



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: 15th December, 2021.

Received from the Purchaser **Mr. Danendra Korogu Shetty**, a sum of **Rs. 12,00,000/- (Rupees Twelve Lakhs only)** being part consideration of Flat No. **603**, 6th Floor, in "C" Wing of the building known as SAI SADAN, situated at Shastri Nagar, Bal Rajeshwar Road, Mulund (West), Mumbai – 400080.

Bank Name and Branch	Cheque No. / RTGS / IMPS	Dated	Amount (Rs.)
Karnataka Bank Panvel Branch	RTGS	20/08/2019	2,00,000/- ✓
Karnataka Bank. Panvel Branch	RTGS	28/08/2019	2,50,000/- ✓
Karnataka Bank Panvel Branch	RTGS	29/08/2019	2,00,000/- ✓
Karnataka Bank Panvel Branch	RTGS	30/08/2019	2,50,000/- ✓
Karnataka Bank Panvel Branch	RTGS	11/09/2019	3,00,000/- ✓
Total			12,00,000/-

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

Shree Siddhivinayak Construction Company
through its Authorised Signatory

Witness:

- 1.
- 2.





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: 07/12/2021

To,

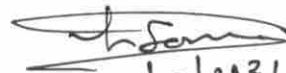
The Branch Manager
STATE BANK OF INDIA RACPC
GHATKOPAR WEST BRANCH
GHATKOPAR MUMBAI 400086.

Dear Sirs/ Madam:

Re: Permission to mortgage **Flat no. 603** on the **6TH** floor of the building proposed to be named as **C 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. **603 C WING** Admeasuring **225 sq. ft. (carpet area)** on the **6TH** floor (said flat) of the building proposed to be named as **SAI SADAN** Situated at **Shastri Nagar, Vaishali Nagar, Balrajeshwar Road, Mulund West Mumbai 400080**. constructed by us to **Mr. DANENDRA KUROGU SHETTY** under an Agreement for Sale/ Sale Deed dated **19/11/2019** Registered with office of the Sub-Registrar of Assurance KURLA on **19/11/2019** 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 thereof. We further confirm that we have **not availed** project Finance for the project.


07/12/2021





Shree Siddhivinayak Construction Co.

BUILDERS & DEVELOPERS

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

• Ref.:

Date


3. **Mr. DANENDRA KUROGU SHETTY** 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 **27/08/2021**

4. Possession of the said flat will be hand over to **Mr. DANENDRA KUROGU SHETTY** after receiving full and final consideration as per the agreement dated 19/11/2019

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

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

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


07/12/2021





Shree Siddhivinayak Construction Co.

BUILDERS & DEVELOPERS

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

Ref.:

Date

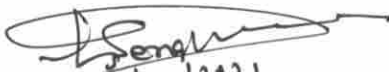
6. We undertake to form a Co-operative Society under the Maharashtra Flat & Apartment Ownership Act of the premises/flat holders in the aforesaid building within the statutory period and also further undertake to get the Deed in respect of the said property executed in favour of the Co-operative Society 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 **Mr. DANENDRA KUROGU SHETTY** will be sent by the Society directly to the **STATE BANK OF INDIA RACPC** . with noting your charge and lien on the said Share Certificate. We shall request the Society to accept **STATE BANK OF INDIA RACPC** as a nominee of **Mr. DANENDRA KUROGU SHETTY** 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**


07/12/2021

(**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: 10th DECEMBER 2021.

Received from the Purchaser **MR. DANENDRA KUROGU SHETTY**, a sum of Rs. **6,00,000/- (Rupees SIX Lakhs only)** being part consideration of Flat No. 603, 6TH Floor, in "C" Wing of the building known as SAI SADAN, situated at Shastri Nagar, Bal Rajeshwar Road, Mulund (West), Mumbai – 400080..

BANK NAME	IMPS/NEFT/CHEQUE NO.	DATED	AMOUNT
KARNATAK BANK	CHQ NO. 156566	10/12/2021	2,00,000/- ✓
KARNATAK BANK	IMPS	10/12/2021	2,00,000/- ✓
KARNATAK BANK	IMPS	10/12/2021	2,00,000/- ✓
TOTAL			6,00,000/-

We say Received Rs. 6,00,000/-
(Rupees SIX Lakhs only) by RTGS / cheque.

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

Witness:

- 1.
- 2.


10/12/2021




Shree Siddhivinayak Construction Co.

BUILDERS & DEVELOPERS

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

Ref.:

Date

DATE : 08/12/2021

TO,

THE BANK MANAGER

STATE BANK OF INDIA RACPC

GHATKOPAR WEST BRANCH

MUMBAI 400086

SUB : QUERIE REGARDING FLAT NO : C/603

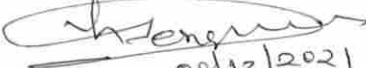
DEAR SIR / MADAM

AS PER THE TRANSIT CAMP BUILDING NO : B, BUILDING NO. C, AND BUILDING NO. D.

GROUND FLOOR NAMED AS A/1, A/2, A/3, A/4 . etc. , 1ST FLOOR NAMED AS B/1, B/2, B/3, B/4 etc. 2ND FLOOR NAMED AS C/1, C/2, C/3, C/4 etc. 3RD FLOOR NAMED AS D/1, D/2, D/3, D/4 etc. 4TH FLOOR NAMED AS E/1, E/2, E/3, E/4 etc. 5TH FLOOR NAMED AS F/1, F/2, F/3, F/4 etc. 6TH FLOOR NAMED AS G/1, G/2, G/3, G/4 etc. 7TH FLOOR NAMED AS H/1, H/2, H/3, H/4 etc.

1. TRANSIT CAMP FLAT NO. E/1 IS NOW SEALABLE FLAT C/603 AND THE SAID TENANT IS SHIFTED TO A/305 , AND THIS FLAT IS SOLD TO MR. DANENDRA KUROGU SHETTY UNDER AN AGREEMENT FOR SALE DEED DATED : 19/11/2019 .

THIS IS FOR YOUR READY REFERENCE AND RECORD


08/12/2021

SHREE SIDDHIVINAYAK CONSTRUCTION CO.





Shree Siddhivinayak Construction Co.

BUILDERS & DEVELOPERS

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

- Ref.:

Date
09th December, 2021.

The Branch Manager,
State Bank Of India RACPC
Ghatkopar (West) Branch,
Ghatkopar, Mumbai. 400086

SUB: CLARIFICATION OF QUERIES RAISED BY YOUR BANK.

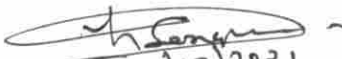
Sir / Ma'am,

Please find the clarification of concerns sent by your legal team regarding purchaser **Danendra K. Shetty, Flat No. 603 "C" Wing.**

1. The tenements were allowed for temporary accommodation in order to save rent amount. Now SRA have passed the order vide dated 10/09/2018 to transfer the said tenements in "E" Wing.
2. The OC for "A" and "E" Wings were received late and due to the Pandemic situation in years 2020 and 2021, we could not shift them to Wing "E" sooner.
3. We have started to sell Flats of the sellable area from 2019 and we are still in the due process of selling Flats. Once all Flats are sold, we shall form the Society.
4. In view of the aforesaid facts, writing this letter for your ready, reference and record.

Sincerely,

For Shree Siddhivinayak Construction Company


09/12/2021

(Authorised Signatory)





CHALLAN
MTR Form Number-6



GRN	MH010188396202122E	BARCODE			Date	15/12/2021-17:42:23	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)	EBOPS1561R				
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4		Full Name	DANENDRA K SHETTY				
Location	MUMBAI		Flat/Block No.	FLAT NO 603, 6TH FLOOR, C WING, SAI SADAN				
Year	2021-2022 One Time		Premises/Building					
Account Head Details	Amount In Rs.		Road/Street	BAL RAJESHWAR ROAD, MULUND WEST				
0030045501 Sale of NonJudicial Stamp	13200.00		Area/Locality	MUMBAI				
			Town/City/District					
			PIN	4 0 0 0 8 0				
			Remarks (If Any)	PAN2=AAACS8577K~SecondPartyName=STATE BANK OF INDIA~CA=4373000				
			Amount In	Thirteen Thousand Two Hundred Rupees Only				
Total	13,200.00		Words					
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK					
Cheque-DD Details			Bank CIN	Ref. No.	69103332021121519282	2718690748		
Cheque/DD No.			Bank Date	RBI Date	15/12/2021-17:43:33	Not Verified with RBI		
Name of Bank			Bank-Branch	IDBI BANK				
Name of Branch			Scroll No. , Date	Not Verified with Scroll				

Department ID :

Mobile No. : 6888855595

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 करावयाच्या दस्तासाठी सदर चलन लागू नाही.

15 DEC 2021

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

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

MEMORANDUM OF DEPOSIT

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

15 DEC 2021 RACPC Ghatkopar

Mr. DANENDRA KOROGU SHETTY S/O D/O W/O Mr.KOROGU SHETTY (MORTGAGOR(S)) attended State Bank of India, on _____ day of _____ 20____ and met Shri/Smt. Ravi Kumar Dary (Name & Designation) and deposited in the presence of Shri/Smt. Vaibhav Ghatkodar (Name & Designation) and Shri/Smt. Pravin Navale (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 ₹ 43,73,000.00 (Rupees Forty Three Lakhs Seventy Three Thousand Only) granted to him / her under the Home Loan To NON Salaried scheme together with interest, costs, charges and expenses.

15 DEC 2021 RACPC Ghatkopar

Mr. DANENDRA KOROGU SHETTY S/O D/O W/O Mr.KOROGU SHETTY 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 ₹43,73,000.00 (Rupees Forty Three Lakhs Seventy Three 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 ₹43,73,000.00 (Rupees Forty Three Lakhs Seventy Three Thousand Only) together with interest, costs, and expenses.

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

SCHEDULE I

List of documents of Title Deeds

1.ORIGINAL AGREEMENT FOR SALE. 2. BUILDER NOC.3. MARGIN PAID RECEIPTS

SCHEDULE II

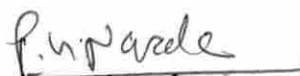
The property situated at Flat no: 603 adm 225 Sq ft(carpet area) as per RERA on 6th floor in C Wing of the building known as Sai Sadan on land bearing CTS no: 6(part), 7,7/1 to 7/3, 9/1 to 9/4 and 10(part) of Sy no: 256 and 257 of village Mulund(West) Taluka Kurla, Dist Mumbai-400080.

(Give full description of the property mortgaged)

SIGNATURE

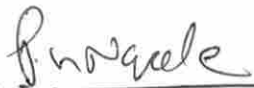
1. Shri / Smt. _____




Mr. Pravin Navale
 PF No. 5575626






Mr. Pravin Navale
PF No. 5675626

SIGNATURE

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

Place: MUMBAI CENTRAL NAVI MUMBAI ZONE III
Date:

RACPC Ghatkopar

15 DEC 2021



Mr. Pravin Navale
PF No. 587582A

RACPC Graduate

13 200
880
450
350

→

14,880
12 DEC 2021

520/2382

पावती

Original/Duplicate

Thursday, November 25, 2021

नोंदणी क्र.: 39म

12:10 PM

Regn.: 39M

पावती क्र.: 1722 दिनांक: 25/11/2021

गावाचे नाव: Mulund

फाईलिंगचा अनुक्रमांक: KRL5-2382-2021

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

सादर करणाऱ्याचे नाव: DANENDRA KOROGU SHETTY ✓

Document Handling

रु. 300.00

Filing Fee

रु. 15000.00

एकूण:

रु. 15300.00

सादरकर्ता STATE BANK OF INDIA यांनी यांचेकडून दि. 18/11/2021 रोजी घेतलेल्या रु.4973000/- कर्जासंबंधीची नोटीस ऑफ इंटिमेशन फायलिंग साठी मिळाली.

GRN is MH008959682202122E Defaced vide 0004358197202122 Dated.25/11/2021.

GRN is MH008918468202122E Defaced vide 0004358187202122 Dated.25/11/2021.

PRN is 2011202100351 Defaced vide 2011202100351D Dated.25/11/2021.

Joint Kurla 5

सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)

03/12/2021

सूची क्र.2

दुय्यम निबंधक : Joint S.R. Kurla 5

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

फाईल क्रमांक : 2382/2021

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.4973000/-
(3) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) (Property Description)	1) Corporation: मुंबई मनपा Other details: Building Name:SAI SADAN, Flat No:601, Road:SHASTRINAGAR,BAL RAJESHWAR ROAD, MULUND WEST, Block Sector:C WING, Landmark: (C.T.S. Number: 6PART, 7, 7/1 TO 7/3, 9, 9/1 TO 9/4 AND 10 PART ;)
(4) क्षेत्रफळ (Area)	1) Carpet Area :225.00 Square Feet
(5) कर्ज घेणाऱ्याचे नाव व पत्ता (Mortgagor)	1) Name: DANENDRA KOROGU SHETTY Age: 44, Address: Building Name:SAI DHAM CHS, Floor No:3, Flat No:D-12/13, Block Sector:PLOT NO. 14, SEC. 48, Road:SEAWOODS , City:SEAWOODS, State:MAHARASHTRA, District:THANE, Pin:400706 ,PAN: EBOPS1561R
(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)	18/11/2021
(8) नोटीस फाईल केल्याचा दिनांक (Date of filing)	25/11/2021
(9) फायलींग नंबर (Filing No.)	2382/2021
(10) मुद्रांक शुल्क (Stamp Duty)	Rs.15100/-
(11) फायलींग शुल्क (Filing Amount)	Rs.15600/-
(12) Date of submission	20/11/2021
(13) शेर (Remark)	-

Vaibhav

4

369/1033

पावती

28869

Original/Duplicate

Friday, December 24, 2021

नोंदणी क्र.: 39म

7:31 PM

Regn.: 39M

पावती क्र.: 340 दिनांक: 24/12/2021

गावाचे नाव: Mulund

फाईलिंगचा अनुक्रमांक: KRL1-1033-2021

दस्तऐवजाचा प्रकार : Notice of Intimation of Mortgage by way of Deposit of title

Deed

सादर करणाऱ्याचे नाव: DANENDRA KOROGU SHETTY

Document Handling

रु. 300.00

Filing Fee

रु. 15000.00

एकूण:

रु. 15300.00

सादरकर्ता STATE BANK OF INDIA यांनी यांचेकडून दि. 15/12/2021 रोजी घेतलेल्या

रु.4373000/- कर्जासंबंधीची नोटीस ऑफ इंटिमेशन फायलिंग साठी मिळाली.

