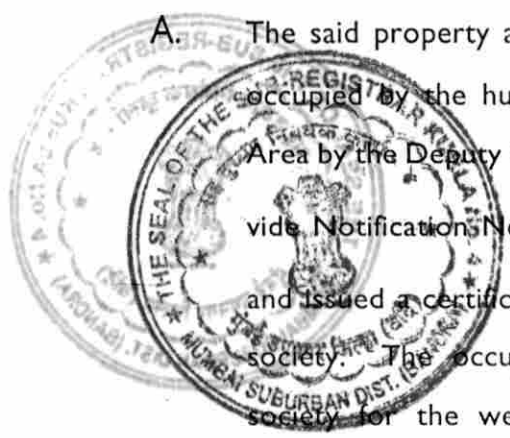
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करल ४	
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The Members of the society, prior to its registration had constructed their individual structures on the said property and were residing with their family members or carrying on businesses.



A. The said property admeasuring 7159.40 Sq.Mtrs., is encroach upon and/or occupied by the hutment dwellers and the same has been declared Slum Area by the Deputy Collector (Encroachment & Competent) Authority Kurla, vide Notification No. SLUM/1077/5280 dated 01<sup>st</sup> day of September, 1975 and issued a certificate dated 2<sup>nd</sup> day of November, 1986 to the proposed society. The occupants of the said occupied property have formed a society for the welfare and management of the tenements in the said



property via PANDIT SRA CO-OPERATIVE HOUSING SOCIETY LIMITED, duly registered under the provisions of Maharashtra Co-operative Societies Act, 1960, vide Registration No. MUM(SRA)/HSG/TC/10547, having address at Manubhai Chawl No. 03, Shastri Nagar, Bal Rajeshwar Road, Mulund (West), Mumbai - 400 080., (hereinafter for the sake of brevity referred to as 'the Said Society'). The Slum Dwellers have given their consent for Development of the said property under SRA Scheme and LOI dated 06<sup>th</sup> day of January, 1998 in respect of the said property is obtained by the developer. The IOA for Rehab. Bldg. Wing 'D' was approved & issued on 06<sup>th</sup> day of January, 1998. The work of plinth CC of Rehab. Wing 'D' was carried out by the developer i.e. M/s. OM SHREE SAI DEVELOPERS. However subsequently dispute arose between the developer & society & Architect. Hence there was no progress in the scheme.

The Society vides its General Body Resolution dated 24/03/2000 terminated the developer i.e. M/s. OM SHREE SAI DEVELOPERS & appointed new developer i.e. M/s. SIDDHIVINAYAK CONSTRUCTION CO. The dispute between the society & the earlier developer continued further. However as per societies said General Body Resolution dated 24/03/2000, the new developer i.e. M/s.

SIDDHIVINAYAK CONSTRUCTION CO. was taken on record as pe the sanction



*(Handwritten signatures)*

IN WITNESSS WHEREOF THE PARTIES HERETO HA EGIS TR NTO  
SET AND SUBSCRIBED THEIR RESPECTIVE SIGYATRESAN SL  
THE DAY AND YEAR FIRST HEREINABOVE WRITTEN  
SIGNED, SEALED & DELIVERED BY THE)  
WITHINNAMED THE DEVELOPERS"

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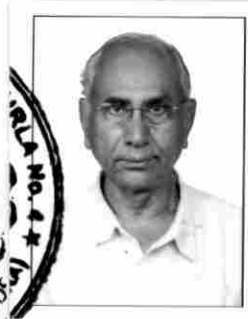
M/s. SHREE SIDDHIVINAYAK CONSTRUCTIONS Co.)

PAN No. ABFFS3889P

through its Partner/s

Mr. Laxmanbhai Dhanji Singhani

PAN No. AADPS0506J



*[Signature]*

IN THE PRESENCE OF.....

1. *[Signature]*
2. *[Signature]*

SIGNED, SEALED & DELIVERED BY THE

WITHINNAMED, THE PURCHASER

MR. ASHISH MANOHARLAL PRAJAPAT

Pan No: BBGPP1917D



*[Signature]*

IN THE PRESENCE OF.....

1. *[Signature]*
2. *[Signature]*



*[Signature]*

*[Signature]*

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करल ४	
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CTS No. 4/6(pt.) & 4/7(pt.). Architect has submitted PRC of CTS No. 4/6 & 4/7 wherein entry of Maharashtra Pvt. forest has been made by City Survey office at page 3143 to 3145. Architect stated that the said entry of Mah. Pvt. Forest has been wrongly made by City Survey Office in PRC of CTS No. 4/6 & 4/7 & he has appealed before Superintendent of land records for deletion of said entry at page 3167 to 3175 Now, Architect has submitted fresh P.R.C. of CTS No. 4/6 & 4/7 in which the entry of Maharashtra Private forest is been deleted at page 3219 & 3221. Architect has requested to issue the Revised LOI in the name of M/s. SIDDHIVINAYAK CONSTRUCTION CO. as per CEO (SRA)'S Order U/N No. SRA/CEO/LA/HCO/130/Pandit/61/08 dated 04/03/2008 & as per Hon'ble High Power Committee is order dated 18/07/2009 the copy of the same is at page 3287 to 3291.

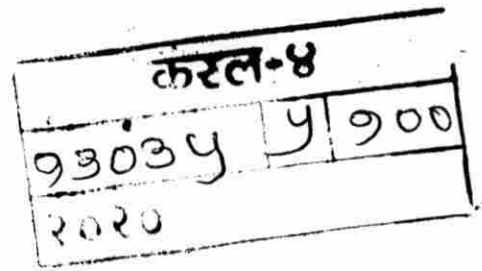
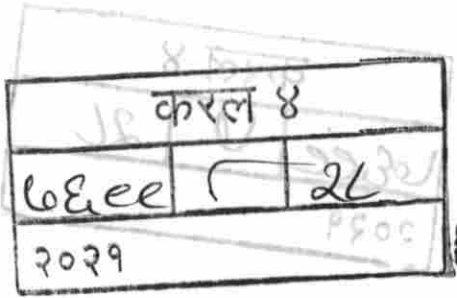
- C. Vide Tripartite Agreement dated 24<sup>th</sup> day of April, 2009, the developer, SIDDHIVINAYAK CONSTRUCTION CO. are absolutely seized and possessed of and is otherwise well and sufficiently entitled to development rights of the said property; the developers has all rights on the basis of said Tripartite Agreement between said society i.e. PANDIT SRA CO-OPERATIVE HOUSING SOCIETY LIMITED & M/s. Arihant REALTORS,

Notarized by HARKISHIN B. SHARMA, having address at I, Ojas Bldg., Ground floor, Near Ration Office, S.N. Road, Mulund (West), Mumbai – 400 080., Registered Sr. No. 1465/2010 dated 25/02/2010.

The developer has got Letter of Intent dated 16<sup>th</sup> day of October, 2010 and Commencement Certificate granted dated 29<sup>th</sup> day of April, 2004 for the aforesaid property.

- E. The Developer has got approved from the Slum Rehabilitation Authority the plans, the specification elevations, sections and details of the said slum redevelopment scheme vide C.C. bearing No.SRA/ENG/154/T/PL/AP of 29/04/2004. Hereto annexed and marked Annexure "A" are the copies of CC for the saleable building. Architects and of such other.
- F. The Slum Dwellers have given their consent for the re-development of the said property by the Developers in conformity with the Development control Regulation 33(10) of Municipal Corporation of Greater Mumbai in accordance with slum Rehabilitation Scheme.



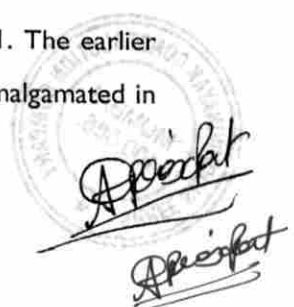


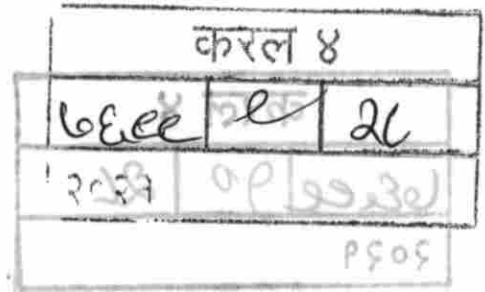
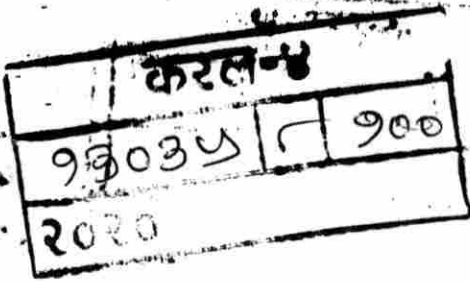
of CEO (SRA) at page 1373. In the meanwhile the new developer had carried out the work of Rehab wing 'B', 'C' & 'D' without necessary permission hence MPTP under section 53(1) was issued to M/s. SIDDHIVINAYAK CONSTRUCTION CO. for carrying out the work without permission. The said work was regularized by CEO (SRA) as at page 2036. The CC to Rehab Wing 'B' was issued on 30/04/2004 after sanction of CEO (SRA) for regulation of the same.

Meanwhile the earlier developer i.e. M/s. OM SHREE SAI DEVELOPERS filed a writ petition in Hon. High Court Vide No. 2953 of 2004 challenging his termination by the society. Hon. High Court vide its order dated 10/02/2005 at page 3077 to 3081 said Writ Petition directed CEO (SRA) to hear the parties & to decide matter accordingly. CEO (SRA) vide order U/No. SRA/CEO/72(1)/2005 dated 10/03/2005 at page 3083 to 3087 directed to continue the implementation of the said S.R. Scheme through the developer i.e.

M/s. SIDDHIVINAYAK CONSTRUCTION CO. as appointed by the society vide its General Body Resolution dated 24/03/2000. However the developer M/s. OM SHREE SAI DEVELOPERS filed a suit in City Civil Court vide Bombay City Civil Court Suit No. 2145/2005 challenging the order dated 10/03/2005 passed by CEO (SRA). However the Notice of Motion filed by the petitioner in the said suit was dismissed by the Hon. Court vide its order dated 09/01/2008. M/s. OM SHREE SAI DEVELOPERS filed a Appeal vide No. 71 of 2008 & Contempt Petition No. 36 of 2008 against order dated 09/01/2008 of City Civil Court in Hon. High Court. The Hon. High Court vide its order dated 05/02/2008 in said A.O. directed CEO (SRA) to hear the parties again & pass the order accordingly at page 3121 to 3125 CEO (SRA) vide Order U/No. SRA/CEO/LA/HCO/130/Pandit/61/08 dated 04/03/2008 at page 3127 to 3189 affected to implement the S.R. Scheme through M/s. SIDDHIVINAYAK CONSTRUCTION CO.

- B. The Slum Rehabilitation Scheme was approved on C.T.S. Nos. 6 (pt.), 7, 9(pt.) & 10 (pt.) of Village Mulund (West). Architect vide his letter at page 3165 has stated that, City Survey office has carried out re-constitution of the C.T.S. No. 6 its boundaries. As per the fresh CTS plan the Slum boundary falls on reconstituted C.T.S. Nos. 4/6(pt.), 4/7 (pt.), 7, 7/1 to 3, 9(pt.) as shown C.T.S. plan at page 3191. The earlier CTS No. 6 (pt) & 10 (pt) of S.R. Scheme has now been cancelled & amalgamated in





269.00 sq.ft. carpet area and thereby to increase the FSI 2.50 to 3.00 proportionately as proposed by Architect and to treated the constructed 74 Nos. rehab tenements as PAP tenements.

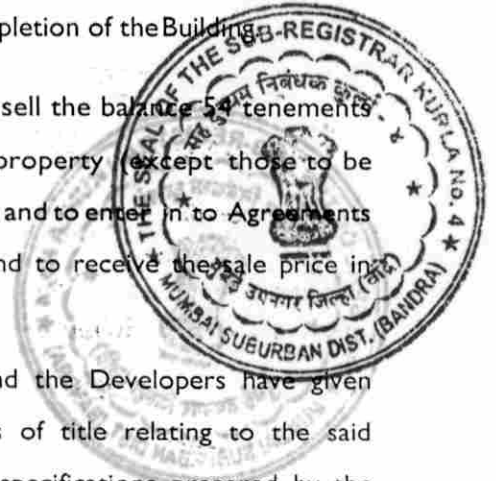
K. The Developers have entered into a standard agreement with an Architect registered with the Council of Architect of Architects and such agreement is as per the agreement prescribed by the Council of Architects; whereas the Developers appointed a Structural Engineer for the preparation of the structural design and drawing of the building and the Developers accepts the professional supervision of the Architect and the Structural Engineer till the completion of the Building.

L. The Developers alone have the exclusive rights to sell the balance 54 tenements in the said buildings to be erected in the said property (except those to be allotted to the slum dwellers/Tenants/ Land Owners) and to enter in to Agreements with the purchasers of Flat /Shop/office premises and to receive the sale price in respect thereof.

M. The Purchaser demanded from the Developers and the Developers have given inspection to the Purchaser of all the documents of title relating to the said property, the said Agreements, plans, designs and specifications prepared by the Developer's Architects and of such other documents as specified under the Maharashtra Ownership Flats (Regulation of the Promotion, sale, management and transfer) Act, 1963 (hereinafter referred to as "the said Act") and the rules made there under.

The copies of Certificate of Title issued by SHRI VAIBHAV UGLE the Advocate of the Developers, copies of the Revenue Records showing nature of title of the said Land Owners to the said property on which the Premises are to be constructed and Copies of plans and specifications of the Flat premises agreed to be purchased by the Purchaser and approved by the concerned municipal authorities have been annexed hereto and marked as Annexures "A"," B" and" C" respectively.

O. While sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developers & the Purchaser while developing the said property and the said building and upon due observance and performance of which only the completion and occupation certificate in respect of the said building shall be granted by the concerned local authority.



*Signature*





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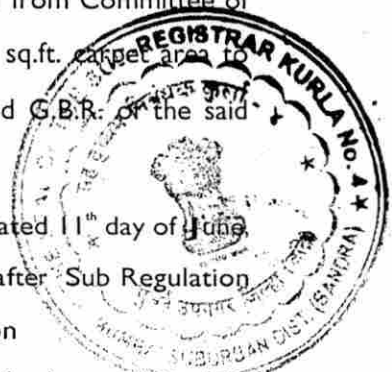
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G. The Developers proposed two buildings in the layout, viz Rehab building with 5 wings namely 'A' to 'E' and sale building for the Tenants/slum dwellers, the Owners and remaining components for open sale in the market. (Hereinafter referred to as "the Said Buildings").

H. The said work carried out is as per approved plans of the composite building u/r & construction work of the Rehab wing 'A' & 'E' yet not started. As mentioned earlier, out of 128 tenements of three wings constructed of carpet area 225.00 Sq.Ft. the developer has sold out 54 Nos. Rehab tenements which were subsequently approved in amended plans showing as sale tenements as amended and approved on 20/04/2004. Now, Architect vide his letter dated 02/10/2008 proposed to consider 74 Nos. of tenements (128 - 54 = 74) as PAP tenements and three amenity structures such as Welfare centre, Balwadi & Society office and the Architect has requested for conversion of all rehab tenements to 269.00 sq.ft. carpet area & there by to increase FSI 2.50 to 3.00 proportionately proposing to accommodate in the wings A & E to be constructed. Architect has submitted letter from Committee of slum society for conversion of all rehab tenements to 269.00 sq.ft. carpet area to allot in proposed the buildings which are not constructed and G.B.R. of the said society will be insisted before revision of LOI.

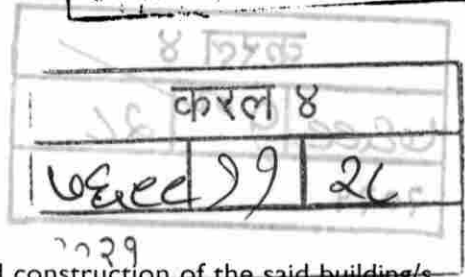
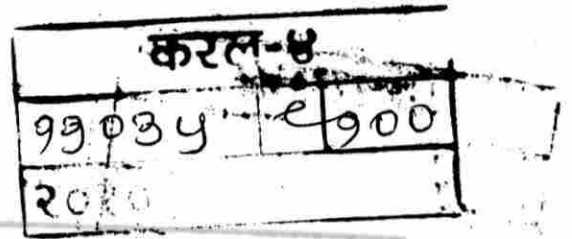
I. "As per Govt. Notification TPB 4308/1270/CR-175/08/UD-II dated 11<sup>th</sup> day of June 2008, as new Sub Regulation 10.1 (A) has been added after Sub Regulation 10.1 of Appendix-IV of Reg. 33 (10). As per new Sub Regulation 10.1 (A), in case of slum redevelopment Scheme in process, and scheme where LOI has been issued and if full O.C.C. has not been granted, then the owner/developer etc. may convert the proposal within one year from regarding the size of tenements and proportionate loading of FSI in situ. In conversion of balance S R Scheme from 225.00 sq.ft. to 269.00 sq.ft. Carpet area i.e. well within one year & also within the stipulated date of 12/12/2008 as per the U.D.'s letter dated 27/02/2008.

J. As per approved parameter of the scheme earlier 59 Nos. PAP's were to be provided. However if the proposal of Architect is considered for approval principally by U.D. Department Govt. for allowing to change over the scheme parameters with 269 sq.ft. then required PAP will be of 69 Nos. against which developer is proposing to handover to SRA i.e. 74 Nos. which can be utilized for either amenities or additional provisional PAP's to be handover to SRA. In view of above specific orders from U.D. Department in Govt. of Maharashtra will be insisted for consideration, to allow for conversion of all rehab tenements to



*[Handwritten signature]*

*[Handwritten signature]*  
*[Handwritten signature]*



P. The Developers have accordingly commenced construction of the said building/s in accordance with the said plans.

Q. The Purchaser is interested in purchasing the a residential premises out of the free salable F.S.I. of the said property and more particularly described in the Second schedule hereunder written and applied for the allotment of the Flat No. 601 on the 6<sup>TH</sup> floor of the salable Building to be constructed on the said property and to be known as PANDIT SRA CO-OPERATIVE HOUSING SOCIETY LTD. with the plans, designs and specifications prepared by their Architects and approved by the Municipal Authorities/Slum Authorities under Letter of Intent No. dated and which have been seen and approved by the Purchaser with only such variations and modifications as the Developers may consider necessary or as may be required by the concerned local authority, the Government to be made in them or any of them.

R. Provided that the Developers shall have to obtain prior consent in writing to the Purchasers in respect of such variations or modifications, which may adversely affect the Flat of the Purchasers.

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

1. The above Recitals shall form an integral part of the operative portion of this Agreement for Sale, as if the same have been set out in verbatim. The headings given the operative section of this Agreement for Sale are only for convenience, and are not intended in derogations of RERA.
2. The Developers shall construct the Real Estate Project being the Rehab SRA and Sale Components building known as consisting of such floors set out in Recital Annexure" " and the Fourth Schedule hereunder written in accordance, and as approved by Municipal Corporation of Greater Mumbai from time to time. The real Estate Project shall have common areas, facilities and amenities that may be used by the Purchaser/s and are listed in the Fifth Schedule hereunder written.

PROVIDED THAT the Developers shall have to obtain consent in writing of the Purchaser/s in respect of any variation or modification which may adversely affect the premises of the Purchaser/s , except, any alteration or addition required by any Government authorities, or, due to change in law, or any change as contemplated by



*Apparat*  
*Apparat*

करल-५  
९३६३५७० ९००  
२०२

करल ४  
any of disclosures already made to the Purchaser/s. **Purchase of the Premises and**  
Sale Consideration:  
२०२९

(i) The Developers has agreed to sell and the Purchaser/s has/ have agreed to purchase the said Premises being Flat No. 706 of the building known as "B WING SAI SADAN SHASHTRINAGAR BALRAJESHWAR ROAD MULUND WEST MUMBAI-400080", admeasuring area 225 Sq.Ft., Carpet area as per RERA on the 7<sup>TH</sup> Floor in the said "B" Wing under the Real Estate (Regulations and Development) Act, 2016 (hereinafter referred to as the said Act) equivalent to 225 Square feet (Carpet Area) as per definition under the Maharashtra Ownership of Flat Act (Regulation of the promotion of construction, management and transfer Act, 1963) on the 7<sup>th</sup> Floor in "B" Wing of the building (hereinafter referred as to "the said Flat" said premises are more particularly described in Seventh Schedule and are shown in the floor plan annexed and marked Annexure "H" hereto) at and to the consideration of Rs. 6000000/- (Rupees Sixty Lakhs Only) Purchaser/s/s has paid on or before execution of this Agreement for Sale a sum of Rs. 6000000/- (Rupees Sixty Lakhs Only) as advance payment or application fees hereby agrees to pay to the Developers the balance amount of Purchaser/s consideration of Rs. 1100000/- (Rupees ELEVEN LAKHS Only) in the following manner.



Sr. No.	Payment Schedule	%
1.	On Booking	10%
2.	Signing on Agreement	20%
3.	Commencement on Plinth work	15%
4.	Commencement on 1 <sup>st</sup> slab	2%
5.	Commencement on 2 <sup>nd</sup> slab	2%
6.	Commencement on 3 <sup>rd</sup> slab	2%
7.	Commencement on 4 <sup>th</sup> slab	2%
8.	Commencement on 5 <sup>th</sup> slab	2%
9.	Commencement on 6 <sup>th</sup> slab	2%
10.	Commencement on 7 <sup>th</sup> slab	2%

*Signature*  
*Signature*



करल-४  
 ९३०३५ ४० ९००  
 २०२०

करल ४  
 ६६६ १३ २६  
 २०२१

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND  
 SUBSCRIBED THEIR RESPECTIVE SIGNATURES AND SEAL THE DAY AND YEAR FIRST  
 HEREINABOVE WRITTEN.

SIGNED, SEALED & DELIVERED BY THE  
 WITHIN NAMED 'THE DEVELOPERS'  
 M/s. SHREESIDDHIVINAYAK  
 CONSTRUCTIONS,  
 PAN No.  
 through its Partner/s  
 MR. LAXMANBHAI DHANJI SINGHANI,  
 PAN No.  
 IN THE PRESENCE OF



SIGNED, SEALED & DELIVERED BY THE  
 WITHIN NAMED 'THE PURCHASER/S'  
ASHISH  
 MR. ASHISH MANOHARLAL PRAJAPAT  
 PAN No.  
 IN THE PRESENCE OF .....



*[Handwritten signature]*

*[Handwritten signature]*

करल ४  
७६६६९७२८  
२०२१

391/13035

पावती

Original/Duplicate

Tuesday, December 15, 2020

नोंदणी क्र.: 39म

8:25 PM

Regn.: 39M

पावती क्र.: 14055 दिनांक: 15/12/2020

गावाचे नाव: मुलुंड

दस्तावेजाचा अनुक्रमांक: करल4-13035-2020

दस्तावेजाचा प्रकार: विक्री करारनामा

मादर करणाऱ्याचे नाव: लक्ष्मणभाई धनाजी सिंघानी पटेल पार्टनर ऑफ थिसिद्धिविनायक कंस्ट्रक्शन

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 2000.00

पृष्ठांची संख्या: 100

**DELIVERED**

एकूण:

₹. 32000.00

आषाढ शुक्र रविवार, शंभुनेल सिंधुपुत्री २ इत्यादी

8:39 PM ह्या वेळेस मिळेल.

