

369/984

पावती

Original/Duplicate

Tuesday, December 14, 2021

नोंदणी क्र.: 39M

2:29 PM

Regn.: 39M

पावती क्र.: 322 दिनांक: 14/12/2021

गावाचे नाव: Mulund

फाईलिंगचा अनुक्रमांक: KRL1-984-2021

दस्तऐवजाचा प्रकार : Notice of Intimation of Mortgage by way of Deposite of title Deed

सादर करणाऱ्याचे नाव: DOLLY SUJAN SAHA

Document Handling

रु. 300.00

Filing Fee

रु. 15000.00

एकूण:

रु. 15300.00

सादरकर्ता STATE BANK OF INDIA यांनी यांचेकडून दि. 04/12/2021 रोजी घेतलेल्या रु.5391000/-  
कर्जासंबंधीची नोटीस ऑफ इंटिमेशन फायलिंग साठी मिळाली.

GRN is MH009721609202122E Defaced vide 0004811910202122 Dated.14/12/2021.

GRN is MH009671770202122E Defaced vide 0004811904202122 Dated.14/12/2021.

PRN is 0712202103804 Defaced vide 0712202103804D Dated.14/12/2021.

M. J. Jagtap  
Joint S.R. Kurta 1

(प्र) सह. दुय्यम निर्बंधक  
कुर्ला-१ (वर्ग-२)

17-12-2021

सूची क्र.2

दुय्यम निबंधक : Joint S.R. Kurla 1

Note:-Generated Through eSearch  
Module,For original report please  
contact concern SRO office.

फाईल क्रमांक : 984/2021

नोदंणी :

Regn:63m

गावाचे (Village Name) : **Mulund**

(1) विलेखाचा प्रकार (Title)	6-Notice of intimation regarding mortgage by way of deposit of Title Deed
(2) कर्जाची रक्कम (Loan amount)	Rs.5391000/-
(3) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) (Property Description)	1) Corporation: मुंबई मनपा Other details: Building Name:SAI SADAN, Flat No:705, Road:BALREJESHWAR ROAD, MULUND WEST, Block Sector:B WING, Landmark: ( C.T.S. Number: 6 PART, 7, 7/1 TO 3, 9, 9/1 TO 4 ; )
(4) क्षेत्रफळ (Area)	1) Carpet Area :225.00 Square Feet
(5) कर्ज घेणाऱ्याचे नाव व पत्ता (Mortgagor)	1) Name: DOLLY SUJAN SAHA Age: 45, Address: Building Name:LODHA SPLENDORA, Flat No:1120, Block Sector:A WING, Road:MMRDA G B ROAD, City:BHAYANDER PADA, State:MAHARASHTRA, District:THANE, Pin:400615 ,PAN: DUGPS2628R
(6) कर्ज देणाऱ्याचे नाव व पत्ता (Mortgagee)	Bank Name: STATE BANK OF INDIA Address: RACPC GHATKOPAR (RGH), MUMBAI
(7) गहाण / कर्जाचा दिनांक (Date of Mortgage )	04/12/2021
(8) नोटीस फाईल केल्याचा दिनांक (Date of filing)	14/12/2021
(9) फायलींग नंबर (Filing No.)	984/2021
(10) मुद्रांक शुल्क (Stamp Duty)	Rs.16300/-
(11) फायलींग शुल्क (Filing Amount)	Rs.15600/-
(12) Date of submission	07/12/2021
(13) शेरा (Remark)	-

Tandel

File no = 28809/10



महाराष्ट्र दुकाने व आस्थापना (नोकरीचे व सेवाशर्तीचे विनियमन) नियम, २०१८  
नमुना "ग"  
(नियम ९ पहा)

सूचना दिल्याबाबत पावती



अर्जदाराने नमुना फ द्वारा व्यवसाय सुरु केल्याबाबतची सूचना खाली नमूद केलेल्या तपशीलासह या कार्यालयास दिलेली आहे. त्याचा तपशील पुढीलप्रमाणे:

१.	पावती क्रमांक	:	२११०२००३१५४०७६५३						
२.	अर्जाचा (सूचनापत्राचा) आयडी क्रमांक	:	१०६०९५३२२९०३						
३.	आस्थापनेचे नाव	:	SAHA ENTERPRISES SAHA ENTERPRISES						
४.	कामगारांची एकूण संख्या	:	३						
			<table border="1"><thead><tr><th>पुरुष</th><th>स्त्री</th><th>इतर</th><th>एकूण</th></tr></thead><tbody><tr><td>३</td><td>०</td><td>०</td><td>३</td></tr></tbody></table>	पुरुष	स्त्री	इतर	एकूण	३	०
पुरुष	स्त्री	इतर	एकूण						
३	०	०	३						
५.	अ) मालकाचे नाव	:	DOLLY SAHA DOLLY SAHA						
	ब) आस्थापनेचा पत्ता	:	GALA NO. ५८, LOK NISARAG MARKET, PANCH AMRUT BUS STOP, GB ROAD, THANE (WEST), कल्याण, ठाणे, ४००६०९						
६.	सदरची पावती ही केवळ अर्जदाराने त्याचा व्यवसाय सुरु केल्याबद्दल कार्यालयास पाठविलेल्या सूचना पत्राची पोच पावती असून व्यवसाय अथवा व्यवसायाची जागा अस्तित्वात असल्याबद्दलचा पुरावा नाही. व्यवसायासाठी व व्यवसायाच्या जागेसाठी आवश्यक असणारी संबंधित सक्षम प्राधिकारी यांच्याकडील पूर्व / पश्चात परवानगी, अनुज्ञप्ती, परवाना धारण करण्याची सर्वस्वी जबाबदारी मालकाची राहिल. ही पोच पावती व्यवसायाच्या जागेचा मालकी हक्क किंवा मालमत्तेचा मालकी हक्क किंवा ताबा या प्रयोजनार्थ कोणत्याही कायद्यांतर्गत ग्राह्य धरता येणार नाही.								
७.	व्यवसायाचे स्वरूप	:	TRADING IN ALL READYMADE GARMENTS AND FABRICATION						
८.	पूर्वीचा नोंदणी प्रमाणपत्राचा क्रमांक व दिनांक, लागू असल्यास	:							

टीप : सदरची पोच पावती संगणकीय प्रणालीद्वारे तयार करण्यात आलेली असल्याने त्यावर स्वाक्षरीची आवश्यकता नाही. सदरची पोच पावती ही अर्जदाराने सादर केलेल्या स्वयंघोषणापत्र आणि स्वयंसाक्षात्कीत अभिलेखाद्वारे पडताळणी न करता देण्यात आलेले आहे.  
सादर पोचपावती ही १० पेक्षा कमी कामगार असलेल्या आस्थापनांना नोंदणी दाखल्या ऐवजी देण्यात येते. त्यांना नमुना - ब मध्ये नोंदणी प्रमाणपत्र अनुज्ञेय होत नाही.

दिनांक : ०६-०७-२०२१

ठिकाण : Thane

कार्यालयाचा पत्ता : Office of the Deputy Commissioner of Labour, Thane, Address- MID C, Office Complex Building, ६th floor, Near Mulund Check Naka, Wagle Estate, Thane (W).

D-8

अर्जाचा आय. डी. क्रमांक	प्रदान केलेले सेवा मूल्य (रुपये)
-------------------------	----------------------------------



# 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: 01/12/2021**

To,


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

Dear Sirs/ Madam:

**Re: Permission to mortgage Flat no. 705. 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. **705 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 **Mrs. DOLLY SUJAN SAHA** under an Agreement for Sale/Sale Deed dated **30/11/2021** Registered with office of the Sub-Registrar of Assurance KURLA on **29/11/2021** 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.

  
1/12/2021







# Shree Siddhivinayak Construction Co.

**BUILDERS & DEVELOPERS**

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

Ref.:

Date

3. Mrs. DOLLY SUJAN SAHA 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 30/11/2021

4. Possession of the said flat will be hand over to Mrs. DOLLY SUJAN SAHA after receiving full and final consideration as per the agreement dated 30/11/2021

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 Mrs. DOLLY SUJAN SAHA**

  
01/12/2021  




# Shree Siddhivinayak Construction Co.

**BUILDERS & DEVELOPERS**

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

Ref.:

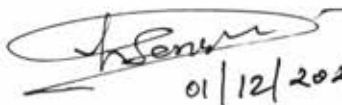
Date

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 **Mrs. DOLLY SUJAN SAHA** 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 **Mrs. DOLLY SUJAN SAHA** 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**

  
01/12/2021

( **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: 01<sup>th</sup> DECEMBER 2021.

Received from the Purchaser **MRS. DOLLY SUJAN SAHA**, a sum of **Rs. 12,00,000/- (Rupees Twelve Lakhs only)** being part consideration of Flat No. **705**, 7TH Floor, in "B" Wing of the building known as SAI SADAN, situated at Shastri Nagar, Bal Rajeshwar Road, Mulund (West), Mumbai – 400080. As stated in Clause No. 2, a hereinabove as under:

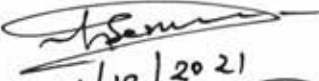
Bank Name and Branch	Cheque No. / RTGS / IMPS	Dated	Amount (Rs.)
AU SMALL FINANCE BANK	IMPS	23/11/2021	1,90,000/-
AU SMALL FINANCE BANK	IMPS	26/11/2021	1,10,000/-
AU SMALL FINANCE BANK	IMPS	27/11/2021	4,00,000/-
AU SMALL FINANCE BANK	IMPS	29/11/2021	5,00,000/-
Total			12,00,000/-

We say Received **Rs. 12,00,000/- (Rupees Twelve Lakhs only)** by RTGS / cheque.

**Shree Siddhivinayak Construction Company**  
through its partner **Laxman Dhanji Senghani (Patel)**

Witness:

- 1.
- 2.

  
01/12/2021



DOLLY SUJAN SAHA  
1120 ,LODHA SPLENDORA ,  
A- WING ,MMRD ,G.B.ROAD ,  
BHAIINDER PADA ,THANE - 400615

Date: 30/05/2022

TO,  
The Manager,  
State Bank of India,  
RACPC, Ghatkopar (West) Branch,  
Mumbai - 400086.

SUB: Kindly return the Original Agreement for Sale dated 9/12/2021  
in exchange of True Copy for the same.

**Sir / Ma'am,**

I, DOLLY SUJAN SAHA have submitted the Original documents to your Bank on 30/11/2021. I hereby submit the True Copy of the Agreement for Sale dated 9/12/2021 and request you to kindly return the Original Agreement for Sale dated 9/12/2021 as it is needed for the refund of the Stamp Duty charges. I duly authorize Mr. Rajesh Dhirajlal Shah to collect the Original documents and submit the said True Copy on my behalf. I kindly request you to do the needful in the above said matter at your earliest.

Thank you.

Yours faithfully,

D.S  
DOLLY SUJAN SAHA

Received Original Document  
Date: 18/7/22  
[ RAJESH SHAH ]  
28754/55  
28809/10  
M: 908257918

13 Years

3516391

### सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

01/12/2021

दस्त क्रमांक : 3516/2021

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

नोंदणी :

Regn:63m

### गावाचे नाव : मुलुंड

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की घट्टेदार ते नमुद करावे)	3770173.94
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 705 बी विंग, माळा नं: 7वा मजला, इमारतीचे नाव: साई सदन, ब्लॉक नं: शास्त्री नगर बालराजेश्वर रोड, रोड : मुलुंड पश्चिम 400080, इतर माहिती: .( ( C.T.S. Number : 6pt,7,7/1 to 3,9,9/ 1 to 4 ; ) )
(5) क्षेत्रफळ	25.09 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स श्री सिद्धीविनायक कंस्ट्रक्शन्स कंपनी तर्फे पार्टनर लक्ष्मणभाई धनजी सिंघाणी अलीयास पटेल वय:-71 पत्ता:-प्लॉट नं: 8, माळा नं: 2रा मजला, इमारतीचे नाव: नीलकंठ शॉपींग सेंटर , ब्लॉक नं: नवरोजी लेन कामा गली , रोड नं: घाटकोपर, महाराष्ट्र, मुंबई. पिन कोड:-400086 पॅन नं:-ABFFS3889P
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-किरण बाजीराव बुचुडे वय:-31; पत्ता:-, -, आर सी मार्ग एजाज़ बाग, प्रबुद्धा नागर टाटा कॉलनी, चेंबूर, चेंबूर ईक्स्टेन्शन, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400074 पॅन नं:-AQDPB2016J
(9) दस्तऐवज करुन दिल्याचा दिनांक	17/02/2021
(10) दस्त नोंदणी केल्याचा दिनांक	17/02/2021
(11) अनुक्रमांक, खंड व पृष्ठ	3516/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	180000
(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.