GRN is MH010237686202122E Defaced vide 0005101730202122

Dated.24/12/2021.

GRN is MH010188396202122E Defaced vide 0005101728202122

Dated.24/12/2021.

PRN is 1612202108124 Defaced vide 1612202108124D Dated.24/12/2021

Joint S.R. Kurla 1

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

29/12/2021

सूची क्र.2

दुय्यम निबंधक : Joint S.R. Kurla 1

फाईल क्रमांक : 1033/2021

नोदणी :

Regn:63m

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

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.4373000/-
(3) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) (Property Description)	1) Corporation: मुंबई मनपा Other details: Building Name:SAI SADAN, Flat No:603, Road:SHASTRI NAGAR, BAL RAJESHWAR ROAD, MULUND WEST, Block Sector:C WING, Landmark: (C.T.S. Number: 6PART, 7, 7/1 TO 7/3, 9, 9/1 TO 9/4 AND 10(PART) ;)
(4) क्षेत्रफळ (Area)	1) Carpet Area :225.00 Square Feet
(5) कर्ज घेणाऱ्याचे नाव व पत्ता (Mortgagor)	1) Name: DANENDRA KOROGU SHETTY Age: 44, Address: Building Name:SAI DHAM CHS, Floor No:3, Flat No:D-12/13, Block Sector:PLOT NO. 14, SEC. 48, Road:SEAWOODS, NAVI MUMBAI, City:SEAWOODS, State:MAHARASHTRA, District:THANE, Pin:400706 ,PAN: EBOPS1561R
(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)	15/12/2021
(8) नोटीस फाईल केल्याचा दिनांक (Date of filing)	24/12/2021
(9) फायलींग नंबर (Filing No.)	1033/2021
(10) मुद्रांक शुल्क (Stamp Duty)	Rs.13300/-
(11) फायलींग शुल्क (Filing Amount)	Rs.15600/-
(12) Date of submission	16/12/2021
(13) शेर (Remark)	-

Vaibhav

391/14666

पावती

Original/Duplicate

Tuesday, November 19, 2019

नोंदणी क्र.: 39M

5:39 PM

Regn.: 39M

पावती क्र.: 16114 दिनांक: 19/11/2019

गावाचे नाव: मुलुंड

दस्तऐवजाचा अनुक्रमांक: करल4-14666-2019

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: दानेंद्र कोर्गु शेटी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1880.00

पृष्ठांची संख्या: 94

DELIVERED

एकूण:

रु. 31880.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

5:47 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 3427419.45/-

मोबदला रु. 6000000/-

भरलेले मुद्रांक शुल्क : रु. 360000/-

सह दु.निबंधक कुर्ला - 4

सह दुय्यम निबंधक कुर्ला - ४
मुंबई उपनगर जिल्हा

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008510288201920E दिनांक: 19/11/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 1880/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1911201908739 दिनांक: 19/11/2019

बँकेचे नाव व पत्ता:

DELIVERED



20/11/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 14666/2019

नोंदणी :

Regn:63m

गावाचे नाव : मुलुंड

- (1) विलेखाचा प्रकार करारनामा
 (2) मोबदला 6000000
 (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 3427419.45

(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 603, माळा नं: 6 वा मजला, इमारतीचे नाव: साई सदन, सी- विंग, ब्लॉक नं: शास्त्री नगर, रोड नं: बाळ राजेश्वर रोड, मुलुंड पश्चिम, मुंबई- 400080, इतर माहिती: (सदनिकेचे क्षेत्र - 225 चौरस फूट कारपेट.) ((C.T.S. Number : 6 (Part), 7, 7/1 to 7/3, 9, 9/1 to 9/4 and 10 (part) ;))

(5) क्षेत्रफळ

1) 225 चौ.फूट

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नात किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- श्री सिद्धीविनायक कंस्ट्रक्शन्स कंपनी चे भागिदार लक्ष्मणभाई धानजी सिंघानी (पटेल) यांच्या तर्फे कुलमुखत्यारपत्रधारक म्हणून श्री मनोज अंकुश संकपाळ वय:-37; पत्ता:-/ऑफिस नं.8, 2 रा मजला, नीलकंठ शॉपींग सेंटर, नवरोजी लेन, कामा गल्ली, घाटकोपर पश्चिम, मुंबई, MAHARASHTRA, MUMBAI, Non-Government. 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:- दानेंद्र कोर्गु शेटी वय:-42; पत्ता:-9, -, बिल्डिंग नं.7, सेक्टर-2, नेरुळ पश्चिम, नवी मुंबई, ठाणे, नेरुळ नोड-3, -, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400706 पॅन नं:-EBOPS1561R

(9) दस्तऐवज करुन दिल्याचा दिनांक 19/11/2019

(10) दस्त नोंदणी केल्याचा दिनांक 19/11/2019

(11) अनुक्रमांक, खंड व पृष्ठ 14666/2019

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 360000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेष

खरी प्रत

सह. दुय्यम निबंधक कुर्ला-४
मुंबई उपनगर निल्हा



मुल्यांकन शुल्क विचारात घ्यावेला तपशील :-

मद्राई शुल्क आकारवाना निवडलेला नोंदणी शुल्क :-

(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. अशाच 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 20/11/2019) to Municipal Corporation of Greater Mumbai.

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	201911194469			19 November 2019,05:31:30 PM		
मूल्यांकनाचे वर्ष	2019					
जिल्हा	मुंबई(उपनगर)					
मूल्य विभाग	123-मुंबई (प) - कुर्ला					
उप मूल्य विभाग	123/566 भुभाग: एल.बी.एस. मार्गाच्या पश्चिमेकडील सर्व मिळकती.					
सर्व्हे नंबर/न. भू. क्रमांक:	सि.टी.एस. नंबर#7					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
64800	130100	143100	156100	130100	चौरस मीटर	
बांधीव क्षेत्राची माहिती						
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.130100/-	
उद्दवाहन सुविधा-	आहे	मजला -	5th floor To 10th floor			
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ = 105% apply to rate= Rs.136605/-						
घसा-यानुसार मिळकतीचा प्रती चौ. मीटर मूल्यदर =((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)						
= (((136605-64800) * (100 + 100)) + 64800)						
= Rs.136605/-						
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
	= 136605 * 25.09					
	= Rs.3427419.45/-					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तलघराचे मूल्य + भेडगाईन मजला क्षेत्र मूल्य + बांधकामाचे मूल्य + वरील गज्याचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाळकनी					
	= A + B + C + D + E + F + G + H + I					
	= 3427419.45 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
	=Rs.3427419.45/-					

करल-४
१०६६६९९००
२०१९

Home Print



सह दुय्यम निबंधक कुर्ला - ४
मुंबई उपनगर जिल्हा

करल-४	
१४६६६	२/१४
२०१९	

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1911201908739	Date 19/11/2019
Received from MR DANENDRA KOROGU SHETTY, Mobile number 8928295608, an amount of Rs.1880/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name IBKL	Date 19/11/2019
Bank CIN 10004152019111907508	REF No. 240911303
This is computer generated receipt, hence no signature is required.	



करल-४	
१४६६६३	२४
२०१९	

CHALLAN
MTR Form Number-6



GRN	MH008510288201920E	BARCODE			Date	19/11/2019-15:54:19	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)				
				PAN No.(If Applicable)				
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4			Full Name	MR DANENDRA KOROGU SHETTY			
Location	MUMBAI			Flat/Block No.	FLAT NO 603, 6TH FLOOR, C WING, SAI SADAN			
Year	2019-2020 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	SHASTRI NAGAR, BAL RAJESHWAR ROAD, MULUND WEST			
0030045501	Stamp Duty	360000.00		Area/Locality	MUMBAI			
0030063301	Registration Fee	30000.00		Town/City/District				
				PIN	4 0 0 0 8 0			
				Remarks (If Any)	SecondPartyName=SHREE SIDDHIVINAYAK CONSTRUCTIONS CO-			
				Amount In	Three Lakh Ninety Thousand Rupees Only			
Total			3,90,000.00	Words				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332019111914479	240909751	
Cheque/DD No.				Bank Date	RBI Date	19/11/2019-15:55:33	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. Mobile No. : 8928295608
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



CHALLAN
MTR Form Number-6



GRN	MH004669383201819E	BARCODE	[Barcode]		Date	02/08/2018-12:25:45	Form ID	48(f)
Department				Inspector General Of Registration				
Type of Payment				Registration Fee				
Office Name				KRL1_JT SUB REGISTRAR KURLA NO 1				
Location				MUMBAI				
Year				2018-2019 One Time				
Account Head Details				Amount In Rs.				
0030045501 Stamp Duty				500.00				
0030063301 Registration Fee				100.00				
Total				600.00				
Payment Details				IDBI BANK				
Cheque/DD No.				[Blank]				
Name of Bank				IDBI BANK				
Name of Branch				[Blank]				
Remarks (If Any)				SecondPartyName=SHRI MANOJ ANKUSH BANGAL AND OTHERS-				
Amount In Words				Six Hundred Rupees Only				
Total				600.00				
Bank CIN				6910333201808021				
Ref. No.				6910333201808021				
Bank Date				02/08/2018-12:26:56				
RBI Date				02/08/2018-12:26:56				
Bank-Branch				IDBI BANK				
Scroll No. , Date				Not Verified with Sc...				

कुरल-४
MULUND WEST MUMBAI
2099
4 0 0 0 8 0

कुरल-९
२३४४ २२०
२०१६



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. This is a registered document.
सदर चलान केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावाठी लागू आहे. नोंदणी न करता या दस्तावाठी सदर कार्यालयात नोंदणीत घेतले जाणार नाही.

[Handwritten signatures]



[Handwritten signature]



CHALLAN
MTR Form Number-6

करल - ९
२३४४ ९ २०
२०१८



GRN	MH004669383201819E	BARCODE	Date		02/08/2018-12:25:45	Form ID	48(f)
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty	TAX ID (If Any)					
	Registration Fee	PAN No.(If Applicable)					
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1	Full Name	SHREE SIDDHIVINAYAK CONSTRUCTIONS				
Location	MUMBAI	Flat/Block No.	SAI SADAN WING B D C , C T S No -6PT .7, 7/4 .				
Year	2018-2019 One Time	Premises/Building	to 7/3 , 9-PT, and 10-PT				
Account Head Details	Amount In Rs.	Road/Street	BAL RAJESHWAR ROAD				
00300455Q1	Stamp Duty	500.00	Area/Locality	MULUND WEST MUMBAI			
00300633Q1	Registration Fee	100.00	Town/City/District				
			PIN	4	0	0	0
			Remarks (If Any)				
			SHRI MANOJ ANKUSH SANKPAL AND OTHERS-				
			करल-४ १४६६६६६६६६ २०१९				
			DEFACED ₹600.00 DEFACED				
			THE SEAL OF THE SUB REGISTRAR KURLA No. 4 मुंबई उपनगर जिल्हा SUBURBAN DIST. (BANKRAJ)				
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details	Bank CIN	Ref. No.	691033320	17681022			
Cheque/DD No.	Bank Date	RBI Date	02/08/2018-12:26:00				
Name of Bank	Bank-Branch	IDBI BANK					
Name of Branch	Scroll No. , Date	Not Verified with Scroll					

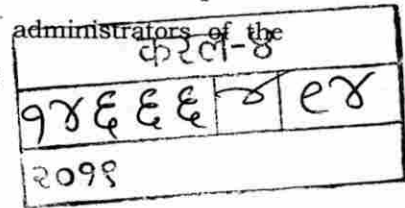
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9820200156
सदर चालन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-369-9344	0002431817201819	02/08/2018-15:01:58	IGR197	100.00
2	(IS)-369-9344	0002431817201819	02/08/2018-15:01:58	IGR197	500.00
Total Defacement Amount					600.00

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made & entered into at Mumbai, on this 19th day of November 2019 **BETWEEN M/s. SHREE SIDDHIVINAYAK CONSTRUCTIONS Co.**, a Partnership Firm duly registered under the provisions of the Indian Partnership Act, 1932, having its address at 8, Nilkantha Shopping Centre, 2nd floor, Navroji Lane, Kama Galli, Ghatkopar (West), Mumbai - 400 086., **through its Partner MR. LAXMANBHAI DHANJI SINGHANI (PATEL)**, hereinafter referred to as "THE DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the partner or partners for the time being of the said firm i.e. M/s. SHREE SIDDHIVINAYAK CONSTRUCTIONS Co. and their respective successors and assigns and heirs, executors and administrators of the respective last surviving partners) of the FIRST PART;



AND

Mr. DANENDRA KOROGU SHETTY , Aged about 42 years, a hindu adult, Indian inhabitants of Mumbai, residing at Building no.7, Room no.-9, Sector-2, Nerul West, Navi Mumbai, Thane, Nerul Node-3, Maharashtra-400706. hereinafter referred to as "PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators and permitted assigns) of the SECOND PART.

WHEREAS :-

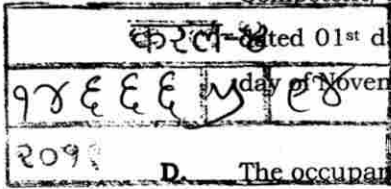
- A. PANDIT SRA CO-OPERATIVE HOUSING SOCIETY LIMITED, had acquired land and bearing C.T.S. Nos. 6 (Part), 7, 7/1 to 7/3, 9, 9/1 to 9/4 and 10 (Part) of Survey Nos. 256 and 257, admeasuring about 7159.40 Sq.Mtrs., (as per P. R. card) of Village Mulund (West), Taluka Kurla, situated at Shastri Nagar, Bal Rajeshwar Road, Mulund (West), Mumbai - 400 080 from Deputy Collector (Encroachment Control Competent) Authority Kurla-1, Mulund, vide Possession

19/11/1997, more particularly described in the 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 01st day of September, 1975 and issued a certificate dated 2nd 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 06th day of January, 1998 in respect of the said property is obtained by the developer.