*Shankar*

सह. दुय्यम निबंधक कुर्ला - ४

वाजार मूल्य: ₹. 3770173.94 /-

मोवदला ₹. 60000000/-

भरलेले मुद्रांक शुल्क: ₹. 120000/-

सह. दुय्यम निबंधक कुर्ला - ४  
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रकम: ₹. 2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1512202009705 दिनांक: 15/12/2020

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008047456202021E दिनांक: 15/12/2020

बँकेचे नाव व पत्ता:

*Shankar*



**DELIVERED**



*Shankar*

*Shankar*



23 12 2020

सूची क्र.2

करल ४		
७६६६	१५	२६
२०२१ दुय्यम निबंधक : सह दु.नि. कुर्ला ४		

दस्त क्रमांक : 13035/2020

नोंदणी :

Regn.63m

गावाचे नाव : मुलुंड

(1) विलेखाचा प्रकार	विक्री करारनामा
(2) मॉन्ट्रदला	6000000
(3) वाजारभाव(भाडेपट्टयाच्या वाचनितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3770173.94
(4) गु-माणन,पोट्टिस्मा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 706, माळा नं: 7, इमारतीचे नाव: साई सदन, ब्लॉक नं: मुलुंड वॅस्ट, रोड : बाळ राजेश्वर, इतर माहिती: (( Survey Number : 5 ; C.T.S. Number : 256 ; ))
(5) क्षेत्रफळ	1) 225 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-लक्ष्मणभाई धनाजी सिंघाणी पटेल पार्टनर ऑफ श्रिसिद्धिविनायक कंस्ट्रक्शन , वय:-70; पत्ता:-2, ग्रींड, नीलकंठ शॉपिंगकेन्टर, नवरोजी लेन, घाटकोपर वॅस्ट, कन्नमवार नागर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400083 पॅन नं:-ABFFS3889P
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आशीष मनोहर लाल प्रजापत वय:-30; पत्ता:-प्लॉट नं: 108, माळा नं: 1, इमारतीचे नाव: श्री निकिता ज्वेलर्ज, ब्लॉक नं: नितायनंद नागर, रोड नं: किशन खरात , महाराष्ट्र, मुंबई, पिन कोड:-400086 पॅन नं:-BBGPP1917D
(9) दस्तावेज करून दिल्याचा दिनांक	15/12/2020
(10)दस्त नोंदणी केल्याचा दिनांक	15/12/2020
(11)अनुक्रमांक,खंड व पृष्ठ	13035/2020
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	120000
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मूल्यांकनासाठी विचारान घेतलेला तपशील:-

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

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

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email ( dated 23/12/2020 ) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.



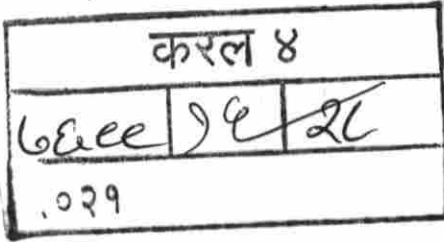
*Shree*

*Shree*

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ASHISH MANOHARLAL PRAJAPAT	eChallan	00040572020120803887	MH008047456202021E	120000.00	SD	0003845280202021	15/12/2020
2		DHC		1512202009705	2000	RF	1512202009705D	15/12/2020
3	ASHISH MANOHARLAL PRAJAPAT	eChallan		MH008047456202021E	30000	RF	0003845280202021	15/12/2020

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





CHALLAN  
MTR Form Number-6

करल ४		
६६६६	२२	२६
२०२१		



GRN	MH000527242202122E	BARCODE				Date	16/04/2021-13:22:19	Form ID	25.2	
Department	Inspector General Of Registration				Payer Details					
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)					
					PAN No.(If Applicable)					
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4				Full Name	ASHISH MONOHARLAL PRAJAPAT				
Location	MUMBAI				Flat/Block No.	706 7TH FLOOR B WING SAI SADAN				
Year	2021-2022 One Time				Premises/Building	SHASTRI NAGAR B R ROAD MULUND				
Account Head Details				Amount In Rs.						
0030045501	Stamp Duty			500.00	Road/Street	SHASTRI NAGAR B R ROAD MULUND				
0030063301	Registration Fee			100.00	Area/Locality	MUMBAI				
					Town/City/District					
					PIN	4 0 0 0 8 0				
					Remarks (If Any)	SecondPartyName=MS SHREE SIDHIVINAYAK CONSTRUCTIONS-				
					Amount In	Six Hundred Rupees Only				
					Words					
Total				600.00						
Payment Details	IDBI BANK				FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	69103332021041612580		2675451956	
Cheque/DD No.					Bank Date	RBI Date	16/04/2021-13:23:39		Not Verified with RBI	
Name of Bank					Bank-Branch		IDBI BANK			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : Mobile No. : 9821517993  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-391-7699	0000260810202122	16/04/2021-14:52:12	IGR200	100.00
2	(iS)-391-7699	0000260810202122	16/04/2021-14:52:12	IGR200	500.00
Total Defacement Amount					600.00

*Alexispat*



करल ४		
७६	२३	२८
२०२१		



करल ४	
७६९९७६	२८
२०२१	



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

### Receipt of Document Handling Charges

PRN	1604202104857	Receipt Date	16/04/2021
-----	---------------	--------------	------------

Received from ASHISH M PRAJAPAT, Mobile number 9821517993, an amount of Rs.560/-, towards Document Handling Charges for the Document to be registered on Document No. 7699 dated 16/04/2021 at the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.



### Payment Details

Bank Name	sbiipay	Payment Date	16/04/2021
Bank CIN	10004152021041603726	REF No.	202110631270706
Deface No	1604202104857D	Deface Date	16/04/2021

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



करल ४		
७६६६	२५	२६
२०२१		





Pre-Registration summary(नोंदणी पूर्व गोषवारा)

391/7699

शुक्रवार, 16 एप्रिल 2021 2:52 म.नं.

दस्त गोषवारा भाग-1

करल4

दस्त क्रमांक: 7699/2021

दस्त क्रमांक: करल4 /7699/2021

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. करल4 यांचे कार्यालयात

पावती:8426

पावती दिनांक: 16/04/2021

अ. क्र. 7699 वर दि.16-04-2021

सादरकरणाचे नाव: आशीष मनोहरलाल प्रजापत

रोजी 2:49 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

एकुण: 660.00

दस्त हजर करणाऱ्याची सही:

सह दु.निबंधक कुर्ला - 4

सह दु.निबंधक कुर्ला - 4

दस्ताचा प्रकार: 65-चुक दुरुस्ती पत्र

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कडक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 16 / 04 / 2021 02 : 49 : 40 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 16 / 04 / 2021 02 : 50 : 26 PM ची वेळ: (फी)





दस्त गोषवारा भाग-2

करल4

16/04/2021 2 57:35 PM

दस्त क्रमांक:7699/2021

20/25

दस्त क्रमांक :करल4/7699/2021

दस्त प्रकार :-65-चुक दुरुस्ती पत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:आशीष मनोहरलाल प्रजापत पत्ता:प्लॉट नं: प्लॉट नं 108, माळा नं: -, इमारतीचे नाव: श्री निकिता ज्यूएलई , ब्लॉक नं: नित्यानंद नगर किशन खरात मार्ग, रोड नं: घाटकोपर , महाराष्ट्र, मुंबई. पॅन नंबर:BBGPP1917D	लिहून घेणार वय :-31 स्वाक्षरी:- 		
2	नाव:मेसर्स श्री सिद्धीविनायक कंस्ट्रक्शन तर्फे पार्टनर लक्ष्मणभाई धनजी सिंघाणी अलीयास पटेल पत्ता:प्लॉट नं: 8, माळा नं: 2रा मजला, इमारतीचे नाव: नीलकंठ शॉपींग सेंटर , ब्लॉक नं: नवरोजी लेन कामा गली , रोड नं: घाटकोपर, महाराष्ट्र, मुंबई. पॅन नंबर:ABFFS3889P	लिहून देणार वय :-71 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत 65-चुक दुरुस्ती पत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिकका क्र.3 ची वेळ:16 / 04 / 2021 02 : 54 : 51 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:दक्षा सुधीर ठक्कर वय:53 पत्ता:ए/4 कोणार्क लिंक रोड मुलुंड पिन कोड:400080			
2	नाव:सुशील पी शुक्ला वय:41 पत्ता:घाटकोपर पिन कोड:400077			

शिकका क्र.4 ची वेळ:16 / 04 / 2021 02 : 55 : 42 PM

सह दु.निबंधक कुर्ला - 4



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ASHISH MONOHARLAL PRAJAPAT	eChallan	69103332021041612580	MH000527242202122E	500.00	SD	0000260810202122	16/04/2021
2		DHC		1604202104857	560	RF	1604202104857D	16/04/2021
3	ASHISH MONOHARLAL PRAJAPAT	eChallan		MH000527242202122E	100	RF	0000260810202122	16/04/2021

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

7699 /2021

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.

करल ४		
७६६६	२५	२५
२०२१		



प्रमाणित करण्यात येते की या दस्तामध्ये  
एकूण ३७०/१५५ (२५) पाने आहेत.  
करल-४/७६६६/२०२१  
पुस्तक क्रमांक १ क्रमांकावर नोंदला.  
दिनांक २६/११/२०२१

आदिती दि. मडसकर  
सह. दुय्यम निबंधक कुर्ला-४  
मुंबई उपनगर जिल्हा

391/13035

पावती

Original/Duplicate

Tuesday, December 15, 2020

नोंदणी क्र. :39म

8:25 PM

Regn.:39M

पावती क्र.: 14055 दिनांक: 15/12/2020

गावाचे नाव: मुलुंड

दस्तावेजाचा अनुक्रमांक: करल4-13035-2020

दस्तावेजाचा प्रकार : विक्री करारनामा

सादर करणाऱ्याचे नाव: लक्ष्मणभाई धनाजी सिंघाणी पटेल पार्टनर ऑफ त्रिसिद्धिविनायक कन्स्ट्रक्शन .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

**DELIVERED**

एकूण:

रु. 32000.00

व्यापणाम घटक दस्त, अंतर्गत सि.सूची २ अंदाजे

8:39 PM ह्या वेळेस मिळेल.

सह. दु.निबंधक कुर्ला - 4

वाजार मूल्य: रु.3770173.94 /-

मोबदला रु.6000000/-

भरलेले मुद्रांक शुल्क : रु. 120000/-

**सह. दुय्यम निबंधक कुर्ला-४**  
**मुंबई उपनगर जिल्हा**

1) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1512202009705 दिनांक: 15/12/2020

वेंकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008047456202021E दिनांक: 15/12/2020

वेंकेचे नाव व पत्ता:

*Alkabit*

**DELIVERED**

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )						
Valuation ID	2020121511792			15 December 2020.08:21:49 PM		
मूल्यांकनाचे वर्ष	2020					
जिल्हा	मुंबई(उपनगर)					
मूल्य विभाग	123-मुलुंड ( प ) - कुर्ला					
उप मूल्य विभाग	123/566 भूभाग: एल.बी.एस. मार्गाच्या पश्चिमेकडील सर्व मिल्कती.					
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#256					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोत्रमापनाचे एकत चौस मीटर	
71280	143110	157410	171710	143110		
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र(Built Up)-	25.09चौरस मीटर	मिल्कतीचा बापर-	निवासी सदनिका	मिल्कतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिल्कतीचे व्यव-	0 TO 2वने	मूल्यदर/बांधकामाचा दर -	Rs.143110/-	
उद्वाहन सुविधा-	आहे	मजला -	5th floor To 10th floor			
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ				= 105% apply to rate= Rs.150266/-		
				करल-४		
				93094		
				9		
				900		
				2020		
घसा-यानुसार मिल्कतीचा प्रति चौ. मीटर मूल्यदर						
=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी )+ खुल्या जमिनीचा दर )						
= ( ( (150266-71280) * (100 / 100) )+71280 )						
= Rs.150266/-						
A) मुख्य मिल्कतीचे मूल्य						
= वरील प्रमाणे मूल्य दर * मिल्कतीचे क्षेत्र						
= 150266 * 25.09						
= Rs.3770173.94/-						
एकत्रित अंतिम मूल्य						
= मुख्य मिल्कतीचे मूल्य +चढवण्याचे मूल्य + मेझरमॉन मजला क्षेत्र मूल्य + लागतच्या यंत्रांचे मूल्य + वरील यंत्रांचे मूल्य + बंदिल बाह्य तळाचे मूल्य + कुर्ला तहिन्याकडील बाह्य तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिल बाह्यकती						
= A + B + C + D + E + F + G + H + I						
= 3770173.94 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0						
=Rs.3770173.94/-						

Home

Print



सह. दुय्यम निबंधक कुर्ला-४  
मुंबई उपनगर जिल्हा



23/12/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 13035/2020

नोंदणी :

Regn:63m

गावाचे नाव : मुलुंड

(1)विलेखाचा प्रकार	विक्री करारनामा
(2)मोबदला	6000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3770173.94
(4) भू-मापन,पोटहिम्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 706, माळा नं: 7, इमारतीचे नाव: साई सदन, ब्लॉक नं: मुलुंड वॅस्ट, रोड : बाळ राजेश्वर, इतर माहिती: .(( Survey Number : 5 ; C.T.S. Number : 256 ; ))
(5) क्षेत्रफळ	1) 225 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-लक्ष्मणभाई धनाजी सिंघाणी पटेल पार्टनर ऑफ श्रिसिद्धिविनायक कंस्ट्रक्शन . वय:-70; पत्ता:-2, ग्रीड, नीलकंठ शॉपिंगकेन्टर, नवरोजी लेन, घाटकोपर वॅस्ट, कन्नमवार नागर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400083 पॅन नं:-ABFFS3889P
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आशीष मनोहर लाल प्रजापत वय:-30; पत्ता:-प्लॉट नं: 108, माळा नं: 1, इमारतीचे नाव: श्री निकिता ज्वेलर्ज, ब्लॉक नं: नितायनंद नागर, रोड नं: किशन खरात , महाराष्ट्र, मुंबई. पिन कोड:-400086 पॅन नं:-BBGPP1917D
(9) दस्तऐवज करून दिल्याचा दिनांक	15/12/2020
(10)दस्त नोंदणी केल्याचा दिनांक	15/12/2020
(11)अनुक्रमांक,खंड व पृष्ठ	13035/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	120000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.  
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email ( dated 23/12/2020 ) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ASHISH MANOHARLAL PRAJAPAT	eChallan	00040572020120803887	MH008047456202021E	120000.00	SD	0003845280202021	15/12/2020
2		DHC		1512202009705	2000	RF	1512202009705D	15/12/2020
3	ASHISH MANOHARLAL PRAJAPAT	eChallan		MH008047456202021E	30000	RF	0003845280202021	15/12/2020

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





CHALLAN  
MTR Form Number-6



GRN	MH008047456202021E	BARCODE		Date	08/12/2020-19:51:23	Form ID	25.2
Department				Inspector General Of Registration			
Type of Payment				Registration Fee			
Office Name				KRL2_JT SUB REGISTRAR KURLA NO 2			
Location				MUMBAI			
Year				2020-2021 One Time			
Account Head Details				Amount In Rs.			
0030045501 Stamp Duty				120000.00			
0030063301 Registration Fee				30000.00			
Total				1,50,000.00			
Payment Details				STATE BANK OF INDIA			
Cheque/DD Details				FOR USE IN RECEIVING BANK			
Cheque/DD No.				Bank CIN			
Name of Bank				Ref. No.			
Name of Branch				00040572020120803887			
				IK0AVQCIN5			
				Bank Date			
				RBI Date			
				08/12/2020-19:24:52			
				Not Verified with RBI			
				Bank-Branch			
				STATE BANK OF INDIA			
				Scroll No. , Date			
				Not Verified with Scroll			

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



करल-४		
९३०३५	३	९००
२०२०		

**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE made & entered into at Mumbai, on this 3<sup>rd</sup> day of December, 2020

**BETWEEN**

**M/s. SHREE SIDDHIVINAYAK CONSTRUCTIONS**, a Partnership Firm duly registered under the provisions of the Indian Partnership Act, 1932, having its address at 8, Nilkantha Shopping Centre, 2<sup>nd</sup> floor, Navroji Lane, Kama Galli, Ghatkopar (West), Mumbai – 400 086., through its Partner MR. LAXMANBHAI DHANJI SINGHANI (PATEL), hereinafter referred to as "THE DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the partner or partners for the time being of the said firm i.e. M/s. SHREE SIDDHIVINAYAK CONSTRUCTIONS and their respective successors and assigns and heirs, executors and administrators of the respective last surviving partners) of the FIRST PART;

**AND**

**MR. ASHISH MANOHARLAL PRAJAPAT**, Aged about 31 years, Indian inhabitants of Mumbai, hereinafter referred to as "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors and administrators and permitted assigns) of the SECOND PART.



**WHEREAS :-**

A PANDIT SRA CO-OPERATIVE HOUSING SOCIETY LIMITED, had acquired land and bearing C.T.S. Nos. 6 (Part), 7, 7/1 to 7/3, 9, 9/1 to 9/4 and 10 (Part) of Survey Nos. 256 and 257, admeasuring about 7159.40 Sq.Mtrs., (as per P. R. card) of Village Mulund (West), Taluka Kurla, situated at Shastri Nagar, Bal Rajeshwar Road, Mulund (West), Mumbai – 400 080 from Deputy Collector (Encroachment & Competent) Authority Kurla-I, Mulund, vide Possession Letter dated 19/11/1997, more particularly described in the First Schedule hereunder written (hereinafter for the sake of brevity referred to as "the Said Property").

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करल-४		
१३०३५	४	१००
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The Members of the society, prior to its registration had constructed their individual structures on the said property and were residing with their family members or carrying on businesses.

- A. The said property admeasuring 7159.40 Sq.Mtrs., is encroach upon and/or occupied by the hutment dwellers and the same has been declared Slum Area by the Deputy Collector (Encroachment & Competent) Authority Kurla, vide Notification No. SLUM/1077/5280 dated 01<sup>st</sup> day of September, 1975 and issued a certificate dated 2<sup>nd</sup> day of November, 1986 to the proposed society. The occupants of the said occupied property have formed a society for the welfare and management of the tenements in the said property via PANDIT SRA CO-OPERATIVE HOUSING SOCIETY LIMITED, duly registered under the provisions of Maharashtra Co-operative Societies Act, 1960, vide Registration No. MUM(SRA)/HSG/TC/10547, having address at Manubhai Chawl No. 03, Shastri Nagar, Bal Rajeshwar Road, Mulund (West), Mumbai – 400 080., (hereinafter for the sake of brevity referred to as "the Said Society"). The Slum Dwellers have given their consent for Development of the said property under SRA Scheme and LOI dated 06<sup>th</sup> day of January, 1998 in respect of the said property is obtained by the developer. The IOA for Rehab. Bldg. Wing 'D' was approved & issued on 06<sup>th</sup> day of January, 1998. The work of plinth CC of Rehab. Wing 'D' was carried out by the developer i.e. M/s. OM SHREE SAI DEVELOPERS. However subsequently dispute arose between the developer & society & Architect. Hence there was no progress in the scheme.



The Society vides its General Body Resolution dated 24/03/2000 terminated the developer i.e. M/s. OM SHREE SAI DEVELOPERS & appointed new developer i.e. M/s. SIDDHIVINAYAK CONSTRUCTION CO. The dispute between the society & the earlier developer continued further. However as per societies said General Body Resolution dated 24/03/2000, the new developer i.e. M/s. SIDDHIVINAYAK CONSTRUCTION CO. was taken on record as pe the sanction

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करल-४		
१३०३५	५	१००
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of CEO (SRA) at page 1373. In the meanwhile the new developer had carried out the work of Rehab wing 'B', 'C' & 'D' without necessary permission hence MPTP under section 53 (I) was issued to M/s. SIDDHIVINAYAK CONSTRUCTION CO. for carrying out the work without permission. The said work was regularized by CEO (SRA) as at page 2036. The CC to Rehab Wing 'B' was issued on 30/04/2004 after sanction of CEO (SRA) for regulation of the same.

Meanwhile the earlier developer i.e. M/s. OM SHREE SAI DEVELOPERS filed a writ petition in Hon. High Court Vide No. 2953 of 2004 challenging his termination by the society. Hon. High Court vide its order dated 10/02/2005 at page 3077 to 3081 said Writ Petition directed CEO (SRA) to hear the parties & to decide matter accordingly. CEO (SRA) vide order U/No. SRA/CEO/72(1)/2005 dated 10/03/2005 at page 3083 to 3087 directed to continue the implementation of the said S.R. Scheme through the developer i.e.

M/s. SIDDHIVINAYAK CONSTRUCTION CO. as appointed by the society vide its General Body Resolution dated 24/03/2000. However the developer M/s. OM SHREE SAI DEVELOPERS filed a suit in City Civil Court vide Bombay City Civil Court Suit No. 2145/2005 challenging the order dated 10/03/2005 passed by CEO (SRA). However the Notice of Motion filed by the petitioner in the said suit was dismissed by the Hon. Court vide its order dated 09/01/2008. M/s. OM SHREE SAI DEVELOPERS filed a Appeal vide No. 71 of 2008 & Contempt Petition No. 36 of 2008 against order dated 09/01/2008 of City Civil Court in Hon. High Court. The Hon. High Court vide its order dated 05/02/2008 in said A.O. directed CEO (SRA) to hear the parties again & pass the order accordingly at page 3121 to 3125 CEO (SRA) vide Order U/No. SRA/CEO/LA/HCO/130/Pandit/61/08 dated 04/03/2008 at page 3127 to 3189 affected to implement the S.R. Scheme through M/s. SIDDHIVINAYAK CONSTRUCTION CO.



- B. The Slum Rehabilitation Scheme was approved on C.T.S. Nos. 6 (pt.), 7, 9(pt.) & 10 (pt.) of Village Mulund (West). Architect vide his letter at page 3165 has stated that, City Survey office has carried out re-constitution of the C.T.S. No. 6 its boundaries. As per the fresh CTS plan the Slum boundary falls on reconstituted C.T.S. Nos. 4/6(pt.), 4/7 (pt.), 7, 7/1 to 3, 9(pt.) as shown C.T.S. plan at page 3191. The earlier CTS No. 6 (pt) & 10 (pt) of S.R. Scheme has now been cancelled & amalgamated in

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करल-४	
१३०३५	६१००
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CTS No. 4/6(pt.) & 4/7(pt.). Architect has submitted PRC of CTS No. 4/6 & 4/7 wherein entry of Maharashtra Pvt. forest has been made by City Survey office at page 3143 to 3145. Architect stated that the said entry of Mah. Pvt. Forest has been wrongly made by City Survey Office in PRC of CTS No. 4/6 & 4/7 & he has appealed before Superintendent of land records for deletion of said entry at page 3167 to 3175 Now, Architect has submitted fresh P.R.C. of CTS No. 4/6 & 4/7 in which the entry of Maharashtra Private forest is been deleted at page 3219 & 3221. Architect has requested to issue the Revised LOI in the name of M/s. SIDDHIVINAYAK CONSTRUCTION CO. as per CEO (SRA)'S order U/No. SRA/CEO/LA/HCO/130/Pandit/61/08 dated 04/03/2008 & as per the Hon'ble High Power Committee is order dated 18/07/2009 the copy of the same is at page 3287 to 3291.

- C. Vide Tripartite Agreement dated 24<sup>th</sup> day of April, 2009, the developer i.e. M/s. SIDDHIVINAYAK CONSTRUCTION CO. are absolutely seized and possessed of and is otherwise well and sufficiently entitled to development rights of the said property; the developers has all rights on the basis of said Tripartite Agreement between said society i.e. PANDIT SRA CO-OPERATIVE HOUSING SOCIETY LIMITED & M/s. Arihant REALTORS,

Notarized by HARKISHIN B. SHARMA, having address at 1, Ojas Bldg., Ground floor, Near Ration Office, S.N. Road, Mulund (West), Mumbai – 400 080., Registered Sr. No. 1465/2010 dated 25/02/2010.

The developer has got Letter of Intent dated 16<sup>th</sup> day of October, 2010 and Commencement Certificate granted dated 29<sup>th</sup> day of April, 2004 for the aforesaid property.