*Ravishir*

Date: 08-OCT-16

LOAN CLOSURE LETTER

26392664/1/BOD/081016/C/001

To, MR. YOGESH R SHETTY

16 B NEW PURSHOTTAM NGR S V RD

BANDRA

MUMBAI-400050

MAHARASHTRA

Phone :

UCC : 4070497

ULTRA LIGHT COMMERCIAL VEHICLE Agreement No: 26392664

Dear Customer,

We are pleased to inform you that your captioned Loan stands fully repaid on our Books as on 07-Oct-2016. You are, therefore, requested to take note of the following for your information/necessary action, as may be required:

Uncashed Post Dated/ Security Cheques

All Post Dated/ Security Cheques not presented till the date of closure of loan are being retained at our end. All such cheques have been marked as "Cancelled" across the face of each cheque and will be destroyed after 45 days from the date of closure of the loan account. In case you wish to have the cancelled cheques returned to you, kindly log a request through PhoneBanking or visit [www.hdfcbank.com/services](http://www.hdfcbank.com/services) and place your request for [www.hdfcbank.com?>Find your nearest > Retail Loan Service Center](http://www.hdfcbank.com?>Find your nearest > Retail Loan Service Center) for addresses/ contact details) and place your request for return of cancelled cheques. Kindly note that request for return of unbanked cheques will not be accepted after 45 days of the date of closure. A list of the Post Dated/ Security Cheques that remained uncashed, if any, till the date of closure of loan is enclosed herewith for your records.

ii. In case your loan has been closed through the process of Pre-payment, the upcoming installment is likely to be presented on the originally scheduled date. This has also been advised in our offer for foreclosure, requesting you to mark a "Stop Payment". In the event of installment getting realized upon presentation, the amount thereof will be refunded within 10 working days, either by direct credit to the drawee account or through Pay-Order, couriered to your mailing address on record.

iii. In case the Post Dated/ Security Cheques obtained from you are for a combined value of the EMIs for multiple loans, these will continue to be presented till the repayment instructions are "swapped" for the accounts which are live on the system. You are requested to approach any of our Retail Loans Service Centers for necessary assistance in the matter.

Issue of No-Objection Certificate/ Form-35 for relinquishment of Hypothecation (Applicable only for Registered Vehicle /Equipment Loans)

i. Our NOC/ Form-35 will only be issued if the following conditions are met:

- a) Details of the vehicle (Registration/ Engine and Chassis Numbers) have been updated on basis of certified copy of the RC Book and/or
- b) A fresh or concurrent facility has not been granted on security of the same vehicle, and/or
- c) No instructions from any competent authority have been received restraining the Bank from release of hypothecation, and/or
- d) No other dues are pending from your side which renders it necessary for the Bank to withhold the release of hypothecation.

In case the NOC/ Form-35 is not enclosed herewith, you are requested to approach any of our Retail Loans Service Centers with a certified copy of the RC Book. In the event that you are unable to visit the Retail / Loan Service Center in person, you may send your authorized representative along with the Authority letter, Self Attested ID proof and RC Book.

In addition to the PhoneBanking/ Net Banking Helpdesk and our Retail Loans Service Centers you may also write to us at the address provided below for any assistance or clarification in the matter:

HDFC Bank Ltd. Retail Loans-Client Service Desk, 26-A, Narayan Properties, Off Saket Vihar Road, Chandivali, Mumbai 400 072.

Thank you for banking with us. We will be delighted to assist you in case you are interested in availing of any another LOAN PRODUCT and request you to get in touch with our Phone Banking Helpline or visit [www.hdfcbank.com/services](http://www.hdfcbank.com/services) and place a request. Our authorized representative will get in touch with you at the earliest.

Yours Sincerely,

HDFC BANK Ltd.

This is a Computer generated document, hence does not require any Signature.

HDFC BANK LTD.

Please quote your Agreement number whenever you contact us. For any clarifications, please contact us at: RETAIL ASSETS 1) NEW VJAY CINEMA, CHEMBUR 2) S V ROAD, KANDIVALI W 3) TRADSTAR, ANDHERI-E, MUMBAI-400059 Phone: 022-61606161, Fax: 11. Email: [bansupport@hdfcbank.com](mailto:bansupport@hdfcbank.com) Regd. Office: HDFC Bank Ltd. HDFC Bank House, Senapati Bapat Marg, Lower Parel (West) Mumbai-400013.



4400391

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

01/12/2021

दस्त क्रमांक : 4400/2021

Note:-Generated Through eSearch  
Module,For original report please  
contact concern SRO office.

नोदणी :

Regn:63m

## गावाचे नाव : मुलुंड

(1)विलेखाचा प्रकार	65-चुक दुरुस्ती पत्र
(2)मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिरसा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन ., इतर माहिती: दस्त क्र करल 4/3516/2021 दिनांक 17/02/2021 चे चुकदुरुस्ती पत्र,इतर वर्णन दस्तात नमुद केल्याप्रमाणे( ( C.T.S. Number : 6pt,7, 7/1 to 3,9,9/ 1to 4 ; ) )
5) क्षेत्रफळ	25.09 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्ताऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स श्री सिद्धीविनायक कंस्ट्रक्शन कंपनी तर्फे पार्टनर लक्ष्मणभाई धनजी सिंघाणी अलीयास पटेल वय:-71 पत्ता:-प्लॉट नं: 8, माळा नं: 2रा मजला, इमारतीचे नाव: नीलकंठ शॉपींग सेंटर , ब्लॉक नं: नवरोजी लेन कामा गली , रोड नं: घाटकोपर, महाराष्ट्र, मुंबई. पिन कोड:-400086 पॅन नं:-ABFFS3889P
(8)दस्ताऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-किरण बाजीराव बुचुडे वय:-31; पत्ता:-, -, आर सी मार्ग अजीज बागच्या जवळ, प्रबुद्धा नगर टा टा कॉलनी, चेंबूर, चेंबूर ईक्स्टेन्शन, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400074 पॅन नं:-AQDPB2016J
(9) दस्ताऐवज करुन दिल्याचा दिनांक	02/03/2021
(10)दस्त नोंदणी केल्याचा दिनांक	02/03/2021
1)अनुक्रमांक,खंड व पृष्ठ	4400/2021
(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.





No Objection Certificate

Date: 08-OCT-16  
To,  
RTO

26392664/1/BOD/081016/R/001

Sub : Termination of Loan Agreement Number: 26392664  
Customer Name : MR. YOGESH R SHETTY


Sir,

We hereby confirm that the loan agreement entered into between HDFC BANK Ltd. and the above mentioned customer, has been terminated. We request you to remove the hypothecation of HDFC BANK Ltd. on the said vehicle, the details of which are furnished below :

Vehicle Registration Number : MH02CE4635  
Engine Number : 275IDI07LWYSM3817  
Chassis Number : MAT445238DZN78634

This No-Objection Certificate is valid on \_\_\_\_\_ months from the date of issue.

Thanking you,  
For HDFC BANK Ltd.,

  
Authorised Signatory



HDFC BANK LTD.

Please quote your ULTRA LIGHT COMMERCIAL VEHICLE Agreement number whenever you contact us.  
For any clarifications you are requested to contact ULTRA LIGHT COMMERCIAL VEHICLE Dept.

At: RETAIL ASSETS 1) NEW VJAY CINEMA, CHEMBUR 2) S V ROAD, KANDIVALI-W 3) TRADESTAR, ANDHERI-E, MUMBAI, 400059.  
Phone No.: 022-61606161, Fax: 11. Email: loansupport@hdfcbank.com  
Regd. Office: HDFC Bank Ltd. HDFC Bank House, Senapati Bapat Marg, Lower Parel (West) Mumbai-400013.

-----Please tear off from here-----



No Objection Certificate

Date: 08-OCT-16  
To,  
Insurance Company

26392664/1/BOD/081016/R/001

Sub : Termination of Loan Agreement Number: 26392664  
Customer Name : MR. YOGESH R SHETTY


Sir,

We hereby confirm that the loan agreement entered into between HDFC BANK Ltd. and the above mentioned customer, has been terminated. We request you to remove the hypothecation of HDFC BANK Ltd. on the said vehicle, the details of which are furnished below :

Vehicle Registration Number : MH02CE4635  
Engine Number : 275IDI07LWYSM3817  
Chassis Number : MAT445238DZN78634

This No-Objection Certificate is valid only for three months from the date of issue.

Thanking you,  
For HDFC BANK Ltd.,

  
Authorised Signatory

HDFC BANK LTD.

Please quote your ULTRA LIGHT COMMERCIAL VEHICLE Agreement number whenever you contact us.  
For any clarifications you are requested to contact ULTRA LIGHT COMMERCIAL VEHICLE Dept.

At: RETAIL ASSETS 1) NEW VJAY CINEMA, CHEMBUR 2) S V ROAD, KANDIVALI-W 3) TRADESTAR, ANDHERI-E, MUMBAI, 400059.  
Phone No.: 022-61606161, Fax: 11. Email: loansupport@hdfcbank.com  
Regd. Office: HDFC Bank Ltd. HDFC Bank House, Senapati Bapat Marg, Lower Parel (West) Mumbai-400013.



# Shree Siddhivinayak Construction Co.

**BUILDERS & DEVELOPERS**

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

Ref.:

Date 04/Dec/2021

DATE : 04<sup>ST</sup> DECEMBER, 2021

TO

THE BRANCH MANAGER

STATE BANK OF INDIA RACPC

GHATKOPAR WEST BRANCH

GHATKOPAR, MUMBAI 400086

SUB : CONFIRMATION OF THE PAYMENT RECEIVED FOR THE PURCHASER MRS. DOLLY SUJAN SAHA

DEAR SIR / MAM

THIS IS TO CONFIRM THAT WE HAVE SOLD FLAT NO. 705 IN WING B ON THE 7<sup>TH</sup> FLOOR OF THE BUILDING KNOWN AS SAI SADAN SITUATED AT BAL RAJESHWAR ROAD , VAISHALI NAGAR MULUND WEST UNDER AN AGREEMENT FOR SALE DATED 30<sup>TH</sup> NOVEMBER 2021 .

WE CONFIRM THAT WE HAVE RECEIVED RS. 48,00,000/- ( FOURTY EIGHT LAKHS ONLY ) BY YOUR BANK DATED 04<sup>ST</sup> DECEMBER 2021.

SINCERELY,

SHREE SIDDHIVINAYAK CONSTRUCTION COMPANY .

  
04/12/2021

( AUTHORISED SIGNATORY )





# Shree Siddhivinayak Construction Co.

**BUILDERS & DEVELOPERS**

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

Ref.:

Date 04/Dec/2021

## POSSESSION LETTER

Date: 04<sup>ST</sup> DECEMBER, 2021.

TO,  
THE BRANCH MANAGER  
STATE BANK OF INDIA RACPC.  
GHATKOPAR WEST BRANCH,  
GHATKOPAR MUMBAI

This Possession Letter is given on date 01/12/2021 at Mulund (West), Mumbai – 400080.

Mrs. DOLLY SUJAN SAHA has booked a Flat No. 705 in “B” Wing, Sai Sadan, Vaishali Nagar, B.R. Road, Mulund (West), Mumbai – 400080 and are satisfied regarding nature of construction of Flat No. 705 “B” Wing along with area measurement and specification.

That vacant and peaceful possession of said flats is given to the Purchaser Subject to the final payment as Per Registered Agreement dated 30/11/2021 after that Owner will use said flats for residential purpose and he shall become a member of the society as and when formed.

The Possession handed over (subject to payment) in proper usable condition as per mentioned in the Agreements which has been inspected by the Flat purchaser.

That the purchaser have checked and inspected all the amenities described in the Agreements and are in proper condition no further claim regarding the amenities will be entertained by the Developer.

For Shree Siddhivinayak Construction Company

  
04/12/2021  
( Authorised Signatory )



# SITE INSPECTION REPORT

## Details of Loan Applicant

(Page.1)

Sl no.	Particulars	Details
1.	Request received from RACPC	RACPC GHATKOPAR
2.	Name of Applicant	Dolly Saha
3.	Mobile no.	<del>12</del> 12XXXX
4.	Loan Type	Home Loan/Take Over/Resale/Education Loan/Mortgage Loan/Reverse Mortgage Loan/Post Sanction/Post Disbursement
5.	Site Address	705 B wing Sai Sadan Near Vaishali nagar Bus depot Mulund west

6 landmark

### Pre - sanction visit details

Builder (under construction)

Sl no.	Particulars	Observations of Branch Manager.
1	Name of Builder	Sidhhivinayka Consutrcution
2.	Stage of completion	Fully constructed

### Visit details

1	Visit to the property (Should be made independent ly and with a surprise element)	
a	Whether property could be located based on the Title Documents	Yes
b	Landmarks for identification of the property	NA
c	Comments of accessibility /approachability	All modes of transport/car/two-wheeler only /narrow walking path/no access
d	Comments on the locality	Posh /upper middle class/middle class/ <b>lower middle class</b> /slum area
E	Comments on area	Residential /commercial/industrial/underdeveloped /trouble prone area
f	Feedback from neighbours about the ownership of property, information on any disputes/pending litigation on the property and name of the person contact	Shailesh Shelar 9867983878 Rajesh Shah 9082547181
g	Condition of the property i.e. whether it is kept in good and tenantable condition	Good
h	a) Whether property is rented out.	NO
	b) If so for how long it is rented	



- c) Name of the tenant  
d) And monthly rentals

**Post sanction visit details for part disbursement**

1. Account no.
2. Work completion stage  
Remarks Fully constructed
3. Likely possession date/month
4. Contact person of Builder /Society along with designation  
Shailesh Shelar 9867983878  
Rajesh Shah 9082547181

**Details of 100 percent complete/Resale /Take Over/Home Equity /Education Loan for Full Disbursement and Post Disbursement Inspection.**

1. Account no.
2. Whether completed Y/N
3. Possession letter verified Y/N
4. Occupancy certificate verified Y/N
5. Status of society formataion Not formed
6. If society formed Share Certificate verified Y/N
7. Electricity connection : whether bill in the name of Applicant NA
8. Maintenance bill and property tax verified Y/N

**Additional remarks if any** Property is situated in location as per documents. WE CONFIRM BOOKING FROM MR Shailesh Shelar.

I confirm that I have visited the site and the details are filled as per the information collected at the site by actual enquiry/verification of documents.