E. The IOA for Rehab. Bldg. Wing 'D' was approved & issued on 06th day of January, 1998. The work of plinth CC of Rehab. Wing 'D' was carried out by the developer i.e. M/s. OM SHREE SAI DEVELOPERS. However subsequently dispute arose between the developer & society & Architect. Hence there was no progress in the scheme.

F. The Society vides its General Body Resolution dated 24/03/2000 terminated the developer i.e. M/s. OM SHREE SAI DEVELOPERS & appointed new developer i.e. M/s. SIDDHIVINAYAK CONSTRUCTION CO. The dispute between the society & the earlier developer continued further. However as per societies said General Body Resolution dated 24/03/2000, the new developer i.e. M/s. SIDDHIVINAYAK CONSTRUCTION CO. was taken on record as per sanction of CEO (SRA) at page 1373. In the meanwhile the new developer had carried out the work of Rehab wing 'B', 'C' & 'D' without necessary permission hence MPTP under section 53 (1) was issued to M/s. SIDDHIVINAYAK CONSTRUCTION CO. for carrying out the work without permission. The said work was regularized by CEO (SRA) as at page 2036. The CC to Rehab Wing 'B' was issued on 30/04/2004 after sanction of CEO (SRA) for regulation of the same.



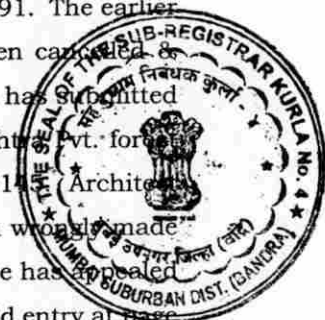
G. Meanwhile the earlier developer i.e. M/s. OM SHREE SAI DEVELOPERS filed a writ petition in Hon. High Court Vide No. 2953 of 2004 challenging his termination by the society. Hon. High Court vide its order dated 10/02/2005 at page 3077 to 3081 said Writ Petition directed CEO (SRA) to hear the parties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

dated 10/03/2005 at page 3083 to 3087 directed to continue the implementation of the said S.R. Scheme through the developer i.e. M/s. SIDDHIVINAYAK CONSTRUCTION CO. as appointed by the society vide its General Body Resolution dated 24/03/2000. However the developer 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. 71-08 2008 & Contempt Petition No. 36 of 2008 against order dated

97				E				E				E				E				E			
----	--	--	--	---	--	--	--	---	--	--	--	---	--	--	--	---	--	--	--	---	--	--	--

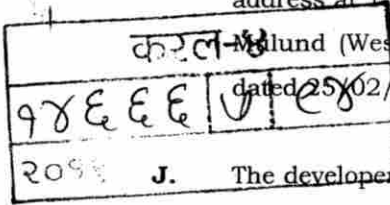
09/01/2008 of City Civil Court in Hon. High Court. The Hon. High Court vide its order dated 05/02/2008 in said A.O. directed CEO (SRA) to hear the parties again & pass the order accordingly at page 3121 to 3125 CEO (SRA) vide Order U/No. SRA/CEO/LA/HCO/130/Pandit/61/08 dated 04/03/2008 at page 3127 to 3189 affected to implement the S.R. Scheme through M/s. SIDDHIVINAYAK CONSTRUCTION CO.

H. The Slum Rehabilitation Scheme was approved on CT.S. Nos. 6 (pt.), 7, 9(pt.) & 10 (pt.) of Village Mulund (West). Architect vide his letter at page 3165 has stated that, City Survey office has carried out re-constitution of the C.T.S. No. 6 its boundaries. As per the fresh CTS plan the Slum boundary falls on reconstituted C.T.S. Nos. 4/6(pt.), 4/7 (pt.), 7, 7/1 to 3, 9(pt.) as shown C.T.S. plan at page 3191. The earlier CTS No. 6 (pt) & 10 (pt) of S.R. Scheme has now been cancelled & amalgamated in 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 3144. Architect has 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 applied before Superintendent of land records for deletion of said entry at page 3167 to 3175 Now, Architect has submitted fresh P.R.C. of CTS No. 4/6 & 4/7 in which the entry of Maharashtra Private forest is been deleted at page 3219 & 3221. Architect has requested to issue the Revised LOI in the name of M/s. SIDDHIVINAYAK CONSTRUCTION CO. as per CEO (SRA)'S order U/No. SRA/CEO/LA/HCO/130/Pandit/61/08 dated 04/03/2008 & as per the Hon'ble High Power Committee is order dated 18/07/2009 the copy of the same is at page 3287 to 3291.



[Handwritten signature]
[Handwritten signature]

I. Vide Tripartite Agreement dated 24th day of April, 2009, the developer i.e. M/s. SIDDHIVINAYAK CONSTRUCTION CO. are absolutely seized and possessed of and is otherwise well and sufficiently entitled to development rights of the said property; the developers has all rights on the basis of said Tripartite Agreement between said society i.e. PANDIT SRA CO-OPERATIVE HOUSING SOCIETY LIMITED & M/s. Arihant REALTORS, Notarized by HARKISHIN B. SHARMA, having address at 1, Ojas Bldg., Ground floor, Near Ration Office, S.N. Road, Malund (West), Mumbai - 400 080., Registered Sr. No. 1465/2010 dated 25/02/2010.



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

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/T/PL/AP of 29/04/2004. Hereto annexed and marked Annexure "A" are the copies of CC for the saleable building. Architects and of such other.

L. The Slum Dwellers have given their consent for the re-development of the said property by the Developers in conformity with the Development control Regulation 33(10) of Municipal Corporation of Greater Mumbai in accordance with slum Re-habilitation Scheme.

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



The said work carried out is as per approved plans of the composite building u/r & construction work of the Rehab wing 'A' & 'E' yet not started. As mentioned earlier, out of 128 tenements of three wings constructed of carpet area 225.00 Sq.Ft. the developer has sold out 54 Nos. Rehab tenements which were subsequently approved in amended plans showing as sale tenements as amended and approved on 29/04/2004. Now, Architect vide his letter dated 02/10/2008 proposed to consider 74 Nos. of tenements (128 - 54 = 74) as PAP tenements and three amenity structures such as Welfare centre, Balwadi & Society office and the Architect has requested for conversion of all rehab tenements to 269.00 sq.ft. carpet area & there by to increase FSI 2.50 to 3.00 proportionately proposing to accommodate in

the wings A & E to be constructed. Architect has submitted letter from Committee of slum society for conversion of all rehab tenements to 269.00 sq.ft. carpet area to allot in proposed the buildings which are not constructed and G.B.R. of the said society will be insisted before revision of LOI.

4520-8	
१४६६६	१४

O. "As per Govt. Notification TPB 4308/1270/CR-376/08/UD-11 dated 11th day of June, 2008, as new Sub Regulation 10.1 (A) has been added after Sub Regulation 10.1 of Appendix-IV of Reg. 33 (10). As per new Sub Regulation 10.1 (A), in case of slum redevelopment Scheme in process, and scheme where LOI has been issued and if full O.C.C. has not been granted, then the owner/developer etc. may convert the proposal within one year from regarding the size of tenements and proportionate loading of FSI in situ. In conversion of balance S R Scheme from 225.00 sq.ft. to 269.00 sq.ft. Carpet area i.e. well within one year & also within the stipulated date of 12/12/2008 as per the U.D.'s letter dated 27/02/2008.

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

Q. The Developers have entered into a standard agreement with an Architect registered with the Council 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.

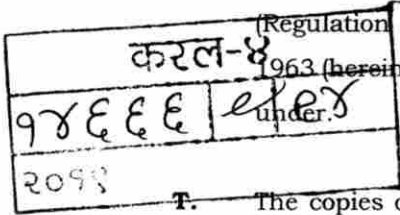


 **R.**



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

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



T. The copies of Certificate of Title issued by SHRI.PRAKASH S.JAIN & B.D SHINDE 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 & the Purchaser while developing the said property and the said building and upon due observance and performance of which only the completion and occupation certificate in respect of the said building shall be granted by the concerned local authority.

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



The Purchaser is interested in purchasing the residential premises out of the free salable F.S.I. of the said property and more particularly described in the **Second schedule** hereunder written and applied for the allotment of the Flat No.603 on the 6th floor 'C' wing of the salable Building to be constructed on the said property and to be known as **SAI SADAN**. with the plans, designs and specifications prepared by their Architects 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 concerned 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

[Handwritten signature]
2

variations or modifications, which may adversely affect the Premises of the Purchasers.

१४६६६००००	
१४६६६००००	०४

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

1. The above Recitals shall form an integral part of the operative portion of this Agreement for Sale, as if the same have been set out in verbatim. The heading given the operative section of this Agreement for Sale are only for convenience.
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 sell and the Purchaser/s has/ have agreed to purchase the said Premises being Flat No. 603 of the building known as "SAISADAN ", measuring area Sq.Ft., Carpet area on the 6th Floor in the said "C" 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 6th Floor in "C " Wing of the building (hereinafter referred as to "the said Flat" said premises are more particularly described in **Seventh** Schedule and are shown in the floor plan annexed and marked **Annexure "A"** hereto) at and to the consideration of Rs.60,00,000/- (SIXTY LAKHS RS. ONLY)



Purchaser/s has paid on or before execution of this Agreement for Sale a sum of

Rs.10,00,000/- (TEN LAKHS RS ONLY) as advance payment or application fees hereby agrees to pay to the Developers the balance amount of Purchaser/s consideration of Rs.50,00,000/- (FIFTY LAKHS RS ONLY) in the following manner.

Sr. No.	Payment Schedule	%
1.	On Booking	10%
2.	Signing on Agreement	40%
3.	Commencement on Plinth work	5%
4.	Commencement on 1 st slab	5%
5.	Commencement on 2 nd slab	5%
6.	Commencement on 3 rd slab	5%
7.	Commencement on 4 th slab	5%
8.	Commencement on 5 th slab	5%
9.	Commencement on 6 th slab	5%
10.	Commencement on 7 th slab	5%
11.	Commencement on 8 th slab	5%
12.	On Possession	10%
	Total	100%

करल-४
१४६६६६९९
२०१९

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

- (ii) The Purchaser/s has paid before execution of this Agreement for Sale, a sum of Rs.10,00,000/- as advance payment and hereby agrees to pay to the Developers the balance amount of the Consideration of Rs.50,00,000/- 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

[Handwritten signature]

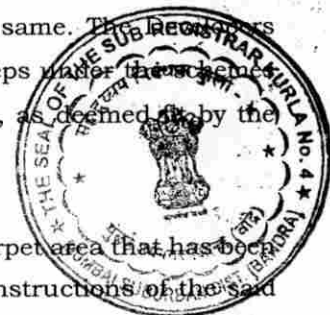
करल-४		
१४	६६६६७२	२४

along and the Developers shall not be liable to bear or pay the same or any part thereof. All the payments will be made by the Purchaser/s as and when called upon by the Developers and/or as required by concerned Government or authority, as the case may be.

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

- (vi) It is agreed between the parties that in the event the Purchaser/s has/have availed of the benefit of any subvention scheme or any other scheme as may have been made available to the Purchaser/s, the terms and conditions of such scheme including the subvention scheme and any letter, NOCs, Indemnity Bonds, Deeds, Agreement/Tripartite Agreements, MOUs, etc. as may have been executed between the Developers and the concerned Banks/Financial Institutions shall apply and the Purchaser/s shall comply with the same. The Developers shall also be authorized to take such steps under the scheme and documents executed in that regard, as deemed fit by the Developers.

- (vii) The Developers shall confirm the final carpet area that has been allotted to the Purchaser/s after the constructions of the said Wing is completed and the Occupation Certificate is granted by the SRA, by furnishing details of the change, if any, in the carpet area, subject to a variation cap of 3% (Three Percent). The total Sale consideration payable on the basis of the carpet area of the premises shall be recalculated upon confirmation by the Developers. If there is any reduction in the carpet area within the defined limit of 3% then, the Developers shall refund the excess money paid by Purchaser/s within 45 (forty Five) days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchaser/s. If there is any increase in the carpet area allotted to

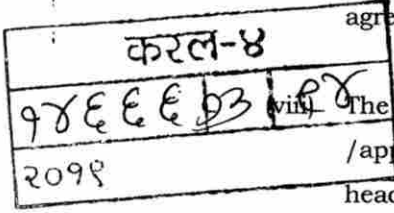


←

←

Purchaser/s, the Developers shall demand additional amount from the Purchaser/s towards Sale

Consideration, which shall 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.



The Purchaser/s authorizes the Developers to adjust /appropriate all payments made by him/her/them under any head(S) of dues against lawful outstanding, if any, in his / her / its name as the Developers may be sole discretion deem fit and the Purchaser/s under not to object/ demand/ direct the Developers to act adjust his /her / its payments in any manner.

(ix) On a written demand being made by the Developers upon the Purchaser/s with respect to a payment amount (whether Sale Consideration or any amount payable in terms of this Agreement for Sale) Purchaser/s shall pay such amount to the Developers, 7 (seven) days of the Developer's said written demand without any delay, demur or default.

(x) If the Purchaser/s enters into any loan / final arrangement with any bank/financial institutions, bank/ financial institution shall be required, disburse / pay all such amounts due and payable the Developers under this Agreement for Sale, in the same manner detailed in this Clauses below (Which will not abort Purchaser/s of its responsibilities under this Agreement for Sale.



4. The Developers hereby agrees to observe, perform and convey will the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the SRA or any other authority at the time of sanctioning the plans of the RERA Estate, Project or thereafter and shall, before handing over possession of the said Premises to the Purchaser/s, obtained from the SRA, the Occupation Certificate or Completion Certificate in respect of the said Premises as may be applicable.

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 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.

98 E E E 98 28	
98	E E E 98 28

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, proforma and specification at Annexure "A" hereto constituting the Proposal Layout and the proposed potential and the Purchaser/s has agreed to purchase the Said Premises based on the unfettered and vested rights of the Developers in this regard.

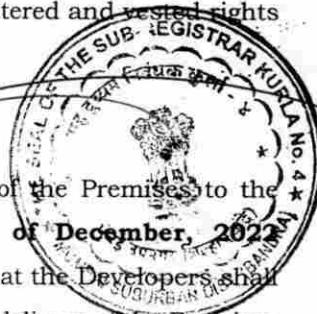
8. Possession Date, Delays and Termination:-

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

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

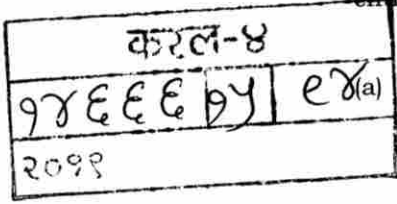






(d) Any other circumstances that may be deemed reasonable by the authority.