- E. The Developer has got approved from the Slum Rehabilitation Authority the plans, the specification elevations, sections and details of the said slum redevelopment scheme vide C.C. bearing No. SRA/ENG/154/T/PL/AP of 29/04/2004. Hereto annexed and marked Annexure "A" are the copies of CC for the saleable building. Architects and of such other.
- F. The Slum Dwellers have given their consent for the re-development of the said property by the Developers in conformity with the Development control Regulation 33(10) of Municipal Corporation of Greater Mumbai in accordance with slum Rehabilitation Scheme.

*[Handwritten Signature]*

*[Handwritten Signature]*



करल-४	
१३०३५	७१००
२०२०	

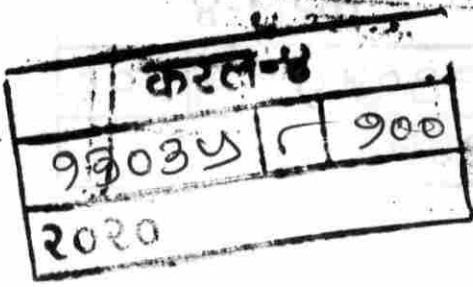
- G. The Developers proposed two buildings in the layout, viz Rehab building with 5 wings namely 'A' to 'E' and sale building for the Tenants/slum dwellers, the Owners and remaining components for open sale in the market. (Hereinafter referred to as "the Said Buildings").
- H. The said work carried out is as per approved plans of the composite building u/r & construction work of the Rehab wing 'A' & 'E' yet not started. As mentioned earlier, out of 128 tenements of three wings constructed of carpet area 225.00 Sq.Ft. the developer has sold out 54 Nos. Rehab tenements which were subsequently approved in amended plans showing as sale tenements as amended and approved on 29/04/2004. Now, Architect vide his letter dated 02/10/2008 proposed to consider 74 Nos. of tenements (128 - 54 = 74) as PAP tenements and three amenity structures such as Welfare centre, Balwadi & Society office and the Architect has requested for conversion of all rehab tenements to 269.00 sq.ft. carpet area & there by to increase FSI 2.50 to 3.00 proportionately proposing to accommodate in the wings A & E to be constructed. Architect has submitted letter from Committee of slum society for conversion of all rehab tenements to 269.00 sq.ft. carpet area to allot in proposed the buildings which are not constructed and C.B.R. of the said society will be insisted before revision of LOI.
- I. "As per Govt. Notification TPB 4308/1270/CR-175/08/UD-II dated 11<sup>th</sup> day of June 2008, as new Sub Regulation 10.1 (A) has been added after Sub Regulation 10.1 of Appendix-IV of Reg. 33 (10). As per new Sub Regulation 10.1 (A), in case of slum redevelopment Scheme in process, and scheme where LOI has been issued and if full O.C.C. has not been granted, then the owner/developer etc. may convert the proposal within one year from regarding the size of tenements and proportionate loading of FSI in situ. In conversion of balance S R Scheme from 225.00 sq.ft. to 269.00 sq.ft. Carpet area i.e. well within one year & also within the stipulated date of 12/12/2008 as per the U.D.'s letter dated 27/02/2008.
- J. As per approved parameter of the scheme earlier 59 Nos. PAP's were to be provided. However if the proposal of Architect is considered for approval principally by U.D. Department Govt. for allowing to change over the scheme parameters with 269 sq.ft. then required PAP will be of 69 Nos. against which developer is proposing to handover to SRA i.e. 74 Nos. which can be utilized for either amenities or additional provisional PAP's to be handover to SRA. In view of above specific orders from U.D. Department in Govt. of Maharashtra will be insisted for consideration, to allow for conversion of all rehab tenements to

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269.00 sq.ft. carpet area and thereby to increase the FSI 2.50 to 3.00 proportionately as proposed by Architect and to treated the constructed 74 Nos. rehab tenements as PAP tenements.

K. The Developers have entered into a standard agreement with an Architect registered with the Council of Architect of Architects and such agreement is as per the agreement prescribed by the Council of Architects; whereas the Developers appointed a Structural Engineer for the preparation of the structural design and drawing of the building and the Developers accepts the professional supervision of the Architect and the Structural Engineer till the completion of the Building.

L. The Developers alone have the exclusive rights to sell the balance 54 tenements in the said buildings to be erected in the said property (except those to be allotted to the slum dwellers/Tenants/ Land Owners) and to enter in to Agreements with the purchasers of Flat /Shop/office premises and to receive the sale price in respect thereof.

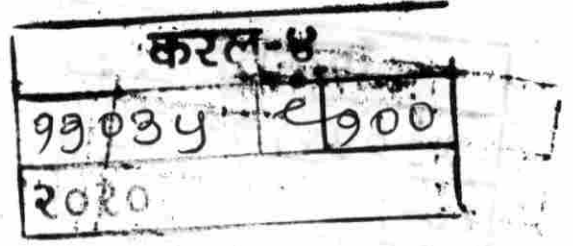
M. The Purchaser demanded from the Developers and the Developers have given inspection to the Purchaser of all the documents of title relating to the said property, the said Agreements, plans, designs and specifications prepared by the developer's Architects and of such other documents as specified under the Maharashtra Ownership Flats (Regulation of the Promotion, sale, management and transfer) Act, 1963 (hereinafter referred to as "the said Act") and the rules made there under.



The copies of Certificate of Title issued by SHRI VAIBHAV UGLE the Advocate of the Developers, copies of the Revenue Records showing nature of title of the said Land Owners to the said property on which the Premises are to be constructed and Copies of plans and specifications of the Flat premises agreed to be purchased by the Purchaser and approved by the concerned municipal authorities have been annexed hereto and marked as Annexures "A"," B" and" C" respectively.

O. While sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developers & the Purchaser while developing the said property and the said building and upon due observance and performance of which only the completion and occupation certificate in respect of the said building shall be granted by the concerned local authority.





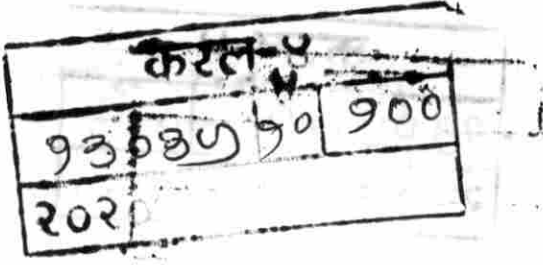
- P. The Developers have accordingly commenced construction of the said building/s in accordance with the said plans.
- Q. The Purchaser is interested in purchasing the a residential premises out of the free salable F.S.I. of the said property and more particularly described in the Second schedule hereunder written and applied for the allotment of the Flat No. 601 on the 6<sup>TH</sup> floor of the salable Building to be constructed on the said property and to be known as PANDIT SRA CO-OPERATIVE HOUSING SOCIETY LTD. with the plans, designs and specifications prepared by their Architects and approved by the Municipal Authorities/Slum Authorities under Letter of Intent No. dated and which have been seen and approved by the Purchaser with only such variations and modifications as the Developers may consider necessary or as may be required by the concerned local authority, the Government to be made in them or any of them.
- R. Provided that the Developers shall have to obtain prior consent in writing to the Purchasers in respect of such variations or modifications, which may adversely affect the Flat of the Purchasers.

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

1. The above Recitals shall form an integral part of the operative portion of this Agreement for Sale, as if the same have been set out in verbatim. The headings given the operative section of this Agreement for Sale are only for convenience, and are not intended in derogations of RERA.
2. The Developers shall construct the Real Estate Project being the Rehab SRA and Sale Components building known as consisting of such floors set out in Recital Annexure“ ” and the Fourth Schedule hereunder written in accordance, and as approved by Municipal Corporation of Greater Mumbai from time to time. The real Estate Project shall have common areas, facilities and amenities that may be used by the Purchaser/s and are listed in the Fifth Schedule hereunder written.

PROVIDED THAT the Developers shall have to obtain consent in writing of the Purchaser/s in respect of any variation or modification which may adversely affect the premises of the Purchaser/s , except, any alteration or addition required by any Government authorities, or, due to change in law, or any change as contemplated by





any of disclosures already made to the Purchaser/s. **Purchase of the Premises and Sale Consideration:**

(i) The Developers has agreed to sell and the Purchaser/s has/ have agreed to purchase the said Premises being Flat No. 706 of the building known as "B WING SAI SADAN SHASHTRINAGAR BALRAJESHWAR ROAD MULUND WEST MUMBAI-400080", admeasuring area 225 Sq.Ft., Carpet area as per RERA on the 7<sup>TH</sup> Floor in the said "B" Wing under the Real Estate (Regulations and Development) Act, 2016 (hereinafter referred to as the Said Act) equivalent to 225 Square feet (Carpet Area) as per definition under the Maharashtra Ownership of Flat Act (Regulation of the promotion of construction, management and transfer Act, 1963) on the 7<sup>th</sup> Floor in "B" Wing of the building (hereinafter referred as to "the said Flat" said premises are more particularly described in Seventh Schedule and are shown in the floor plan annexed and marked Annexure "H" hereto) at and to the consideration of Rs. 6000000/- (Rupees Sixty Lakhs Only) Purchaser/s /s has paid on or before execution of this Agreement for Sale a sum of Rs. 6000000/- (Rupees Sixty Lakhs Only) as advance payment or application fees hereby agrees to pay to the Developers the balance amount of Purchaser/s consideration of Rs. 1100000/- (Rupees ELEVEN LAKHS Only) in the following manner.



Sr. No.	Payment Schedule	%
1.	On Booking	10%
2.	Signing on Agreement	20%
3.	Commencement on Plinth work	15%
4.	Commencement on 1 <sup>st</sup> slab	2%
5.	Commencement on 2 <sup>nd</sup> slab	2%
6.	Commencement on 3 <sup>rd</sup> slab	2%
7.	Commencement on 4 <sup>th</sup> slab	2%
8.	Commencement on 5 <sup>th</sup> slab	2%
9.	Commencement on 6 <sup>th</sup> slab	2%
10.	Commencement on 7 <sup>th</sup> slab	2%

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11. Commencement on 8 <sup>th</sup> slab	2%
12. Commencement on 9 <sup>th</sup> slab	2%
13. Commencement on 10 <sup>th</sup> slab	2%
14. Commencement on 11 <sup>th</sup> slab	2%
15. Commencement on 12 <sup>th</sup> slab	2%
16. Commencement on 13 <sup>th</sup> slab	2%
17. Commencement on 14 <sup>th</sup> slab	4%
18. Commencement of internal plaster work	5%
19. Commencement of Sanitary Fitting	5%
20. Commencement on external plaster work	5%
21. Commencement on lift fittings and plumbing work	5%
22. On Possession	5%
Total	100%

The aforesaid consideration amount shall be subjected to on

(ii) The Purchaser/s has paid before execution of this Agreement for Sale, a sum of Rs. 1100000 /- as advance payment and hereby agrees to pay to the Developers the balance amount of the Consideration of Rs. 1100000 /- in the (payment of receipt enclosed herewith) payment installments more particularly set out in Annexure "I" hereto.

(ii) It is clarified that the Sale Consideration shall payable by the Purchaser/s in the Bank Account maintained with THANE BHARAT SAHAKARI BANK GHATKOPAR WEST Branch, with IFSC Code TBSB0000013 ("Said Account"). It is clarified that in accordance with RERA and the RERA Rules, 70% of the Consideration shall be transferred in the Account No.



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- (iv) The Sale Consideration excludes (Consisting of tax paid or payable by way of Added Tax, Service Tax, GST and all levies, duties, cess or any other indirect taxes which may be levied in connection with the construction of and out the project and/or with respect to the said Premises and / or this Agreement for Sale). It is clarified that such taxes, levies, duties, cess (which applicable/ payable now or which may be applicable/ payable in future? Including services, VAT, GST and all other indirect and direct taxes, duties and impositions applicable levied by the Central Government and / or the State

Government and or Local, Public or Statutory Authorities/ Bodies on amount payable under this Agreement for Sale and/or on the said Premises, shall be borne and paid by Purchaser/s along and the Developers shall not be liable to bear or pay the same or any part thereof. All the payments will be made by the Purchaser/s as and when called upon by the Developers and/ or as required by concerned Government or authority, as the case may be.



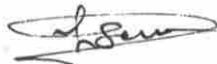
The Sale Consideration in escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/ Government from time to time. The Developers undertake and agrees that while raising a demand on the Purchaser/s for increase in development charges, cost or levies imposed by the competent authorities, the Developers shall enclose the said notification / order / rule / regulation / demand, published / issued in that behalf to that effect along with the demand letter being issued to the Purchaser/s, which shall only be applicable on subsequent payments.

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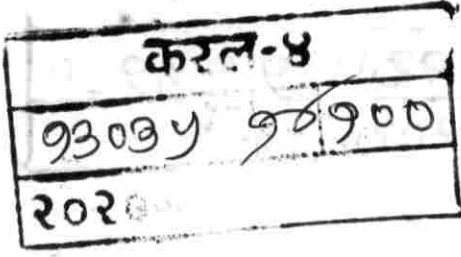
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- (vi) It is agreed between the parties that in the event the Purchaser/s has/have availed of the benefit of any subvention scheme or any other scheme as may have been made available to the Purchaser/s, the terms and conditions of such scheme including the subvention scheme and any letter, NOCs, Indemnity Bonds, Deeds, Agreement/Tripartite Agreements, MOUs, etc. as may have been executed between the Developers and the concerned Banks/Financial Institutions shall apply and the Purchaser/s shall comply with the same. The Developers shall also be authorized to take such steps under the schemes and documents executed in that regard, as deemed fit by the Developers.
- (vii) The Developers shall confirm the final carpet area that has been allotted to the Purchaser/s after the constructions of the said Wing is completed and the Occupation Certificate is granted by the SRA, by furnishing details of the change, if any, in the carpet area, subject to a variation cap of 3% (Three Percent). The total Sale consideration payable on the basis of the carpet area of the premises shall be recalculated upon confirmation by the Developers. If there is any reduction in the carpet area within the defined limit of 3% then, the Developers shall refund the excess money paid by Purchaser/s within 45 (forty Five) days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchaser/s. If there is any increase in the carpet area allotted to Purchaser/s, the Developers shall demand additional amount from the Purchaser/s towards Sale Consideration, which shall be payable by the payments to be made by the Developers/ Purchaser/s, as the case may be under this Clause 3(viii) shall be at the same rate per square meter as agreed in Clause 3.
- (viii) The Purchaser/s authorizes the Developers to adjust /appropriate all payments made by him/her/them under any head(S) of dues against lawful outstanding, if any, in his / her / its name as the Developers may be sole discretion deem fit and the Purchaser/s under not to object/ demand/ direct the Developers to act adjust his /her / its payments in any manner.





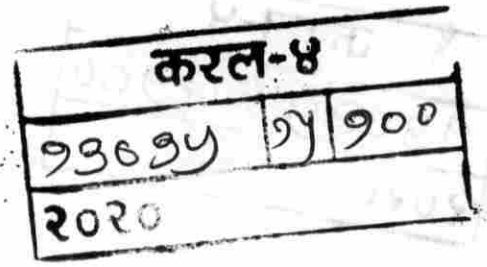




- (ix) On a written demand being made by the Developers upon the Purchaser/s with respect to a payment amount (whether Sale Consideration or any amount payable in terms of this Agreement for Sale) Purchaser/s shall pay such amount to the Developers, 7 (seven) days of the Developer's said written demand without any delay, demur or default.
- (x) If the Purchaser/s enters into any loan / final arrangement with any bank/financial institutions, bank/ financial institution shall be required, disburse / pay all such amounts due and payable the Developers under this Agreement for Sale, in the same manner detailed in this Clauses below (Which will not abort Purchaser/s of its responsibilities under this Agreement for Sale.

3. The Developers hereby agrees to observe, perform and convey will the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the SRA or any other authority at the time of sanctioning the plans of the RERA Estate, Project or thereafter and shall, before handing over possession of the said Premises to the Purchaser/s, obtained from the SRA, the Occupation Certificate or Completion Certificate in respect of the said Premises as may be applicable. Time is of the Essence of this Agreement for the Developers as well as Purchaser/s. The Developers shall abide by the Schedule for completion the premises and handing over said Premises to the Purchaser/s after receiving the Occupation Certificate in respect thereof and the common facilities and amenities in the Real Estate Project that can be usable by the Purchaser/s and are listed in the Fifth Schedule hereunder written. Similarly, the Purchaser/s shall be all payments of all installments of the Sale Consideration or other dues payable by him / her / it and meeting, comprising with fulfilling all its other obligations under the said Agreement.

4. FSI, TDR and development potential with respect to the said Wing on the said



5. Properties:

The Purchaser/s hereby agrees, accepts and confirms that the Developers proposes to develop the Real Estate Project (including by utilization of the full development potential) in the manner more particularly detailed at Recitals above and all the plans and specifications pertaining thereto and the Purchaser/s has agreed to purchase the said premises based on the unfettered and vested right of the Developers in this regard.

6. FSI, TDR and Development potential with respect to the proposed future and further Development of the said Properties/ Whole Project. The Purchaser/s hereby agrees, accepts and confirms that the Developers, proposes to develop the Whole Project of the said Properties (by utilization of the full development potential) and develop the same in wing manner and undertake multiple real estate projects therein in the manner more particularly detailed at Recital Annexure "A" above and as depicted in the layout plans, proforma and specification at Annexure "A" hereto constituting the Proposal Layout and the proposed potential and the Purchaser/s has agreed to purchase the Said Premises based on the unfettered and vested right of the Developers in this regard.

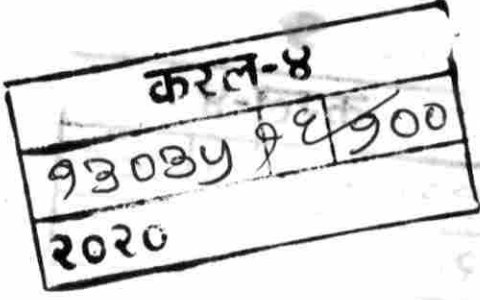
7. Possession Date, Delays and Termination:-

- (i) The Developers shall give possessions of the Premises to the Purchaser/s on or before 31<sup>st</sup> day of December, 2022 ("Possession Date") Provided however, that the Developers shall be entitled to extension of time for giving delivery of the Premises on the possession date, if the completion of the Real Estate Project is delayed on account of the any or all of the following factor :

- (a) Any Force majeure events;
- (b) Any notice, order, rule, notification of the Government and/or other public or competent authority/court.
- (c) Any stay order / injunction order issued by any court of Law, competent authority, SRA, Statutory authority.







(d) Any other circumstances that may be deemed reasonable by the authority.

(ii) If the Developers fails to abide by the time schedule completing the said Real Estate Project and handing over the said Premises to the Purchaser/s or Possession date (save and except for the reasons stated in Clause 8(i) above, then the Purchaser/s shall be entitled to either of the following options:-

(a) Call upon the Developers by giving a written notice by Courier / E-mail / Registered Post A.D. and address provided by the Developers (Interest Memo"), to pay interest at the prevailing rate of 12% per annum, Highest Marginal Cost of Lending Rate of 2% thereon for every month of delay from the Possession Date ("the interest rate"), on the Consideration paid by the Purchaser/s. The interest shall be paid by the Developers to the Purchaser/s the date of offering to hand over of the Possession of the said premises by the Developers to the all Or,

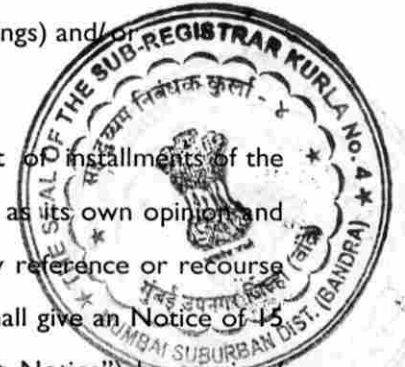


(b) The Purchaser/s shall be entitled to terminate the Agreement by giving a written Notice to the Developers by Courier/E-mail / Registered Post/A.D. / at the address provided by the Developers in ("Purchaser/s Termination Notice" ) to be computed from the date of Developers received such amount /part thereof the date such amounts with interest at the interest rate thereon are duly repaid. On such repayment of the amounts by the Developers (As such) whatsoever on the Developers and/or the premises and/or car part and the Developers shall be entitled to deal with and/or dispose of the said premises in the manner deemed fit and proper.

(iii) In case the Purchaser/s elects its remedy under sub-clause (a) above then in such a case the Purchaser/s shall subsequently not be entitled to the remedy under sub-clause (ii) (b) above.

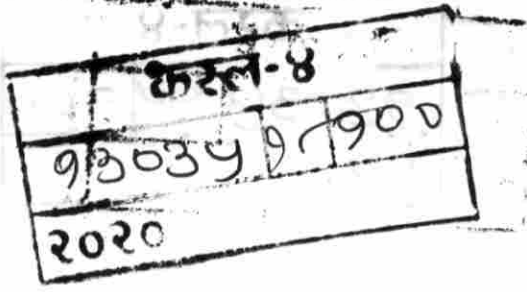
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- (iv) If the Purchaser/s fails to make any payment on the stipulated date / s and time /s as required under this Agreement for Sale, then the Purchaser/s shall pay to the Developers interest at the Interest Rate mentioned in sub clause (ii) (a) above, on all and any such delayed payments computed from the date such amount was due and payable till the date such amount are fully and finally paid together with the interest thereon at the Interest Rate.
- (v) Without prejudice to the right of the Developers to charge interest at the Interest Rate mentioned at Clause (A) above, and any other rights and remedies available to the Developers, either
- (vi) on the Purchaser/s committing default in payment on a due date of any amount due and payable by the Purchaser/s to the Developers under this Agreement for Sale (including his /her /its/ proportionate share of taxes levied by concerned local authority and other outgoings) and/or
- (vii) the Purchaser/s committing three defaults of payment of installments of the Sale Consideration, the Developers shall be entitled, as its own opinion and discretion, to terminate this Agreement, without any reference or recourse to the Purchaser/s. Provided that, the Developers shall give an Notice of 15 (Fifteen) days in writing to the Purchaser/s ("Default Notice") by courier / E-mail /Registered Post A.D. at the address provided by the Purchaser/s, of its intention to terminate this Agreement for Sale with details/s of the specific breach or breach of terms and conditions in respect of which is intended to terminate the Agreement. If the Purchaser/s fail to rectify the breach or breached mentioned by the Developers within the period of the Default Notice, including making full and final payment of any outstanding dues together with interest thereon computed at the Interest Rate, then at the end of the period specified in the default Notice, the Developers shall be entitled to terminate this Agreement for Sale by issuance of a written notice to the Purchaser/s ("Developers Termination Notice") , by courier / E-mail / Registered Post A.D. at the address provided by the Purchaser/s. On the Receipt of the Developers Termination Notice by the Purchaser/s, this Agreement for Sale shall stand terminated and cancelled. On the termination and cancellation of this Agreement in the manner as stated in



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this sub clause, the Developers shall be entitled to forfeit 10 % percent of the Sale Consideration (" Forfeiture Amount") as and by the way of agreed genuine pre estimate of liquidated damages. Within a period of 30 (thirty) days of the Termination Notice, the Developers shall after deduction of the Forfeiture Amount refund the balance amount of Sale Consideration to the Purchaser/s have no claim of any nature whatsoever on Developers and / or the said premises and/or disposed the said premises and / or car parts in the manner he may deem fit and proper.

- (viii) It is further agreed between the Developers and Purchaser/s that in case of termination / cancellation of Agreement, due to any reasons whatsoever, if Developers suffers any loss, costs etc. On account of non-adjustment of taxes paid earlier on the said of the said premises in terms of the prevailing law, then said loss, costs etc. Shall be adjusted / recovered any amount refundable/ payable to the Purchaser/s by Developers and accordingly the balance amount, if any only shall be refunded / paid to the Purchaser/s.