**Date:03/12/2021**  
**Place:**

  
**(Signature)**  
**Branch Manager**



MRS. DOLLY SUJAN SAHA  
7TH FLOOR B WING - 705



Step Up With STEPS

SPI









CHALLAN  
MTR Form Number-6



GRN	MH009671770202122E	BARCODE					Date	04/12/2021-15:30:14		Form ID	6(1)	
Department	Inspector General Of Registration			Payer Details								
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)								
				PAN No.(If Applicable)	DUGPS2628R							
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			Full Name	DOLLY S SAHA							
Location	MUMBAI			Flat/Block No.	FLAT NO 705, 7TH FLOOR, B WING, BLDG SAI							
Year	2021-2022 One Time			Premises/Building	SADAN							
Account Head Details				Amount In Rs.								
0030045501 Sale of NonJudicial Stamp				16200.00		Road/Street	BALRAJESHWAR ROAD, MULUND WEST					
						Area/Locality	MUMBAI					
						Town/City/District						
						PIN	4 0 0 0 8 0					
						Remarks (If Any)	PAN2=AAACS8577K~SecondPartyName=STATE BANK OF INDIA~CA=5391000					
						Amount In	Sixteen Thousand Two Hundred Rupees Only					
Total				16,200.00		Words						
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	69103332021120413302		2716612378				
Cheque/DD No.				Bank Date	RBI Date	04/12/2021-15:31:57		Not Verified with RBI				
Name of Bank				Bank-Branch		IDBI BANK						
Name of Branch				Scroll No. , Date		Not Verified with Scroll						

Department ID :

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

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

Mobile No. : 9324712822

**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**

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

**- 4 DEC 2021**

**RACPC Ghatkopar**

Mrs. DOLLY SUJAN SAHA S/O D/O W/O Mr.SUJAN SAHA (MORTGAGOR(S)) attended State Bank of India, \_\_\_\_\_ on \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ and met Shri/Smt. Pravir Kumar (Name & Designation) and deposited in the presence of Shri/Smt. Yashwantrao Gaitkewad (Name & Designation) and Shri/Smt. Yashwantrao Gaitkewad (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 ₹ 49,11,000.00 (Rupees Forty Nine Lakhs Eleven Thousand Only) granted to him / her under the Home Loan To NON Salaried scheme together with interest, costs, charges and expenses.

**- 4 DEC 2021**

Mrs. DOLLY SUJAN SAHA S/O D/O W/O Mr.SUJAN SAHA 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 ₹49,11,000.00 (Rupees Forty Nine Lakhs Eleven 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 ₹49,11,000.00 (Rupees Forty Nine Lakhs Eleven Thousand Only) together with interest, costs, and expenses.

**RACPC Ghatkopar**

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. ORIGINAL AGREEMENT FOR SALE. 2. BUILDER NOC

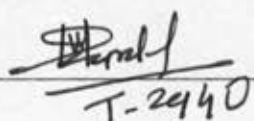
**SCHEDULE II**

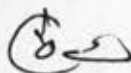
The property situated at Flat no: 705 adm area 225 Sq ft carpet area on the 7th floor in B Wing of the building known as Sai Sadan in land bearing CTS no:6(part) of Sy no: 256 and 257 of village Mulund(West) Taluka Kurla Dist Thane-400080.

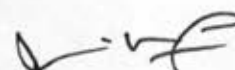
(Give full description of the property mortgaged)

**SIGNATURE**

1. Shri / Smt.

  
T-2940





*[Handwritten signature]*  
T 2040

*[Handwritten mark]*

**SIGNATURE**

2. Shri / Smt. *Ravi Kumar*  
(Signature of Authorized Officer(s) who accepted delivery)



Place: MUMBAI CENTRAL NAVI MUMBAI ZONE III  
Date:

*[Handwritten signature]*

4 DEC 2021

**RACPC Ghatkopar**

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

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

**MEMORANDUM OF DEPOSIT**

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

**RACPC Ghatkopar**

**- 4 DEC 2021**

Mrs. DOLLY SUJAN SAHA s/d/w of Mr. SUJAN SAHA (MORTGAGOR(S)) attended State Bank of India, on \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ and met Shri/Smt. Ravi Kumar (Name & Designation) and deposited in the presence of Shri/Smt. Pranjal Kumar (Name & Designation) and Shri/Smt. Vaibhav Garkawel (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 ₹ 4,80,000.00 (Rupees Four Lakhs Eighty Thousand Only) granted to him / her under the SBI Home Top Up Term Loan scheme together with interest, costs, charges and expenses.

**- 4 DEC 2021**

**RACPC Ghatkopar**

Mrs. DOLLY SUJAN SAHA s/d/w of Mr. SUJAN SAHA 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 ₹4,80,000.00 (Rupees Four Lakhs Eighty 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 ₹4,80,000.00 (Rupees Four Lakhs Eighty Thousand Only) together with interest, costs, and expenses.

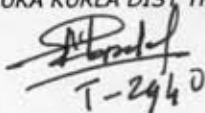
While making the delivery of the said title deeds detailed in Schedule I hereunder written he / she also stated that there are no outstanding claims, attachments, notices in respect of any dues against the said property. He/She also confirmed that there are no encumbrances against the said property except 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  
AS PER TVSR

**SCHEDULE II**

The property situated at FLAT NO: 705 ADM AREA 225 SQ FT CARPET AREA ON THE 7TH FLOOR IN B WING OF THE BUILDING KNOWN AS SAI SADAN IN LAND BEARING CTS NO:6(PART) OF SY NO: 256 AND 257 OF VILLAGE MULUND (WEST) TALUKA KURLA DIST THANE-400080

  
T-2940



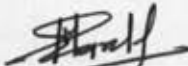


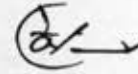
(Give full description of the property mortgaged)

---

**SIGNATURE**

1. Shri / Smt.

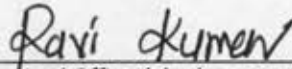
  
T-2940



**SIGNATURE**

2. Shri / Smt.

(Signature of Authorized Officer(s) who accepted delivery)



Place: GHATKOPAR RACPC

Date:



- 4 DEC 2021

**RACPC Ghatkopar**





## EXTENSION OF THE EQUITABLE MORTGAGE

Mrs. Dolly Sujan Saha

DATE - 4 DEC 2021

(Hereinafter referred as the "Borrower") attended at the RACPC Ghatkopar office of the STATE BANK OF INDIA, (hereinafter referred as the "Bank") on 4<sup>th</sup> DEC 2021 of 200 and have deposited with the Bank the documents of title relating to my/his/her/their property situated at Flat no 705, B wing

7<sup>th</sup> Floor, Sai Sadan  
Mulund (W)

described below (hereinafter referred to as the "said property") with the intention of creating an equitable mortgage over the said property by way of security for the amount due to the Bank from me/him/her/them the Concern of Top-cep under the following credit facilities extended to me/him/her/them the concern of \_\_\_\_\_ by the Bank.

Nature of Facility	Limit Rs.
a) H/L	48,00,000
b)	
c)	/
<b>TOTAL...</b>	<b>48,00,000</b>

and also as security for all other liabilities and indebtedness past, present and future to the Bank.

2. At my/his/her/their/ the concern's request we the bank were pleased to grant me/him/her/ them/ the said concern of Rs. \_\_\_\_\_ an additional credit facilities as noted below:

Nature of Facility	Original Limit Rs.	Additional Limit Rs.
a) H/L	48,00,000	
b) RIN	1,11,000	
c) Top-cep	4,80,000	
<b>TOTAL...</b>	<b>53,91,000</b>	

~~SH~~  
T-2940

*(Signature)*

*(Signature)*

This is to confirm that consequent upon the additional credit facilities as stated above and for the purpose of having the additional limits of the credit facilities covered by the security of the said property, I call on you on - 4 DEC 2021 and admitted and declared in the presence of yourself and shri - 4 DEC 2021 that the benefit to the Bank of the mortgage by deposit of title deeds relating to the said property created as stated above on - 4 DEC 2021 shall also apply for, stand extended to and cover the enhanced aggregate limits of Rs. \_\_\_\_\_ granted to me/him/her/them/the concern of \_\_\_\_\_ by the Bank, besides the said property being security for all the liabilities and indebtedness.

4. The said property belongs to me/him/her/them/the concern (the Borrower) absolutely and no one else has any interest therein. The said property is under my/his/her/their the concern's sole occupation.
5. There is no subsisting agreement for the sale of the said property nor has any prospective or any intending purchaser taken possession of it or part of it. The said property is free from encumbrances save the mortgage already granted in favour of the Bank.

**THE SCHEDULE I REFERRED TO HEREIN ABOVE**

(List of the documents of title)

1) Original Agreement  
2) Oly NOC

**THE SCHEDULE II REFERRED TO HEREIN ABOVE**

(Description of the immovable properties)

Flat No 705, B wing  
7th Floor, Sai Suleam  
Mulund (W)

~~SP~~  
T-2940

- 4 DEC 2021

(Signature)

RACPC Ghatkopar

(Signature)





# Shree Siddhivinayak Construction Co.

**BUILDERS & DEVELOPERS**

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

Ref.:

Date

## DEMAND LETTER

Date : 01/12/2021

TO

THE BRANCH MANAGER

STATE BANK OF INDIA RACPC

GHATKOPAR WEST

SUB – Demand Letter for Flat No. 705, Sai Sadan B' Wing (7TH Floor).

Sir/ Ma'am,

We have sold our Flat no. 705, B Wing ( 7TH Floor) of Sai Sadan Apartment situated at Shastri Nagar, Vaishali Nagar, B.R. Road, Mulund (West), Mumbai – 400080 for the Total Consideration of Rs.60,00,000/- (Rupees SIXTY Lakhs Only). As you have sanctioned the Housing Loan against the Said Property to MRS. DOLLY SUAN SAHA of Rs. 48,00,000/- (Rupees FOURTY EIGHT Lakhs Only). We have received the sum of Rs 12,00,000/- (Rupees TWELVE Lakhs Only) from MRS. DOLLY SUAN SAHA by way of RTGS / Cheque

Hence, we kindly request you to disburse the amount of Rs. 48,00,000/- (Rupees Forty EIGHT Lakhs Only) in form of RTGS. The details of which are as follows –

  
01/12/2021





# Shree Siddhivinayak Construction Co.

**BUILDERS & DEVELOPERS**

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

Ref.:

Date

**Company Name – M/S. SHREE SIDDHIVINAYAK CONSTRUCTION CO.**

**Current A/C No.: 50200045512984**


**IFSC Code: HDFCO001444**

**Bank Name – HDFC Bank, Tilak Nagar Branch.**

Kindly acknowledge the same and do the needful.

Sincerely,

**FOR SHREE SIDDHIVINAYAK CONSTRUCTION Co**

  
01/12/2021

**(Authorized Signatory)**



369/18564

पावती

Original/Duplicate

Tuesday, November 30, 2021

नोंदणी क्र. :39म

5:08 PM

Regn.:39M

पावती क्र.: 20986 दिनांक: 30/11/2021

गावाचे नाव: मुलुंड

दस्तऐवजाचा अनुक्रमांक: करल1-18564-2021

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: डॉली सुजन साहा

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1360.00

पृष्ठांची संख्या: 68

एकूण:

रु. 31360.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

5:26 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु.3770173.94 /-

मोबदला रु.6000000/-

भरलेले मुद्रांक शुल्क : रु. 300000/-

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009418384202122E दिनांक: 29/11/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.1360/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 3011202107983 दिनांक: 30/11/2021

बँकेचे नाव व पत्ता:

M. Jagtap  
डु. निबंधक कुर्ला-१

(प्र) सह. दुय्यम निबंधक  
कुर्ला-१ (वर्ग-२)

D.S



30/11/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1

दस्त क्रमांक : 18564/2021

नोंदणी :

Regn:63m

गावाचे नाव : मुलुंड

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	6000000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3770173.94
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: फ्लॉट नं- 705, माळा नं: 7 वा मजला,बी विंग, इमारतीचे नाव: साई सदन, ब्लॉक नं: बालराजेश्वर रोड,मुलुंड पश्चिम, रोड : मुंबई- 400080, इतर माहिती: मीजे मुलुंड,सदनिकेचे एकूण क्षेत्रफळ - 225 चौ. फूट कारपेट( ( C.T.S. Number : 6 PART , 7 , 7/1 TO 3 , 9 , 9/1 TO 4 ; ) )
(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:-मेसर्स श्री सिद्धिविनायक कन्स्ट्रक्शन कंपनी तर्फे भागिदार लक्ष्मणभाई धनजी सिंघानी वय:-71; पत्ता:-प्लॉट नं: 8, माळा नं: 2 रा मजला , इमारतीचे नाव: नीलकंठ शॉपिंग सेंटर , ब्लॉक नं: नवरोजी लेन , कामा गली , घाटकोपर पश्चिम , रोड नं: ., 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:-डॉली सुजन साहा वय:-46; पत्ता:-प्लॉट नं: 1120, माळा नं: ए विंग, इमारतीचे नाव: लोडा स्प्लेंडोरा, ब्लॉक नं: भायंदर पाडा , ठाणे , रोड नं: एम. एमआर डी जी.बी रोड , महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-DUGPS2628R
(9) दस्तऐवज करून दिल्याचा दिनांक	30/11/2021
(10)दस्त नोंदणी केल्याचा दिनांक	30/11/2021
(11)अनुक्रमांक,खंड व पृष्ठ	18564/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	300000
(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 30/11/2021 ) 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	DOLLY SUJAN SAHA	eChallan	02003942021113000030	MH009418384202122E	300000.00	SD	0004486629202122	30/11/2021
2	DOLLY SUJAN SAHA	eChallan		MH009418384202122E	30000	RF	0004486629202122	30/11/2021
3		DHC		3011202107983	1360	RF	3011202107983D	30/11/2021