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



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

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

2

and finally paid together with the interest thereon at the Interest Rate.

K-201-8					
9	8	E	E	E	9
E	E	E	E	E	8

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

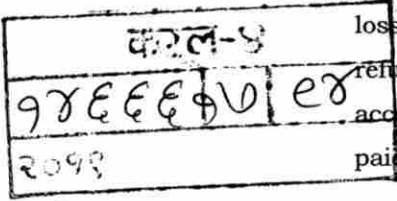


[Handwritten signature]

[Handwritten signature]

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 premises in terms of the prevailing law, then said loss, costs etc. Shall be adjusted / recovered any amount refundable/ payable to the Purchaser/s by Developers and accordingly the balance amount, if any only shall be refunded / paid to the Purchaser/s.



9. 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 be 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 listed 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.
- (ii) 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

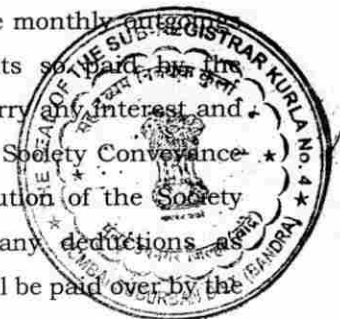


Handwritten signature and initials

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 applicable and as shall be decided by the Developers.

98E8E87E8
 2021-8

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

12. Formation of the Society and Other Societies :

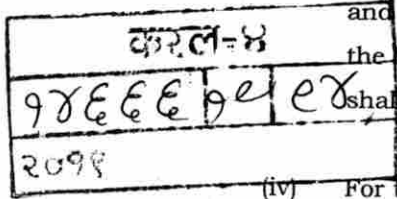
← (i)

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

←

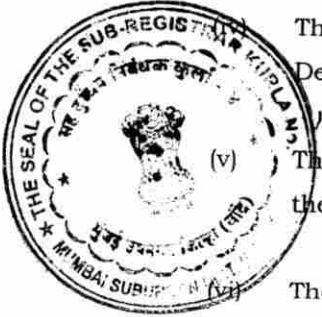
Real Estate Project, under the provisions of the Maharashtra Cooperative Societies Act, 1960 .

- (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 and the Rules there under and in accordance with the Provisions of the RERA and RERA Rules, in respect of the Real Estate Project in which the Purchaser/s of the premises in the Real Estate Project along shall be joined as member ("the Society").



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

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.

The Developers shall be entitled, but not obliged to, join as a member of the Society in respect of unsold premises in the Real Estate Project, if any. Post execution of the Society Conveyance, the Developers shall continue to be entitled to such unsold premises and to undertake the marketing etc. In respect of such unsold premises. The Developers shall not be label or required to bear and/or pay any amount by way of Contribution, outgoings, deposits, transfer fees/ charges and / or non-occupancy charges, donation, premium any mount, compensation whatsoever, to the Society / 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-४	
१४६६६२०	९४
२०१९	

(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.

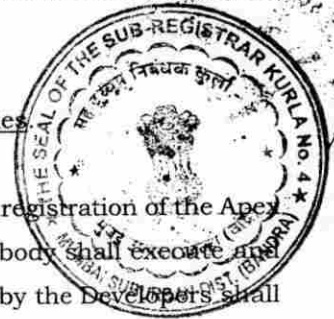
(viii) Upon 51% of Purchaser/s s of premises/units in the other Real Estate Projects to be developed on the said Properties having booked their respective premises/ units, the Developers shall submit application/s to the competent authorities to form a cooperative housing society to comprise solely of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

(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.

13. Conveyance of the said Properties to the Societies

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

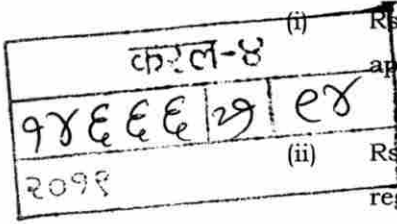
(ii) The Apex Body shall be required to join in execution and registration of the Apex Body Conveyance. The Costs, expenses, chares, levies and taxes of the Apex Body Conveyance and the transaction contemplated thereby including stamp duty and registration charges shall be borned and paid by the Apex Body alone. The Apex Body Conveyance, the Apex Body shall responsible for the operation and management and supervisions



[Handwritten signature and scribbles]

of the Said Properties including common area facilities and amenities and Developers shall not be responsible for the same.

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

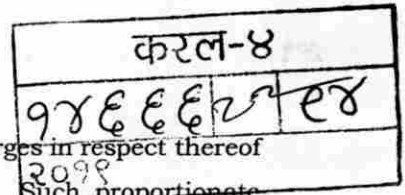


- (i) Rs. 1000/- (Rupees One Thousand Only) for share money, application entrance free the society and Apex Body.
- (ii) Rs. 5,000/- (Rupees Five Thousand Only) for formation and registration of the Society.
- (iii) Rs. 40,000/- (Rupees Forty Thousand Only) for proportionate share of development charges.
- (iv) Rs. 5/- (Rupees Five Only) per Sq ft Carpet Area for deposit towards provisional monthly contribution towards outgoings of Society for Eighteen Months.
- (v) Rs. 50,000/- (Rupees Fifty Thousand Only) for deposit towards water, electricity and other utility and services connection charges.
- (vi) 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.

16. The Developers has informed the Purchaser/s that there will be common access road, street lights, common recreation space, passages, electricity and telephone cables, water lines, gas pipelines, drainage lines, sewerage lines, sewerage treatment plant and other common amenities, conveniences in the layout of the said properties. Developers has further informed to the Purchaser/s that all expenses and charges of the aforesaid amenities conveniences may be common for the Purchaser/s along with the said Properties, and the



Purchaser/s shall share such expenses and charges in respect thereof as also maintenance charges proportionately. Such proportionate amounts shall be payable by such of the purchasers of flats/ units/ premises on the Real Este Project including the Purchaser/s herein the proportion to be paid by the Purchaser/s shall be determined by the Developers and the Purchaser/s agrees to pay the regularly without raising any dispute or objection with regards thereto. Neither the Purchaser/s agrees to pay the amount regularly without raising any disputer or objection regard thereto. Neither the Purchaser/s nor any of the Purchaser of flats / units / premises in the Real estate Project subject to the Developers laying through or under over said properties or any part thereof pipelines, underground electric and telephone cables, water lines, gas pipe lines, drainage lines, sewerage lines etc. belonging to or mean any of the other buildings / towers which are to be developed and constructed on any portion of the said Properties.

17. Loan and Mortgage :

- (i) The Purchaser/s shall be entitled to avail loan from bank, financial institution and to mortgage the said premises by way of security for repayment of the said loan to such bank / financial institution, with the prior written consent of the Developers. The Developers shall be liberty to refuse permission to the Purchaser/s for availing any bank loan and for creation of any such mortgage / charges in the event if 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 y the Purchaser/s . The Developers shall not incur any liability or obligation (monetary or otherwise) with respect to such loan or mortgage.
- (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 balance sale consideration of the Developers to receive the



balance Sale Consideration and balance other amounts payable by the Purchaser/s under this Agreement for Sale.

- (v) In the event of any enforcement of security / mortgage by any bank / financial institution, the Developers shall be entitled to extend the necessary assistance / support as maybe required under applicable law.

करम-४
१४६६६६२३६०
२०१९

Representations and Warranties of the Developers :-

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

- (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.



There are no encumbrances upon the Real Estate Project except those disclosed to the Purchaser/s

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

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

Sh. Sars
[Signature]

(vi) The Developers has the right to enter in to this Agreement and has not committed or omitted to perform anything, whereby the right, title and interest of the anybody created herein, may prejudicially be affected.

(vii) The Developers has the right to enter into this Agreement for Sale and / or development agreement or any such Agreement / arrangement with any person or party in respect to the said Properties and the said properties which will, in any manner, adversely affect the right of the Purchaser/s under this Agreement for Sale.

(viii) The Developers confirms that the Developers is not restricted in any manner whatsoever from selling the said Premises to the Purchaser/s in the manner contemplated by this Agreement for Sale.

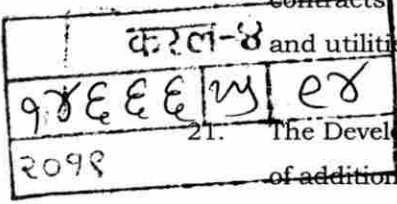
(ix) At the time of execution of the Society Conveyance, the Developers shall handover lawful, vacant, peaceful physical possession of the common areas of the Real Estate Project as detailed in the Fifth Schedule hereunder written to the Society, save and except the basement , podium and stairs, provided by the Developers.

(x) The Developers has duly paid and shall continue to discharge undisputed Governmental dues, duties, charges, and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever payable with respect to the Real Estate Project to the competent authorities till the said possession and thereupon shall be proportionately by the Society.

(xi) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice of acquisition or requisition of the said Properties) has been received or served upon the Developers in respect of the said Properties except those disclosed to the Purchaser/s.

19. 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.

20. 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.



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

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



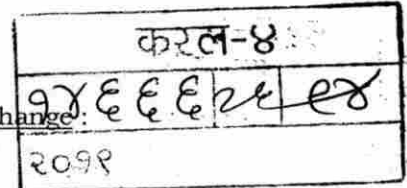
Purchaser/s, with intention to bring all persons into whosoever hands the premises and/or its rights, entitlement and obligations under this Agreement shall come, hereby covenants with the Developers as flows;-

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.

24. 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 / sings. 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.

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

26. Binding Effect :-

Forwarding this Agreement for Sale to the Purchaser/s 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 annexure along with the payments due as stipulated in 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.



27. Nominee :

i. The Purchaser/s hereby nominates (MRS.PAVITHRA DANENDRA SHETTY) ["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

करल-४
१४६६६/१४
२०१३

him / her / them in all matters pertaining to the said premises, till the time the necessary order of the Court of Law has been obtained by any legal heirs and/ or representative of the Purchaser/s s.

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.

28. Entire Agreement :-

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



Right to Amend :

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

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

It is clearly understood and so agreed by and between the Parties hereto that all the Provisions contained herein have the obligations arising hereunder in respect of the shall equally be applicable to and enforceable against the subsequent Purchaser/s s of the said premises,

[Handwritten signature]
[Handwritten initials]

in case of transfer, as the said obligations go along with the premises, for all intents and purposes.

31. Method of Calculation of proportionate share :-

करल-४
१४६६६/२१६४
२०१९

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

32. Further Assurances :

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

33. Waiver :-

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



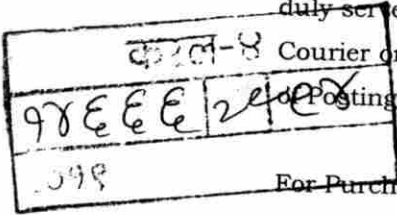
34. Place of Execution :-

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.

35. 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.

36. All notices to be served on the Purchaser/s and the Developers as contemplated by this Agreement for Sale shall be deemed to have been duly served if sent to the Purchaser/s or the Developers by Courier or Registered Post A.D. or notified email ID/ Under Certificate of Posting at their respective address specified below:-



For Purchaser/s :-

Name of the Purchaser/s :- Mr.DANENDRA KOROGU SHETTY

Address of Purchaser/s :- Building no.7,Room no.-9,Sector-2,Nerul West,Navi Mumbai,Thane,Nerul Node-3,Maharashtra-400706

Mobile No. :- _____

Notified Email ID. :- _____



For Developers :-M/S SHREE SIDDHIVINAYAK CONSTRUCTION CO.
Having its registered office at :- 8th, Nilkantha shopping centre, 2nd floor, Navroji lane, kama galli, Ghatkopar west, Mumbai 400086.

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

37. Joint Purchaser/s s :-

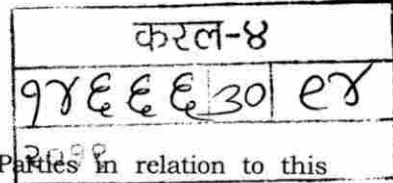
That in case there are Joint Purchaser/s s all communication shall be sent by the Developers to the Purchaser/s whose address appears first and at the address given by him/her and shall for all intents and purposes to consider as Developers served on all the Purchaser/s.

38. Stamp Duty and Registration Charges :-

The Charges towards stamp duty fees and registrations charges of

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

39. 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 the RERA and the Rules and Regulations, thereunder.

40. Governing Law :-

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

41. Permanent Account Numbers :-

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



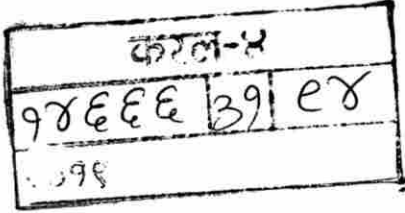
PARTY	PAN CARD NO.
M/S SHREE SIDDHIVINAYAK CONSTRUCTION Co. through its Partner Mr. LAXMANBHAI DHANJI SINGHANI (PATEL)	ABFFS3889P
Mr.DANENDRA KOROGU SHETTY Building no.7,Room no.-9, Sector2,Nerul West,Navi Mumbai, Thane, Nerul Node- 3,Maharashtra-400706	EBOPS1561R

42. Construction of this Agreement for Sale :-

(i) any interference to any statute or statutory provision shall include :-

(a) all subordinate legislation made from time to time under that provision (whether or not amended, modified, re-enacted or consolidated); and

(b) any amendment, modifications re-enactment, substitution or consolidation thereof (whether before, on or after the date of this Agreement for Sale) to the extent such amendment, modifications, reenactment, substitution or consolidation applies or is capable of applying to any transactions entered into under this Agreement for Sale as applicable, and (to the extent liability there under may exit or can aeries) shall include any past stator provision (as from time to time amended, modified, re-enacted, substituted or consolidated) which the provision referred to has directly or indirectly replaced;



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



(iii) any reference to the masculine, the fermions and /or the neuter shall include each other.

The Schedules and Annexures form the part of this Agreement for Sale and shall have the same force and effect as expressly set out in the body of this Agreement for Sale, and any reference to this Agreement for Sale shall include any schedules to it.