8. The common areas, facilities and amenities in the Real Estate Project that may be usable by the Purchaser/s are listed in the Fifth Schedule hereunder written. The Common facilities and amenities in the Whole Project that may usable by the Purchaser/s are listed in the Sixth Schedule hereunder written. The internal fitting and fixtures in said premises shall be provided by Developers as listened in the Eight Schedule hereunder written.

9. Procedure for taking Possession:

- (i) Upon obtainment the Occupancy Certificate from the SRA and upon payment by the Purchaser/s of the Requisite installment of the Sale Consideration and all the amounts due and payable in terms of this Agreement the Developers shall offer possession of the premises to the Purchaser/s in writing ("Possession Notice"). The Purchaser/s agrees to pay the maintenance charges as determined by the Developers or the society as the case may be.

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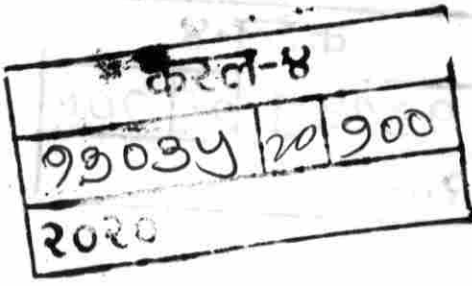
The Developers on its behalf offer the possession to the Purchaser/s in writing within days of receiving the Occupancy Certificate of the Real Estate Project, provided the Purchaser/s has make payment of the requisite installments of the Sale Consideration and all other amounts due and payable in terms of this Agreement.

- (ii) The Purchaser/s shall take possession of the said premises within 15 days of the Possession Notice.
- (iii) Upon receiving the possession Notice form the Developers as per Clause 10 (i) above, the Purchaser/s shall take possession of the said Premises from the Developers by executing necessary indemnities, undertaking and such other documentation as may be prescribed by the Developers, and the Developers shall give possession the Purchaser/s takes or fails to take possession of the Premises within the time provided above in this Clause, the Purchaser/s shall continue to be liable for the maintenance applicable and as shall be decided by the Developers.
- (iv) Within 15 (fifteen) days of receipt of the Possession Notice, the Purchaser/s shall be liable to bear and pay his/her/its proportionate share i.e. in proportion to the carpet area of the said premises, of outgoings in respect of the Real Estate Project and Said Properties including inter alia, local taxes, betterment charges, GST, other indirect taxes or every nature, or such other levies by the SRA OR OTHER CONCERNED LOCAL AUTHORITY AND OR Government water charges, insurance, common lights, repairs and salaries of clerks, Bill Collectors, Chowkidars, Sweepers and all other expenses necessary and incidental to the management and maintenance of the Real Estate Project and/or the Said Properties Until the society is formed and the Society Conveyance is duly executed and registered, the Purchaser/s shall pay to the Developers such proportionate share of outgoings as may be determined by the Developers at his sole discretion. The Purchaser/s further agrees that till the Purchaser/s share is so determined by the Developers as its sole discretion, the Purchaser/s shall pay to the Developers Provisional monthly contribution of Rs. 5/- (Rupees Five) per sq. ft. Carpet area of flat premises towards the monthly outgoings excluding Assessment Tax. The amounts so paid by the Purchaser/s to the Developers



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shall not carry any interest and shall remain with the Developers until the Society Conveyance is duly executed and registered. On execution of the Society conveyance, the aforesaid deposit less any deductions as provided for in this Agreement for Sale, shall be paid over by the Developers to the Society (All charges).

10. The Purchaser/s shall use the said premises or any part thereof or permit the same to be used only for residential purpose. The Purchaser/s shall use the car parking space only for purpose of parking Vehicle.

11. Formation of the Society and Other Societies :

- (i) Upon 51% of the total number of units/ premises in the Real Estate Project being booked by the Purchaser/s, the Developers shall submit an application to the Competent authorities to form a co-operative housing society to comprise solely of the Purchaser/s and other Purchaser/s of the units/premises in the Real Estate Project, under the provisions of the Maharashtra Cooperative Societies Act, 1960 and the Rules made other under, read with RERA and RERA Rules.



The Purchaser/s shall, along with other Purchaser/s units in the Real Estate Project, join in forming and registering a Co-operative housing society under the provisions of the Maharashtra Cooperative Societies Act, 1960 and the Rules there under and in accordance with the Provisions of the RERA and RERA Rules, in respect of the Real Estate Project in which the Purchaser/s of the premises in the Real Estate Project along shall be joined as member ("the Society").

- (iii) For this Purpose, the Purchaser/s shall from time to time sign and execute the application for registration and/or membership and all other papers, forms, wettings and documents necessary for the formation and registration of the society and for becoming a member thereof, including the bye-laws of the Society and shall duly fill in, sign and return to the Developers within 7 (Seven) days of the same being made available to the Purchaser/s , so as to enable the Developers to register the Society,

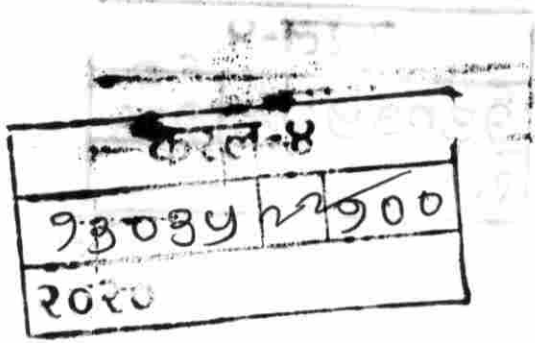
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- (iv) No objection shall be taken by the Purchaser/s if any changes or modifications are made in the draft/ final bye-laws of the society as may be required by the Register or cooperative Societies or any other Competent Authority.
- (iv) The name of the Society shall be solely decided by the Developers.
- (v) The society shall admit all purchasers of flats and premises in the Real Estate Project as members.
- (vi) The Developers shall be entitled, but not obliged to, join as a member of the Society in respect of unsold premises in the Real Estate Project, if any. Post execution of the Society Conveyance, the Developers shall continue to be entitled to such unsold premises and to undertake the marketing etc. In respect of such unsold premises. The Developers shall not be label or required to bear and/or pay any amount by way of Contribution, outgoings, deposits, transfer fees/ charges and / or non-occupancy charges, donation, premium any mount, compensation whatsoever, to the Society / Appraiser for the Sale / allotment or transfer of the unsold areas in the Real Estate Project or elsewhere, save and except the Municipal Taxes at actual (Levied on the unsold premises) and a sum of Rs. 500/- (Rupees Five Hundred Only) per month in respect of each unsold premises towards the outgoings.
- (vii) Post execution of the Conveyance to the Society, the Society shall be responsible for the operation and management and/or supervision of the Real Estate Project, and the Purchaser/s shall necessary co-operation and shall do the necessary acts, deeds, matters and things as may be required in this regard.



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*[Handwritten signature]*



(viii) Upon 51% of Purchaser/s of premises/units in the other Real Estate Projects to be developed on the said Properties having booked their respective premises/ units, the Developers shall submit application/s to the competent authorities to form a cooperative housing society to comprise solely of the Purchaser/s of units/ premises in that particular Real Estate Project, under the provisions of Maharashtra Cooperative Societies Act, 1960 and Rules made there under, read with RERA and RERA Rules ("Other Societies"). The Developers of the Other Societies in which the Purchaser/s of the Premises / units comprised in the other Real Estate Projects comprised in the said Properties shall become members, in accordance with the provisions of the Maharashtra Cooperative Societies Act, 1960 and Rules made there under and the RERA and RERA Rules.

(ix) The cost, charges, expenses, levies, fees, taxes, dues including stamp duty and registration charges, in respect of the formation of Body and its members, intended member and the Developers shall not liable for the same.

Conveyance of the said Properties to the Societies.



(i) Within a period of 3 years (three) months registration of the Apex Body, the Developers and Purchaser/s body shall execute and register an Indenture Conveyance whereby the Developers shall convey all right, title and interest in the land comprised in said Properties and in all areas, spaces, common areas, facilities and amenities in the said Property that are not already conveyed to the Society/ Or societies, in favour of the Apex Body ("Apex Body Conveyance").



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- (ii) The Apex Body shall be required to join in execution and registration of the Apex Body Conveyance. The Costs, expenses, chares, levies and taxes of the Apex Body Conveyance and the transaction contemplated thereby including stamp duty and registration charges shall be borned and paid by the Apex Body alone. The Apex Body Conveyance, the Apex Body shall responsible for the operation and management and supervisions of the Said Properties including common area facilities and amenities and Developers shall not be responsible for thesame.

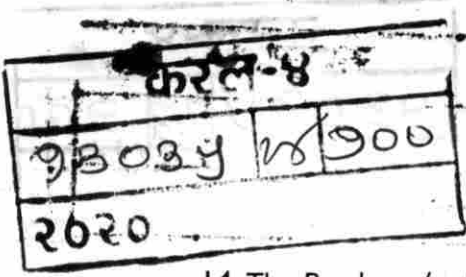
13. The Purchaser/s shall , before delivery of possession of the said Premises in accordance with Clause 8 above, deposit the following amounts with the Developers):-

- (i) Rs. 1000/- (Rupees One Thousand Only) for share money application & entrance free the society and Apex Body.
- (ii) Rs. 5,000/- (Rupees Five Thousand Only) for formation and registration of the Society.
- (iii) Rs. 40,000/- (Rupees Forty Thousand Only) for proportionate share of development charges.
- (iv) Rs. 5/- (Rupees Five Only) per Sq ft Carpet Area for deposit towards provisional monthly contribution towards outgoings of Society for Eighteen Months. Rs. 50,000/- (Rupees Fifty Thousand Only) for deposit towards water, electricity and other utility and services connection charges.
- (v) Rs. 18,700/- (Rupees Eighteen Thousand Seven Hundred Only) for deposits of electrical receiving and sub-station provided / to be provided in layout of the said Properties; and



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*[Handwritten signature]*



14. The Purchaser/s shall pay to the Developers a sum of Rs. 30,000/- (Rupees Thirty Thousand Only) for meeting all legal costs, charges and expenses, including professional costs of the Attorney – at – Law / Advocates of the Developers in Connection with this Agreement for Sale, the transaction contemplated hereby, the formation of the Society/ Apex Body, or repairing the rules, regulations and bye-laws of the Society / Apex Body, and the cost of preparing and engrossing the Society Conveyance, Apex Body Conveyance and other deeds, documents and writings.

15. The Developers has informed the Purchaser/s that there will be common access road, street lights, common recreation space, passages, electricity and telephone cables, water lines, gas pipelines, drainage lines, sewerage lines, sewerage treatment plant and other common amenities, conveniences in the layout of the said properties. Developers has further informed to the Purchaser/s that all expenses and charges of the aforesaid amenities conveniences may be common for the Purchaser/s along with the said Properties, and the Purchaser/s shall share such expenses and charges in respect thereof as also maintenance charges proportionately. Such proportionate amounts shall be payable by such of the purchasers of flats/ units/ premises on the Real Este Project including the Purchaser/s herein the proportion to be paid by the Purchaser/s shall be determined by the Developers and the Purchaser/s agrees to pay the regularly without raising any dispute or objection with regards thereto. Neither the Purchaser/s agrees to pay the amount regularly without raising any disputer or objection regard thereto. Neither the Purchaser/s nor any of the Purchaser of flats / units / premises in the Real estate Project subject to the Developers laying through or under over said properties or any part thereof pipelines, underground electric and telephone cables, water lines, gas pipe lines, drainage lines, sewerage lines etc. belonging to or mean any of the other buildings / towers which are to be developed and constructed on any portion of the said Properties.



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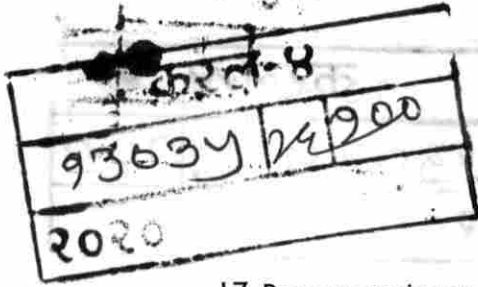
16. Loan and Mortgage:

- (i) The Purchaser/s shall be entitled to avail loan from bank, financial institution and to mortgage the said premises by way of security for repayment of the said loan to such bank / financial institution, with the prior written consent of the Developers. The Developers shall be liberty to refuse permission to the Purchaser/s for availing any bank loan and for creation of any such mortgage / charges in the event the Purchaser/s has/have defaulted in making payment of the Sale Consideration and or other amount payable by the Purchaser/s under this Agreement.
- (ii) All the cost, expenses, fees, charges in connection with procuring and availing of the said mortgage of the said Premises, servicing and repayment of the said Loan, and any default with respect to the loan and/or the mortgage of the said Premises, shall be solely and exclusively borne and incurred by the Purchaser/s . The Developers shall not incur any liability or obligation (monetary or otherwise) with respect to such loan or mortgage.
- (ii) The Agreement and contracts pertaining to such loan and mortgage shall not impose any liability or obligation upon the Developers in any manner, and shall be subject to and shall ratify the right and entitlement of the Developers to receive the balance sale consideration of the Developers to receive the balance Sale Consideration and balance other amounts payable by the Purchaser/s under this Agreement for Sale.
- (v) In the event of any enforcement of security / mortgage by any bank / financial institution, the Developers shall be entitled to extend the necessary assistance / support as maybe required under applicable law.



*[Handwritten signature]*

*[Handwritten signature]*



17. Representations and Warranties of the Developers :-

The Developers hereby represents and warrants to the Purchaser/s as follows, subject to what is stated in the s Agreement and all its Schedules and Annexures, subject to what is stated in the Title Certificate, and subject to the RERACertificate.

(i) The Developers has clear title and has the requisite rights to carry out development upon the said Properties and also has actual, physical and legal possession of the said Properties for the implementation of the Whole Project, subject to the Terms and Conditions of the indentures mentioned in Recital Annexure "A" above, the litigations referred to in Recital Annexure " ": above and the mortgages set out in Recital Annexure " \_".

(ii) The Developers has lawful right and requisite approvals from the competent Authorities to carry out development of the Real Estate Project and shall obtain requisite approvals from time to time to complete the development of the Real Estate Project.

(iii) There are no encumbrances upon the Real Estate Project except those disclosed to thePurchaser/s.

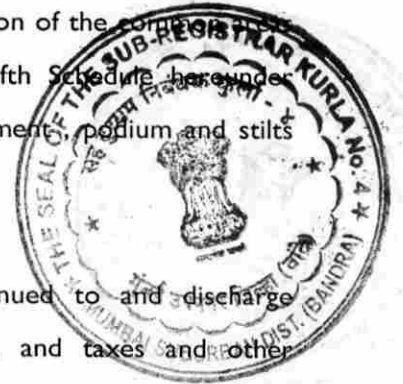
(iv) There are no litigations pending before any Court of law with respect to the Real Estate Project except those disclosed to the Purchaser/s.

(v) All approvals, licenses and permits issued by the competent authorities with respect to the Real Estate, are valid and subsisting and have been obtained by due process of law. Further, all approvals, license, permits to be issued by the competent authority in respect of the Real Estate Project, shall be obtained by following due process of law and the Developers will and shall at all times, remain to be in compliance of applicable laws in relation to the Real Estate Project in common arrears.



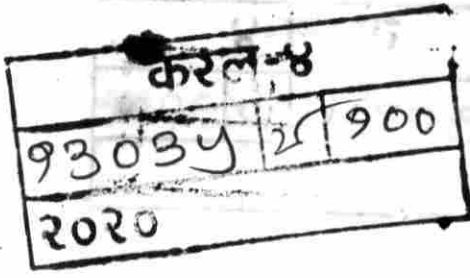
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- (vi) The Developers has the right to enter in to this Agreement and has not committed or omitted to perform anything, whereby the right, title and interest of the anybody created herein, may prejudicially be affected.
- (vii) The Developers has the right to enter into this Agreement for Sale and / or development agreement or any such Agreement / arrangement with any person or party in respect to the said Properties and the said properties which will, in any manner, adversely affect the right of the Purchaser/s under this Agreement for Sale.
- (viii) The Developers confirms that the Developers is not restricted in any manner whatsoever from selling the said Premises to the Purchaser/s in the manner contemplated by this Agreement for Sale.
- (ix) At the time of execution of the Society Conveyance, the Developers shall handover lawful, vacant, peaceful physical possession of the ~~conveyance~~ of the Real Estate Project as detailed in the Fifth Schedule hereunder written to the Society, save and except the basement, podium and stilts retained by the Developers.
- (x) The Developers has duly paid and shall continued to and discharge undisputed Governmental dues, duties, charges, and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Real Estate Project to the competent authorities till the said possession and thereupon shall be proportionately by the Society.
- (xi) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice of acquisition or requisition of the said Properties) has been received or served upon the Developers in respect of the said Properties except those disclosed to the Purchaser/s.



*[Handwritten signature]*

*[Handwritten signature]*



18. The Developers may appoint a third party / agency for the purpose of operating and maintaining, the Real Estate Project and the said Properties, including any common area facilities and amenities on such terms and conditions as it may deem fit.

19. The Developers shall be entitled to designate any space / areas on the Said Properties or any part thereof (including on the terrace and basement levels of the Real Estate Project) for the third party service provider, for facilitating provision and maintenance of utility services (Including power, water, drainage and radio and electronic communication) to be availed including by the purchaser /s of the units / premises to be constructed thereon. The Developers and its workmen /agents / contractors / employees and any third party contracts shall be entitled to access and service such infrastructure and utilities over the said Properties.

20: The Developers shall be entitled to transfer and / or assign the benefit of additional F.S.I. / T.D.R. or any other rights of the said Properties to any third party and/ or to allow any third parties to use and or consume T.D.R. or any other benefits or advantages or any other properties, on the Said Properties, who shall be entitled to all the rights mentioned above, including to do construction mentioned above.

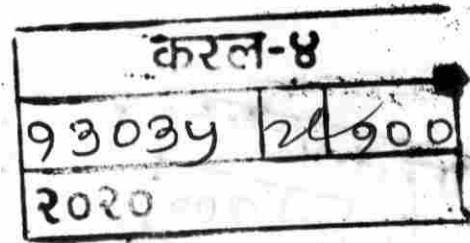


21. For all or any of the purpose mentioned under this Agreement, the Developers shall be entitled to keep and /or store any constructions material on any portion of the Said Properties, and/or to have additional Electricity Supply and/or additional Water Supply and for other purpose of construction, to do all such further acts and the matters and things as may be necessary. IN such an event or otherwise, the Purchaser/s /s directly and / or indirectly, shall into do any act, deed, matter or thing, whereby the Developers may be prevented from putting any such additional and /or new construction and /or shall not raise objection and/or obstruction, hindrance or otherwise.

22. The Purchaser/s, with intention to bring all persons into whosoever hands the premises and/or its rights, entitlement and obligations under this Agreement shall come, hereby covenants with the Developers as flows:-

*[Handwritten signature]*

*[Handwritten signature]*



- i. To maintain the said Premises at the Purchaser/s cost in good and tenable repair and condition as the date that of possession of the said Premises taken and shall not do or suffer to be done anything or to the Real Estate Project which may be against rules, regulations or bye laws or change / alter or modify addition in or to the said Tower / Wing in which the said Premises is situated and the said Premises or any part thereof without the consent of the authorities and Developers.

23. Nothing contained in this Agreement is intended nor shall be construed as a grant, demise or assignment of law, of the said Premises or the Real Estate Project of said Properties and / or any building / towers / wings. As may be constructed thereon, or any part thereof. Purchaser/s shall have no claim save and except in respect of the said Premises hereby agreed to be sold to him and all the spaces, parking spaces, lobbies, staircases, terrace, recreation spaces and all other areas and spaces and or will remain the property of the Developers as hereinabove mentioned until the Society Commencement and the Apex Body Conveyance, as the case may be.

24. The Developers shall not mortgage or create a charge :

After the Developers executes this Agreement for Sale, it shall not mortgage or create a charge on the said Premises and including such mortgage or charge is made or created notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall be affected the right and interest of the Purchaser/s who has the or agreed to take such said premises, Provided however that nothing shall affect the already subsisting mortgage. charge created over the said Premises as out in Recital Annexure “\_” above, which will be subject to the objected received from the mortgagees therein.





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25. Binding Effect:-

Forwarding this Agreement for Sale to the Purchaser/s by the Developers does not create a Binding obligation on the part of the Developers or the Purchaser/s until, firstly, the Purchaser/s signs and delivers this Agreement for Sale with all the Schedules and annexure along with the payments due as stipulated in the payment plan at Clause 3 above, within 30 (thirty) days from the date of receipt by the Purchaser/s and secondly, appears for registration of the same before the concerned office of the Sub-Registrar of Assurances as and when intimated by the Developers. If the Purchaser/s fails to execute and deliver to the Developers this Agreement for Sale, with 30 (thirty) days from the date of its receipt by the Purchaser/s and/or appear before the Sub-Registrar for its registration as and when intimated by the Developers, then the Developers shall serve a Notice to the Purchaser/s for rectifying the default, which if not rectified within 15 (fifteen) days from the date of receipt by the Purchaser/s, the application of the Purchaser/s shall be treated as cancelled and all sums deposited by the Purchaser/s shall be treated as cancelled and all sums deposited by the Purchaser/s in connection therewith including the booking amount shall be returned to the Purchaser/s without any interest or compensation whatsoever.

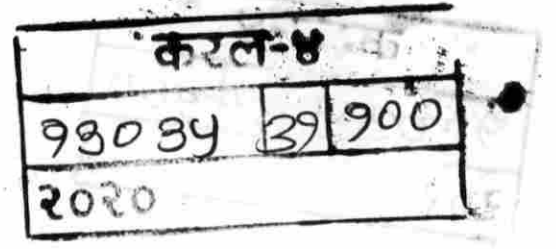


26. Nominee :

- i. The Purchaser/s hereby nominates (Mr. ASISH MANOHARLAL PRAJAPAT) ["said Nominee"] as his / her / their nominee in respect of the said Premises. On the death of the Purchaser/s, the nominee shall assume all the obligations of the Purchaser/s under this Agreement for Sale and in respect of the said Premises and shall be liable and responsible to perform the same, so far as permissible in law. The Purchaser/s shall at any time hereinafter be entitled to substitute the name of the Nominee. The Developers shall only recognize the Nominee as the Nominee substituted by the Purchaser/s (if such substitution has been intimated to the Developers in writing ) said deal with him / her / them in all matters pertaining to the said premises, till the time the necessary order of the Court of Law has been obtained by any legal heirs and/ or representative of the Purchaser/s s.

*[Handwritten signature]*

*[Handwritten signature]*



- ii. The heirs and legal representatives of the Purchaser/s shall be bound by any or all the acts, deeds, dealings, branches, omissions, commissions etc. of and/or by the Nominee.

27. Entire Agreement :-

This Agreement for Sale, along with its schedules and annexes, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, bookings, letter of acceptance, allotment letter, corresponding arrangements whether written or oral, if any, between parties in regard to the said apartment/ plot / buildings as the case maybe.

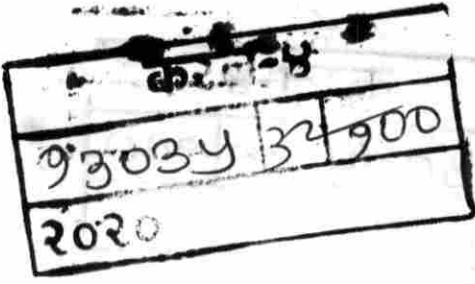
28. Right to Amend:

This Agreement for Sale may only be amended through with the consent of the parties.



29. Provisions of this Agreement for Sale applicable to Purchaser/s s and subsequent Purchaser/s s:-

It is clearly understood and so agreed by and between the Parties hereto that all the Provisions contained herein have the obligations arising hereunder in respect of the shall equally be applicable to and enforceable against the subsequent Purchaser/s s of the said premises, in case of transfer, as the said obligations go along with the premises, for all intents and purposes.