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



खरी प्रत

M. N. Jagtap  
सह. दुय्यम निबंधक, कुर्ला-१  
मुंबई उपनगर जिल्हा.



Summary-2( दस्त गोषवारा भाग - २ )

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	202111304847	30 November 2021,05:00:12 PM करल			
मूल्यांकनाचे वर्ष	2021				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	123-मुलुंड ( प ) - कुर्ला				
उप मूल्य विभाग	123/566 भूभाग: एल.बी.एस. मार्गाच्या पश्चिमेकडील सर्व मिळकती.				
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#6				
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
71280	143110	157410	171710	143110	चौरस मीटर
<b>बांधीव क्षेत्राची माहिती</b>					
बांधकाम क्षेत्र(Built Up)-	25.09चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.143110/-
उद्दवाहन सुविधा-	आहे	मजला -	5th floor To 10th floor		
रस्ता सन्मुख - 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/-		<div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>करल - १</b>                  १८५६४    १    ६८  <b>२०२१</b> </div>	
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * प्रसा.यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (( (150266-71280) * (100 / 100) )+71280) = Rs.150266/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 150266 * 25.09 = Rs.3770173.94/-			
<b>एकत्रित अंतिम मूल्य</b>		= मुख्य मिळकतीचे मूल्य + तळधराचे मूल्य + मेथ्रोनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकेनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 3770173.94 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.3770173.94/-			

Home Print



M. N. Jagtap  
(प्र) सह. दुय्यम निबंधक  
कुर्ला-१ (वर्ग-२)





CHALLAN  
MTR Form Number-6



GRN	MH009418384202122E	BARCODE			Date	29/11/2021-20:22:34	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	KRL1_JT SUB REGISTRAR KURLA NO 1		PAN No.(If Applicable)	DUGPS2628R				
Location	MUMBAI		Full Name	DOLLY SUJAN SAHA				
Year	2021-2022 One Time		Flat/Block No.	flat no.705 b wing sai sadan				
Account Head Details	Amount In Rs.	Premises/Building						
0030045501 Stamp Duty	300000.00	Road/Street	balrajeshwar road mulund west					
0030063301 Registration Fee	30000.00	Area/Locality	mumbai					
		Town/City/District						
		PIN	4 0 0 0 8 0					
		Remarks (If Any)	PAN2=ABFFS3889P~SecondPartyName=shree siddhivinayak construction co~					
		Amount In	Three Lakhs, Two Thousand Rupees Only					
		Words	2021					
Total	3,30,000.00							
Payment Details	BANK OF BARODA			FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN	Ref. No.	02003942021113000030	1263935544				
Cheque/DD No.	Bank Date	RBI Date	29/11/2021-20:22:34	with RBI				
Name of Bank	Bank-Branch	BANK OF BARODA						
Name of Branch	Scroll No. , Date	Not Verified with scroll						

करल - 9  
१८५६० २ ६८  
2021

DEFACED  
₹ 330000.00  
DEFACED



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

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-369-18564	0004486629202122	30/11/2021-17:06:28	IGR197	30000.00
2	(IS)-369-18564	0004486629202122	30/11/2021-17:06:28	IGR197	300000.00
Total Defacement Amount					3,30,000.00





CHALLAN  
MTR Form Number-6



GRN	MH009418384202122E	BARCODE			Date	29/11/2021-20:22:34	Form ID	25.2												
Department					Inspector General Of Registration															
Type of Payment					Payer Details															
Stamp Duty					TAX ID / TAN (If Any)															
Registration Fee					PAN No.(If Applicable)															
KRL1_JT SUB REGISTRAR KURLA NO 1					DUGPS2628R															
MUMBAI					Full Name															
2021-2022 One Time					DOLLY SUJAN SAHA															
Account Head Details					Flat/Block No.															
Amount In Rs.					flat no.705 b wing sai sadan															
0030045501 Stamp Duty					Premises/Building															
300000.00					Road/Street															
0030063301 Registration Fee					balrajeshwar road mulund west															
					Area/Locality															
					mumbai															
					Town/City/District															
					PIN															
					4 0 0 0 8 0															
					Remarks (If Any)															
					PAN2=ABFFS3889P-SecondPartyName=shree siddhivinayak															
					construction co-															
					<table border="1"> <tr> <td colspan="4">करल - १</td> </tr> <tr> <td>१८५६४</td> <td>३</td> <td>६८</td> <td></td> </tr> <tr> <td colspan="4">२०२१</td> </tr> </table>				करल - १				१८५६४	३	६८		२०२१			
करल - १																				
१८५६४	३	६८																		
२०२१																				
					Amount In															
					Three Lakh Thirty Thousand Rupees Only															
Total					Words															
3,30,000.00																				
Payment Details					FOR USE IN RECEIVING BANK															
BANK OF BARODA																				
Cheque-DD Details					Bank CIN															
					Ref. No.															
					02003942021113000030															
					1263935544															
Cheque/DD No.					Bank Date															
					RBI Date															
					29/11/2021-20:28:55															
					Not Verified with RBI															
Name of Bank					Bank-Branch															
					BANK OF BARODA															
Name of Branch					Scroll No. , Date															
					Not Verified With Scroll															

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for registered document. Mob: 982223645

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करता येईल. दस्तासाठी सदर चलन लागू नाही.



Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	3011202107983	Date	30/11/2021
Received from DOLLY SUJAN SAHA , Mobile number 9821278645, an amount of Rs.1360/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	BARB	Date	30/11/2021
Bank CIN	10004152021113007220	REF No.	1280979033
This is computer generated receipt, hence no signature is required.			



करल - १		
१८५६४	४	६८
२०३१		

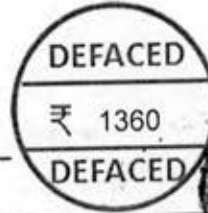


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN	3011202107983	Receipt Date	30/11/2021
-----	---------------	--------------	------------

Received from DOLLY SUJAN SAHA , Mobile number 9821278645, an amount of Rs.1360/-, towards Document Handling Charges for the Document to be registered on Document No. 18564 dated 30/11/2021 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

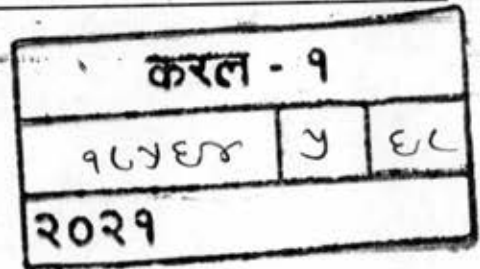


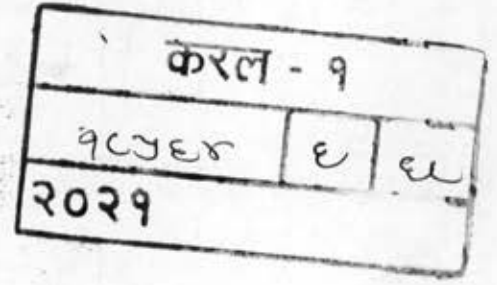
**Payment Details**

Bank Name	BARB	Payment Date	30/11/2021
Bank CIN	10004152021113007220	REF No.	1280979033
Deface No	3011202107983D	Deface Date	30/11/2021




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





### AGREEMENT FOR SALE

  
THIS AGREEMENT FOR SALE made & entered into at Mumbai, as on this 30<sup>th</sup> day of November, 2021 BETWEEN M/s. **SHREE SIDDHIVINAYAK CONSTRUCTION CO.** a Partnership Firm duly registered under the provisions of the Indian Partnership Act, 1932, having its office address at **508 / Atlantic commercials centre , R.B . Mehta Marg , Above Vodafone show room , Ghatkopar ( e) – 400077.** through its Partner **MR. LAXMAN DHANJI SENGHANI (PATEL)**, hereinafter referred to as “THE DEVELOPER” (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 the respective last surviving partners) of the **FIRST PART.**



AND

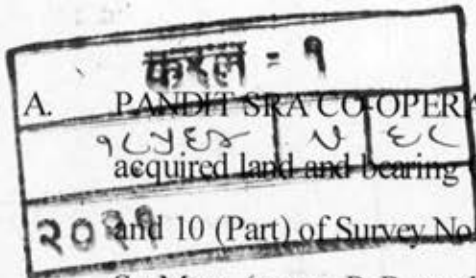
**MRS. DOLLY SUAJN SAHA** Aged about 37 years, Indian inhabitants of Mumbai, residing at **1120, LODHA SPLENDORA A WING MMRD G.B. ROAD , BHYAINDER PADA THANE 400615 .** Here in after referred to as **PURCHASER/S**” (which expression shall unless it be repugnant to the context or meaning there of be deemed to mean and indude his/her/their respective heirs, executors, administrators and permitted assigns ) being the party of the **SECOND PART.**

WHEREAS :-



D.S





- 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-1, 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’).
- B. 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.
- C. 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.
- D. 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.
- E. The IOA for composite. Bldg. Wing ‘D’ was approved & Issued on 06<sup>th</sup> day of January, 1998. The work of plinth CC of composite. Wing ‘D’ was carried out by the developer i.e. M/s. OM SHREE SAI DEVELOPERS. However subsequently dispute arise between the developer & society & Architect. Hence there was no progress in the scheme.



X

D.S

करल - १		
१८५६४	८	६८
२०२१		

F. The Society vide 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. SHREE 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. SHREE SIDDHIVINAYAK CONSTRUCTION CO.** was taken on record as per the sanction of CEO (SRA) at page 1373. In the mean while the new developer had carried out the work of composite wing ,B" , ,C" & ,D" without necessary permission hence MPTP under section 53 (1) was issued to **M/s. SHREE 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 composite Wing B was issued on 30/04/2004 after sanction of CEO (SRA) for regulation of the same.

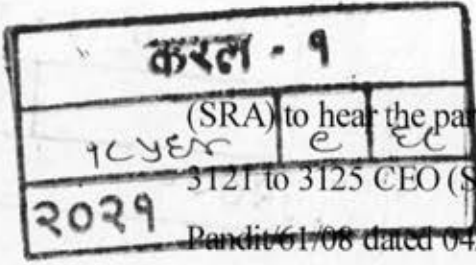
G. Meanwhile the earlier developer i.e. **M/s. OM SHREE SAI DEVELOPERS** filed a written petition in Hon. High Court vide No. 2953 of 2004 challenging his termination by the society. Hon. High Court vide its order dated 10/02/2005 at page 3077 to 3081 said Writ Petition directed CEO (SRA) to hear the 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. SHREE SIDDHIVINAYAK CONSTRUCTION CO. as appointed by the society vide its General Body Resolution dated 24/03/2000. However the developer i.e. 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



\*

D.S





(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. SHREE SIDDHIVINAYAK CONSTRUCTION CO.**

- H. 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.A Scheme has now been cancelled & amalgamated in 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. SHREE SIDDHIVINAYAK CONSTRUCTION CO.** as per CEO (SRA) 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.

- I. The Developer i.e. **M/s. SHREE 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 or PANDIT SRA CO-OPERATIVE HOUSING SOCIETY LIMITED.
- J. The developer i.e **M/SSHREE SIDDHIVINAYAK CONSTRUCTION CO.** are absolutely seized and possessed of and is otherwise well and sufficiently entitled to development rights of the said property; PANDIT SRA CO-OPERATIVE HOUSING SOCIETY LIMITED.

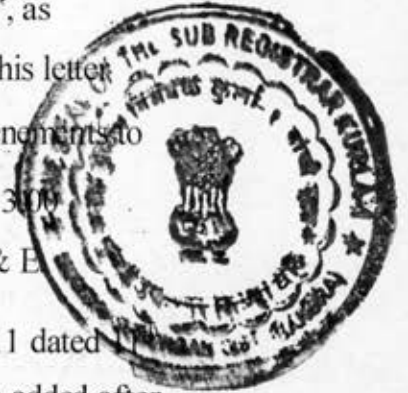


X

D.S

करल - १		
१८५६०	१०	६२
२०३१		

- K. 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/TPL/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.
- L. The Slum Dwellers have given their consent for the re-development of the said property to the Developers in conformity with the Development control Regulation 33(10) of Municipal Corporation of Greater Mumbai in accordance with slum Re-habilitation Scheme.
- M. The Developers proposed two buildings in the layout, viz Rehab building with 2 wings namely "A" & "E" and 3 composite wings namely B, C, & D as sale building, the owners for open sale in the market. (Here in after referred to as "the Said Buildings").
- N. The said work carried out is as per approved plans of the composite building Wing B, C & D and Rehab Building wing "A" & "E", as amended and approved on 29/04/2004. Now, Architect vide his letter dated 02/10/2008 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.
- O. "As per Govt. Notification TPB 4308/1270/CR-175/08/UD-11 dated 11 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 b10.1 (A), in case of slum redevelopment Scheme in process, and scheme where LOI has been issued and if full O.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. conversion of balance S R A 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.
- P. As per approved parameter of the scheme if the proposal of Architect is considered for approval principally by U.D. Department in Govt. of Maharashtra will be insisted for consideration, to allow for conversion of all rehab tenements to 269.00 sq.ft. carpet area and there by to increase



*[Handwritten signature]*

*D.S*

P - 52215  
the FSI 2.50 to 3.00 proportionately as proposed by Architect.

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.