(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.

9766637ex

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 :
- On or towards North :
- On or towards East :
- On or towards West :



THE SECOND SCHEDULE OF THE SAID PROPERTY-A HEREINABOVE REFERRED TO :-

THE RESIDENTIAL FLAT No.603, admeasuring 225 Sq.Ft., Carpet area, on 6TH floor in 'C' Wing of the building known as "SAI SADAN" to be constructed on the said property, more particularly described in the First Schedule hereunder written.

THE THIRD SCHEDULE HEREINABOVE REFERRED TO :

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

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

(Handwritten signatures and initials)

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



L. Singhani

25/01-8
98 E E E E 133 E 8
2098

CONSTRUCTIONS Co., PAN No. ABFFS3889P through its Partner/s

MR. LAXMANBHAI DHANJI SINGHANI (PATEL),)

PAN No. AADPS0506J

IN THE PRESENCE OF

1. *Mul*
2. *Barku*

SIGNED, SEALED & DELIVERED BY THE WITHIN NAMED 'THE PURCHASER/S' MR. DANENDRA KOROGU SHETTY



PAN No. EBOPS1561R

IN THE PRESENCE OF

1. *Mul*
2. *Barku*



RECEIPT

करम-४
१४६६६३४९४
२०१९

Received from the Purchaser/s i.e. Mr. Mr. DANENDRA KOROGU SHETTY, a sum of Rs.10,00,000/- (TEN LAKHS ONLY), being part consideration of Flat No.603 on 6RD floor IN 'C' Wing of the building known as SAI SADAN, situated at Shastri Nagar, Bal Rajeshwar Road, Mulund (West), Mumbai - 400 080., as stated in Clause No. 2 a hereinabove as under :

Cheque No./RTGS	Amount (Rs.)	Dated	Bank name & branch
RTGS	2,00,000/-	20.08.2019	Karnataka Bank Ltd. (Panvel Branch)
RTGS	2,50,000/-	30.08.2019	Karnataka Bank Ltd. (Panvel Branch)
RTGS	3,00,000/-	11.09.2019	Karnataka Bank Ltd. (Panvel Branch)
RTGS	2,50,000/-	.09.2019	Karnataka Bank Ltd. (Panvel Branch)

WE SAY RECEIVED Rs. 10,00,000/- (TEN LAKHS ONLY)
For M/s. SHREE SIDDHIVINAYAK CONSTRUCTIONS Co,

Mr. LAXMANBHAI DHANJI SINGHANI (PATEL)
Partner
DEVELOPER/S

WITNESSES :

1.
Milon vmesh Putil

2.
(Kanchar J. Lotankar)



MUMBAI : DATED 19 day of NOVEMBER, 2019

**M/s. SHREE SIDDHIVINAYAK
CONSTRUCTIONS CO.
DEVELOPER/S**

AND

Mr. DANENDRA KOROGU SHETTY

PURCHASER /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

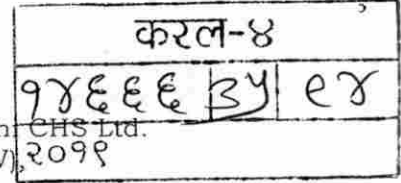
Date: 21 NOV 2009



To,

1. Architect

Shri G.S. Gokhale,
A/9, Om Riddhi Siddhi CHS Ltd.
S.N. Road, Mulund (W), 2098
Mumbai-400 080.



2. Developers.

M/s. Siddhivinayak Construction Co.
2/3, Moti Baug, Navroji Lane,
Ghatkopar (W), Mumbai-400 080.

3. Society.

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




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

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

Sir,

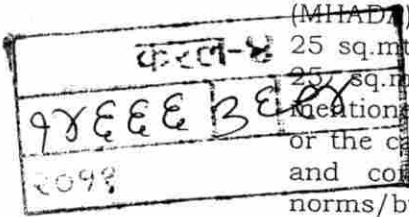
By direction, it is to inform you that with reference to the above mentioned Slum Rehabilitation Scheme on plot bearing C.T.S. Nos. 6(pt.); 7, 9(pt.) & 10(pt.) of village Mulund (W) at B.R. Road, Mulund (W), this **Letter of Intent** is considered and principally approved for the sanctioned **FSI 2.108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

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

 20/11/2009

Dy. Ch. Engineer
Slum Rehabilitation Authority

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



- That if required along with the other societies, you shall form a association of societies so as to maintain common amenities such as external road, recreation ground, street lights etc.
- That you shall incorporate the clause in the registered agreement with slum dwellers and project affected persons that they shall not sell or transfer tenements allotted under Slum Rehabilitation to anyone else except the legal heirs for a period of 10 (ten) years from the date of taking over possession, without prior permission of the CEO (SRA).
7. That you shall provide transit accommodation to the slum dwellers with requisite amenities, if required to be shifted for construction of proposed building, till the permanent tenements are allotted and possession is given complying all formalities and existing amenities shall be maintained in sound working condition till slum dwellers are re-housed in the proposed rehabilitation tenements.
 8. That you shall bear the cost of carrying out infrastructure works right upto the plot, and shall strengthen the existing infrastructure facility and / or provide services of adequate size and capacity as per the directives of the undersigned.

[Handwritten signature]

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

करल-४	
१४६६६३०	२४
२०१९	AREA IN SQ.MT.

SR. NO	DESCRIPTION	AREA IN SQ.MT.
1.	Area of the plot / slum	7159.40
2.	Area of the plot arrived at for computation of F.S.I.	6209.348
3.	Rehabilitation component as per D.C.R.33/(10)	7003.60
4.	Sale component as per D.C.R.33(10)	7003.60
5.	Rehab. Built-up area	6083.083
6.	Sale Built-up area	7003.60
7.	F.S.I. Sanctioned	2.108
8.	Total Built-up area approved	3086.68c
9.	No. of slum dwellers to be re-accommodated	181
10.	No. of PAP tenements generated in scheme	59
11.	Area of unbuildable reservation/road to be surrendered (a) Road Setback (b) 9.15 mt. D.P. Road.	680.75 786.37



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

3

[Signature] 20/11/2009

Dy. Ch. Engineer
Slum Rehabilitation Authority

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

12. That you shall get the plot boundaries demarcated and the compound wall shall be constructed prior to commencing building works and the same shall be certified by the concerned Architect before requesting for C.C. beyond the plinth level.

13. That you shall accommodate the huts getting cut along the boundary of the plot demarcated by the staff of the City survey office.



14. That you shall get the plans approved for each building separately with due mention of the scheme of Rehabilitation under D.C.Regulation No. 33(10) and with specific mention on plan of the rehabilitation building / tenements for slum dwellers and project affected persons that the same are for rehousing of slum dwellers and project affected persons. Tenements to be allotted to the PAP shall be hatched with due mention that they are for allotment of PAP nominated by the concerned Authority (M.C.G.M.)

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

That you shall submit the indemnity bond indemnifying the Slum Rehabilitation Authority and its officers against any damage or claim arising out of any sort of litigation with the slum dwellers or otherwise.

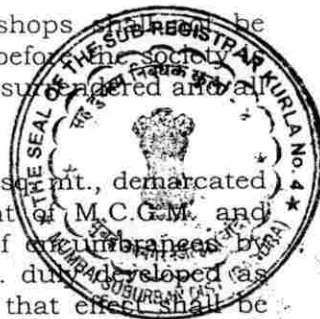
17. That you shall obtain the permission for construction of the temporary transit accommodation from the office of C.E.O.(S.R.A.) along with the phased development programme.

Precedence

21 NOV 2009

18. That you shall submit the Agreements with the photographs of wife and husband on the agreements with all the eligible slum dwellers before requesting for Commencement Certificate and the name of the wife of the eligible occupier of hut shall be incorporated with joint holder of the tenements to be allotted in rehabilitation building.
19. That you as Architect / Developer / Society shall strictly observe that the work is carried out as per phased programme approved by the undersigned and you shall submit regularly quarterly progress report to the undersigned along with photographs with certificate that the progress is as per approved phased programme. Even if the progress is nil, report shall be submitted by the Architect stating reasons for delay.
20. That the tenements proposed for rehabilitation and tenements proposed for PAP shall be shown distinctly on the plan to be submitted and should be forwarded to A.A.& C. of concerned ward to assess the property tax.
21. That you shall submit the statement of tenements No. allotted to the eligible slum families in the proposed rehabilitation building with Sr. No. in Annexure - II etc. with the certification from the Architect and owner/developer at the stage of final allotment of the tenements in rehabilitation building for verification by the office of the CEO (SRA).
22. That the possession of the tenements and shops be handed over to the eligible hutment dwellers before the society registered and transit accommodation given is surrendered and all the dues to the MHADA has been cleared.
23. That you shall get D. P. Road/Setback 786.37 sq mt., demarcated from A. E. (Survey)/D.P./ T & C department of M.C.G.M. and handed over to M.C.G.M. free of cost, free of all charges by changing ownership in the name of M.C.G.M. duly developed as per Municipal specification and certificate to that effect shall be obtained and submitted.
24. That you shall submit the report from Govt. valuer regarding the cost of the project alongwith an indemnity bond and justification for allowing the development of the plot in CRZ-II before approval of plans.

98	EE	EE	3	EE
----	----	----	---	----



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

[Signature]
20/11/2009

Dy. Ch. Engineer
Slum Rehabilitation Authority

25. That the built up premises adm. TD 454.98, PS 47.40, TT 348.05 sq.mt. shall be handed over free of cost to MCGM/Respective Govt. Authority for which reservation is proposed in development plan.
26. That the lease agreement with land owning Authority shall be executed before asking for occupation permission.
27. That T.D.R. for non-buildable reservation proposed to be handed over to Planning Authority and four built up amenity of Nil proposed to be handed over shall not be claimed at any time in future, since TDR for the same is not eligible/ permissible.

28. That the rehabilitation component of scheme shall include.

अ.प्र.स. ४
१४६६६ सो. ए. ४
२०११

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

29. That proportionate infrastructure development charges (Rs. 560/- per sq. mt.) and deposit (Rs.20,000/-per Rehabilitation tenement) in Rehabilitation Component shall be paid as per the modified D. C. Regulation and policy of Slum Rehabilitation Authority.
30. That the layout recreation ground admeasuring 711.43 Sq. mt. shall be duly developed before asking for occupation of sale.



31. That the quality of Construction work of building shall be strictly monitored by concerned Architect / Site supervisor / Structural Engineer and report on quality of work carried out shall be submitted by Architect every three months with test result etc.
32. Separate P. R. Cards for road/ set back, actually implemented for reservation pockets, net plot shall be obtained and submitted before asking for Occupation certificate.
33. That this Letter of Intent is issued on the basis of plot area certified by the Architect and other relevant documents. In the event of change of any of the above parameters, during actual site survey by D.I.L.R./ City Survey Office, than sale area consumed on the

21 NOV 2009

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

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

98888888	28
2009	

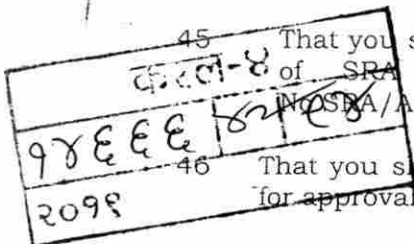


Xerox Copies Supplied Under
Right To Information Act-2005
Slum Rehabilitation Authority

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

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

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



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

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

- (i) The original copy of the re-verified and certified Annexure - II from the competent Authority viz. Addl. Collector (Enc.), Mumbai Suburban District.
- (ii) The Minutes of the General Body "Pandit CHS " regarding public reading and adoption of the re-verified and certified Annexure-II and remarks therefore of the Assistant Registrar of Society (SRA).



- (iii) The relevant orders containing special directions with regards to policy such as (a) Bank Guarantee, (b) Credit Rating, (c) Land Premium etc. which may be issued by the State Government under provisions of Section 3k(1) of the Maharashtra Slum Areas (I.C. & R) Act 1971 regarding additional conditions to be incorporated in the present "Letter of Intent" (LOI).

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

27 NOV 2009

liable for suitable action. One hard copy of the Annexure - II and one soft copy in CD Rom shall be handed over to Dy. Collector (SRA)'s office by the Co-operative Housing Society / developer before display of Annexure - II on site.

- b) Any slum dweller held not eligible by the authority or wishing any change should make application to the authority with supporting documents within one month of issue of this letter failure to which no nature be entertained.
- c) That you shall give wide publicity in one Marathi & one English news paper for the approval of S. R. Scheme and paper cutting shall be submitted to this office.
- d) The certificate from office of the Dy. Collector (SRA) for satisfactory compliance of above requirements shall be submitted before requesting for approval to the building plans.

2098
27/11/09
ex

48. That you shall obtained the permission for construction of temporary transit accommodation from the office of the Dy. Collector (SRA) along with the phase development programme of the slum with date of eligible slum dwellers shifted in the transit camp and date of displacement from their existing huts shall be submitted before asking C.C. for rehab building.
49. That the rain water harvesting system should be installed/provided as per the provision of direction of Maharashtra under No. TPB/432001/2133/C dated 11D1D.10/03/2005 and the same shall be maintained in good working conditions at all the times, failing penalty of Rs. 1000/- per annum for every 100 sq.mtr. of built-up area shall be leviable.
50. That you shall make payment in respect of the depreciated cost of any toilet block(s) existing in the slum plot to the Municipal Corporation of Greater Mumbai through Ch. Eng. (MSDP), if the same is required to be demolished for development under SRA.
51. That the General Body Resolution from the society and N.O.C. from the Police Authority shall be submitted before C.C. to the part of the building proposal on existing location of the religious structure (temple) or before asking approval of the plans of these religious structure whichever is earlier.



Copies Supplied Under Information Act-2005
Information Authority

27 NOV 2009

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

CP 56: - 4
 983333
 2098

That you shall pay for the premium as per Circular No.88 dtd. 20/6/2008.
 If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming full sanctioned F.S.I. separately for each building, in conformity with the D. C. Regulation No.33 (10), in the office of the undersigned.

Yours faithfully,

Muntal
19/11/2009

Sagwan
20/11/2009

Executive Engineer

Dy. Chief Engineer

Slum Rehabilitation Authority Slum Rehabilitation Authority.