30. Severability :

If any provision of this Agreement for Sale shall be determined to avoid or unenforceable under the RERA Act or the Rule or Regulations made there under or under other Applicable laws, such provisions of this Agreement for Sale, shall be deemed to amend or deleted in so far as reasonably in constitution with the purpose of this Agreement for Sale and to the necessity to confirm to the RERA or the Rules or Regulations made there under or the Applicable law as the case may be, and the remaining provisions of the Agreement shall remain valid and enforceable as applicable at the time of executions of this Agreement for Sale.

31. Method of Calculation of proportionate share :-

Wherever in this Agreement for Sale it is stipulated that the Purchaser/s has to make any payment, in common with other Purchaser/s in the Real Estate Project or the Whole Project, as the case may be, the same shall be in proportions to the carpet area of the said Premises to the total carpet area of all the said premises / units / areas / spaces in the Real Estate Project of the Whole Project as the case may be.



32. Further Assurances :

Both Parties agree that they shall execute, acknowledge, deliver to the other such instruments and take such actions, in addition to the instruments and the specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement for Sale or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

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1. Waiver :-

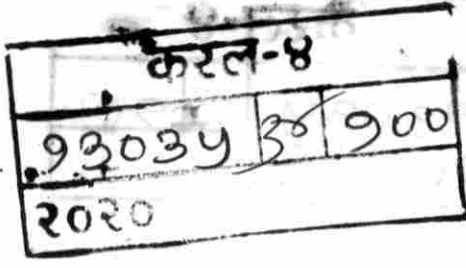
No forbearance, indulgence of relaxation or inaction by either Party at any time to require performance of any of the provisions of these presents shall in any way affect, diminish or prejudice the rights of such party to require performance of that provision and any waiver or acquiescence by such Party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

2. Place of Execution:-

The Execution of this Agreement for Sale shall be complete only upon its execution by the Developers through its authorized signatory at the Developer's office, or at some other place, which may be mutually agreed between the Developers and the Purchaser/s, in Mumbai City. After the Agreement is duly executed by the Purchaser/s and the Developers or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence, this Agreement for Sale shall be deemed to have been executed at Mumbai.



3. The Purchaser/s and / or Developers shall present this Agreement for Sale as the proper registration office for registration within the time limit prescribed by the Registration Act, 1908 and the Developers will attend such office and admit execution thereof.
4. All notices to be served on the Purchaser/s and the Developers as contemplated by this Agreement for Sale shall be deemed to have been duly served if sent to the Purchaser/s or the Developers by Courier or Registered Post A.D. or notified email ID/ Under Certificate of Posting at their respective address specified below:-



For Purchaser/s :-

Name of the Purchaser/s :- ASHISH MANOHARLAL PRAJAPAT

Address of Purchaser/s :- residing at Plot no 108, Fourth road , Kisan kharat Marg, Nityanand nagar , Ghatkopar (West) , Mumbai -400086

Mobile No. 9920570962

Notified Email ID :- ashishashishsnj2013@gmail.com

For Developers :- SHREE SIDDHIVINAYAK CONSTRUCTIONS

office at:-

It shall be the duty of the Purchaser/s and the Developers towards each other of any change in address subsequently execution of this Agreement for Sale in the above address Registered Post failing which all communications posted at the above address shall be deemed to be received by the Developers or the Purchaser/s, as the case may be.

5. Joint Purchaser/s s :-

That in case there are Joint Purchaser/s s all communication shall be sent by the Developers to the Purchaser/s whose address appears first and at the address given by him/her and shall for all intents and purposes to consider as Developers served on all the Purchaser/s.

6. Stamp Duty and Registration Charges:-

The Charges towards stamp duty fees and registrations charges of this Agreement for Sale and all out of pocket expenses and charges and expenses on all document for sale agreement of transfer of the said premises and the sad car parking Spaces/ s shall be borne by the Purchaser/s alone.



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On or towards South :

On or towards North :

On or towards East :

On or towards West :

THE SECOND SCHEDULE OF THE SAID PROPERTY-A HEREIN ABOVE REFERRED TO :-

THE RESIDENTIAL FLAT No. 706, admeasuring 225 Sq.Ft., Carpet/Built- up area, on 7<sup>th</sup> floor in 'B' Wing of the building known as SAI SADAN to be constructed on the said property, more particularly described in the First Schedule hereunder written.

THE THIRD SCHEDULE HEREIN ABOVE REFERRED TO :-

(Details of the "B" wing constructed together with details of the FSI utilized)



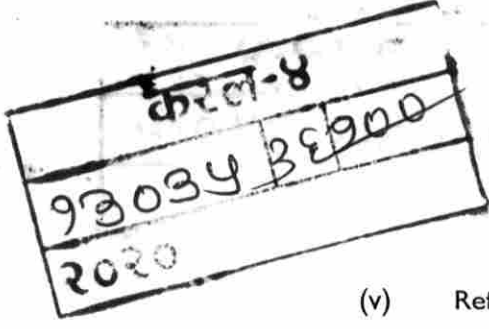
Sr.No.	Wing/s. Building Name	FSI Consumed in Square Meters
1		
2		
3		

THE FOURTH SCHEDULE HEREIN ABOVE REFERRED TO :-

(Details of the number of floors units etc in the Real Estate Project – Tower wise).

Wings /Buildings	Total Number of Flats/Units	Number of Floors

*[Handwritten signature]*



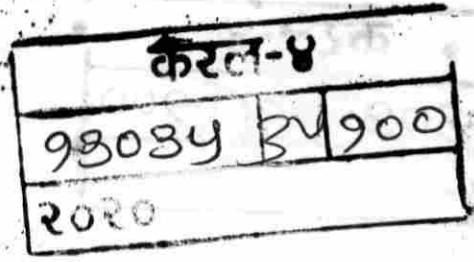
- (v) References to this Agreement for Sale or any other document shall be construed as references to this Agreement for Sale or that other documents as amended, varied, notated, supplemented or replaced from time to time.
- (vi) Each of the presentations and warranties provided in this Agreement for Sale is independent of other representations and warranties in this Agreement and unless the contrary is expressly stated, no clause in this Agreement for Sale limits the extent or application of another clause.
- (vii) Reference to a person (or to a world importing a person) shall be construed so as to include;
- (a) An individual, firm, partnership, trust, joint venture Company, corporation, body corporate, unincorporated body associated, organization, any government or any agency of a government or state, or any municipal authority or other Governmental body (with or not in each case having separate legal Person or separate legal entity); and
- (b) That person's successors in title and assigned transferees permitted in accordance with the terms of this Agreement for Sale.



THE FIRST SCHEDULE OF THE SAID PROPERTY HEREINABOVE REFERRED TO :-

ALL THAT piece and parcel of land and the structures, buildings, standing on land bearing C.T.S. Nos. 6 (Part), 7, 7/1 to 7/3, 9, 9/1 to 9/4 and 10 (Part) of Survey Nos. 256 and 257, admeasuring about 7159.40 Sq.Mtrs., (as per P. R. card), of Village Mulund (West), Taluka Kurla, Shastri Nagar, Bal Rajeshwar Road, Mulund (West), Mumbai – 400 080 and situate within the limits of T Ward of Municipal Corporation of Greater Mumbai.

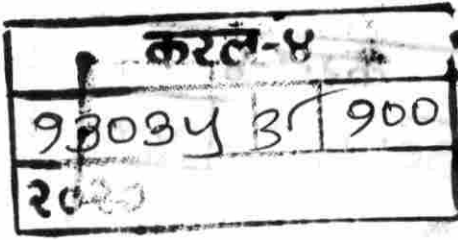




10. Construction of this Agreement for Sale :-

- (i) any interference to any statute or statutory provision shall include :-
- (a) all subordinate legislation made from time to time under that provision (whether or not amended, modified, re-enacted or consolidated); and
- (b) any amendment, modifications re-enactment, substitution or consolidation thereof (whether before, on or after the date of this Agreement for Sale) to the extent such amendment, modifications, reenactment, substitution or consolidation applies or is capable of applying to any transactions entered into under this Agreement for Sale as applicable, and (to the extent liability there under may exit or can aeries) shall include any past stator provision (as from time to time amended, modified, re-enacted, substituted or consolidated) which the provision referred to has directly or indirectly referred to.
- (ii) any reference to the singular shall include the plural and vice-versa;
- (iii) any reference to the masculine, the fermions and /or the neuter shall include each other.
- (iv) The Schedules and Annexures form the part of this Agreement for Sale and shall have the same force and effect as expressly set out in the body of this Agreement for Sale, and any reference to this Agreement for Sale shall include any schedules to it.





PARTY	PAN CARD NO.
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Resolution :-

Any dispute or difference between the Parties in relation to this Agreement for Sale and or the terms hereof shall be solved amicably. In case of failure to settle such dispute amicably such dispute or difference shall be referred to the Authority as per the provisions of the RERA and the Rules and Regulations, thereunder.

Governing Law :-



This Agreement for Sale and the rights, entitlements and obligations of the Parties under or arising out of this Agreement for Sale shall be construed and enforced in accordance with the laws as applicable in Mumbai city, and the Courts of Law in Mumbai will have exclusive jurisdiction with respect to the matters pertaining to this Agreement for Sale.

9. Permanent Account Numbers:-

Details of the Permanent Account Numbers of the Developers and Purchaser/s are set out below :-

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THE FIFTH SCHEDULE HEREINABOVE REFERRED TO :-

(Details of the Common area facilities in the Real Estate Project)

- Ø Entrance Lobby
- Ø DG backup for Emergency services only
- Ø High Speed elevators in each wing, Brand; or OTIC elevators.
- Ø Staircase for emergency exit.
- Ø Society Office.



THE SIXTH SCHEDULE HEREINABOVE REFERRED TO :-

(Details of the common area facilities in the Real Estate Project)

All those pieces and parcels of the Flat/Unit Being No. 706, 7TH Floor, admeasuring 225 Sq.Ft Carpet Area (Equivalent to 7159.40 Sq. Meters) located in the said building known as "SAI SADAN" constructed and to be constructed on the land bearing C.T.S. Nos. 6 (Part), 7, 7/1 to 7/3, 9, 9/1 to 9/4 and 10 (Part) of Survey Nos. 256 and 257, admeasuring 7159.40 Sq.Meters of Village Mulund (West), Taluka Kurla, Registration District and sub District of Mumbai and Mumbai Suburban District along with Structure known as SAI SADAN Co-op. Hsg. Soc. (Proposed), lying and situated at Shastri Nagar, Bal Rajeshwar Road, Mulund (West), Mumbai - 400080.

THE SEVENTH SCHEDULE HEREINABOVE REFERRED TO :

(Details of the Common area facilities in the real Estate Project)

- Ø CP fitting and sanitary ware of Brand.
- Ø Vitrified floor
- Ø Acrylic paint
- Ø Concealed ISI copper wiring.
- Ø Daddo Tiles Flooring glazed tiled in all toilet
- Ø Living Room French Windows with Aluminum window.
- Ø Sliding window in kitchen.

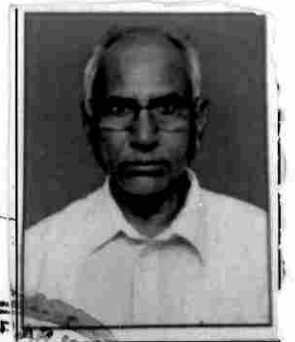
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IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND  
 SUBSCRIBED THEIR RESPECTIVE SIGNATURES AND SEAL THE DAY AND YEAR FIRST  
 HEREINABOVE WRITTEN.

SIGNED, SEALED & DELIVERED BY THE  
 WITHIN NAMED 'THE DEVELOPERS'  
 M/s. SHREESIDDHIVINAYAK  
 CONSTRUCTIONS,  
 PAN No.  
 through its Partner/s  
 MR. LAXMANBHAI DHANJI SINGHANI,  
 PAN No.  
 IN THE PRESENCE OF



SIGNED, SEALED & DELIVERED BY THE  
 WITHIN NAMED 'THE PURCHASER/S'  
 ASHISH  
 MR. ASISH MANOHARLAL PRAJAPAT  
 PAN No.  
 IN THE PRESENCE OF .....



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RECEIPT

Received from the Purchaser/s i.e.  
ASHISH MANOHARLAL PRAJAPAT, a sum of Rs. 6000000 /- (Rupees  
SIXTY LAKHS Only), being part consideration of Flat No.706\_on  
7TH floor of the building known as SAI SADAN, situated at Shastri  
Nagar, Bal Rajeshwar Road, Mulund (West), Mumbai – 400 080., as stated in Clause No. 2 a  
hereinabove as under :

Cheque No./RTGS	Amount (Rs.)	Dated	Bank name & branch

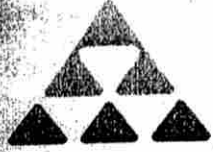
WE SAY RECEIVED Rs. 6000000/-  
For M/s. SHREE SIDDHIVINAYAK CONSTRUCTIONS,

WITNESSES:

1.

2.





## Slum Rehabilitation Authority

5th Floor, Griha Nirman Bhavan,  
Bandra (East), Mumbai 400 051,

Fax:022-26590457

Tel:022-26590519 / 0405 / 1879 / 0993

E-mail:info@sra.gov.in

No.: SRA/ENG/001/T/PL/LOI

Date: 21 NOV 2009



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To,

1. Architect

Shri G.S. Gokhale,  
A/9, Om Riddhi Siddhi CHS Ltd.  
S.N. Road, Mulund (W),  
Mumbai-400 080.

2. Developers.

M/s. Siddhivinayak Construction Co.  
2/3, Moti Baug, Navroji Lane,  
Ghatkopar (W), Mumbai-400 086.

3. Society.

Pandit CHS.  
At Bal Rajeshwar Road,  
Mulund (W), Mumbai-400 080.

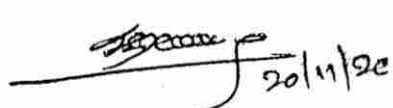
Sub: Proposed slum Rehabilitation Scheme on plot bearing  
C.T.S. Nos. 6(pt.), 7, 9(pt.) & 10(pt.) of village Mulund  
(W) at B.R. Road, Mulund (W) for Pandit SRA CHS.

Ref.: SRA/ENG/001/T/PL/LOI

Sir,

By direction, it is to inform you that with reference to the above mentioned Slum Rehabilitation Scheme on plot bearing C.T.S. Nos. 6(pt.), 7, 9(pt.) & 10(pt.) of village Mulund (W) at B.R. Road, Mulund (W), this **Letter of Intent** is considered and principally approved for the sanctioned **FSI 2.108 (Two Point One Zero Eight)** in accordance with Clause No. 33 (10) & Appendix - IV of amended D. C. Regulations, out of which maximum FSI of 2.50 shall be allowed to be consumed on the plot, subject to the following conditions.

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Dy. Ch. Engineer  
Slum Rehabilitation Authority

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1. That you shall hand over 59 numbers of tenements to the Slum Rehabilitation Authority/M.C.G.M. for Project Affected Persons, each of carpet area 20.90 sq.m. free of cost.
2. That the carpet area of rehabilitation tenements and PAP tenements shall be certified by the Licensed Surveyor/ Architect.
3. That you shall rehouse the eligible slum dwellers as per the list certified by the Addl. Collector (Enc.)/Asst.M.C. of MCGM/CO (MHADA) by allotting them residential tenements of carpet area of 25 sq.mt. and / or residential-cum-commercial of carpet area of 25 sq.mt and /or commercial tenements as per the area mentioned in certified Annexure-II issued by Competent Authority or the carpet area of 20.90 sq.mt., whichever is less, free of cost and constructing the same as per building specifications/norms/building bye-laws.

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4. That you shall register society of all slum dwellers to be rehoused under Slum Rehabilitation Scheme and Project Affected Persons (PAP) nominated for allotment of tenements by the Slum Rehabilitation Authority or any other Competent Authority.

5. That if required along with the other societies, you shall form a federation of societies so as to maintain common amenities such as internal road, recreation ground, street lights etc.

6. That you shall incorporate the clause in the registered agreement with slum dwellers and project affected persons that they shall not sell or transfer tenements allotted under Slum Rehabilitation to anyone else except the legal heirs for a period of 10 (ten) years from the date of taking over possession, without prior permission of the CEO (SRA).

7. That you shall provide transit accommodation to the slum dwellers with requisite amenities, if required to be shifted for construction of proposed building, till the permanent tenements are allotted and possession is given complying all formalities and existing amenities shall be maintained in sound working condition till slum dwellers are re-housed in the proposed rehabilitation tenements.

8. That you shall bear the cost of carrying out infrastructure works right upto the plot, and shall strengthen the existing infrastructure facility and / or provide services of adequate size and capacity as per the directives of the undersigned.



9. That you shall submit layout and get the same approved before obtaining Commencement Certificate.
10. That you shall submit the P.R.C. as required till which time development shall be restricted to 75% of permissible built up area.
11. That you shall restrict the built up area meant for sale in the market and built up area of rehabilitation as per the salient features Annexed herewith.

sale in the market	8
per the salient	
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SR. NO	DESCRIPTION	AREA IN SQ.MT.
1.	Area of the plot / slum	7159.40
2.	Area of the plot arrived at for computation of F.S.I.	6209.348
3.	Rehabilitation component as per D.C.R.33/(10)	7003.60
4.	Sale component as per D.C.R.33(10)	7003.60
5.	Rehab. Built-up area	6083.083
6.	Sale Built-up area	7003.60
7.	F.S.I. Sanctioned	2.108
8.	Total Built-up area approved	13086.68c
9.	No. of slum dwellers to be re-accommodated	181
10.	No. of P.A.P. tenements generated in scheme	59
11.	Area of unbuildable reservation/road to be surrendered (a) Road Setback (b) 9.15 mt. D.P. Road.	680.75 786.37



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No. SRA/ENG/ 001 / T/PL/LCI 21 NOV 2009

12.	Built up area of reservation to be surrendered free of cost. [a] T.T. (Truck Terminal) [b] P.S.(Police Station) [c] T.D.(Town Duty Office)	348.05 47.40 454.98
13.	Built up Area permitted on the plot (Rehab.+Sale)	13087.43

12. That you shall get the plot boundaries demarcated and the compound wall shall be constructed prior to commencing building works and the same shall be certified by the concerned Architect before requesting for C.C. beyond the plinth level.
13. That you shall accommodate the huts getting cut along the boundary of the plot demarcated by the staff of the City survey office.
14. That you shall get the plans approved for each building separately with due mention of the scheme of Rehabilitation under D.C.Regulation No. 33(10) and with specific mention on plan of the rehabilitation building / tenements for slum dwellers and project affected persons that the same are for rehousing of slum dwellers and project affected persons. Tenements to be allotted to the PAP shall be hatched with due mention that they are for allotment of PAP nominated by the concerned Authority (M.C.G.M.)



That you shall submit the NOC's as applicable from the concerned A.A., C. H.E., Dy. Ch. Engg (SWD), CFO, Tree Authority, Railway Authority, Civil Aviation Authority, Authority of Defence Department, Authority of High Tension Power Transmission Lines, BSES Ltd., Geologist in the office of the undersigned before requesting of Approval of plans or at a stage at which it is insisted upon by the concerned Executive Engineer (SRA).

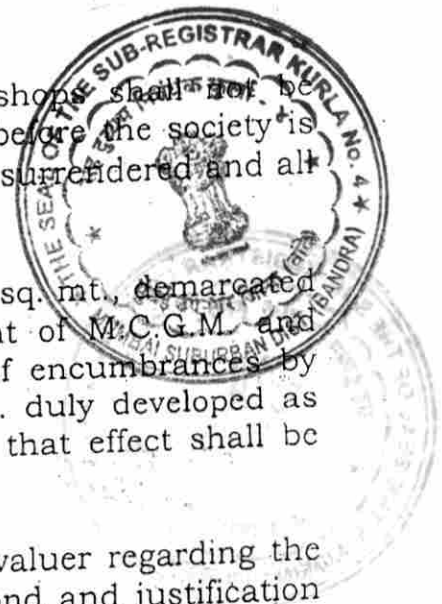
16. That you shall submit the indemnity bond indemnifying the Slum Rehabilitation Authority and its officers against any damage or claim arising out of any sort of litigation with the slum dwellers or otherwise.
17. That you shall obtain the permission for construction of the temporary transit accommodation from the office of C.E.O.(S.R.A.) along with the phased development programme.

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18. That you shall submit the Agreements with the photographs of wife and husband on the agreements with all the eligible slum dwellers before requesting for Commencement Certificate and the name of the wife of the eligible occupier of hut shall be incorporated with joint holder of the tenements to be allotted in rehabilitation building.
19. That you as Architect / Developer / Society shall strictly observe that the work is carried out as per phased programme approved by the undersigned and you shall submit regularly quarterly progress report to the undersigned along with photographs with certificate that the progress is as per approved phased programme. Even if the progress is nil, report shall be submitted by the Architect stating reasons for delay.
20. That the tenements proposed for rehabilitation and tenements proposed for PAP shall be shown distinctly on the plan to be submitted and should be forwarded to A.A.& C. of concerned ward to assess the property tax.
21. That you shall submit the statement of tenements No. allotted to the eligible slum families in the proposed rehabilitation building with Sr. No. in Annexure - II etc. with the certification from the Architect and owner/developer at the stage of final allotment of the tenements in rehabilitation building for verification by the office of the CEO (SRA).
22. That the possession of the tenements and shops shall not be handed over to the eligible hutment dwellers before the society is registered and transit accommodation given is surrendered and all the dues to the MHADA has been cleared.
23. That you shall get D. P. Road/Setback 786.37 sq. mt., demarcated from A. E. (Survey)/D.P./ T & C department of M.C.G.M. and handed over to M.C.G.M. free of cost, free of encumbrances by changing ownership in the name of M.C.G.M. duly developed as per Municipal specification and certificate to that effect shall be obtained and submitted.
24. That you shall submit the report from Govt. valuer regarding the cost of the project alongwith an indemnity bond and justification for allowing the development of the plot in CRZ-II before approval of plans.

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20/11/2009  
Dy. Ch. Engineer  
Slum Rehabilitation Authority

25. That the built up premises adm. TD 454.98, PS 47.40, TT 348.05 sq.mt. shall be handed over free of cost to MCGM/Respective Govt. Authority for which reservation is proposed in development plan.
26. That the lease agreement with land owning Authority shall be executed before asking for occupation permission.

27. That T.D.R. for non-buildable reservation proposed to be handed over to Planning Authority and four built up amenity of Nil proposed to be handed over shall not be claimed at any time in future, since TDR for the same is not eligible/ permissible.

28. That the rehabilitation component of scheme shall include.

- a) 169 Nos. of Residential tenements.  
b) 12 Nos. of Commercial tenements.  
c) - Nos. of R/C tenements  
d) 59 Nos. of PAP Tenements  
e) - No. of existing Amenities  
f) 03 No. of Balwadi  
g) 03 No. of Welfare Centre.  
h) 01 No. of Society office.

29. That proportionate infrastructure development charges ( Rs. 560/- per sq. mt.) and deposit (Rs.20,000/-per Rehabilitation tenement) in Rehabilitation Component shall be paid as per the modified D. C. Regulation and policy of Slum Rehabilitation Authority.

30. That the layout recreation ground admeasuring 711.43 Sq. mt. shall be duly developed before asking for occupation of sale building.

31. That the quality of Construction work of building shall be strictly monitored by concerned Architect / Site supervisor / Structural Engineer and report on quality of work carried out shall be submitted by Architect every three months with test result etc.

32. That separate P. R. Cards for road/ set back, actually implemented reservation pockets, net plot shall be obtained and submitted before asking for Occupation certificate.