- R. The Developers alone have the exclusive rights to sell the tenements in the said buildings to be erected in the said property and to enter in to Agreements with the purchasers of Flat /Shop/office premises and to receive the sale price in respect thereof.
- S. 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.
- T. The copies of Certificate of Title issued by **R.R KULKARNI** 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.
- U. 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 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.



*[Handwritten signature]*

*D.S*



करल - १		
१८६४	१२	६८
२०२१		

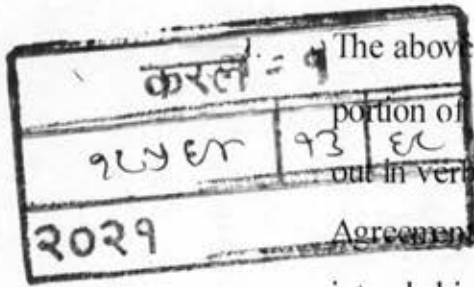
- V. The Developers have accordingly commenced construction of the said building/s in accordance with the said plans.
- W. The Purchaser is interested in purchasing the a residential premises out of the free Saleable F.S.I. of the said property and more particularly described in the **Second schedule** here under written and applied for the allotment of the Flat No. 705 , **B** Wing on the 7<sup>TH</sup> Floor of the saleable Building to be constructed on the said property and to be known as “**SAI SADAN**”, with the plans, designs and specifications prepared by their Architect G.S.Gokhale and approved by the Municipal Authorities/Slum Authorities under Letter of Intent No. SRA/ENG/001/T/PL/LOI dated 21/11/2009 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 concemed local authority, the Government to be made in them or any of them. 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.
- X. Promoters represents that they has enter into an Agreement For Sale at 17<sup>th</sup> FEBRUARY, 2021, with MR KIRAN BAJIRAO BUCHUDE the said Agreement was duly registered with sub registrar of Assurances under Sr. No. KRL4-3516/2021 on dated 17.02.2021 and DEED OF RECTIFICATION registered under no. KRL4-4500/2021 on dated 02/03/2021 and Promoters have agreed to sale Flat No 705, 7<sup>th</sup> Floor, b Wing, admeasuring 225 Sq.ft Carpet area, Building known as SAI SADAN.
- Y. Promoters Cancelled the said Agreement under Deed of Cancellation dated 29<sup>th</sup> November 2021 registered under No KRL1- 18495/2021 dated 29/11/2021, hereinafter referred to as the said Deed of Cancellation.



*[Handwritten signature]*

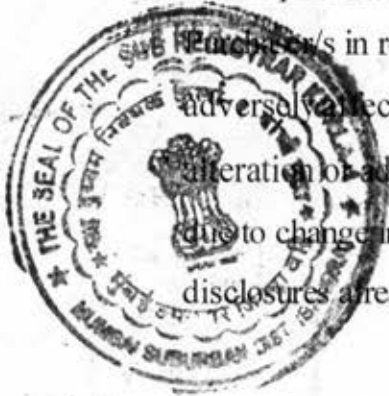
*[Handwritten signature]*

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



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 heading 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 'SAI SADAN' 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.



3. **Purchase of the Premises and Sale Consideration:**

- (i) The Developers has agreed to sale and the Purchaser/s have agreed to purchase the said Premises being **Flat No. 705**, of the building known as **SAI SADAN** admeasuring area **225 Sq.Ft.**, Carpet area 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 **7TH Floor** in **„B“ Wing** of the building (hereinafter referred as to "the said Flat" said premises are more



Handwritten signature or initials.

Handwritten signature 'D.S.'

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. 60,00,000/- (SIXTY LAKHS ONLY)**

करल - १		
१८५६४	१४	६८
२०२१-		

The aforesaid consideration amount shall be subjected to deduction of 1% TDS.

Out of the total sale consideration of Rs. 60,00,000/- (Rupees SIXTY LAKHS Only ) that Purchasers shall pay a total sum of Rs. 60,00,000/- (Rupees SIXTY LAKHS Only ) to Promoter and Confirming party not include any payment transaction, and Purchasers have agreed to pay balance amount of Rs. 60,00,000/- (Rupees SIXTY LAKHS Only ) to Promoter on or before 30/11/2021 .

(ii) The Purchaser/s has paid before execution of this Agreement for Sale, a sum of **Rs 12,00,000/- ( TWELVE LAKHS ONLY)** as advance payment and hereby agrees to pay to the Developers the balance amount of the Consideration of **Rs. 48,00,000/- (FOURTY EIGHT LAKH ONLY )** in the payment of receipt enclose herewith) payment installments more particularly set out in **Annexure "B"** hereto.

(iii) 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



*[Handwritten signature]*

*D.S*



करल - १  
 १८५६३  
 २०११

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 escalation/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 the behalf to that effect along with the demand letter being issued to the Purchaser/s, which shall only be applicable on subsequent payments.

(v) 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 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.



(vi) 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



✍

D.S

करल - १		
१८	१६	६
२०२१		

money paid by Purchaser/s within 45 (forty Five) days with annual interest at the rate specified in the Rules, 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 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.

(vii) 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.

(viii) 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, within 7 (seven) days of the Developer's said written demand without any delay.

(ix) 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 these Clauses below (Which will not abort Purchaser/s of its responsibilities under this Agreement for Sale.

4. The Developers hereby agrees to observe, perform and convey with the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the SRA before handling 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.



*[Handwritten signature]*

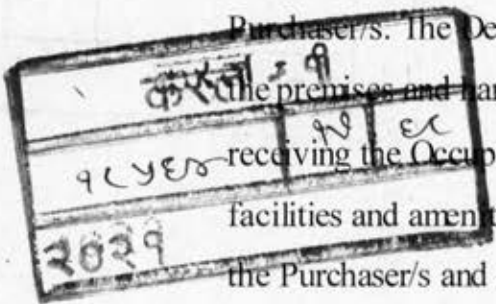
*D.S*

5. 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 of 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.

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

7. 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, performed 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 rights of the Developers in this regard.



A

D.S



करल - १		
१०५६४	१८	६८
२०२१		

8. Possession Date, Delays and Termination:-

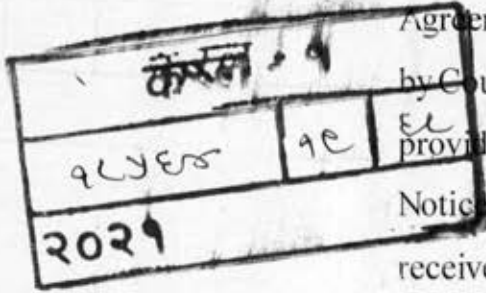
- (i) The Developers shall give possessions of the Premises to the Purchaser/s **Ready Possession** ("Possession Date") Provided however, that the Developers shall be entitled to extension of time for giving delivery of the Premises on the possession date, if the completion of the Real Estate Project 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 deem 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 entitled to either off 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 all.



*[Handwritten signature]*

*D.S.*





(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 Developers shall entitled to deal with and/or dispose of the said premises the manner deems 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.

(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

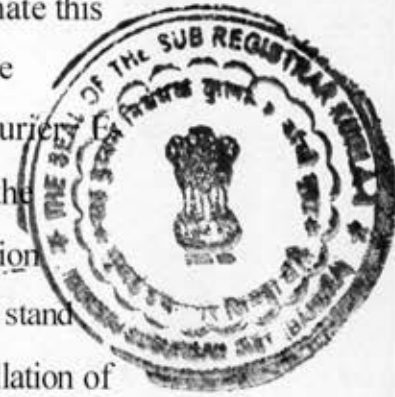


*[Handwritten signature]*

*D.S*

करल - १  
 १८५६४  
 २९  
 २०२१

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 / 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 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

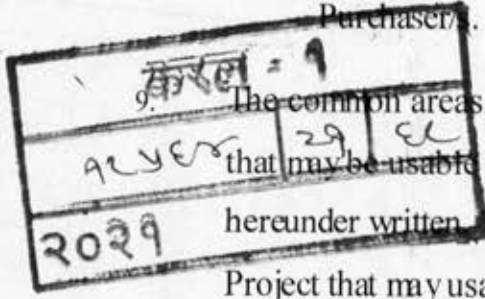


*[Handwritten signature]*

*D.S*



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.



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.

10. **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. 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 to pay maintenance



X

D.S

करल - १		
२५६४	२२	६८
२०२१		

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/hers 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 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 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).



11. 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.

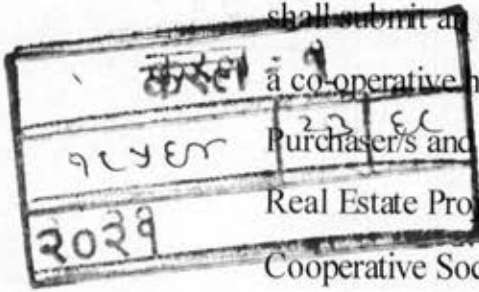


*[Handwritten signature]*

D.S

12. **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.



(ii) 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 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, writings 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 (Seven) days of the same being made available to the Purchaser/s, so as to enable the Developers to register the Society. 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



✍

D.S

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 amount, compensation whatsoever, to the Society/ Apex Body 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.

करल - १	
१८६४	२४ ६८
२०२१	

- (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.
- (viii) Upon 51% of Purchaser/s 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. 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.
- (ix) The cost, charges, expenses, levies, fees, taxes, dues including stamp duty and registration charges, in respect of the formation of Body and its member s, intended member and the Developers shall not liable for the same.



*[Handwritten signature]*

*[Handwritten initials D.S.]*



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):-

₹ 1000/-	₹ 5000/-
₹ 40000/-	₹ 5/-
₹ 18700/-	₹ 30000/-

- (i) Rs. 1000/- (Rupees One Thousand Only) for share money, application entrance fee 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



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



X

D.S

करल - १		
१८५६४	२६	६८
२०२१		

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 Estate 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. The Purchaser/s agrees to pay the amount regularly without raising any dispute 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 pipes, 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.



16. **Loan and Mortgage :**

- (i) The Purchaser/s shall be entitled to avail loan from bank, financial institution and to mortgage the flat 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 the



*[Handwritten signature]*

D.S



Purchaser/s. The Developers shall not incur any liability or obligation (monetary or otherwise) with respect to such loan or mortgage.

2029	9658	29	EL
------	------	----	----

(iii) 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.

(iii) 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 may be required under applicable law.

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 Agreement and all its Schedules and Annexure, subject to what is stated in the Title Certificate.

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



D.S

करल - १		
42568	26	26
२०२१		

Purchaser/s.

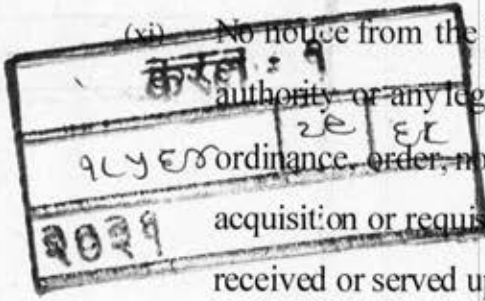
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Real Estate, are valid and subsisting and have been obtained by due process of law. Further, all approvals, license, permits to be issued by the competent authority in respect of the Real Estate Project, 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.
- (vi) The Developers has the right to enter in to this Agreement and has not committed or omitted to perform anything, where by the right, title and interest of the anybody created herein / by 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 common areas 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



→

D.S

the said possession and thereupon shall be proportionately by the Society.



(vi) 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.

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 consumer 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



D.S



करल - १		
90/68	30	EL
2029		

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:-

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. 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 Conveyance 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 an 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 inforce, 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



*[Handwritten signature]*

*[Handwritten signature]*

over the said Premises as out in Recital Annexure "" above, which will be subject to the objected received from the mortgagees therein.

25  
करना = 1  
**Binding Effect :-** 29  
FCR  
2021

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 its 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



Handwritten signature or mark.



D.S



करल - १		
२८५६४	३२	६८
२०२१		

Nominee :

i. The Purchaser/s hereby nominates \_\_\_\_\_ ["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.

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.



26. 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 here of 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 may be.

27. Right to Amend :

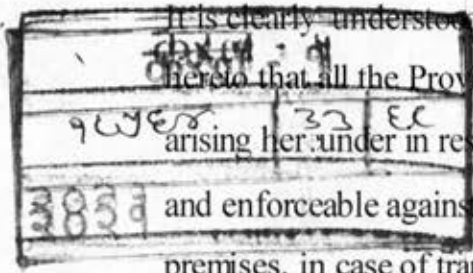
This Agreement for Sale may only be amended through with the consent of both the parties.



✍

D.S

28. **Provisions of this Agreement for Sale applicable to Purchaser/s and subsequent Purchaser/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 of the said premises, in case of transfer, as the said obligations go along with the premises, for all purposes.

29. **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.

30. **Further Assurances :**



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

31. **Waivers:**

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/opposition



Handwritten signature 'D.S.' with a checkmark above it.

करल - १		
१८५६४	३०	६८
२०२१		

other than as expressly stipulated in these presents.

32. **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.

34. 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.

35. All notices to be served on the Purchaser/s and the Developers as completed 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 **MRS. DOLLY SUJAN SAHA**

Address of Purchaser/s : **1120, LODHA SPLENDORA A WING MMRD G.B. ROAD , BHYAINDER PADA THANE 400615 .**

Mobile No. \_\_\_\_\_

Notified Email ID :- \_\_\_\_\_

For Developers :- **SHREE SIDDHIVINAYAK CONSTRUCTION CO.**

Having its registered office at :-508/ ATLANTICA COMMERCIALS CENTRE RB MEHTA MARG ABOVE VODAFONE SHOWROOM GHATKOPAR EAST 400077.