The Chief Officer, MHADA

Collector (M.C.G.M.)

Assistant Municipal Commissioner, "T" Ward, M.C.G.M.

Chief Engineer, Development Plan, M.C.G.M.

Dy. Collector (SRA) - Copy for information.

21 NOV
ISSUED
Sign: *Adu*

Muntal
19/11/2009

Sagwan
20/11/2009

Executive Engineer

Dy. Chief Engineer

Slum Rehabilitation Authority Slum Rehabilitation Authority

SE (S.R.A.) A.E. (S.R.A.)

Received Three copy
M. Sagwan
20/11/09

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

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

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

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

Salient feature of the S.R. Scheme:

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

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



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

Now Architect vide letter dated 2/10/08 proposed to considered 74 nos. tenements (128- 54) as P.A.P. tenements and amenity structure such as Welfare centre, Balwadi & Society office. And he has requested for conversion of balance scheme to 269sq.ft carpet and thereby to increase in F.S.I from 2.5 to 3 proportionately.

DRAFT

321
3

28 AUG 2009

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

करल-४	
१४६६६	१४
२०१९	

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

Architect : Shri. G. S. Gokhale.

Developer: M/s Siddhivinayak Construction.

Society : "Pandit Society Ltd"

Please find enclosed herewith the request letter from Architect for allowing the conversion of carpet area of Rehab tenements from 225.00 sq. ft. to 269.00 sq. ft. and allowing in situ 3.00 FSI in above referred S. R. Scheme. As per Govt. Notification U/No. TPB 4400/897/CR-1+5/08/UD-11 dated 16th April 2008. Thereby modifying the 1.1, 1.2, 3.7 & 3.8 of Appendix-IV of DCR 33(10) Slum Rehabilitation Act-2002.

Brief History of the Scheme:

In this case the S. R. Scheme on above referred plot has been approved for the slum plot bearing CTS No.6 (pt), 7 (pt), 9 (pt), 10 (pt) of village Mulund (W) for "Pandit Society Ltd". The ICH Issued u/no) SRA/ ENG/ 001/ T/ STGL/LOI dated 06/01/1998 for the proposed scheme is on Government Land.

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

Xerox Copies supplied under
Right To Information Act-2002
Slum Rehabilitation Authority



320

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

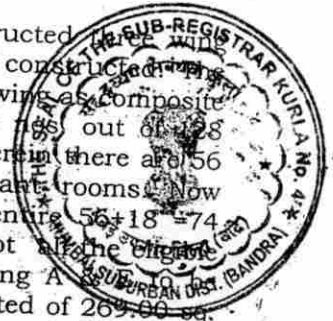
"As per Govt. Notification TPB 4308/897/CR-145/08/UD-11 dated 16th April 2008, for the conversion of carpet area from 225.00 sq. ft. to 269.00 Sq. ft. the in situ FSI for the Scheme of 2.50 shall be modified and allowed up to 3.00 and premium at the rate of 25% in terms of ready Reckoner in respect of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

10.1 (A) has been added

10.1 (A)

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

This present developers u/r. has so far constructed B,C,& D., out of five wings, wing A & E are to be constructed. Developer requested for conversion of the constructed wing as composite has been already approved as developer has sold 54 out of 128 Rehab tenements & 18 PAP are still exist as vacant rooms. Now Developer has represented proposing to treat these entire 56+18=74 tenements as PAP tenements and has proposed to allot 56+18=74 Rehab tenements & balance PAP's in the balance wing A. The entire area constructed on site which are proposed to be constructed of 269.00 sq. ft. and thereby increasing the FSI from 2.5 to 3.00 proportionately.



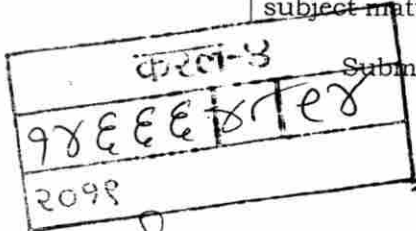
Xerox Copies Supplied Under Section 17(2) of the Right to Information Act-2005

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

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

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

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



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

Handwritten signature
13/12/09

Handwritten signature
17/12/09
A.E.S.

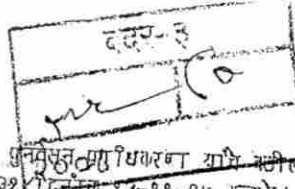
Handwritten signature
18/12/09

Handwritten initials
ofc

Handwritten signature
Chief Executive Officer
Slum Rehabilitation Authority



ताबा पावणी



मा. उपर जिल्हाधिकारी, गोमडपट्टी, पुणे जिल्हा, महाराष्ट्र राज्य शासनाचे
 पत्र क्रमांक डी-मु. प्र. १००/जी.व.दि.१३२१/१३२१ दिनांक १३-११-२७ अन्वये
 ताबा पावती लिहून देणार, -
 मुख्य प्रयत्नक,
 पीकत सह. गृहनिर्माण संस्था [निधो.]
 मुंबई.

ताबा पावती लिहून देणार:- मा. उपर जिल्हाधिकारी (अति.) कुरा-१.

ताबा पावती लिहून देतो की, मोग्गलवाडी, कुरा येथील
 पीकत सहकारी गृहनिर्माण संस्था यांना महाराष्ट्र शासनाच्या अधिनियम १
 १२५१ कलम १४ (१) अन्वये खालील प्रमाणे संपत्ती करणारा जातल्या अधिनियमा
 ताबा दिनांक १२-११-२७ रोजी तुम्हास दिलेला आहे.

ताबा दिलेल्या अधिनियम वर्गाने :-

गांव	न.सं.क्र.	क्षेत्र [चौ.मी.]	रकबा शोषक
मुंबई	६ फे.	४२३ . ५०	
	७, ७/१ ते ३	६११९ . ९०	
	९, ९/१ ते ४	२१६ . ६०	
	१० फे.	२९९ . ५०	
		७१५२ . ५	

करल-४
 १४६६६६६६६६
 २०१९



दिनांक २९-८-२६ रोजी वेलेल्या संपुष्ट मोठ्या
 ताबा दिता.

वरिल अधिनियमाचा ताबा
 मिळाला.

TRUE COPY ताबा
 CERTIFIED



S. M. Kulkarni

मुख्य प्रयत्नक

पीकत सहकारी गृहनिर्माण संस्था [निधो.] मुंबई
 जिल्हाधिकारी (अति.) कुरा-
 मुंबई.



26 DEC 2000

HARKISHIN B. SHARMA
 ADVOCATE & NOTARY
 1, OJAS BLDG., GROUND FLOOR,
 NEAR RATION OFFICE, S. N. ROAD,
 MULUND (W), MUMBAI - 400 080.
 TEL.: 2582 2900, MOU.: 9820115848

करल-४
१४६६६५० | ६४
२०११

करल-३
२००६

१० प्रती

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

439
No. ENC/DCK-I/WS/82/SR-172/96.—Whereas the Deputy Collector (ENC) of Kurla-I Sub-Division has been appointed as Competent Authority, under section 3 of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971, in respect of all lands or classes of lands other than the lands belonging to the Government, Municipal Corporation, or Maharashtra Housing Board of Greater Bombay. The protection of the occupiers from eviction and distress warrant.

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

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

Schedule of Areas

Local name of the area and village.—Ram Nagar, Colly Road, Bhandup (East), Bombay 400 078.

CTS No.	Area	Sq. M.
803		1965
804		1965

DESCRIPTION OF BOUNDARIES—
East—Road and G.T.S. No. 753
West—C.T.S. No. 803 pt.
South—C.T.S. No. 803 pt.
North—C.T.S. No. 804 pt.

J. J. GAIKWAD,
Deputy Collector (ENC) and
Competent Authority,
Kurla-I, Mulund.

Mumbai 400 080,
dated 22nd February 1996.

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

CORRIGENDUM

No. ENC/DCK-I/WS-282/SR-177/96.—This Office Notification No. SLM/1075/5280/G, dated 11th September 1975, the area admeasuring 6129.09 sq. mtrs.

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

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

Now the following area has been declared as 'Slum Area' *vide* this notification.

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

Village
C. T. S. No. 7
Mulund
and 7/1 to 3
6,129.09 Sq. mtrs.

Description of boundaries—
South.—Pipe Line.
North.—Thane District Boundary.
East.—Beena Silk Mill.
West.—Bal Rajeshwari Road.

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

Mumbai 400 080,
dated 15th June 1996.

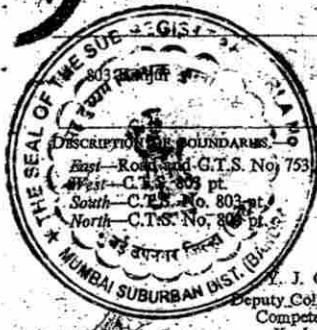
जिल्हा उप निबंधक, सहकारी संस्था, रायगड-अलिबाग बालकडन

क्रमांक: जिल्हा/विकास/कात-५/कुडवास/नजद/नियमन/१९९६ —
ज्याअधी, कृषि उत्पन्न बाजार समिती कर्तव्या लाक्षात वापुर्ती नियमन करण्यत कालेच्या कृषि उत्पन्नाव्यतिरिक्त पशुपश्यांचे (घाई, बैल, म्हशी, गोलघा, मंडपा, कांबड्या, अंडी) बाज्यापणे नियमन करण्यतचे प्रस्तावित करण्यत आले-शाहे.

त्याअधी, आतां, महाराष्ट्र कृषि उत्पन्न खरेदी-विक्री (नियमन) अधिनियम, १९६३ चे कलम-३, पोट-कलम (१) व मा. पणत संचालक महाराष्ट्र राज्य, पुणे येथेकडील यत्. क्रमांक सीएमआर/आर/२५/०६८ अंश रस्त, दिनांक १८ सप्टेंबर १९८१ अन्वये प्रदान करण्यत आलेल्या अधिकारांचा वापर करून जिल्हा उप निबंधक, सहकारी संस्था, रायगड-अलिबाग, हे याद्वारे उपरोक्त क्षेत्रांत वापुर्तीचे नियमन करण्यत आलेल्या कोळीमाळ्याविरिक्त वरील परिच्छेदात नमूद केलेल्या पशुपश्यांचा (म्हता प्रसिद्धी/नियमन न केलेल्या) खरेदी-विक्रीचे नियमन करण्यत आपला इरादा आहोत करित आहोत.

ही अधिसूचना महाराष्ट्र शासनाच्या राजकीय प्रसिद्धी शाखा तारखेपासून प्रसिद्धी दिनांक आठ महाराष्ट्र अक्षया कोणत्याही हुरुती आणि इतर दुर्घनां जिल्हा उप निबंधक सहकारी संस्था रायगड-अलिबाग विचारता. दिनांक १९९६

जिल्हा उप निबंधक,
सहकारी संस्था, रायगड-अलिबाग.
अलिबाग, दिनांक १३ जून १९९६.



करल-२	
३६८२	३६
२०१३	

A-12

गा. नं. नं. ७, ७ - अव १२

नविन बातीने
स. नं. २५६ हिस्सा नं. ७ ख

कवजेदार (२०१६/०९२०२)	गांव - मुकुंड
२८१६ ३१३	तालुका - मुळा
डॉ. रमेश मनत पंडित	इतर हक्क - १६
वर्ग - ४ ४६०७	

क्षेत्र तावणी लायक	ए.	मु.
पोट खराबा	—	१५॥११
एकुण	—	२१
	रुपये	आ. पैसे
आकार	०	१५ ०
बुडी अथवा	—	—
जादा आकार	—	—
पाणी	—	—



वर्ष	लागवड करणाराचे नाव	क्षेत्र	रीत	पिके आणि लागवड
२०१६	डॉ. रमेश मनत पंडित	३१३	४	कृषि



अस्सल बरहुकुम खरी नक्कल असे. तयार ता. २०/१०/१६

करल-४	
१४६६६	१९ ६४
२०१९	

कल-२
३२८२ ४०
स. नं. २५७ हिस्सा नं.

A-13

गा. नं. तं. ७, ७ - अ द १२

क्षेत्र लावणी लायक	९	गुं.	१७॥१
पोट खराबा	—		२१
एकुण	९		२०
	रुपये	आ.	पैसे
	२	०	०

कबजेदार ३२०२ २८५६
 करियेव्द अनंत पंडे न वगैरे
 ३२८०६

गांव - मुळेड
 तातुका - कुर्ला
 इतर हक्क -

करल-४ आकार	१४६६६ १२६४
वृक्ष आकार	
जमदा आकार	
पाणी	
२०१९	

वर्ष	लागवढ करणारचे नाव	क्षेत्र	रीत	पिके आणि लागवढ	क्षेत्र	शेरा



अस्तसल बरहुकुम खरी नककल असे. तयार ता. २०/१०/२०१२.



तलाशा कर्ता
 राहसिल-कुर्ला

करल-२
३२८२३८
२०१३

A-11

गा. नं. नं. ७, ७ - अव १२

स. नं. २१६	वि. नं. १२	कबजेदार (३२४८) (२८६९)	गांव - मुंबुंड
क्षेत्र लावणी लायक	ए. ५	मुं. १०१	तालुका - मुंबुंड
पोट खराबा	—	२८११	
एकुण	६	—	
	रुपये	आ.	पैसे
आकार	१२	६	०
बुडी आकार	—	—	—
मुदा आकार	—	—	—
पाणी	—	—	—

इतर हक्क - (३००१) (३२४३)
 माझपट्टी सीमेंटले बांधण्यात
 मोठे मोजे २३२३३ कमी
 दर्या ७१० + कपडे प्रमाण
 स. नं. २१५, २१६-१२ मा
 जागेबद्दल लागू येणाऱ्या रक्क
 मी (३६३६) (३६१३)
 दिवाळी नमासनास (घसापती)
 नगरी ८ (४८६६)

करल-५
१४६६६६४
२०१३

वर्ष	लागवढ करणाराचे नाव	क्षेत्र	रीत	पिके आणि लागवढ	क्षेत्र	शेरा
	डनारा मकरना पुणेदि का...					