33. That this Letter of Intent is issued on the basis of plot area certified by the Architect and other relevant documents. In the event of change of any of the above parameters, during actual site survey by D.I.L.R./ City Survey Office, than sale area consumed on the

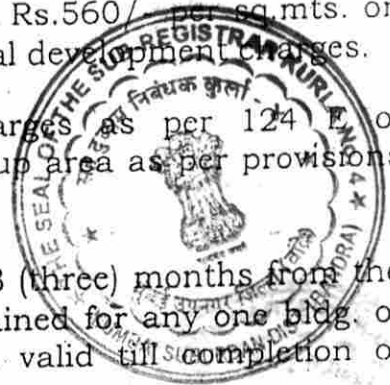


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plot will be adjusted accordingly so as to keep total consumption of R.S.I. on the plot within 2.50.

34. That No Objection Certificate from respective Land Owning Authority wise i.e. MHADA / GOM shall be issued within one month from approval of S.R.S. as per Clause No. 2.8 of D.C.R. 33 (10).
35. That necessary formalities for executing lease agreement shall be initiated by MHADA/Collector for leasing the plot and lease documents shall be executed.
36. This Letter of Intent gives no right to avail of extra F.S.I. granted under D.C. Regulation 33(10) upon land which is not your property.
37. That the Arithmetical error if any revealed at any time shall be corrected on either side.
38. That this letter of intent shall be deemed to be cancelled in case any of the documents submitted by the Architect / Developer or Owner are found to be fraudulent / misappropriated.
39. That you shall pay total amount of Rs. 49,20,000/- towards deposit to be kept with SRA at the rate of 20,000/- per tenement and total amount of Rs. 33,19,700/- @ Rs.560/- per sq.mts. on 5928.03 sq.mts. towards Infrastructural development charges.
40. That you shall pay development charges as per 124 of M.R.&T.P. Act separately for sale built up area as per provisions of M.R.& T.P. Act.
41. That this LOI is valid for the period of 3 (three) months from the date hereof. However, if IOA/CC is obtained for any one bldg. of the project then this LOI will remain valid till completion of estimated project period.
42. That you shall rehouse all the additional hutment dwellers if declared eligible in future by the Competent Authority.
43. That the allotment of rehabilitation tenements to the eligible slum dwellers in the scheme, shall be made by drawing lots in presence of the representative of the Asst. Registrar of societies (SRA) and statement of rehab. tenements allotted to the eligible slum families in the rehabilitation building with corresponding tenements No. in rehab./composite building and Sr. No. in

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*S. S. S.*  
20/11/2009  
Dy. Ch. Engineer  
Slum Rehabilitation Authority

Annexure - II etc. duly certified by the concerned society of slum dwellers and Asst. Registrar (SRA) shall be submitted before requesting for occupation permission to the rehab. tenements.

44. That you shall display the details such as Annex - II, date of issue of important document like LOI, Layout, C.C., O.C.C. on world wide web site through suitable web site and provide linkage to SRA web site from this web site, in the alternative, you may display this details on SRA web site within a period of one month from the date of LOI.

45. That you shall display bi-lingual sign boards on site and painting of SRA Logo on rehab buildings as per Circular No. SRA/Admn/Circular No. 64/569/2004 dtd. 14/10/2004.

46. That you shall complied with following conditions before applying for approval of any building in the scheme.

- (i) The original copy of the re-verified and certified Annexure - II from the competent Authority viz. Addl. Collector (Enc.), Mumbai Suburban District.
- (ii) The Minutes of the General Body "Pandit CHS " regarding public reading and adoption of the re-verified and certified Annexure-II and remarks therefore of the Assistant Registrar of Society (SRA).
- (iii) The relevant orders containing special directions with regards to policy such as (a) Bank Guarantee, (b) Credit Rating, (c) Land Premium etc. which may be issued by the State Government under provisions of Section 3k(1) of the Maharashtra Slum Areas (I.C & R) Act 1971 regarding additional conditions to be incorporated in the present "Letter of Intent" (LOI).



That the copy of the Annexure - II shall be displayed by the society of slum dwellers on the notice board of society for the period of 30 days. Intimation about the display of Annexure - II shall be given by the society to the office of the Dy. Collector (SRA), 3 days before the date of display. Displayed Annexure - II shall be kept easily accessible to the staff of SRA for inspection and if it is observed that the procedure laid down above for display of Annexure - II is not followed, the responsibility of the same shall be of the concerned developer / C.H.S. and in that case they will be

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- liable for suitable action. One hard copy of the Annexure - II and one soft copy in CD Rom shall be handed over to Dy. Collector (SRA)'s office by the Co-operative Housing Society / developer before display of Annexure - II on site.
- b) Any slum dweller held not eligible by the authority or wishing any change should make application to the competent authority with supporting documents within one month of issue of this letter failure to which no claim of whatsoever nature be entertained.
- c) That you shall give wide publicity in one Marathi & one English news paper for the approval of S. R. Scheme and paper cutting shall be submitted to this office.
- d) The certificate from office of the Dy. Collector (SRA) for satisfactory compliance of above requirements shall be submitted before requesting for approval to the building plans.
48. That you shall obtained the permission for construction of temporary transit accommodation from the office of the CEO (SRA) along with the phase development programme and the list of eligible slum dwellers shifted in the transit camp with date of their displacement from their existing huts shall be submitted before asking C.C. for rehab building.
49. That the rain water harvesting system should installed/provided as per the provision of direction of U.D.D., Govt of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11DTD.10/03/2005 and the same shall be maintained in good working conditions at all the times, failing penalty of Rs. 1000 per annum for every 100 sq.mtr. of built-up area shall be leviable.
50. That you shall make payment in respect of the depreciated cost of any toilet block(s) existing in the slum plot to the Municipal Corporation of Greater Mumbai through Ch. Eng. (MSDP), if the same is required to be demolished for development under SRA.
51. That the General Body Resolution from the society and N.O.C. from the Police Authority shall be submitted before C.C. to the part of the building proposal on existing location of the religious structure (temple) or before asking approval of the plans of these religious structure whichever is earlier.

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THE SUB-REGISTRAR KURLA No. 4  
MUMBAI SUBURBAN DIST. (MUMBAI)

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Slum Rehabilitation Authority

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20/11/2009  
Dy. Ch. Engineer  
Slum Rehabilitation Authority



- 52. That you shall appoint Third Party Quality Auditor with prior approval of Dy.Ch.Eng. (S.R.A.) / E.E. (S.R.A.) for implementation / supervision of S.R. Scheme.
- 53. That you shall appoint the PMC for the scheme and you shall submit quarterly progress report to the Slum Rehabilitation Authority before issue of plinth C.C.
- 54. That you shall submitted revised Annexure III as per Circular No.87 from further approval for the sale building.
- 55. That you shall pay for the premium as per Circular No.88 dtd. 12/06/2008.

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If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming full sanctioned F.S.I. separately for each building, in conformity with the D. C. Regulation 3 (10), in the office of the undersigned.



Yours faithfully,  
 [Signature] 19/11/2009  
 Executive Engineer  
 Slum Rehabilitation Authority  
 [Signature] 20/11/2009  
 Dy. Chief Engineer  
 Slum Rehabilitation Authority.

- Copy to:
1. The Chief Officer, MHADA
  2. Collector (MSD)
  3. Assistant Municipal Commissioner, "T" Ward, M.C.G.M.
  4. Dy. Chief Engineer, Development Plan, M.C.G.M.
  5. Dy. Collector (SRA) - Copy for information.

27 NOV 2009  
 ISSUED  
 Sign: [Signature]

SE (S.R.A.) A.E. (S.R.A.)  
 [Signature] 19/11/2009  
 Executive Engineer  
 Slum Rehabilitation Authority  
 [Signature] 20/11/2009  
 Dy. Chief Engineer  
 Slum Rehabilitation Authority  
 Received Three copy  
 [Signature] 20/11/09

महाराष्ट्र शासन

क्रमांक: टिपीबी-४३१०/२३७०/प्र.क्र.१८३/

२०१०/नवि-११

नगर विकास विभाग,

मंत्रालय, मुंबई ४०० ०३२.

दिनांक: १५ जुलै, २०१०

प्रति,

मुख्य कार्यकारी अधिकारी,  
श्रीमंतपुत्रा पुनर्वसन प्राधिकरण,  
वापरे (पुनर्वसन), मुंबई ४०० ०५१.

करल-४		
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२०२०		

विषय: सि.स.प्रा.६ (पै) ७ (पै), १(पै) व १०(पै) मौजे-मुलुंड येथील पंडीत सोसायटी लिमिटेड च्या प्रस्तावित झोपडपट्टी पुनर्वसन योजनेबाबत  
संदर्भ: १) आपले शासनाच्या गृहनिर्माण विभागास लिहिलेले पत्र क्र.एसआरए/इएनजी/००१/टी/एसटीइएल/एल.ओ.आय. दिनांक २८/०८/२००९  
२) शासनाच्या गृहनिर्माण विभागाकडील अनौ.संदर्भ क्र.झोपुयो-२००९/प्र.क्र.१०२/झोपसु-१, दिनांक ०८/११/२००९

महोदय,

विषयांकित प्रकरणी, आपण आपलेकडील संदर्भिय पत्र क्र.१ अन्वये, शासनाच्या गृहनिर्माण विभागाकडे पत्र पाठवून नगर विकास विभागाकडील आदेश दिनांक १६/४/२००८ व दिनांक १२/१२/२००८ नुसार, विषयांकित जागेवरील झोपडपट्टी पुनर्वसन योजनेमधील पुनर्वसित व प्रकल्पबांधणीसाठी असलेल्या इमारतीमधील किमान ५९ प्रकल्पग्रस्तांचे पुनर्वसन करणेसाठी, तसेच पुनर्वसन इमारत क्र."अ" व "ई" या बांधकामास अद्याप सुरुवात झालेल्या विंगमधील सदनिकांचे चटई क्षेत्र २२५.०० चौ.फूटावरून वाढवून २६९.०० चौ.फूट इतके वाढविण्यासाठी व योजनेच्या ठिकाणी इमारत क्र. "अ" व "ई" विंगच्या शिल्लक बांधकामासाठी चटई क्षेत्र निदेशांक २.५० वरून वाढवून ३.०० इतका वापरण्यास मंजूर करणेबाबत विनंती केली आहे.

शासनाच्या गृहनिर्माण विभागाने, नगर विकास विभागाकडे सादर केलेला अनौपचारिक संदर्भ क्र.२ विचारात घेता, वरील विनंतीच्या अन्वये प्राप्त प्रस्ताव खालील अटीस अधीन राहून मंजूर करण्यात येत आहे.

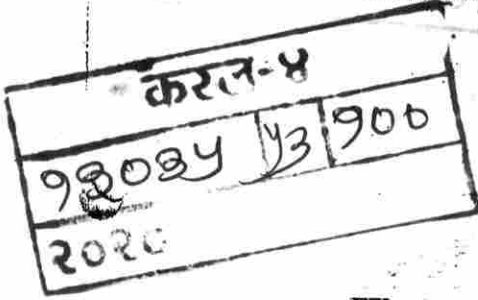
- १) प्रकल्प १२८ सदनांकांपैकी विक्री करणेत आलेल्या ५४ सदनिकांव्यतिरिक्त योजनेमध्ये आवश्यक किमान ५९ सदनांकांचा वापर (२२५ चौ.फूट) प्रकल्पग्रस्तांसाठी (PAP) करावा.
- २) इमारत क्र."अ" व "ई" ज्यांचे बांधकाम अद्याप सुरु झालेले नाही, त्या विंगसाठी सदनांकांचे चटई क्षेत्र २२५.०० चौ.फूटावरून वाढवून २६९.०० चौ.फूट इतके वाढविण्यास मंजुरी देण्यात येत आहे.
- ३) योजनेच्या ठिकाणी इमारत क्र. "अ" व "ई" विंगच्या शिल्लक बांधकामासाठी चटई क्षेत्र निदेशांक २.५० वरून वाढवून ३.०० इतका वापरण्यास मंजुरी देण्यात येत आहे.

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४) सदर योजना शासकीय भालकीच्या जमिनीवर राबविण्यात येत आहे, सदर योजनेसाठी आय.ओ.ओ. व सी.सी. जरी शासनाचे दिनांक १६.४.२००८ चे निर्णयापूर्वी देणेत आली असली, तरी सदर शासन आदेशातील मान्यतेनुसार सदर योजनेमध्ये सदनिकांचे चटई क्षेत्र व चटई क्षेत्र निर्देशांक वाढविण्याबाबत मंजूरी अपेक्षित असल्याने, शासन निर्णय दिनांक १६.४.२००८ मधील सर्व अटी व शर्ती सदर योजनेसाठी बंधनकारक राहतील.

५) सदर योजनेमधील कम्पोजिट इमारतीचे बांधकाम हे विकास नियंत्रण नियमावली, १९९१ चे नियम क्र. ३३(१०) मधील तरतुदीनुसार / नियमानुसार असणे आवश्यक राहिल.

६) इमारतीच्या Structural Stability बाबत झोपडपट्टी पुनर्वसन प्राधिकरणाने खातरजमा करणे आवश्यक राहिल.



आपला  
अवर सचिव, महाराष्ट्र शासन.

प्रत,

१) सचिव, गृहनिर्माण विभाग, मंत्रालय, मुंबई ३२ यांचेकडे माहितीसाठी व पुढील योग्य त्या कार्यवाहीसाठी सादर.

२) निवडनस्ती / नवि-११



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 No. 116  
 19 MAR 2009  
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 ★ परवाना धारक मुद्रांक विक्रेता ★  
 दु. नं. ४, न्यु सोची विल्डींग, अंबाजी धाम, मंदिराजवळ  
 पु. नं. ४, न्यु सोची रोड, मुलुंड (प.)  
 क्रमांक ..... दिनांक .....  
 सर्वश्री/श्री/श्रीमती.....  
 यांना रु. ....  
 For Shree Siddhant & Co. Partnership  
 सही Partner  
 24606999 परवाना धारक मुद्रांक विक्रेता  
 19 MAR 2009  
 BW 678271



**TRIPARTITE AGREEMENT**

This TRIPARTITE AGREEMENT is made at Mumbai, on the 24<sup>th</sup> day of April, 2009, **BETWEEN**  
of Parties **Shri Pandit SRA Co-operative Housing Society Limited**, duly registered under the provisions of Maharashtra Co-operative Societies Act, 1960 vide Registration No. Mum(SRA)/Hsg/TC/10547, having its registered address at Manubhai Chawl No.3, Shastri Nagar, Bal Rajeshwar Road, Mulund (W),

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Mumbai 400 080, through its (1) Mr. Smt. Dhraupadi Aabasaheb Jende - Chairman having address at R.No.3, Jangam chawl, Shastri Nagar, B.P. Road, Mulund (w), Mum - 80.

(2) Shri. Dnyaneshwar Nhanu Dhuri - Secretary having address at Govindkatar chawl, R.No.10, Shastri Nagar, B.P. Road, Mulund (w), Mum - 80.

(3) Shri. Dhondu Tanu Chavan Treasurer having address at R.No.5, Vishwasrao chawl, Shastri Nagar, B.P. Road, Mulund (w), Mum - 80.

appointed vide Resolution Nos 1, 2 & 3 dated 07/10/108 hereinafter referred to as 'the Society', (which expression shall unless it be repugnant to the context or meaning, includes their successors executors, survivors, administrators and assigns) of the **FIRST PART**



**AND**

M/s. Shree Siddhivinayak Constructions, a partnership firm duly registered under the Indian Partnership Act, 1932, having its partners (1) Mr. Laxmanbhai Dhanji Singhani, (2) Mr. Maganlal Dhanji Patel, (3) Mr. Kalyanji Dhanji Patel, (4) Mr. Rohit Maganlal Patel, (5) Mr. Bhavesh Laxman Singhani and (6) Smt. Vasanti Laxman Singhani, having its address 8, Nilkantha Shopping Centre, 2<sup>nd</sup> Floor, Navroji Lane, Kama Galli, Ghatkopar, Mumbai 400 086, through its Partner Mr. Laxmanbhai Dhanji Singhani hereinafter referred to as "**Erstwhile Developers**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their partner or partners for the time being in force, executors, administrators and assigns) of the **SECOND PART**



**AND**

M/s. Arihant Reators, a partnership firm, having its 101, Neelkantha Nagar, B.P.S. Cross Road, Opp. Bank of India, Mulund (West), Mumbai 400 080, through its Partner Mr. Mehu Harish Gosar, hereinafter referred to as "**Developers**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their partner or partners for the time being in

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force, executors, administrators and assigns) of the THIRD PART

Recitals,  
History &  
description of  
the Property.

**Whereas:**

- (i) Land bearing C.T.S. No.6(Part), 7, 7/1 to 7/3, 9, 9/1 to 9/4, and 10(part) of Survey No.256 and 257 hereinafter referred to as the Plot as per Schedule, annexed hereto admeasuring about 7159.40 sq. metres was earlier owned by Shri Harishchandra Anant Pandit, Achyut Anant Patil, Dinesh Anant Pandit and others. The layout plan of the scheduled property is enclosed hereto as Annexure "1";
- (ii) The members of the Society, prior to its registration, had constructed their individual structures on the said plot and were residing therein with their family members or carrying on business;
- (iii) The Dy. Collector (Encroachment) vide Notification No.SLM/1077/5280 to the proposed Society in that regard;
- (iv) The proposed Society pursuant to the Resolution of its General Body dated 1<sup>st</sup> March 1996 entered into Agreement with M/s. Oom Sai Developers, a registered Partnership firm, under the provisions of Indian Partnership Act, 1932 and having its Registered Office at 13, Veena Nagar, Mulund West, Mumbai 400 080;
- (v) The Agreement dated 3<sup>rd</sup> March 1996 between the proposed society and M/s. Oom Sai Developers stipulated that the Developer would develop the plot as per the stipulations in the said Agreement;



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(vi) Agreement dated 3<sup>rd</sup> March 1996, inter-alia, stipulated that the Developer M/s. Oom Shri Sai Developers would develop the plot within a period of 3 years from the date of execution of agreement and subject to said period being extended by the society;

(vii) Pursuant to subsequent developments after agreement dated 3<sup>rd</sup> March 1996, namely amendment to the Slum Areas (Improvement, Clearance and Re-Development) Act, 1971 and consequent setting up of the Slum Rehabilitation Authority (hereinafter referred to as the SRA) which Authority was vested with statutory powers under the Slum Act, requiring execution of Agreement with the Developer in accordance to the provisions of guidelines for implementation of Slum Rehabilitation Scheme, as well as various Notifications and Circulars issued by the SRA;



(viii) SRA pursuant to exclusive jurisdiction vested in him to handover the plot to the society for development according to the scheme under the Slums Act, handed over possession of the plot to the Promoters of the Society on 19<sup>th</sup> November 1997 and pursuant thereto, the Dy. Collector (Encroachment) Kurla-1, Mumbai, was pleased to issue possession receipt in favour of the Society;

(ix) The erstwhile developers – M/s. Oom Shri Sai Developers was bound and liable in law to enter into fresh Agreement with the Society for development of the plot in accordance with the Scheme for Slum Rehabilitation on the plot as per guidelines given by the SRA;

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(x) In spite of the fact that the Society had brought to the notice of M/s. Oom Sai Developers and had requested him to enter into fresh Agreement in respect of development of the plot in accordance with the Scheme framed by the SRA, M/s. Oom Shri Sai Developers willfully failed and neglected to take any steps in that regard;

(xi) The society through its Architect got approved from the SRA Slum Rehabilitation Scheme on the plot vide their letter dated 6<sup>th</sup> January 1998 from SRA bearing No.SRA/CE/001/T/PL/LOI. Similarly, the proposed amalgamation, sub-division and layout was approved by the SRA vide letter of Chief Engineer (SRA) dated 6<sup>th</sup> January 1998;

(xii) Vide letter dated 20<sup>th</sup> December 1996 Corrigendum of Addl. Collector (Encroachment) Mumbai it was mentioned that there were 206 hutments who were eligible for alternate accommodation in the constructed building under SRA Scheme. In view of this Declaration, each of 206 members of the society were to be given a minimum accommodation of 225 sq. ft. carpet area in this regard, the Society had been constantly requesting M/s. Oom Shri Sai Developers to enter into a requisite Agreement in accordance with the Scheme under SRA Project. However, for reasons best known, M/s. Oom Shri Sai Developers willfully failed and neglected to enter into such an Agreement;

(xiii) M/s. Oom Shri Sai Developers for reasons best known to them also raised various disputes with Society's Architect in respect of payment of his bills and there was a total

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failure of cooperation with ought to have been extended by M/s. Oom Shri Sai Developers to the Society and the Architect for early completion of re-habilitation scheme. As the work had come to a total standstill since about 1<sup>st</sup> August 1998 the Society wrote several letters to M/s. Oom Shri Sai Developers & Architect in the presence of SRA, to resolve the disputes and to induce M/s. Oom Shri Sai Developers to start construction in earnest. All these parleys however miserably failed due to an adamant nature adopted by M/s. Oom Shri Sai Developers;

(xiv) Finally on 21<sup>st</sup> January 1999, the Society through their Advocate, addressed a notice to M/s. Oom Shri Sai Developers and brought to their notice the willful neglect on their part to-go on with the work of construction as per the Slum Rehabilitation Scheme and terminated the agreement dated 3<sup>rd</sup> March 1996. M/s. Oom Shri Sai Developers was informed that the Society would take steps to inform SRA and get the new developers appointed to complete the scheme;



(xv) The Chief Engineer SRA vide letter No.SRA/Che/154/T/PC/AP dated 15<sup>th</sup> February 1999 brought to the notice of M/s.Oom Shri Sai Developers that they had not taken any steps to proceed with the work under the Slum Rehabilitation Scheme. It was mentioned that for the last 8 to 10 months, no progress was found to be made and work was found to be abandoned. SRA directed M/s. Oom Shri Sai Developers to settle the disputes with the Society, and in case no development was seen within 30 days, it would be assumed that the said M/s. Oom Shri Sai Developers were not interested in implementing the Scheme

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(xvi) In view of the total non-co-operation and inability on the part of M/s. Oom Shri Sai Developers to carry out construction in accordance with the Slum Rehabilitation Scheme, and in view of the pro-tracted correspondence between the Society and SRA on the one hand and M/s. Oom Shri Sai Developers on the other hand, the Society in its Special General Body Meeting held on 24<sup>th</sup> March 2000 has unanimously agreed to terminate the agreement dated 3<sup>rd</sup> March 1996 entered into with M/s. Oom Shri Sai Developers. Accordingly, the Society has also instructed the Managing Committee to issue notice to M/s. Oom Shri Sai Developers informing about the Resolution of the intention to forthwith terminate the Agreement dated 3<sup>rd</sup> March 1996;



(xvii) It is understood by the Developer that they shall endeavor to settle the claim, if any, of M/s. Oom Shri Sai Developers and to pay him in full any compensation / claim made by M/s. Oom Shri Sai Developers towards costs incurred by him towards partial construction made by him on the plot as well as towards other expenses incurred and to indemnify the Society from any claim whatsoever from M/s. Oom Shri Sai Developers;

(xviii) The Developer has seen all relevant documents including agreement dated 3<sup>rd</sup> March 1996 and irrevocable General Power of Attorney given to M/s. Oom Shri Sai Developers by the erstwhile proposed Society as well as communications and order of SRA and is satisfied about the contents thereof.