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



*[Handwritten signature]*

D-S

" which all communications posted at the above address shall be deemed to be received by the Developers or the Purchaser/s, as the

कॉन्टैक नंबर		
96258	37	EL
2026	Joint Purchaser/s :-	

That in case there are Joint Purchaser/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.

37. **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 shall be borne by the Purchaser/s alone

38. **Dispute 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 law.



39. **Governing Law And JURIDICITION:-**

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.

*[Handwritten signature]*



*D.S*



करल - १  
 १८५६४ ३६ ६६  
 २०२१

40. **Permanent Account Numbers :-**

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

PARTY	PAN CARD NO.
M/S Shree Siddhivinayak Construction co. through its Partner Mr. LAXMAN DHANJI SENGHANI (Patel)	ABFFS3889P
MRS. DOLLY SUJAN SAHA	DUGPS2628R

40. **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);
- (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 exist 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 replaced;



Handwritten signature or mark.

D.S



(ii) any reference to the singular shall include the plural and vice-verse;

करल - १	
१७६४ (iii)	२७ एल
२०२१	

any reference to the masculine, the fernions and /or the neuter shall include each other.

(iv) The Schedules and Annexure 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.

(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.



D.S.

करल - १		
२८५६८	३८	६८
२०२१		

**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.

On or towards South : C.T.S. NO. 803 PT

On or towards North : C.T.S. NO. 803 PT

On or towards East : ROAD AND C.T.S. NO. 753

On or towards West : C.T.S. NO. 803 PT

**THE SECOND SCHEDULE OF THE SAID PROPERTY-A**

**HEREINABOVE REFERRED TO :-**

THE RESIDENTIAL FLAT No.705, admeasuring 225 Sq.Ft. Carpet/Built-up area, on 7<sup>TH</sup> floor in „B” Wing of the building known as „**SADAN**” to be constructed on the said property, more particularly described in the First Schedule hereunder written.



**THE THIRD SCHEDULE HEREINABOVE REFERRED TO :-**

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

- CP fitting and sanitary ware
- Vitrified floor
- Acrylic Paint
- Concealed ISI copper wiring
- Daddo tiles flooring glazed tiles in all toilet
- Living room French Windows with Aluminum window
- Sliding window in kitchen



*[Handwritten signature]*

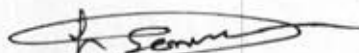
D.S

करल - १  
 १८५६४ ३९ ए  
 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. SHREE SIDDHIVINAYAK CONSTRUCTION Co.)**

PAN No. ABFFS3889P )  
 through its Partner  )

**Mr. Laxman Dhanji Senghani (Patel)** )

PAN No. AADPS0506J )  
 IN THE PRESENCE OF ..... )

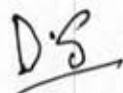
1. )
2. )



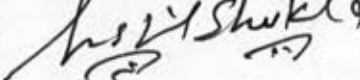
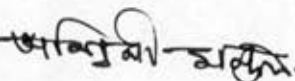


SIGNED, SEALED & DELIVERED BY THE )  
 WITHIN NAMED „THE PURCHASER/S

**MRS. DOLLY SUJAN SAHA**

Pan No.: DUGPS2628R 

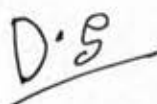
IN THE PRESENCE OF ..... )

1.  )
2.  )









करल - १  
१८५६४  
२०२१

**RECEIPT**

Received from the Purchaser **MRS. DOLLY SUJAN SAHA** a sum of **Rs.12,00,000/-** (**TWELVE LAKHS ONLY**) being part consideration of Flat No.705, 7<sup>TH</sup> Floor In „B” wing of the Bldg, known as SAI SADAN,. As stated in Clause No. 2 a hereinabove as under :

Bank name & Branch	Cheque No./RTGS/IMPS	Dated	Amount (Rs.)
AU SMALL FINANCE BANK THANE	IMPS	23/11/2021	1,90,000/-
AU SMALL FINANCE BANK THANE	IMPS	26/11/2021	1,10,000/-
AU SMALL FINANCE BANK THANE	IMPS	27/11/2021	4,00,000/-
AU SMALL FINANCE BANK THANE	IMPS	29/11/2021	5,00,000/-
<b>TOTAL</b>			<b>12,00,000/-</b>

We say Received

Rs. 12,00,000/-

**TWELVE LAKHS ONLY**

by  
Cash / Cheque.



*[Signature]*

Mr. Shree Siddhivinayak Construction Co.,  
Through its Partner

**MR. LAXMAN DHANJI SHENGHANI ( PATEL )**

Partner / Developer



*[Signature]*  
*[Signature]*

*D.S.*

*D.S.*





**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

ISSUED  
Sign: [Signature]

करल - १  
२०२९  
२०२९

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  
CHS 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 CHS 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. 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.



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

[Signature]  
20/11/09  
Dy. Ch. Engineer  
Slum Rehabilitation Authority

[Handwritten mark]



करल - १	
१८५६४	२३ ए
२०२१	

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
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 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 rehoused 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.



१८५६४

SLUM REHABILITATION AUTHORITY  
SRA/ENG/001/T/STGL/LOI

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 SRA CHS Ltd"

करल - १		
१८५६४	०३	६८
२०२१		

Reference is requested to Architects representation vide at page 3191 dtd.2/10/2008 in which he has requested to approve revised LOI with 269 Sq. ft carpet area for rehab tenement as per Govt. Notification TPB 4308/897/CR-145/08/UD-11 dated 16<sup>th</sup> April 2008 and requested to grant 3.00 FSI.

Reference is also requested to Govt. directives dtd. 12/12/08 in which Clause 10.1 (A) of Appendix-IV of Reg. 33 (10) was modified as "In case of S.R Scheme is in progress and such scheme where LOI has been issued, if the construction of Rehab building is not completed up to plinth level, then Owner/Developer/CHS of Housing/Pavement Dwellers/Public Authority/NGO may convert the proposal in accordance with modified regulations only regarding size of tenements and loading of FSI, in situ. However, such conversion is optional and shall not be binding".

Reference is also requested to letter from Under Secretary (Govt. of Maharashtra) U/No. TPB-4308/1270/Sr. No 175/2008/U.D. -11 dtd. 27/02/2009 addressed to CEO(SRA) in which it is clarified that if the proposal is received between 16/04/2008 to 11/12/2008 for conversion of S.R. Scheme from 225 Sq ft to 269 Sq ft carpet area to rehab tenements, such proposal shall be processed further only after obtaining prior permission from Govt. of Maharashtra.

Brief History:

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), 10 (pt) of village Mulund (W) for "Pandit SRA CHS Ltd". The LOI Issued u/no. SRA/ ENG/ STGL/LOI dated 06/01/1998.

In this scheme u/r there were representation and suit filed in High court earlier regarding change of developer from earlier Om shree sai developer objecting the developer appointed M/s. Siddhivinayak construction appointed letter on as per the subsequent GBR dated 24/03/2000 submitted by society. This office after completing required procedure had issued IOA, CC Further CC to new Developer i.e. M/s. Siddhivinayak Construction had constructed



Xerox Copies Supplied Under  
Right To Information Act, 2005

करल - १		
१५५४	४४	६६
२०२१		

128 tenements on site in different three wings B, C & D. Two wings A & E are yet to be started.

In pursuance of High court order dated 10/02/2005 & 5/02/2008 hearing were in given to appellant by then CEO on 10/03/2005 & 4/03/2008.

The matter was also referred by High Court in write petition 828/2007 to Hon. High Power Committee where again on hearing held on 18/07/08 the appellants i.e. earlier developer request was rejected and appointment of new Developer M/s. Siddhivinayak Construction Co. was again confirmed. The detailed order is awaited. On receipt of the said order the earlier developer will be communicated about rejection of his request by High Power Committee.

The following approvals granted for the scheme from time to time are as below please.

**Composite Bldg**

Composite Bldg. No	Wing 'A'	Wing 'B'	Wing 'C'	Wing 'D'	Wing 'E'
Approvals	Dates	Dates	Dates	Dates	Dates
	29-04-2004	29-04-2004	29-04-2004	06-01-1998	29-04-2004
Date of Birth C.				6-01-1998	
Date of Mother C.		29-04-2004	29-04-2004	29-04-2004	
O.C. granted					
No. of Tenements		48	32	48	



It is to be mentioned here that all above approvals was granted for 225.00 Sq. R.

On site inspection, it was observed that Developer has constructed 03 wings out 05 wings of Composite building as per following details.

Wing	Floor	Resi	Comm	W/C	Balwadi	Soc/Off	Sale T/s.	PAP	Total
B	G+7	29	01	Nil	Nil	Nil	18	Nil	48
C	G+7	16	01	01	01	01	12	Nil	32
D	G+7	05	01	Nil	Nil	Nil	24	18	48
Total		50	03	01	01	01	54	18	128

The comparative statement of parameter of earlier approved LOI and if the proposal is approved principally to 269.00 sq. ft. may pl. be seen at page no. 3205 wherein it is seen that on the available land the scheme can be completed within permissible FSI even if proposal is converted from 225.00 sq. ft. to 269.00 sq. ft. tenement.

करल : १		
१२५६	२५	६
२०२१		

In view of above specific orders from U.D. department in Govt. of Maharashtra will be insisted for consideration, to allow conversion of all rehab tenements to 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.

In view of above, a report to the Principal Secretary, U.D. Deptt. - I through Secretary Housing, Government of Maharashtra is put up herewith for approval of CEO(SRA)

- 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.

*[Signature]*  
SE(SRA)  
15/8/09

*[Signature]*  
AE(SRA)/V  
24/8/09

*[Signature]*  
E.E. (SRA)-I  
15

Dy Chief Eng (SRA)

सोपडपट्टी पुनर्वसन प्राधिकरण  
मुंबई  
दिनांक 28 AUG 2009  
1.330



६. २३. २४. २५. २६. २७. २८. २९. ३०. ३१. ३२. ३३. ३४. ३५. ३६. ३७. ३८. ३९. ४०. ४१. ४२. ४३. ४४. ४५. ४६. ४७. ४८. ४९. ५०. ५१. ५२. ५३. ५४. ५५. ५६. ५७. ५८. ५९. ६०. ६१. ६२. ६३. ६४. ६५. ६६. ६७. ६८. ६९. ७०. ७१. ७२. ७३. ७४. ७५. ७६. ७७. ७८. ७९. ८०. ८१. ८२. ८३. ८४. ८५. ८६. ८७. ८८. ८९. ९०. ९१. ९२. ९३. ९४. ९५. ९६. ९७. ९८. ९९. १००.

CEO(SRA)  
Sir

*[Signature]*  
CEO  
28-8-09

For n/a. 3

*[Signature]*  
28/8/2009

*[Signature]*  
Shri. Kulkarni



३६२ | ५६  
२०१३

A-12

गा. जं. नं. ७, ७ - अ व १२

करल - १  
१८५६४  
२०११

नविन बांकि  
दस्तावेज नं. ७ ख

ए.	मुं.
१५॥१	२१
१८	
रुचये	आ. पैले
०	१५ ०

कल्लेदार ८२०२ ए५७ १२०२  
३३३  
३३३  
३३३  
३३३

गांव - कुडुड  
तालुका - कुर्ली  
इतर हक्क



धर्म	सामर्थ्य कारणद्वारे नाव	संप्र.	रीत	पिके आणि लागवड
१८५	जन्म			



अस्सल बरहुकुम खरी नकल आहे. १ वार ता. २०/१०/१३



करल-४  
१४६६६ ७१ ६४  
२०१९



करल-१  
325240

गा. नं. तं. ७, ७ - 3 द 92

सं. नं. 246

कलेक्टर 202/246  
अधिकृत अनन पंजीत वर्मन

गांव - मुळुंड  
तालुका - मुळुंड

क्षेत्र लागणी लागवड	७	१०॥११
पोट खराबा	—	21
एकुण	१	20
रुपये आ. पैसे		
न-४ आकार	२	० ०
न-५ आकार	—	—
न-६ आकार	—	—
एकूण	—	—

Handwritten scribbles and marks.

करल - १  
१५४४ ७९ ६८  
२९

गांव	लागवड करणाराचे नाव	क्षेत्र	रीत	चिठे आणि लागवड	क्षेत्र	शेरा



अस्तित्वात व दुरुस्थितीत ठेविले. तयार ता. 22/10/2012

अधिकृत  
अनन पंजीत वर्मन  
अधिकृत - मुळुंड



क्र.सं.	प्राप्त दिनांक	वर्ग	व्यक्तिगत
५	१०/१	१०-१	

**करल-१**  
(अर्थी वापस करील)

१५५४	३६६८
------	------

२०११

अपवाद	वेब संख्या	मिळविलेला (प)	फोटो (प) किंवा पत्र (प)
<p>आपल्या संस्थेच्या संस्थेच्या दि.१०/११, अर्थी वापस करील... (अर्थी वापस करील)...</p>		पत्र	पत्र



आपला  
३०/११

आदी नसल्या

न.पु.अ. मुंबई  
मुख्य उपजमा विभाग

जारी क्रमांक ३३३८  
जारी दिनांक २०/११  
न.पु.अ. मुंबई

**करल-४**

१४६६६	१३	१४
-------	----	----

२०११



करल-२  
३६८२३६

गा. नं. नं: ७, ७ - अव १२

स. नं. २७६	पि. नं.	उ. नं.
५	१०१	२८११
संख्या	आ.	पक्षे
१२	६	०

कर्मचारी ०२०८ २८६२  
हरिश्चंद्र अनेत पठान वगैरे  
०८८५

गांव - कुतुड  
तालुका - मुल्का

इतर एक - ३००३  
मालदार सीमते वगैरे ३३  
मालदार सीमते ३३  
मालदार सीमते ३३  
मालदार सीमते ३३  
मालदार सीमते ३३  
मालदार सीमते ३३

करल - १  
१५५४ १६ ६८  
३५३३ ३५३३  
३५३३ ३५३३

नं-४  
५०६६

नाम	वर्ग	हागावक करधारणे नाव	क्षेत्र	रीत	पिके आणि हागावक	क्षेत्र	शेरा



अदालत बरकतुम खरी नस्यल असे. तयार सा. २०/१०/२०१२

Sub-Registrar  
राचावी सीमते  
तालुका-मुल्का



M/s. Pandit Ch. J. ...  
 Dal Jeshwar ...  
 Mumbai-400 080.