अरसल बरहुकुम खरी नकचल असे. तयार ता. २०/१०/२०१२

तलाठी मुंबुंड
 तहसिल-कुली



मालमत्ता पत्रक

मुंबई (पश्चिम) मुंबई - न. भू. अ. मुंबई
लालकान्निभूमाका. ... न. भू. अ. मुंबई

करल-२
३६२ ३७

२०१३

शे. न.
 व. न.
 र



क धारक
 :६५ (अमंत पांडुरंग पंडीत)



व्यवहार	खंड क्रमांक	पमिन घटक (धा) घटक (प) किंवा घट (घ)
<p>महाराष्ट्र शासन राजपत्र दि. १९/१/१६ अधिसूचना क्र. ३९१/१६/१९६६/१६/२४३/१६ दि. १६/१/१६ अन्वये 'ग-उपनिष्ठाधिकारी (अतिविधिकारी) तथा सहाय्य प्राधिकारी, मुंबई मॅनेज्मेन्ट पब्लिक अर्थसंचालक (अतिविधिकारी) मुंबई/कान्निभूमाका/३५/१५/२५० दि. १५/३/१० नुसार महाराष्ट्र ओपरेटिव्ह (सुधारणा) विनियम पुनर्संशोधन अधि. १९७१ चे कलम १४(१) खाली भूसंपादन प्रालेने नफूट १,९९ ते २४ संदर्भ शोध भूमिपारित प्रालेने धारक सरती महाराष्ट्र शासन नोंद दाखल करून, मूळ धारकाचे नावे कर्मांमेती. व सहाय्यकार ग दाखल केले.</p>		<p>धारक महाराष्ट्र शासन</p>

सहाय्यकार
 वि. पी. डेवदत्त
 ०२१२२

खरी नकला - न. भू. अ. मुंबई
मुंबई उपनगर जिल्हा

जर्न क्रमांक ११३
 जर्न प्राप्त क्रमांक २६१९०
 नक्सा तयार २ मॉड. २६१९०
 नकल दिव्यादी दिनांक २६/१/१३
 मूल्य २०१३
 नगर भू. संपदन अधिकारी मुंबई

करल-४
१४६६६ १३ २४
२०१९



महाराष्ट्र शासन

क्रमांक: टिपीबी-४३१०/२३७०/प्र.क्र.१८३/
२०१०/नवि-११
नगर विकास विभाग,
मंत्रालय, मुंबई ४०० ०३२.
दिनांक: १५ जुलै, २०१०

प्रति,

मुख्य कार्यकारी अधिकारी,
झोपडपट्टी पुनर्वसन प्राधिकरण,
वांद्रे (पूर्व), मुंबई ४०० ०११.

करल-४
१४६६६५५६५
२०१९

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

महोदय,

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

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

१) एकूण १२८ सदनिकांपैकी विक्री करणेत आलेल्या ५४ सदनिकांव्यतिरिक्त योजनेच्या आवश्यक किमान ५९ सदनिकांचा वापर (२२५ चौ.फूट) प्रकल्पग्रस्तांसाठी (S.A.P.) करणे.
२) इमारत क्र. "अ" व "ई" ज्यांचे बांधकाम अद्याप सुरु झालेले नाही, त्या विंगसाठी सदनिकांचे चटई क्षेत्र २२५.०० चौ.फूटावरून वाढवून २६९.०० चौ.फूट इतके वाढविण्यास मंजूरी देणेत येत आहे.

३) योजनेच्या ठिकाणी इमारत क्र. "अ" व "ई" विंगच्या शिल्लक बांधकामासाठी चटई क्षेत्राचे विदेशांक २.५० घेऊन वाढवून ३.०० इतका वापरण्यास मंजूरी देण्यात येत आहे.

Xerox Copy of original under
Right To Information Act 2005
Slum Rehabilitation Authority

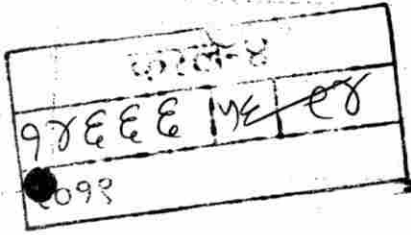
४) सदर योजना शासकीय भालकीच्या जमिनीवर राबविण्यात येत आहे, सदर योजना आय.ओ.अ. व सी.सी. जरी शासनाचे दिनांक १६.४.२००८ चे निर्णयापूर्वी देणेत आली तरी सदर शासन आदेशातील मान्यतेनुसार सदर योजनेमध्ये सदरनिकांचे चटई क्षेत्र व चटई निर्देशांक चाढावण्याबाबत मंजुरी अपेक्षिली असल्याने, शासन निर्णय दिनांक १६.४.२००८ सर्व अटी व शर्ती सदर योजनेसाठी बंधनकारक राहतील.

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

६) इमारतीच्या Structural Stability बाबत झोपडपट्टी पुनर्वसन प्राधिकरणात खतरजमा करणे आवश्यक राहिल.

आपला

अवर सचिव, महाराष्ट्र शासन.



प्रत,

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

२) निवडनस्ती / नवि-१६



Xerox Copies Supplied Under
Right To Information Act, 2000
Slum Rehabilitation Authority

334

Copy to:-

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

1) W.O.T' ward.

2) A.E.W.W.' T' ward

[Signature]
6/4/04
S.E. (S.R.A.) es.

[Signature]
6/11
A.E. (S.R.A.) Cd
III

[Signature] 6/11/04
Executive Engineer
(Slum Rehabilitation Authority)

वर्क-स
9888888888
2098

of C.

This C.C. is further extended for full work of Wing 'D' of Rehab Bldg. under reference [i.e. Grd + 7 Upper floors].



[Signature]
Sub Engineer
Rehabilitation, Ambajosse

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

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

30 APR 2004

This C.C. is issued for wing B,C of composite bldg. no. 1 upto 7th floor level (full work) as per approved plans under no. SRA/ENG/154/T/PL/AP of 29/4/2004. by regularising the work carried out without approval & C.C. upto 2nd floor level.

ISSUED

[Signature]
20-4-04

[Signature]
20/4/04
Fr. Eng
S.R.A.

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

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

COMMENCEMENT CERTIFICATE

TRUE-COPY

To, Secretary,
M/s. Pandit CH.S. (Prop),
Balrajeshwar Rd, Mulund (N),
Mumbai-400 080.

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

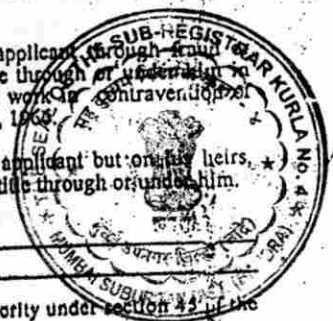
Sir,
With reference to your application No. 261 dated 29.11.97 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of the Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. ~~6, 7, 9 & 10~~

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

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

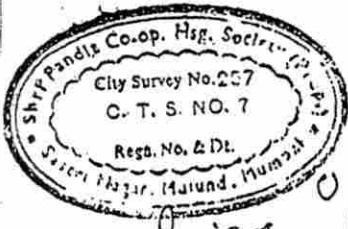
- The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
- The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
- If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
- 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 under him in 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 under him.
- The work shall be started within 3 months.

2098	EX-18
not yet	in
EX	EX



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

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



[Signature]
6/11/98
S.E. [S.R.A] es.

[Signature]
6/11/98
A.E. [S.R.A] es.

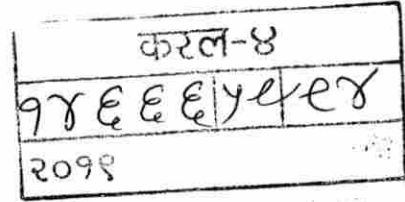
For and on behalf of Local Authority
The Slum Rehabilitation Authority

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

No. SRA/ENG/154/T/STL/AP

Date: 20 Nov 2009

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



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 07th Floor of/ composite building B, C, D completed under the supervision/ of Architect Shri. G.S. Gokhale. The plans submitted by you on 28/08/2009 is hereby granted, subject to the following conditions.



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

कल-8
 98666 | 10 | 28
 2009

3. That you shall pay N.A. taxes till the handing over of PAP to MCGM.
4. That you shall submit the NOC from AA&C before actual handing over of PAP to MCGM.

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



Permission is issued without prejudice to action under section 305 of BMC Act.

Yours faithfully,

[Signature]
 Executive Engineer
 Slum Rehabilitation Authority

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

etc.

SE (S.R.A.) A.E. (S.R.A.)

Copy to:

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

21 NOV 2009
 ISSUED
 Adv.
 Sign: *[Signature]*

[Signature]
 SE (S.R.A.) A.E. (S.R.A.)
 19/11/09

Received Three copy
[Signature]
 20/11/09

[Signature]
 Executive Engineer
 Slum Rehabilitation Authority

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

etc.

8
25

करल-२
822 89
२०१३

ANNEXURE - B

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

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

करल-४
१४६६६६७१९४

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Re: All those piece and parcels of land lying being and situate at Shanti Nagar, Bal Rajeshwar Road, Mulund (W), Mumbai: 400 080 bearing CTS No. 4/6(Part), 4/7(part), 7, 7/1 to 7/3, 9(part), 9/1 to 9/4 and 10(part) of Survey No. 256 and 257 admeasuring about area 7159.40 sq.mtrs. or thereabouts:
Pandit Co-operative Housing Society Ltd.(SRA)
And
ARIHANT REALTORS



THIS IS TO CERTIFY that I have investigated the title of the above Property by perusing Revenue records, and other relevant documents and have observed that the above captioned plot of land was declared as Slum under Sec 4 of the Slum Act 1971 and in pursuance thereof has been acquired by the Government of Maharashtra under Sec 14(1) of the said Slum Act and the price has been paid to the exchequer. The possession of the said captioned land was given to the Society by the Government and there are proper resolutions and tripartite Agreement dated 24th April 2009 in place; and all the necessary sanctions and permissions needed for the implementation of Slum Rehabilitation Scheme are obtained; The Developers' right to sell the Flats and tenements in the "Sale Building" being constructed on the said land, flow from the said



करल-२	
३२८२	१३
२०१३	

करल-४	
१४६६६	६४६४
२०१९	

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

cont. sheet.

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

Dated this 16th October 2012

PRAKASH S JANI

Prakash Jani
Advocate, High Court

Mumbai



करल-४	
१४६६६	७३ ९४
२०१९	१

पावली क्र.

२६१२

नोंदणी ३९ म.
Regn. 39/m.

दस्तऐवजाचा/अर्जाचा अनुक्रमांक

दिनांक ७/३/१९ सन १९

दस्तऐवजाचा प्रकार-

सादर करणाऱ्याचे नाव-

खालीलप्रमाणे फी मिळाली:-

- नोंदणी फी
- नक्कल फी (फोटोओ)
- पृष्ठांकनाची नक्कल फी
- टपालखर्च
- नकला किंवा भाषणे (कलम ६४ ते ६७)
- शोध किंवा निरीक्षण
- दंड-कलम २५ अन्वये
- कलम ३४ अन्वये
- प्रमाणित नकला (कलम ५७)
- इतर फी (मागील पानावरील) बाब क्र.

७११६

७२५३ } ३०

२०१३

२-२५

३४

५७

३५

६.	६.
७५०	
७५०	

दस्तऐवज
नक्कल

७.५०

नोंदणीकृत डाकने पाठवली जाईल.

या कार्यालयात देण्यात येईल.

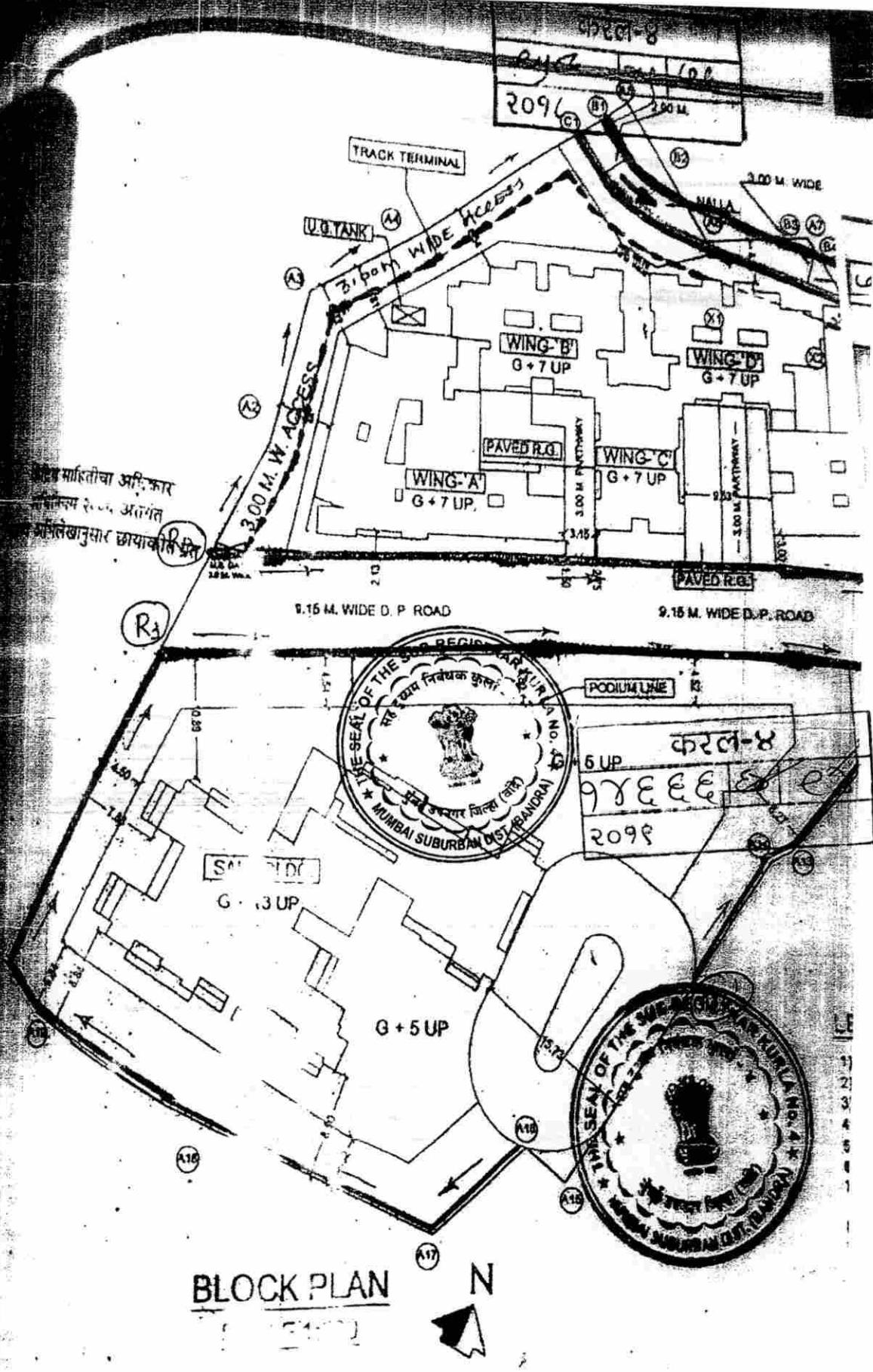
दुय्यास निबंधक.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या नावे नोंदणीकृत डाकने पाठवावा.