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- (xix) By an Agreement dated 28<sup>th</sup> March 2000, the Society has entered into the said Agreement with the Erstwhile Developers to carryout the execution and implementation of the SRA Scheme;
- (xx) The Erstwhile Developers herein proceeded with the execution and implementation of the scheme but could not complete the same as per the specific clause (L) which records that the Erstwhile Developers was required to complete the project within three years from the date of execution of the said Agreement;
- (xxi) By Supplement Agreement dated 27/09/2003 the Society has also extended further period of three years upon the request of Erstwhile Developers. Pursuant to the Supplement Agreement, the Erstwhile Developers was caste with the responsibility and obligation to complete the redevelopment project by Sep.2006
- (xxii) Despite the aforesaid extension of time, the Erstwhile Developers could not comply with the terms and conditions of the said Agreement dated 28<sup>th</sup> March 2000. Certain irregularities were also observed by the Society in carrying out the implementation and execution of the said project, considering the non-compliance, the Society had addressed a letter dated 22<sup>nd</sup> December 2008 calling upon the Erstwhile Developers to furnish the details and progress of the said project. The Erstwhile Developers has not approached the Society neither clarified and justified the delay and non-compliance of the terms and conditions;

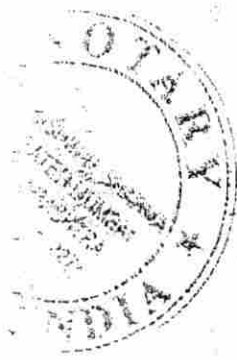
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(xxiii) By a Special General Body Meeting held on 15<sup>th</sup> March 2009, the Society has resolved and terminated the Erstwhile Developers. The fact of termination was also informed to the CEO, SRA and other concerned authorities by representation dated 13/04/09;

(xxiv) On 3<sup>rd</sup> April 2009, a meeting was held between the Committee of the Society, the Erstwhile Developers and Developers herein on various issues which were agitated and raised by the Erstwhile Developers pertaining to claim and expenses borne by them. Pursuant to this Meeting was amicably derived that the Developers shall project the obligations of the Erstwhile Developers.

(xxv) That the Developers shall be responsible to act upon, carry out, implement the project and accordingly carry out the entire reminder work of completion in respect of the said project of Slum Rehabilitation only in contingencies of sanctions, permissions to carry out the development and completion of the project from the concerned authorities and in case of litigation if any arise, after the execution of these presents, by an order from the Competent Courts. In case the permissions, sanctions, approvals and/or in case of litigation the Developers hereto do not receive such permissions, sanctions, approvals and orders, the Developers shall not be held responsible to act upon this Agreement and/or to act as per the terms and conditions returned hereunto. Further in case of non-receipt of such permissions, sanctions, approvals and orders, this Agreement shall be treated /deemed ipso facto as terminated, cancelled and not to act upon between the parties.



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(xxvi) The Developers have agreed to invest into the said Project and the Society has agreed to allow the Developers to complete the SRA project on the said property on the terms and conditions hereinafter appearing:



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

Terms  
 &  
Conditions

It is agreed by and between the parties hereto:



1. As per the arrangement arrived at between the parties hereto the Developer was caste upon the responsibility to prepare and procure a report from the Architect providing all the details of work done by the Erstwhile Developers. In furtherance thereof, the Developers had procured a report from the architect enumerating the work done and the details thereof. The report of architect providing the details has been enclosed herewith as Annexure "2" shall carry out the reminder work and complete the project.

2. That the Developers shall complete the implementation of the Slum Project within the period of 24 months from the date of execution of this Agreement.

3. That the parties hereto shall inform the CEO – SRA and other concerned authorities about the change of developer and the responsibilities taken by the Developers hereinafter specified Under to these presents.

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4. As per the arrangement arrived between the parties hereto, the Erstwhile Developers was caste upon the responsibility to prepare and procure a list of an area

*[Signature]*  
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admeasuring 15075 sq. ft. (carpet area) as sold to the various purchasers and the details of the Purchasers, and the details of transaction. The Erstwhile Developers has procured and prepared the details of sale transaction of 15075 sq. ft. (carpet area) and providing the same pursuant to this Agreement to the Developer. The Developers hereby takes the responsibilities to provide the flats and accommodations of 225 sq ft carpet to the Purchasers of Erstwhile Developers, as per the list provided by the Erstwhile Developers to the Developers. The chart providing details of sale transactions enclosed herewith as Annexure "3".



5. That the Erstwhile Developers hereby undertake to provide the copies of registered and unregistered Agreements and documents executed between them and the purchasers to the Developers within a period of 7 days from the date of execution of these presents.



6. That the Developers shall not bear any responsibility towards the acts, transactions, deeds, matters and things which are not forming part and parcel of the list provided by the Erstwhile Developers to the Developers towards handing over the project to the Developers. All the disputes, claims, objections, rights, title, interest, charges, lien, mortgage, bank loan availed by any of the person, institutions or body by the person/s other than enumerated and specified in the list and as specified in the list provided by the Erstwhile Developers shall be the sole responsibility of the Erstwhile Developers to defend and protect the interests of Developer & Society as specified in this Agreement.

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7. That the Erstwhile Developers keep the Developers and the Society indemnified about any claim, objections, rights, title, interest, dispute, charges, lien, mortgage, bank loan by any of

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the person, institutions or body other than enumerated and specified in the list to be provided by the Erstwhile Developers. It shall be the sole responsibility of the Erstwhile Developers to satisfy, defend the claims, objections, rights, title, interest, dispute, charges, lien, mortgage, bank loan availed by any of the person, institutions or body including persons enumerated and specified in the list to be provided by the Erstwhile Developers.

8. That the total consideration towards these presents as agreed for the sum of Rs. 5,00,000/- (Rupees Five Lakhs Only) to be paid by the Developers to the Erstwhile Developers as per the valuation carried out and accepted by the parties hereto as specified in Annexure - 2 enclosed herein.

9. That the Erstwhile Developers shall have no claim, objections, rights, title, interest, dispute, charges, lien, mortgage, bank loan in respect of the entire project on execution of these presents. The Developers shall not be responsible for any legal action initiated by any third person, individual; body, institution or bank against any person claiming in this property or any part thereof, other than enumerated in the list and or enumerated in the list provided by the Erstwhile Developers to the Developers and the Erstwhile Developer shall be liable to defend the same.

10. That all old and prospective Government, local body, SRA taxes, SRA dues, deposits and other outgoings towards the completion of the SRA project shall be borne by the Developers after the execution of this Agreement. The Developers shall not be responsible for the dues, payments, outgoings and other expenses as due and balance to pay by Erstwhile Developer to any of the Agent, Subagent, contractor and alike person, body or institution.



*[Handwritten signatures]*

Xerox Copies Made Under  
 Right To Information Act-2005  
 Slum Rehabilitation Authority

12  
 २५/१५/२०१५

करल-४		
93034	६४	१००
२००९		

11. That the Society herein by the terms and conditions and the arrangement drawn as per the present Agreement and shall also represents the same to the SRA and other authorities.



Free will, consent and confirmation of this writing etc;

12. The Society and the Erstwhile Developers hereby specify, confirm and reiterate that this Agreement and the writing in various clauses herein entered by and between the parties hereto with free, will and consent, without any coercion, undue influence, under influence of fraud, misrepresentation and/or mistake of fact and law, without influence of any intoxicated substance and with a desire to ratify, affirm, development of the said property with expertise possessed by Developers herein

Testimonium

IN WITNESS.WHEREOF the parties hereto hereunto have set and subscribed my hands to this writing on this \_\_\_\_\_ day of \_\_\_\_\_ 2009.



Schedule

All that pieces and parcel of land and the structures, buildings, standing on land bearing C.T.S. No.6(Part), 7, 7/1 to 7/3, 9, 9/1 to 9/4 and 10 (Part) of Survey Nos.256 and 257 as per Schedule, annexed hereto, admeasuring about 7159.40 sq. metres, Shastri Nagar, Bal Rajeshwar Road, Muluna West, Mumbai 400 080.

*[Handwritten signatures]*

Xerox Copies Supplied Under Right To Information Act-2005 Slum Rehabilitation Authority

*[Handwritten signature]*

कर-8  
93034 EU 900  
2010 Execution

Signed and delivered  
by the within named "The Society"  
Shri Pandit SRA Co-operative Housing  
Society Limited, through its  
(1) Smt. Dhraupadi Aabasaheb Jende  
Chairman  
(2) Shri. Dnyaneshwar Nhanu Dhuri  
Secretary  
(3) Shri. Dhondu Tanu Chavan  
Treasurer  
duly appointed vide Resolution  
No. 1, 2 & 3 dated 07/07/08  
In the presence of



Witnesses

Execution



Signed and delivered  
by the within named "The Erstwhile Developers"  
M/s. Shree Siddhivinayak Constructions,  
through its Partner  
(1) Mr. Laxmanbhai Dhanji Singhani  
(2) Mr. Maganlal Dhanji Patel,  
(3) Mr. Kalyanji Dhanji Patel,  
(4) Mr. Rohit Maganlal Patel,  
(5) Mr. Bhavesh Laxman Singhani  
(6) Smt. Vasanti Laxman Singhani  
In the presence of



Witnesses

BEFORE ME;

25 FEB 2010

HARKISHIN B. SHARMA  
ADVOCATE & NOTARY  
1, QJAS BLDG., GROUND FLOOR,  
MID-COURT OFFICE, S. M. ROAD,



करल-४		
93034	६	900
2020		

Execution Signed and delivered  
by the within named "The Developers"  
M/s. Arihant Realtors,  
through its Partner  
Mr. Mehul Harish Gosar

Witnesses In the presence of




Before me;

Notary

Identified Advocate

BEFORE ME; 25 FEB 2010

HARKISHIN B. SHARMA  
ADVOCATE & NOTARY  
1, OJAS BLDG., GROUND FLOOR,  
NEAR RATION OFFICE, S. N. ROAD,  
MULUND (W), MUMBAI - 400 080.



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Right To Information Act-2005  
Slum Rehabilitation Authority

३६८२ ३६  
२०१३

A-12 करल-४

गा. नं. नं. ७, ७ - अ व ३५ ६९९०

नविनहातीने  
स. नं. २५६ हिस्सा नं. ७ ख

कबजेदार ८२०२५७ १२०२  
२८१६ ३४३  
होरबंद मनन पंडित  
वगेरे ४ ४६०७

गांव - मुकुंड  
तालुका - कुर्ला

क्षेत्र लावणी लायक	ए.	गुं.
पोट खराबा	—	१५॥१
एकुण	—	१८
	रुपये	आ. पैसे
आकार .....	०	१५ ०
बुडी अथवा .....	—	—
जादा आकार .....	—	—
पाणी .....	—	—

इतर हक्क - १६



वर्ष	लागवड करणाराचे नाव	क्षेत्र	रीत	पिके आणि लागवड
२०१०	अनंत पंडित	१५	०	करी
२०११	अनंत पंडित	१५	०	करी



अस्सल बरहुकुम खरी नक्कल असे. तयार ता. २०/१०/१३



करल-४  
१४६६६ ५९ ६४  
२०१९



A-13

गा. नं. गं. ७, ७ - अ द १२

काल-३

३२८२४०

सं. नं. २५७ हिस्सा नं.

क्षेत्र लावणी लायक	ए.	गुं.
पोट खराबा	१	१७१११
एकुण	—	२१
	१	२०
	रुपये	आ.
न-४ आकार	२	०
युद्ध आकार	—	—
जमीन आकार	—	—
पाणी	—	—

कबजेदार १२०२ २८१६  
हरिचंद्र अनंत पेंडसे वगैरे  
२८०७

गांव - मृळुंड  
तालुका - कुला

इतर हक्क -

Handwritten scribbles and lines.

वर्ष	लागवड करणाराचे नाव	क्षेत्र	रीत	पिके आणि लागवड	क्षेत्र	शेरा



कर-४  
९३०३५ ००९००  
२०२०



तलाठी  
ताहसिल-कुला



11/1/1977 न. भू. मा. का. - न. भू. अ. मुलुंड  
 नं. २  
 क्षेत्र  
 चे. मी.  
 पारणाधिकार

2093  
 मुंबई उपनगर जिल्हा  
 गारमसादीद्वारे मूकबिनाशित व पातळी  
 तयार करून अर्जाद्वारे फेर मध्ये ठरविले गेले आहे  
 बिनसंगीत सात. बसविणोचा मुलुंड

क धारक  
 : ६४ (अनंत पांडुरंग कंपनी.)

करल-४  
 ७३०३५७९ ९००  
 २०२०

क्रमांक	वर्ग क्रमांक	नविन धारक (प) फेदर (प) किंवा धार (प)
<p>महाराष्ट्र शासन राजपत्र दि. १५/११/६६ अर्जसंपन्न क्र. ३२५/६६ (२०१०) व क्र. ३५६/६६ (२०१०) दि. १४/११/६६ अन्वये या अधिनियमामधील (अर्थ/नियम) तथा सहाय्य अधिनियम, मुंबई अधिनियम १५३/६६ अन्वये (अर्थ/नियम) मुंबई अधिनियम १५३/६६ दि. १५/११/६६ नुसार महाराष्ट्र अधिनियम (२४) १९६६ अन्वये (अर्थ/नियम) अधि. ११७२ ये करताना (४४) धारही मूलापान ठरविले गेलेले १.४९ ते २४ संपूर्ण क्षेत्र पुनर्धारित ठरविलेले धारक संपूर्ण महाराष्ट्र शासन नोंद घेतलेले धारक, मूळ धारकाचे नाव नमूद केलेले व सहाय्यकार व धारक करत.</p>		धारक महाराष्ट्र शासन



न. भू. अ. मुलुंड  
 मुंबई उपनगर जिल्हा

धारी नमूद करत

न. भू. अ. मुलुंड  
 मुंबई उपनगर जिल्हा

अर्ज क्रमांक ३११  
 अर्ज प्राप्त दिनांक २६/११/७०  
 नकल तयार नं. २६/११/७०  
 नकल दिल्याची दिनांक २६/११/७०  
 धारी नं. ३११  
 न. भू. अ. मुलुंड (अर्थ/नियम) मुलुंड

करल-४  
 ९४६६६ १३ २४  
 २०१९





A-11

करल-२  
३२८२ ३८

गा. नं. नं: ७, ७ - अव १२

व. नं. २५६	दिसानं. १७	कबजेदार ७२७८ २८६३
क्षेत्र लावणी लायक	ए. गुं. ३६४५	होरिच्यद्र कमेत पठीत वगैरे
पोट खराबा	५ १०१	७८०५
एकुण	६ २८११	
आकार	१२	६ ०
बुडी आकार		
मोटा आकार		
पाणी		

गांव - मुंबुड  
तालुका - मुंबुड  
इतर हक्क ३६०७ ३२५३  
मोडर सीमेंट कामा १६  
मोडर मोटा २३ २३  
दस्ता. ७५० + कपव. १११  
स. नं. २५५, २५६-३२५  
जामनेत जालि मे. ५ चारहा.  
मं. ३६३७ ३६१३  
दिसाक न. गामाद घलापत  
नगेर ७८६८

न-४  
१४१

वर्ष	लागवळ करणाराचे नाव	क्षेत्र	रीत	पिके आणि लागवळ	क्षेत्र	शेरा
	कामा नगरपालिका					



करल-३  
१३०३५ ०२ १००  
२०२०

अदसल वरहकुम खरी नकचल असे. तयार ता. २०/१०/२०१२

तलाठी सजादुल्लाह  
तहसिल-कुला



ANNEXURE - B

2023  
2023

PRAKASH S. JANI  
B.A.;LL.B. Advocate

504, Mulund Shangri-LA,  
Near Saidham .  
P: K. Road, Mulund (West),  
Mumbai 400 080  
Tel: 25640365  
e-mail: psjani@gmail.com

करल-४  
१४६६६६७७७७

TITLE CERTIFICATE  
TO WHOMSOEVER IT MAY CONCERN

Re: All those piece and parcels of land lying being and situate at Shangri-LA  
Nagar, Bal Rajeshwar Road, Mulund (W), Mumbai- 400 080 bearing  
CTS No. 4/6(Part), 4/7(part), 7, 7/1 to 7/3, 9(part), 9/1 to 9/4 and  
10(part) of Survey No. 255 and 257 admeasuring about area  
7159.40 sq.mtrs. or thereabouts:  
Pandit Co-operative Housing Society Ltd.(SRA)  
And  
ARIHANT REALTORS ... Developer



THIS IS TO CERTIFY that I have investigated the title of the above  
Property by perusing Revenue records, and other relevant documents and have  
observed that the above captioned plot of land was declared as Slum under Section  
of the Slum Act 1971 and in pursuance thereof has been acquired by the  
Government of Maharashtra under Sec. 14(1) of the said Slum Act and the price  
has been paid to the exchequer. The possession of the said captioned land was  
given to the Society by the Government and there are proper resolutions and  
Tripartite Agreement dated 24<sup>th</sup> April 2009 in place; and all the necessary  
sanctions and permissions needed for the implementation of Slum Rehabilitation  
Scheme are obtained; The Developers' right to sell the Flats and tenements in the  
"Sale Building" being constructed on the said land, flow from the said

करल-४  
१४६६६६७७७७  
२०२३



काल-२	
३२८२	५३
२०१३	

न-४
६४९४

PRAKASH S. JANI  
B.A. LL.B. Advocate

cont...sheet...

Development Agreement, Statute, and the permissions so granted and therefore the title to the said captioned land is clear and marketable subject to the adherence of the rules and regulations governing the Slum Rehabilitation Schemes.

Dated this 16<sup>th</sup> October 2012

PRAKASH S JANI

*Prakash Jani*  
Advocate, High Court

Mumbai



करल-४
९३०३५ ७३ १००
२०२०



करल-४  
 १४६६६ ६७ ६४  
 २०१९

पावती क.

२६९२

नोंदणी ३९ म.  
 Regn. 39 m.

दस्तऐवजाचा अर्जाचा अनुक्रमांक

दिनांक ०३/०३ सन १९

दस्तऐवजाचा प्रकार-

सादर करणाराचे नाव-

खातीलप्रमाणे फी मिळाली:-

नोंदणी फी  
 नक्कल फी: (फोटो-ओ  
 पृष्ठांकनाची नक्कल फी  
 २पासखर्च  
 गवऱ्हा किंवा भापने (कलम ६४ ते ६७)  
 शोध किंवा निरीक्षण  
 दंड-कलम २५ अन्वये  
 कलम ३४ अन्वये

प्रमाणित नकल (कलम ५७) जोडली  
 इतर फी (मागील पानावरील) शर:क.

७१६  
 २०१९  
 ३०  
 २५  
 ३४

करल-४  
 १३०३५ ७५ ९००  
 २०१९



दस्तऐवज  
 नक्कल.

७५०

रोजी तयार होईल व

नोंदणीकृत हाकेने पाठवावी जाईल  
 या कार्यालयात देण्यात येईल  
 दुय्याम निबंधक.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत हाकेने पाठवावा.  
 हयाली कराव्य.

सादरकर्ता



करल-४	
१३०३५	०६१००
२०९	

No. SRA/ENG/154/T/STL/AP  
 Date: 20 NOV 2009

To,  
 Shri G.S. Gokhale  
 A/9, Om Riddhi Siddhi CHS, Ltd  
 S N Road Mulund (W),  
 Mumbai 400080

करल-४	
१४६६६	५५६४
२०९९	

Sub: Grant of full Occupation Certificate to Composite building Number B,C,D, under S.R. Scheme on plot bearing CTS No. 6 (pt), 7, 9 (pt), 10 (pt), of Village Mulund (W), B.R Road Mulund (W), Pandit SRA CHS

Ref: Your letter dtd. 28/08/2009

Gentlemen,

With reference to your above letter, I have to inform you that the permission to occupy the B, C, D Ground Floor to 07<sup>th</sup> Floor of/ composite block B, C, D completed under the supervision/ of Architect Shri. G.S. Gokhale the plans submitted by you on 28/08/2009 is hereby granted, subject to the following conditions.

1. This occupation permission is for 128 nos. for composite residential tenements, of rehab tenement 74 nos. of PAP, 54 nos. of sale tenements.
2. That the certificate under section 270(A) of BMC Act shall be obtained from AEW (T/W) and a certified copy of the same shall be submitted to this office.



8
20

That you shall pay N.A. taxes till the handing over of PAP to MCOM.

That you shall submit the NOC from AA&C before actual handing over of PAP to MCOM.

कर 99084 00900

One set of plans of Composite building is returned herewith as a set of approval.

This permission is issued without prejudice to action under section 305, 305A of BMC Act.



Yours faithfully,

*[Signature]*  
Executive Engineer

*[Signature]* 20/11/2009

Dy. Chief Engineer

Slum Rehabilitation Authority  
The Chief Officer, MHADA  
Collector (MSD)  
Assistant Municipal Commissioner, "T" Ward, M.C.G.M.  
Dy. Chief Engineer, Development Plan, M.C.G.M.  
Dy. Collector (SRA) - Copy for information.

*[Signature]*  
A.E. (S.R.A.)  
20/11/09

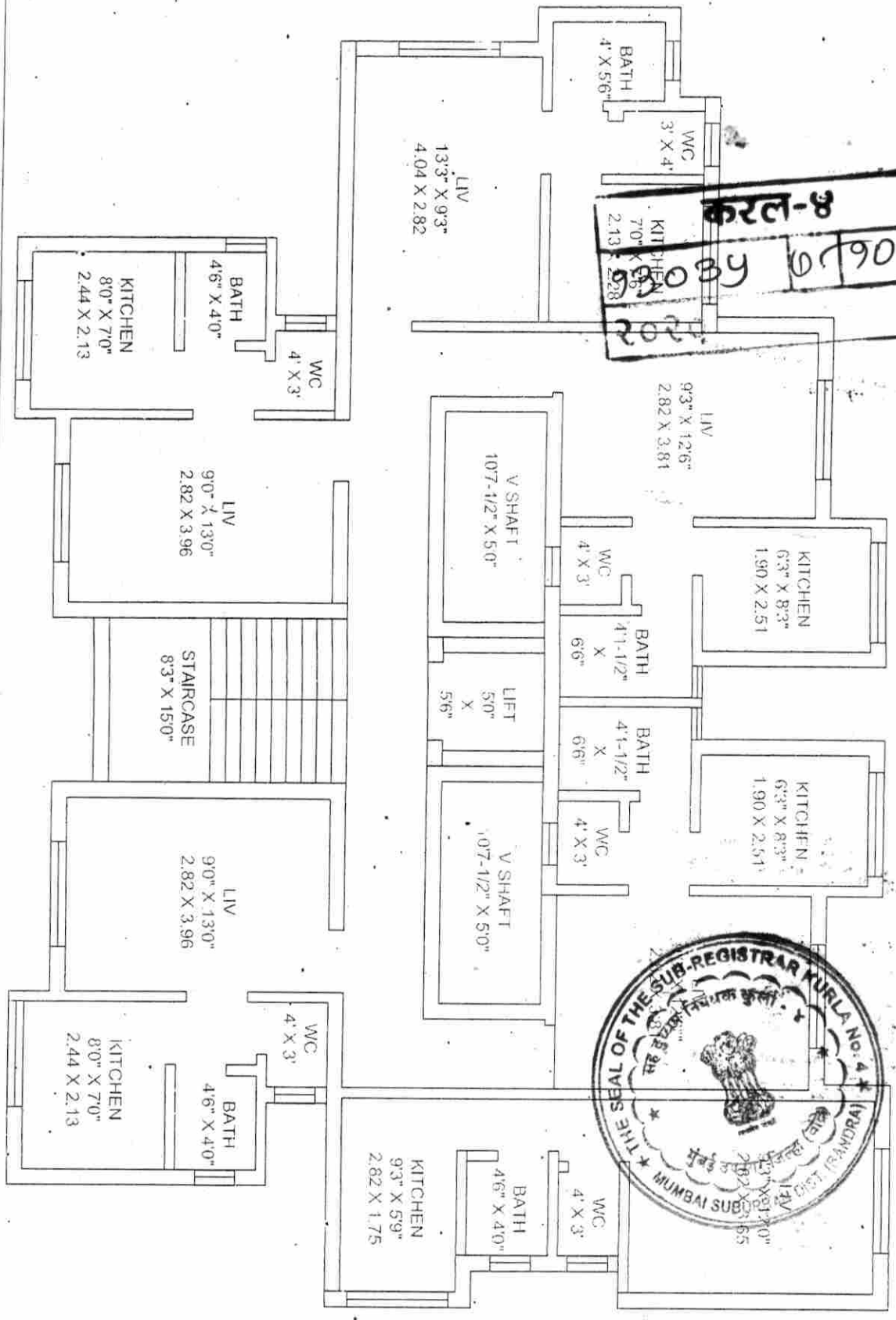
*[Signature]*  
Executive Engineer  
Slum Rehabilitation Authority

*[Signature]* 20/11/2009

Dy. Chief Engineer  
Slum Rehabilitation Authority



करल-४  
 ११०८५ ०१९००  
 २०२१



TYPICAL FLOOR PLAN - 1ST FLOOR TO 7TH FLOOR  
 FOR SAISADAN - WING B

To, Secretary,  
 M/s. Pandit C.H.S. (PND),  
 Balrajeshwar Rd.,  
 Mumbai-400 080.