G. S. GOKHALE  
 B. Arch. D. Arch. A.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 & 45 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building operations under section 45 of the Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

C.T.S. No. 6(pt), 7, 9(pt) & 10(pt) of village Mulurli situated at Dal Jeshwar Rd. ward

करल - 9  
 2029

- The Commencement Certificate/Building Permit is granted on the following conditions:
- The land vacated in consequence of the enforcement of the setback line/road widening line shall form part of the public street.
  - That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
  - The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue. However, construction work should be commenced within three months from the date of its issue.
  - This permission does not entitle you to develop land which does not conform to the provision of coastal Zone Management plan.
  - 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 person shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
  - This Certificate is liable to be revoked by the C.E.O. (S.R.A) if:-
    - 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.
    - Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (S.R.A) is contravened or not complied with.
    - The C.E.O. (S.R.A) is satisfied that the same is obtained by the applicant through fraud, misrepresentation and the application and every person deriving title through or by operation of law from 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.
  - 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 by operation of law from the applicant.
  - The work shall be started within 3 months.
- The C.E.O. (S.R.A) has appointed Shri D.B. Holikar



work up to plinth for Rohab. Wing 'D' of

For and on behalf of Local Authority  
 The Slum Rehabilitation Authority

A.B. (S.R.A.)  
 Executive Engineer (S.R.A) FOR  
 CHIEF EXECUTIVE OFFICER  
 (SLUM REHABILITATION AUTHORITY)



करल - १		
No. SRA/ENG/	54/T/STL/AP	
Date: 20 Nov 2009	१८५६४	५१ ६८
२०२१		

करल-४		
१४६६६४४४	४४	४४
२०१९		

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

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 bldg. B, C D completed under the supervision/ of Architect Shri. G.S. Gokhale. The plan 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 AEWV (T/W) and a certified copy of the same shall be submitted to this office.





8
1/28

That you shall pay N.A. taxes till the handing over of PAP to MCOM.  
 That you shall submit the NCC from AA&C before actual handing over of PAP to MCOM. EC

2009

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



REGD. No. 305/2009  
 This permission is issued without prejudice to action under section of BMC Act.

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

Copy to:  
 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 (S.R.A.) for information.



[Signature] 20/11/2009  
 Dy. Chief Engineer  
 Slum Rehabilitation Authority

29/11/09

MR. R. K. KULKARNI,  
M.A.L.L.M.  
ADVOCATE.  
MRS. GEBTANJALI KULKARNI,  
B.A. LL.B.  
ADVOCATE.

MRS. SNEHAL S. GUPTA,  
B.A. LL.B.  
ADVOCATE.

Office: SHREENATH BROS. & CO.  
1<sup>st</sup> Floor Room no. 11-A,  
27, Picket Cross Road,  
MUMBAI-400007.

Res: 1, Mamta, Gopal Nagar

कोरल - 9		
9458	93	EL
2029 To 7/3,		

Re: Property situated at & being  
CTS No. 6 Part, 9, 9/1 To 9/4 and 10 Part,  
Survey No. 256 and 257 situated  
at Bal Rajeshwar Road, Mulund (W),  
Tal. Kurla, Registration Dist. &  
Sub-Dist. of Bombay City and Bombay  
Suburban Dist., containing by  
admeasurement 7159.40 sq. ft.

Owner: Shri. Siddhi Vinayak Constructions

CERTIFICATE

TO ALL TO WHOM THIS MAY CONCERN

I hereby Certify that on taking records  
in the Sub-Registries of Bombay and Bandra and  
respect of the above property and on perusing certain docu-  
ments given to me I hereby state and certify that the pro-  
perty mentioned above is free from encumbrances and the  
title thereto is in good order and hence marketable. I  
hereby further state that Shri. Siddhi Vinayak Constructions  
have full right, title and interest for developing the said  
property mentioned above and any person can therefore book  
his Flat as per their Printed document of 'Agreement for  
Sale'.



*[Signature]*

Advocate.

पावती क्र.

2692

करल - १	
Regn 30 m	५१६
२०२१	

दस्तावेजाचा अजिबा अनुक्रमांक

दिनांक ०३/०३ सन १९

दस्तावेजाचा प्रकार-

सादर करणाऱ्याचे नाव-

जालीसप्रमाणे की मिळाली:-

- नोंदणी फी
- नक्कल फी (फोटो)
- पृष्ठांकनाची नक्कल फी
- टपासखर्च
- नकला किंवा भाषणे (कलम १४ ते १७)
- शोध किंवा निरीक्षण
- टंक-कलम २५ अन्वये
- कलम २४ अन्वये
- प्रमाणित नकला (कलम ५७)
- इतर फी (मागील पानावरील) दाख क.

७१६

७२५३ } ३०

२००३ } ३०

२१-२५

५०

३५

क.	५.
५५०	



दस्तावेजाचा प्रकार

७.५०

नोंदणीकृत हाकेने पाठवली जाईल

सोनी तयार होईल व या कार्यालयामध्ये देईल.

दुष्प्रभावित

दस्तावेजातील जाली नाव दिलेल्या व्यक्तीच्या नावे नोंदणीकृत हाकेने पाठवावा.

हयाली कराव.

सादरकर्ता

SEARCH REPORT FOR THE SEARCH TAKEN AT MUMBAI REGISTRAR OFFICE.

करल - १		
Sub : Search taken at Mumbai-SRO	In respect of	
property bearing Survey No 256 and	१६५६४	५५ ए
257 at Balrajeshwar Rd, Mulund (W)	३०२९	

Mumbai for last 30 years from 1974 to 2003.

<u>Year</u>	<u>Remarks</u>	<u>Year</u>	<u>Remarks</u>
1974	Records not available	1991 to 1995	Nil
1975	Nil	1996 to 1999	Nil
1976	Nil	2000	Nil
1977	Nil	2001	Nil
1978	Nil	2002	Nil
1979	Nil	2003	Nil
1980	Subject to torn pages.		
1981 to 1985	Nil		
1986 to 1990	Nil		



*B. D. Shinde*

B. D. Shinde  
Advocate.



*[Handwritten signature]*

B/1405

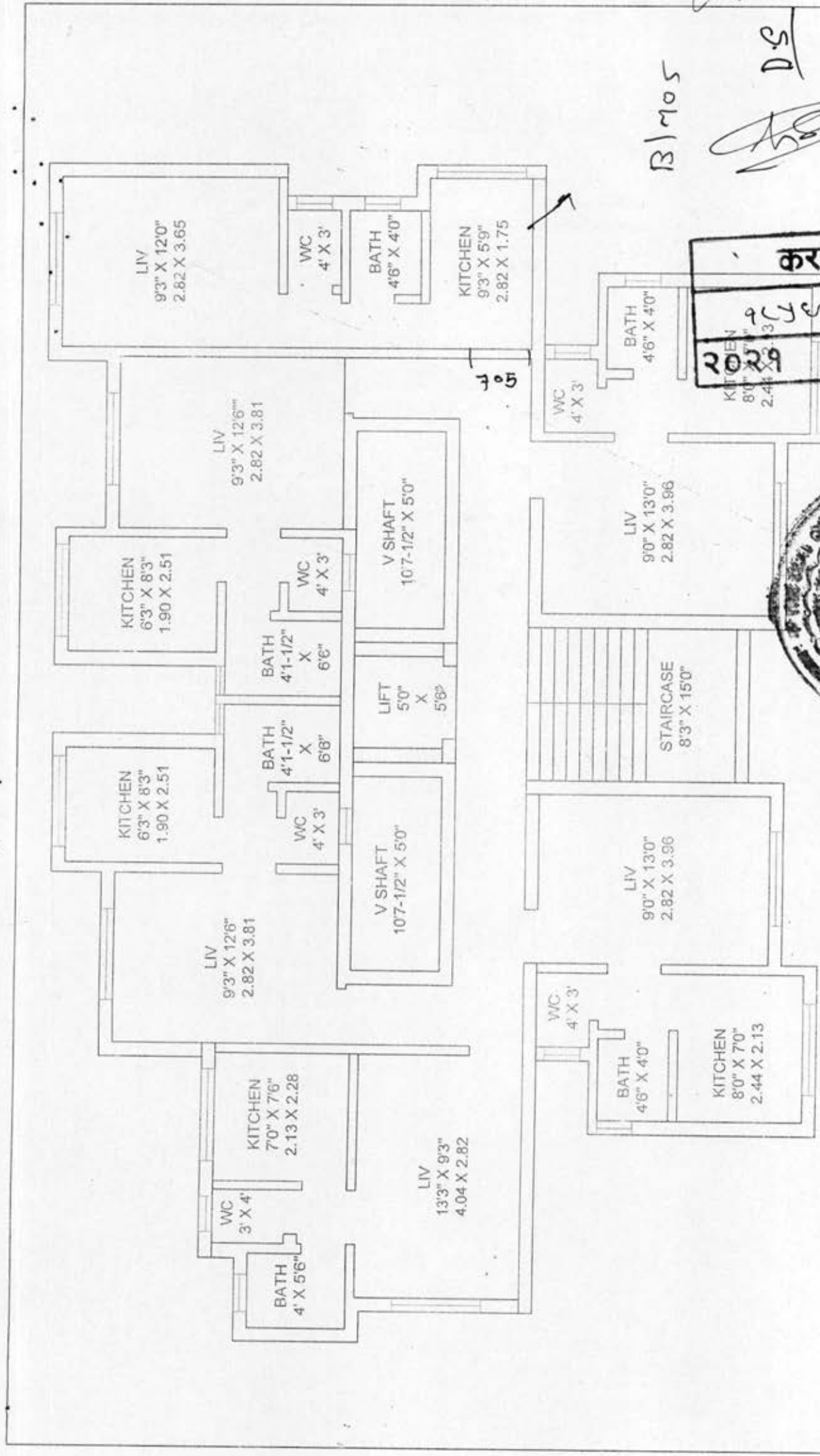
D.S.