G. S. GOKHALE  
 B. Arch., D. Arch. A.I.I.A.  
 ARCHITECT-INT. DESIGNER.

Sir,  
 With reference to your application No. 261 dated 29.11.97 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of the Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. ~~XXXXXX~~

C.T.S. No. 6(pt), 7, 9(pt) & 10(pt) of village Mulund  
 T.P.S. No. \_\_\_\_\_ situated at Balrajeshwar Rd. ward 1

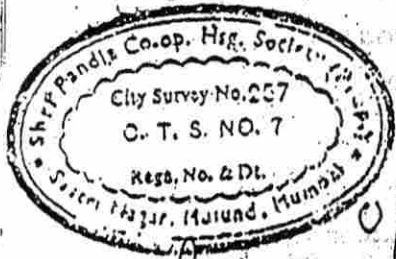
The Commencement Certificate/Building Permit is granted on the following conditions **करल-8**

1. The land vacated in 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 reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced 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 C.E.O. (S.R.A) 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 accordance with the sanctioned plans.
  - (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not-complied with.
  - (c) The C.E.O. (S.R.A) is satisfied that the same is obtained by the applicant through any misrepresentation and the application and every person deriving title through or under such an event shall be deemed to have carried out the development work in contravention of section 43 of 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.
8. The work shall be started within 3 months.

The C.E.O. (S.R.A) has appointed Shri D.B. Holikar

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to plinth for Rehab. Wing 'D' of  
Bldg. No. 1 only.



*[Signature]*  
 6/11/98  
 E.E. (S.R.A) et.

*[Signature]*  
 A.E. (S.R.A.)

For and on behalf of Local Authority  
 The Slum Rehabilitation Authority

Executive Engineer (S.R.A) 6/11/98  
 FOR  
 CHIEF EXECUTIVE OFFICER  
 (SLUM REHABILITATION AUTHORITY)



9303Y 64900  
 2020  
 2098  
 05

534 8-15-04  
copy to:-

SRA/CH.E/154/T/PL/AP

1) W.O.T. Ward.

2) A.E.W.W. T Ward

करल-8
93094 0 900
2020

*[Signature]*  
6/1/04  
B.E. (S.R.A.) Es.

*[Signature]*  
6/1/04  
A.E. (S.R.A.) Cd  
III

*[Signature]*  
6/1/04  
Executive Engineer  
(Slum Rehabilitation Authority)

T-53  
युटेर  
of C.

This c.c. is further extended for full work of wing 'D' of Rehab Bldg. under reference [i.e. Grd + 7 UPPER floors].



Sub-Engineer  
Rehabilitation, Andhera West

*[Signature]*  
14/9/2000  
Assistant Engineer - I  
Slum Rehabilitation Authority

*[Signature]*  
14/9/2000  
Executive Engineer - I  
(Slum Rehabilitation Authority)

30 APR 2004

issued for wing B,C of composite bldg. no. 1 upto 7th floor level (full work) as per approved plans

under no. SRA/ENG/154/T/PL/AP of 29/4/2004, by regularising the work called out without approval & c.c. upto 2nd floor level.

NOTIFIED



*[Signature]*  
30/4/04  
Jr. Eng  
B.E. (S.R.A.)

*[Signature]*  
30/4/04  
A.E. (S.R.A.)

*[Signature]*  
30/4/04  
Executive Engineer  
Slum Rehabilitation Authority

28 AUG 2009

To,  
The Secretary,  
Housing Department,  
Mantralaya,  
Mumbai.

करल-४		
१४६६६	४५	६४
२०१९		

**Sub:** Proposed slum rehabilitation scheme on plot bearing CTS No.6 (pt), 7 (pt), 9 (pt), 10 (pt) of village Mulund (W); for "Pandit Society Ltd"

**Architect :** Shri. G. S. Gokhale.

**Developer:** M/s Siddhivinayak Construction.

**Society :** "Pandit Society Ltd"

करल-४		
१३०३५	१९	१००

Please find enclosed herewith the request letter from Architect for allowing the conversion of carpet area of Rehab tenements from 225.00 sq. ft. to 269.00 sq. ft. and allowing in situ 3.00 FSI in above referred S. R. Scheme. As per Govt. Notification U/No. TPB 4308/897/CR-1+5/08/UD-11 dated 16<sup>th</sup> April 2008. Thereby modifying the 1.1, 1.2, 3.7 & 3.8 of Appendix-IV of DCR 33(10) under Right To Information Act-2005.

**Brief History of the Scheme:**

In this case the S. R. Scheme on above referred plot had been approved for the slum plot bearing CTS No.6 (pt), 7 (pt), 9 (pt) of village Mulund (W) for "Pandit Society Ltd". The L.O.I. issued u/no. SRA/ ENG/ 001/ T/ STGL/LOI dated 06/01/1998 for the proposed scheme is on Government Land.

Accordingly L.O.I. was issued to M/s.Om Shree Sai Developers on dated 6/01/1998, on the basis of then GBR submitted further plinth CC was already issued to said developer u/r. SRA/CE/154/T/PL/AP on dated - 5/01/1998. However there after the said Developer could not complete further work for 10 years & hence society of slum dwellers preferred to

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Right To Information Authority  
Slum Rehabilitation Authority





appoint new developer M/S. Siddhivinayak Construction by submitting fresh GBR dated 24/03/2000.

In view of the same this officer has process further U/s 13(2) for appointing new developers proposed by society and recording the earlier developer Om shree sai Developer. There after the earlier developer rose the dispute in the court. The chronological events may please be seen at page No. 3207 to 3211.

As per the para 12 & 14 at page 3209 to 3211 in said report it can be seen that appointment of M/s. Siddhivinayak as new developer is confirmed. Despite of above the applicants appeared before H.P.C. on 25/07/09, when it was again pointed to the said order of court confirming the appointment of M/s. Siddhivinayak Construction as new developer from which the present proposal for conversion from 225 to 269 sq.ft. is put up herewith.

Now Architect has submitted revised plans of balance two wing of composite building proposing 269.00 Sq.ft. carpet areas for rehab tenements vide his letter dated 2/10/08.

**Salient feature of the S.R. Scheme:**

During recent site inspection it has been observed that Developer has constructed Composite building as per following details.

Wing	Floor	Resi	Comm	W/C	Balwadi	Soc/Off	Sale T/s.	PAP
B	G+7	29	01	Nil	Nil	Nil	18	Nil
C	G+7	16	01	01	01	01	12	Nil
D	G+7	05	01	Nil	Nil	Nil	24	18

Work carried out is as per approved plans of the composite building u/r. It has been also observe that construction work of the rehab wing 'A' & 'E' yet not started; it is to mention here that 54 nos of Rehab tenements out of 128 t/s of carpet area 225 sq.ft. had been already sold out by Developer for creating construction fund accordingly 128 nos of composite bldg. are amended on dated 29/4/04, the wing D is occupied by eligible slum dwellers and sale tenements, the tenements of Wing B & C are vacant.

Now Architect vide letter dated 2/10/08 proposed to considered 54 nos. tenements (128- 54) as P.A.P. tenements and amenity structure such as Welfare centre, Balwadi & Society office. And he has requested for conversion of balance scheme to 269sq.ft carpet and thereby to increase in F.S.I from 2.5 to 3 proportionately.

Architect has submitted letter from Committee of slum society for 269.00 sq.ft. carpet area for balance scheme, where buildings are not Constructed and G.B.R. of the society will be insisted before LOI revision.

"As per Govt. Notification TPB 4308/897/CR-145/08/UD-11 dated 16<sup>th</sup> April 2008, for the conversion of carpet area from 225.00 sq. ft. to 269.00 Sq. ft. the in situ FSI for the Scheme of 2.50 shall be modified and allowed up to 3.00 and premium at the rate of 25% in terms of ready Reckoner in respect of Slum Rehabilitation Scheme proposed to be undertaken on lands owned by Government, Semi Government undertakings of Local Bodies". In the present case, since the ownership of the land is state Government, the premium is not applicable because IOA & C.C. is already granted for composite bldg

Also as per Govt. Notification TPB 4308/1270/CR-175/08/UD-11 dated 11<sup>th</sup> June 2008, as new Sub Regulation 10.1 (A) has been added after Sub Regulation 10.1 of Appendix-IV of Reg. 33(10). As per new Sub Regulation 10.1 (A), in case of slum redevelopment Scheme in process, and scheme where LOI has been issued and if full Q.C.C. has not been granted, then the owner/developer etc. may convert the proposal within one year from the date of the Notification in accordance with the modified regulation only regarding the size of tenements and proportionate loading of FSI in situ. In the present case, Architect has approached this office on 16/05/2008 for conversion of the S R Scheme from 225.00 Sq ft to 269.00 Sq. ft. Carpet area i.e. well within one year & also within stipulated date of 12/12/2008 as per the U. D.'s letter dated 27/2/2008. However the developer has already completed 128 Nos. of rehab tenements with carpet area of 225.00 sq. ft. (20.90 sq.mtr) 54 nos. tenements are sold by him for creating construction fund, accordingly the plans of composite building had been amended on dated 29/4/04.

This present developers u/r. has so far constructed B,C,& D., out of five wings, wing A & E are to be constructed. Developer requested for conversion of the constructed wing as composite has been already approved as developer has sold 54 out of 56 constructed in three wings as mentioned in table. Wherein there are 56 Rehab tenements & 18 PAP are still exist as vacant rooms. Developer has represented proposing to treat these entire 56+18=74 tenements as PAP tenements and has proposed to allot the eligible Rehab tenements & balance PAP's in the balance wing A constructed on site which are proposed to be constructed of 269.00 sq. ft. and thereby increasing the FSI from 2.5 to 3.00 proportionately.

If the proposal of Architect is principally accepted by Govt. then details scrutiny of balance work will be done as proposed by him, & in accordance with provisions of DCR, structural stability & safety point of





करल-४  
 १३०३५ ४ १००  
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view and matter of allowing in situ 3.00 FSI & fresh GBR in presence of A.R. (S.R.A) will be processed further on merits.

Therefore, Secretary Housing is requested to approve the proposal as stated above and forward the same to Principal Secretary U.D.-I Department for further sanction to grant approval of the following:

- X
- a) To allow to consider the already constructed rehab tenements of 225.00 sq.ft. carpet area as PAP tenements.
  - b) To allow conversion of scheme for increase in carpet area from 225.00 Sq.ft. to 269.00 Sq.ft of rehab tenements.
  - c) To increase in-situ FSI from 2.5 to 3.00 for the scheme on land under subject matter.

Submitted for approval to portion side lined 'X' above please.

करल-४  
 ए.ए.टी.ए.

*[Signature]*

Chief Executive Officer  
 Slum Rehabilitation Authority

13/1/09



मा. अवर जिल्हाधिकारी, गोण्डवट्टी, मुंबई महानगरपालिका येथील  
 पत्र क्रमांक डी.ओ.पी. / १३३२ / १३-११-२७ अन्वये.  
 ताबा पावती लिहून देणार, -  
 मुख्य प्रवर्तक,  
 पीडित सह. गृहीनर्माण संस्था [ निघो. ]  
 मुंबई.

करल-४  
 १३०३५ ७ १००  
 २०२०

ताबा पावतो लिहून देणार: मा. जिल्हाधिकारी (अति.) तुर्ला-१.

ताबा पावतो लिहून देतो की, मोगे सुलुड मालिका येथील  
 पीडित सहकारी गृहीनर्माण संस्था यांना महासुलुड मालिका येथील  
 १२५१ क्लम १४ [ १ ] अन्वये घालील प्रमाणे संपत्ती करणारा आलेखी गीमनोपा  
 ताबा दिनांक १९-११-२७ रोजी तुम्हांस दिलेला आहे.

ताबा दिलेल्या गीमनोपे वर्णन :-

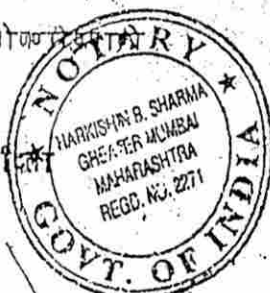
गाव	न.क्र.शी.	थे. [ चौ.मी. ]	एकूण झोपड्या
मुंबई	६ पे.	४२३ . ५०	
	७, ८/१ ते ३	६११९ . ५०	
	९, १०/१ ते ४	२१६ . ६०	
	१० पे.	२९२ . ४०	
		७१५२ . ४	

करल-४  
 १४६६६ ०९२४  
 २०१९

ताबा दिता.

वीरल गीमनीपा ताबा  
 मिळाला.

TRUE COPY ताबा  
 CERTIFIED



*M. S. Jethani*  
 M. S. Jethani

२१/११/२०  
 ए. बी. शारदा

मुख्य प्रवर्तक

पीडित सहकारी गृहीनर्माण  
 संस्था [ निघो. ] मुंबई



26 DEC 2019

HARKISHIN B. SHARMA  
 ADVOCATE & NOTARY  
 1, OJAS BLDG., GROUND FLOOR,  
 NEAR RATION OFFICE, S. N. ROAD,  
 MULUND (W), MUMBAI - 400 080.  
 TEL.: 2662 2900, MOU.: 0820115840



रल-४  
६५०६

२००६  
१९

मुंबई राज्य राजपत्र, अंक २५५, १९९६/आचार ६, दिनांक १९९६ [भाग एक]

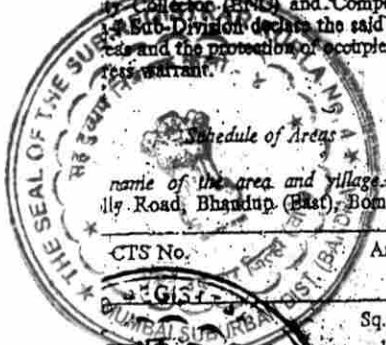
**THE DEPUTY COLLECTOR (ENC) AND  
COMPETENT AUTHORITY  
SUB-DIVISION KURLA-I.**

ENC/DCK/JWS/R2/SK-172/96.—Whereas the Collector (ENC) of Kurla-I Sub-Division has pointed as Competent Authority, under section 4 of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971, in respect of areas of lands other than the lands belonging to the Government, Municipal Corporation, or Extra Housing Board of Greater Bombay. The on of the occupiers from eviction and distress

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whereas on the basis of the information about the areas available, the Competent Authority is satisfied that the areas specified in the Schedule hereto (hereinafter referred to as the said areas) are sources of danger to the health, safety or convenience of the public in that area and of its neighbourhood by reason of being overcrowded and lacking in basic amenities and being insanitary, squalid, and/or otherwise.

therefore in exercise of the powers conferred under section 4(1) of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971, the Collector (ENC) and Competent Authority of the Sub-Division declare the said areas to be the areas and the prohibition of occupiers from eviction and distress.



CTS No.	Area	Sq. M.
1965		1965
1965		1965

ROAD BOUNDARIES  
-Road No. G.T.S. No. 753  
-C.T.S. No. 803  
-C.T.S. No. 804

**J. J. GAIKWAD,**  
Deputy Collector (ENC) and  
Competent Authority,  
Kurla-I, Mulund.  
400 080,  
2nd February 1996.

**THE DEPUTY COLLECTOR (ENC) AND  
COMPETENT AUTHORITY, KURLA-I,  
MULUND**

**CORRIGENDUM**

ENC/DCK/JWS-282/SR-177/96.—This Office Notification No. SLM/1075/2280/G, dated 11th February 1975, the area admeasuring 6129.09 sq. mtrs.

of C. T. S. No. 7 of Village Mulund has been declared as 'Slum Area' and published in the Maharashtra Government Gazette, dated 18th September 1975.

However, that the declaration of SLUM dated 11th September 1975 of the property admeasuring 3400 Sq. ft. in C. T. S. No. 7 of Village Mulund be set aside vide Appeal No. 67/88 on 28th October 1988. But the said area is being again declared as 'Slum Area' due to non-compliance of provision of basic amenities by the Land Owner.

Now the following property has been declared as 'Slum Area' vide the Schedule of Areas.

Local Name of the Area and Village.—Pandit Co-operative Housing Society, Shastri Nagar, Bal Rajeshwari Road, Mulund (West).

Village.—C. T. S. No. 7, Mulund

Mulund.—Area 3400 Sq. mtrs.

Description of boundaries—

South.—Pipe Line.

North.—Thane District Boundary.

East.—Beena Silk Mill.

West.—Bal Rajeshwari Road.

**R. K. KAMBLE,**  
Deputy Collector (ENC), and  
Competent Authority, Kurla-I,  
Mulund.

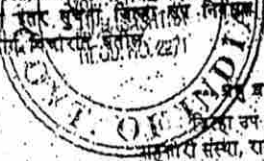
Mumbai 400 080,  
dated 15th June 1996.

बिश्वा उप निबंधक, सहकारी संस्था, रायगड-अलिबाग अलिबाग.

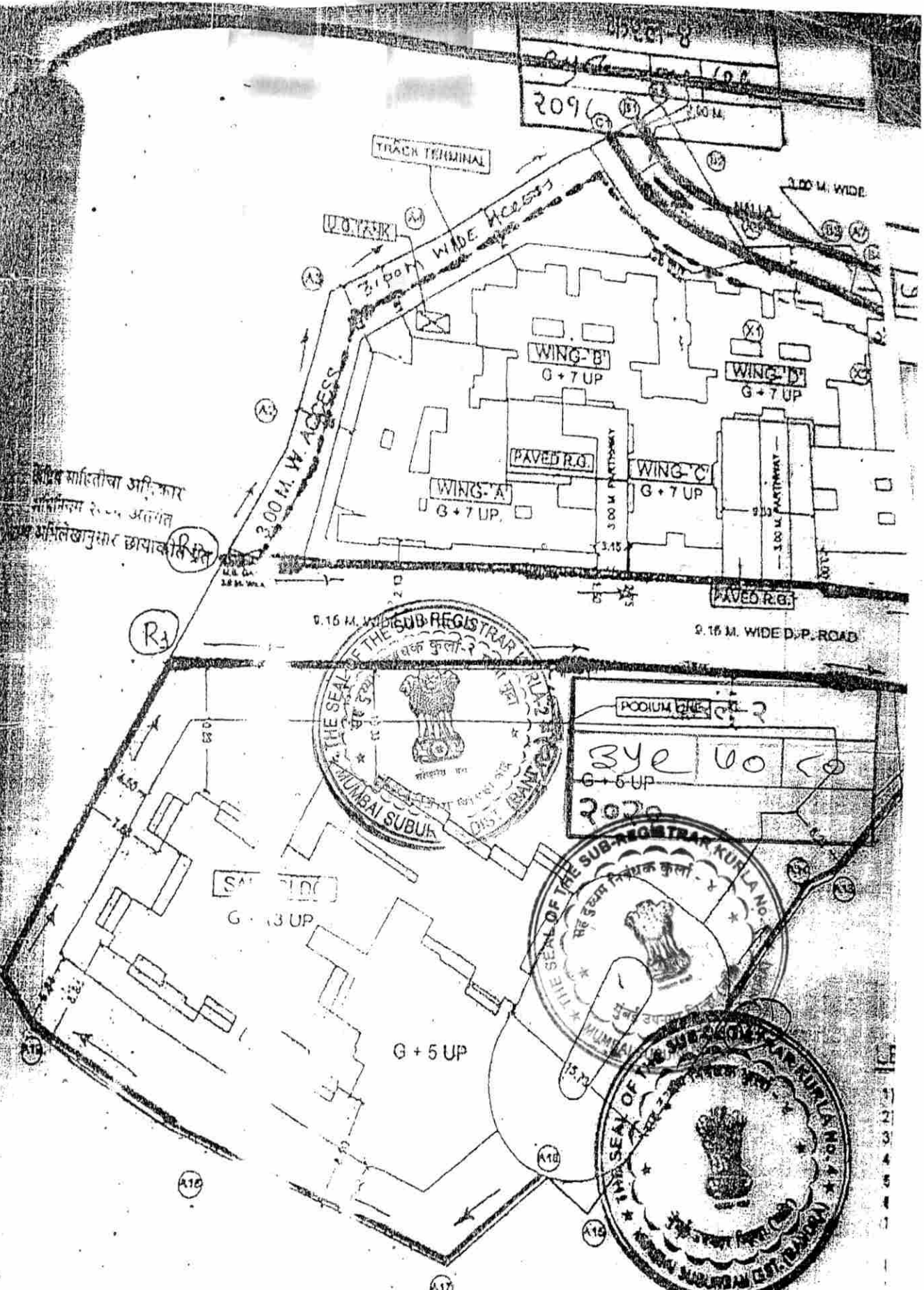
क्रमांक: अडवि/विकास/कात-५/कुठवास/अर्जेव/नियमन/१९९६  
ज्याअधी, कृषि उत्पन्न बाजार समिती कर्जतच्या क्षेत्रात वापुर्वी नियमन करण्यात आलेल्या कृषि उत्पन्न बाजार समितीच्या (गारु, वेल, मूली, गोलपा, मंडपा, मोनकापा, अदी) बाजारपेठे नियमन करण्याचे प्रस्तावित करण्यात आले आहे.

त्याअधी, गातो, महाराष्ट्र कृषि उत्पन्न खरेदी-विक्री (नियमन) अधिनियम, १९९३ चे कलम ६; पोट-कलम (१) व या. पणत संचालक महाराष्ट्र राज्य, पुणे अधिकाऱ्यांचे पत्र. क्रमांक सीएमआर/आर/३५/७६६ अन्वये वस, दिनांक १८ सप्टेंबर १९८९ अन्वये प्रमाण करण्यात आलेल्या अधिकारांचा वापर करून जिल्हा, उप निबंधक, सहकारी संस्था, रायगड-अलिबाग, हे याद्वारे उपरोक्त क्षेत्रात वापुर्वी नियमन करण्यात आलेल्या मोदीमहास्वामिनी वारील वरिष्ठवात. नमूद केलेल्या बाजारपेठे (अता संचालित) न केलेल्या अर्जेव-विक्रीचे नियमन करण्याचा आपला इरादा सादर करित आहे.

ही अधिसूचना महाराष्ट्र राज्य सरकारच्या अधिसूचना क्र. ३३९/१९९६ दि. १५.०६.१९९६ अन्वये प्रमाणित करण्यात आली आहे. याद्वारे अलिबाग, रायगड-अलिबाग, अलिबाग, दिनांक ७ जून १९९६.







सिद्धिविनायकांच्या अधिकार  
 संपत्तिसंख्या २०२० अंतर्गत  
 मूळ भूखेतीनुसार छायाचित्रित

BLOCK PLAN



करल-४

१३०३५	१००
२०२०	

FOR SHREE SIDDHIVINAYAK CONSTRUCTIONS CO.

*[Signature]*

PARTNER

*[Signature]*

हमीपत्र

आम्ही

लिहून देणार :-

Laxman Dhonaji Singhani Petal

करल-४

७३०३५ २१००

२०२०

लिहून घेणार :-

Ashish Manohar Lal Prayapati

या हमीपत्राद्वारे सह दुय्यम निबंधक कर्ला २ यांना  
हमी देतो की, सदर दस्तामध्ये नमूद मिळकतीसोबत कोणतेही  
वाहनतळ ( कार पार्किंग ) यांची विक्री, हस्तांतरण

दिनांक :- १५/१२/ २०२०

ठीकाण :- mumbai



लिहून देणार सही :- \*

*[Signature]*

लिहून घेणार सही :-

*[Signature]*