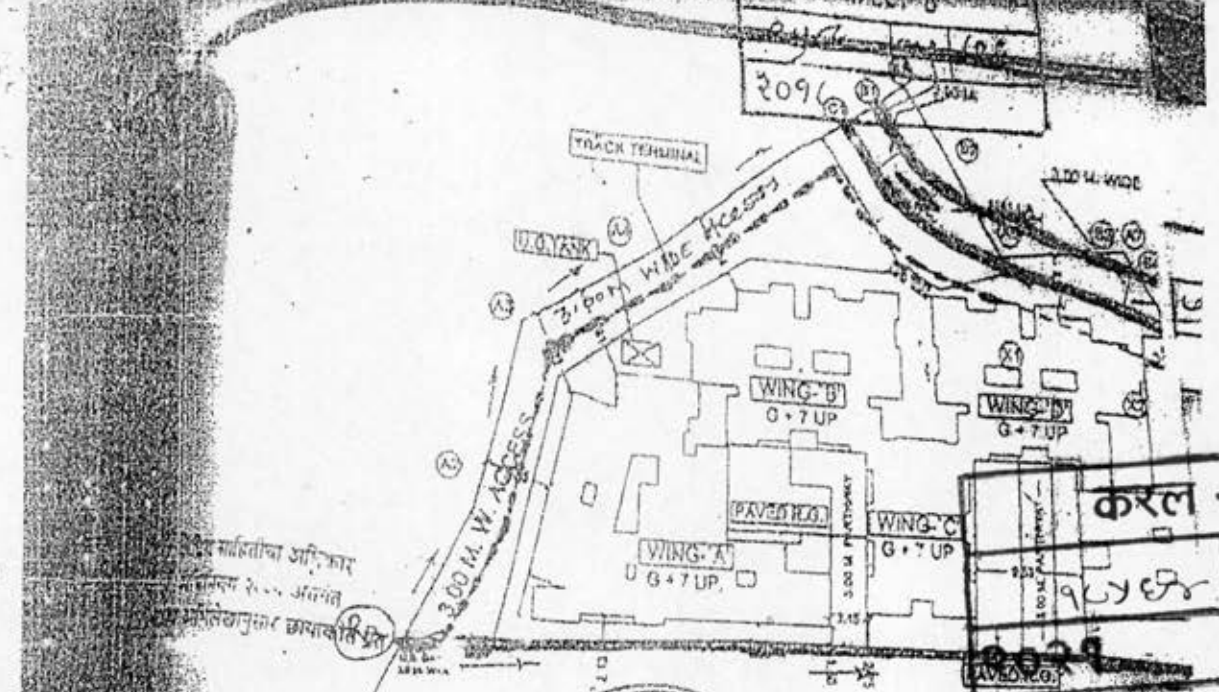
*[Handwritten signature]*

करल - 9		
955	56	2
2029		
KITCHEN		
8'0" X 7'0"		
2.44 X 2.13		



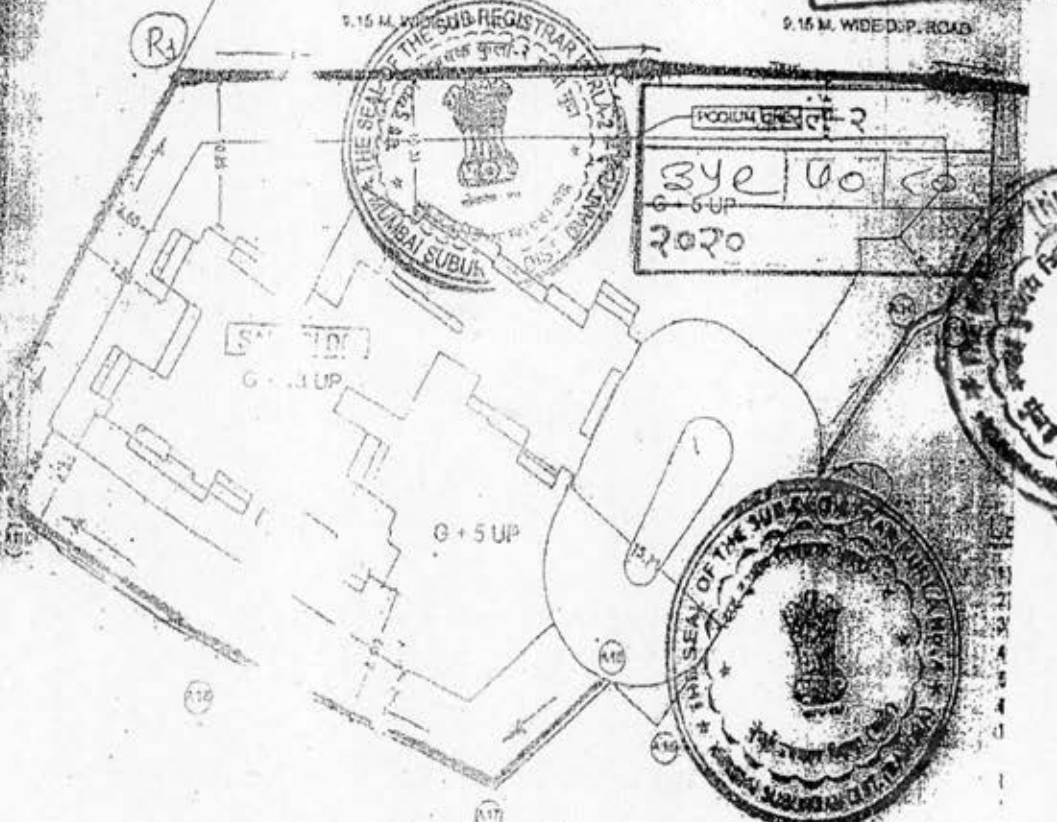
TYPICAL FLOOR PLAN - 1ST FLOOR TO 7TH FLOOR  
FOR SAISADAN - WING B



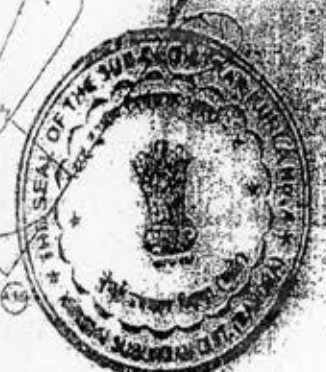


सर्वे साहित्याचा अधिकार  
 मालकाला असतो अर्थात  
 मालकानुसार वापरावे

करल - १		
१८५६४	५४	६८



फोडूम एन्ट्री - २  
 ३५६/००  
 २०२०



BLOCK PLAN  
 N

FOR SHREE SIDDHIVINAYAK CONSTRUCTIONS CO.

*[Signature]*

PARTNER

*[Signature]*

रल-४  
६५० ६४

2006

करल-९  
१८५६४ ५८ ६८  
२०२९

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

ENC/DCK/TWS/22/SR-177/96.—Whereas the Collector (ENC) of Kurla-I Sub-Division has appointed as Competent Authority, under section 3 of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971, in respect of a class of lands other than the lands belonging to the Government, Municipal Corporation, or other Housing Board of Greater Bombay, the name of the occupiers from eviction and distress

whereas on the basis of the information about a slum area available, the Competent Authority is of the opinion that the areas specified in the Schedule hereto for referred to as the said area) are sources of danger to the health, safety or convenience of the area and of its neighbourhood by reason of overcrowding and lack of basic amenities such as piped sanitary, aqualis, 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 Deputy Collector (ENC) and Competent Authority, Sub-Division, declare the said areas to be the said areas and the protection of occupiers from eviction and distress.

*Schedule of Areas*  
name of the area and village:—Bam Nagar, 1/1, Road, Lhardup (East), Bombay 400 078.

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

**J. GAIKWAD,**  
Deputy Collector (ENC) and  
Competent Authority,  
Kurla-I, Mulund.  
400 080.  
1st February 1996.

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

*CORREKTION*  
ENC/DCK/TWS-22/SR-177/96.—This Office Order No. SLM/1025/5280/G, dated 11th Feb 1975, the area measuring 61.29 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 18th September 1975 of the property measuring 2400 Sq. ft. in C. T. S. No. 7 of Village Mulund be set aside vide Appeal No. 8/783 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 occupiers has been identified as 'Slum Area' vide the Schedule of Areas.

Local Name:—The name of the place.—Panaji Co-operative Housing Society, Shri. Rajeshwari Road, Mulund (West).  
Village:—Mulund  
Maland:—Mulund  
Description of boundaries:  
South.—Pipe Line.  
North.—Thane District Boundary.  
East.—Beem Silk Mill.  
West.—Baj Rajeshwari Road.

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

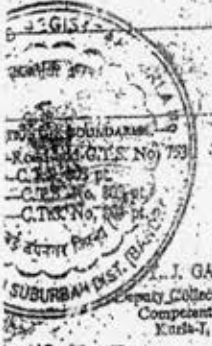
Mumbai 400 080,  
Dated 15th June 1996.

विज्ञापन दिनांक, मुंबई १५ जून १९९६

व्याजवी, हाच वस्तु बाबत सविनी कर्तव्या वीसत वस्तु विषयी कर्तव्य बाबत हाच कर्तव्य विषयी कर्तव्य (गरी, अणु, मशी, मीटर, नैपट, कोटेशन, वी) बाबतचे विवरण कर्तव्य विषयी कर्तव्य बाबतचे विवरण.

व्याजवी, हाच वस्तु बाबत सविनी कर्तव्या वीसत वस्तु विषयी कर्तव्य बाबत हाच कर्तव्य विषयी कर्तव्य (गरी, अणु, मशी, मीटर, नैपट, कोटेशन, वी) बाबतचे विवरण कर्तव्य विषयी कर्तव्य बाबतचे विवरण.

व्याजवी, हाच वस्तु बाबत सविनी कर्तव्या वीसत वस्तु विषयी कर्तव्य बाबत हाच कर्तव्य विषयी कर्तव्य (गरी, अणु, मशी, मीटर, नैपट, कोटेशन, वी) बाबतचे विवरण कर्तव्य विषयी कर्तव्य बाबतचे विवरण.





भा. अवर निष्ठाधिकारी, गोपबंदी प्रमाणपत्र प्रमाणित करी के लिए  
 पत्र क्रमांक डी. ए. ए. १३३२/१३३२/१३३२ दिनांक १३-११-२०१९  
 ताबा पावती तिहुन देणार,  
 मुळय प्रवर्तक,  
 पीछत सह. गृहनिर्माण संस्था ( निघो. )  
 मुंबई.

ताबा पावतो तिहुन देणार: भा. अवर निष्ठाधिकारी (अति.) मुंबई-१.

ताबा पावतो तिहुन देणार को, गोपबंदी प्रमाणपत्र प्रमाणित करी के लिए  
 पीछत सहकारी गृहनिर्माण संस्था गोवा प्रदायक प्रमाणित करी के लिए अर्थात्  
 १९७४ क्रम २४ (१) अन्वये भारत प्रमाणित करी के लिए प्रमाणित करी के लिए  
 ताबा दिनांक १९९३-२०१९ तक ताबा देणार के लिए

ताबा दिहेल्या तिमनी घे सर्गिन



गांव: \_\_\_\_\_ नं. \_\_\_\_\_  
 मुंबई \_\_\_\_\_  
 प. नं. \_\_\_\_\_  
 ए. नं. \_\_\_\_\_

क्र. (पो. नि.) अर्थात् प्रेरक  
 १९७४ - ४०  
 २१२९ - ४०  
 २१६ - ६०  
 २९९ - ४०  
 ११५९ - ४

करल-४  
 १९६६०९२४  
 २०१९

करल - १  
 १९६४  
 २०१९

दिनांक २६-१२-२०१९ रोज दिहेल्या संस्था कोषाधिकारी (अति.) मुंबई

अर्थात् तिमनी घे ताबा मिळाला

TRUE COPY ताबा दिहेल्या  
 CERTIFIED



M. S. Kulkarni  
 M. S. Kulkarni

मुळय प्रवर्तक  
 पीछत सहकारी गृहनिर्माण संस्था ( निघो. ) मुंबई



दिनांक २६/१२/२०१९  
 सा. को. अवर



26 DEC 2019

HARKISHIN B. SHARMA  
 ADVOCATE & NOTARY  
 AT. QJAS FLOOR, GROUND FLOOR,  
 NEAR RATION OFFICE, S. N. ROAD,  
 MULUND (W), MUMBAI - 400 080.  
 TEL: 2662 2990, MO: 9820115840



30/11/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1

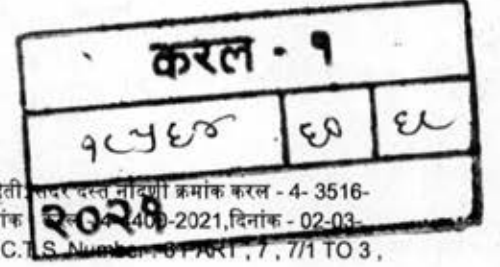
दस्त क्रमांक : 18495/2021

नोंदणी :

Regn:63m

गावाचे नाव : मुलुंड

(1)विलेखाचा प्रकार	रहलेख
(2)मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :, इतर माहिती
(5) क्षेत्रफळ	1) 225 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-किरण बाजीराव बुचुडे वय:-31; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: टाटा कॉलनी , ब्लॉक नं: अशीझ बागच्या जवळ , प्रबुद्धा नगर , चेंबूर पूर्व , रोड नं: आर. सी मार्ग , महाराष्ट्र, MUMBAI. पिन कोड:-400074 पॅन नं:-AQDPB2016J
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स श्री सिद्धिविनायक कन्स्ट्रक्शन कंपनी तर्फे भागिदार लक्ष्मणभाई धनजी सिंधानी (पटेल) वय:-40; पत्ता:-प्लॉट नं: 8, माळा नं: 2 रा मजला , इमारतीचे नाव: नीलकंठ शॉपिंग सेंटर , ब्लॉक नं: नवरोजी लेन , कामा गली , घाटकोपर पश्चिम , रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-ABFFS3889P
(9) दस्तऐवज करून दिल्याचा दिनांक	29/11/2021
(10)दस्त नोंदणी केल्याचा दिनांक	29/11/2021
(11)अनुक्रमांक,खंड व पृष्ठ	18495/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार उपलब्ध नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : Document IS Will Revokation Type

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण  
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई 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 30/11/2021 ) toMunicipal Corporation of Greater Mumbai.

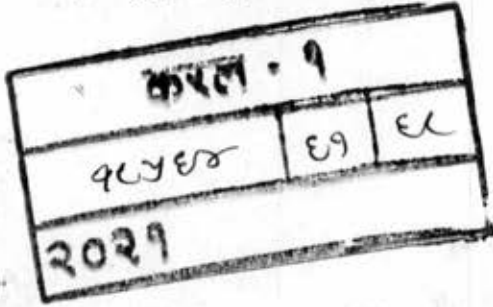
No need to spend your valuable time and energy to submit this documents in person.



## Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHREE SIDDHIVINAYAK CONSTRUCTIONS COMPANY	eChallan	69103332021112921854	MH009415670202122E	500.00	SD	0004460447202122	29/11/2021
2	SHREE SIDDHIVINAYAK CONSTRUCTIONS COMPANY	eChallan		MH009415670202122E	100	RF	0004460447202122	29/11/2021
3		DHC		2911202113105	2000	RF	2911202113105D	29/11/2021
4		DHC		2911202113131	1000	RF	2911202113131D	29/11/2021

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



हमीपत्र

आम्ही

लिहून देणार :- महाराष्ट्र मिटेडियावनायक कंस्ट्रक्शन  
कंपनी लिमिटेड  
लक्ष्मण एनर्जी संशोधन (पब्लिक)  
उप, अल्फाटिन न्यूमार्शियल रोड  
आय.के.मेहन मार्ग एलकोपर पूर्व ४०००७०

लिहून घेणार :- डॉ. सुजती सहा  
११२०, लॉट १५/२१, ४ वी  
गामरुड, जी.के.रोड, गार्डन पॉस्ट ६१०१  
४००६१५

या हमीपत्राद्वारे सह दुय्यम निबंधक काला यांना  
हमी देतो की, सदर दस्तावेज नमूद भिडकती सोबत कोणतेही  
वाहनतक (कार पार्किंग) यांची विक्री, हस्तांतरण होऊ नये.

करल - १  
१५४४ ए२ ए८  
२०२१

दिनांक :- ३०/११/२०२१

ठिकाण :- पेठ २ पुणे - १

लिहून देणार सही :-

लिहून घेणार सही :-

D.S