हवाली कराव्या.

सादरकर्ता



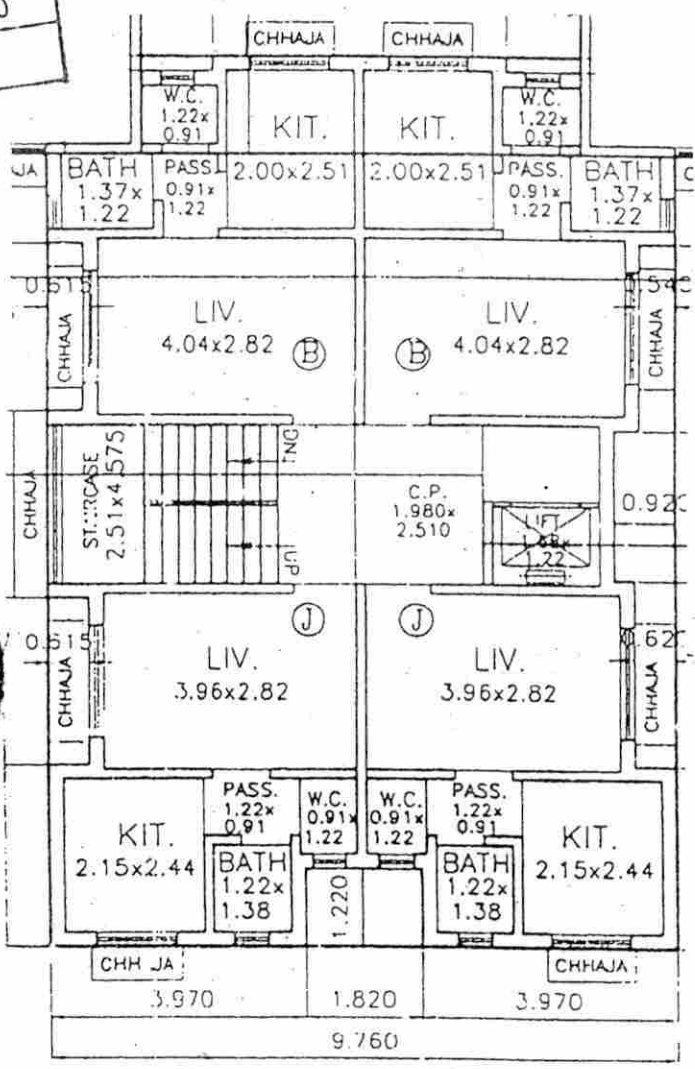


BLOCK PLAN



[Handwritten signature]

करल-४
 १४६६६ ६५ ६४
 २०१९



WING--'C'

TYPICAL FLOOR PLAN (1ST TO 7TH FLOOR)

SCALE:- 1 : 100

(Handwritten signature)

करल - १		
२३४४	५	२०
२०१६		

[2]

AND WHEREAS, SHREE SIDDHIVINAYAK CONSTRUCTIONS are in the process of developing immovable property in the said property and popularly known as "Saisadan" wing B D C, situated at Bal Rajeshwar Road, Mulund (West), Mumbai - 400 080 and constructing residential flats, commercial property, offices, shops, garages, parking spaces and other units thereon in accordance with the sanctioned plans approved by Municipal Corporation of Greater Mumbai. The Partnership firm has passed appropriate resolution

करल-४		
१४६६६	१०	२४
२०१९		

authorizing jointly and/or severally SHRI MANOJ ANKUSH SANKPAL, Aged about 36 years, residing at 76-2/2, Ramgad Nagar, Goshala Road, Opp. Kamakshi Building, Mulund (West), Mumbai - 400 080 & SHRI JAY RAMESH SHETH, Aged about 42 years, residing at B-301, Prem Kunj, Narroji Lane, Ghatkopar (West), Mumbai - 400 086., to enter into an execute S.R.A. work, Registration work, Bank Loan, Court Purpose, Registration of Deed of Cancellation, Rectification/Correction Deed, etc. to be constructed on the said property.



AND WHEREAS due to our busy schedule it is not possible for us to remain present before the Sub-Registrar of Assurance at Kurla and or other appropriate authority to sign, admit & execution of the said documents viz. S.R.A. Registration work, Bank Loan, Court Purpose, Registration of Deed of Cancellation, Rectification/Correction Deed, etc., to be constructed on the said property. We are therefore, desirous of appointing some fit and proper person/s to attend the office of the Sub-Registrar of Assurance at Kurla and or other appropriate authority to lodge the said documents for

Manoj Sankpal
[Signature]
[Signature]

[Signature]
 Jsheth

.. 3 ..

**SPECIAL POWER OF ATTORNEY
(WITHOUT ANY CONSIDERATION)**

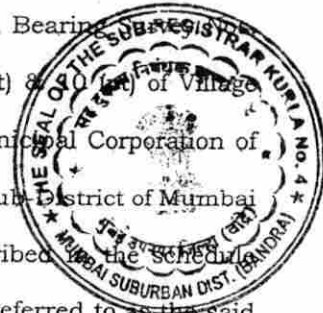
करल-४
२०१९

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, SHRI LAXMAN DHANJI SENGHANI, Aged about 68 years, SHRI BHAVESH LAXMAN SENGHANI, Aged about 37 years, VASANTI JAY SHETH, Aged about 40 years, SHRI MAGANLAL DHANJI PATEL, Aged about 62 years, SHRI KALYANJI KANJI SINGHANI, Aged about 62 years & SHRI ROHIT MAGANLAL PATEL, Aged about 39 years, Partners of SHREE SIDDHIVINAYAK CONSTRUCTIONS, a Partnership Firm, having their office at Room No. 8, 2nd floor, Neelkanth Shopping Center, Cama Galli, Navroji Lane, Ghatkopar (West), Mumbai - 400 086.

SEND GREETINGS :

करल - १
९३४४ ४/२०
२०१६

WHEREAS, SHREE SIDDHIVINAYAK CONSTRUCTIONS are as an owners seized, possessed and/or otherwise well and sufficiently entitled to ALL THAT pieces or parcels of property (land), admeasuring 7159.40 Sq.Mtrs., or thereabouts, of the building known as "Saisadan" wing B D C at Bal Rajeshwar Road, Mulund (West), Mumbai - 400 080., Bearing 256 & 257 and C.T.S. Nos.6 (p), 7, 7/4 to 7/3, 9 (pt) & 10 (pt) of Village Mulund (West), Taluka Kurla, within the limits of Municipal Corporation of Greater Mumbai and in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, more particularly described in the schedule hereunder written (hereinafter for the sake of brevity referred to as the said Property).



M. Patel
R. S.
R. S.



R. Sheth

करल = १
 २३४४ ० २०
 ३०१६

[4]

levies, revenues, fines, penalties on of the Govt., collector, S.R.A. Authority, M.C.G.M., MHADA and M.S.E.D.C. Ltd. etc. in respect of the said property and to obtain valid receipts, vouchers, slips and memos etc. up-to-date, accordingly and to receive all letters, applications, complaints, notices, summons, warrants, correspondences, registers and acknowledgement etc. on our name and to give replies or answers for the same to the authorities concerned, as and when required, so as to defend and also to perfect and preserve all our legal rights title.

करल-४
 १४६६६६६६६६
 २०१९

To appear and represent us before all Courts, such as CIVIL/CRIMINAL/APPELLATE, including all Quasi Judicial Authorities, viz: MHADA, S.R.A. Authority, Labour, Tribunal, Co-operative and Consumer Forms and all other Public Servants (Central and States) and to file any suits, cases, prosecutions, applications, complaints, plaints, petitions, written statements, affidavits, chamber applications, and revision applications etc. against anyone, person trespassers and authorities concerned.



4. To also compromise, compound, settle and withdraw all or any of the suits, prosecutions, appeals, applications, complaints, plaints, process, proceedings, matters, disputes, differences and litigation etc. and to refer the same or any of them before the Arbitrators and to accept their verdict or decision as the occasion may arise or require from time to time, as our attorneys.

.. 5 ..

[Handwritten signatures]

[Handwritten signature]
[Handwritten signature]

करल - १		
e388	e	20
२०१८		

[3]

registration and to sign, admit & execution thereof in our name and for and behalf of SHREE SIDDHIVINAYAK CONSTRUCTIONS.

NOW KNOW ALL AND THESE PRESENTS WITNESSETH THAT, SHRI LAXMAN DHANJI SENGHANI, SHRI BHAVESH LAXMAN SENGHANI, VASANTI JAY SHETH, SHRI MAGANLAL DHANJI PATEL, SHRI KALYANJI KANJI SINGHANI & SHRI ROHIT MAGANLAL PATEL, Partners of SHREE SIDDHIVINAYAK CONSTRUCTIONS, do hereby nominate, constitute, appoint jointly and/or severally SHRI MANOJ ANKUSH SANKPAL & SHRI JAY RAMESH SHETH, to be our true and lawful attorneys for and on behalf of SHREE SIDDHIVINAYAK CONSTRUCTIONS, to act for us and on behalf of SHREE SIDDHIVINAYAK CONSTRUCTIONS for the purposes expressed that is to say :



करल-४		
१४६६६	०१	२४
२०१८		

- To present, admit and lodge in the office of the Sub-Registrar of Assurance at Kurla and or other appropriate authority and to appear before them and to admit in our name and on behalf of SHREE SIDDHIVINAYAK CONSTRUCTIONS execution of the Deed of Cancellation, Rectification/Correction Deed etc. executed by us on behalf of SHREE SIDDHIVINAYAK CONSTRUCTIONS to do all acts and things necessary for affectively registering the said documents.

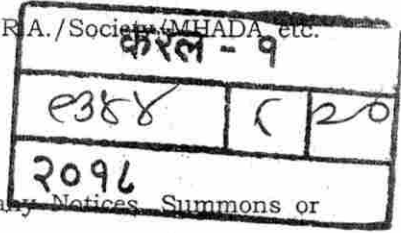


- To pay and discharge all fees, taxes, charges, rates, royalty, cases,

M. Patel
Kush
Rohit

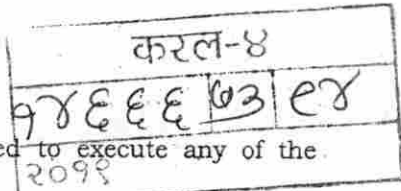
Manoj
J. Sheth

5. To appear before S.R.A./MHADA on our behalf and to get transfer the N.O.C. from the concerned Authorities/S.R.A./Society/MHADA, etc. and to execute the necessary documents.



6. To accept and attend to the services of any Notices, Summons or Writs issued by any court, Revenue Office Authority, legal body or any person whatsoever against us in respect of the matters conferred.

7. The said SHRI MANOJ ANKUSH SANKPAL & SHRI JAY RAMESH SHETH, have consented to act in accordance with this Special Power of Attorney and are authorized to act singly.



8. The aforesaid attorneys are not authorized to execute any of the aforesaid documents but is by virtue of these presents entitled to admit the execution of the documents in our name and on behalf of SHREE SIDDHIVINAYAK CONSTRUCTIONS.

9. The aforesaid attorneys are not authorized to sign, admit & execute any sale deed, agreement for sale etc. in their name and/or also our name and on behalf of SHREE SIDDHIVINAYAK CONSTRUCTIONS.



10. And generally to do all others acts and things by our attorneys may consider necessary for expedient in connection with completing the

Manoj Sankpal
Jay Ramesh Sheth



Manoj Sankpal ..6...
J Sheth

करल = १		
२३४४	९	२०
२०१६		

[6]

registration formalities of said documents in the office of Sub-Registrar of Assurances at Kurla and or other appropriate authority as fully and effectually as we would do ourselves.

करल-४		
१४६६६	५	१४
२०१४		

11. AND WE DO HEREBY agree to ratify and confirm for self and on behalf of SHREE SIDDHIVINAYAK CONSTRUCTIONS whatsoever our said attorneys shall or purport to do or cause to be done by virtue of these presents.



Special Power of Attorney is executed just for the sake of convenience and without any monetary consideration.

SCHEDULE OF THE SAID PROPERTY HEREINABOVE REFERRED

ALL THAT pieces or parcels of property (land), admeasuring 7159.40 Sq.Mtrs., or thereabouts, of the building known as "Saisadan" wing B D C at Bal Rajeshwar Road & BEST Depot, Mulund (West), Mumbai - 400 080., Bearing Survey Nos. 256 & 257 and C.T.S. Nos.6 (p), 7, 7/4 to 7/3, 9 (pt) & 10 (pt) of Village Mulund (West), Taluka Kurla, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban District, within the limits of T' Ward of the Municipal Corporation of Greater Mumbai.



[Handwritten signatures]

[Handwritten signature]
.. 7 ..
[Handwritten signature]

WITNESSES WHEREOF, WE, SHREE SIDDHIVINAYAK CONSTRUCTIONS, through their Partners SHRI LAXMAN DHANJI SENGHANI, SHRI BHAVESH LAXMAN SENGHANI, VASANTI JAY SHETH, SHRI MAGANLAL DHANJI PATEL, SHRI KALYANJI KANJI SINGHANI & SHRI ROHIT MAGANLAL PATEL, HERETO SET AND SUBSCRIBED OUR RESPECTIVE HANDS AND SIGNATURE AT MUMBAI, ON THIS 24th DAY OF AUGUST, 2018.

SIGNED, SEALED & DELIVERED BY THE WITHINNAMED "THE ATTORNS" SHREE SIDDHIVINAYAK CONSTRUCTIONS, through its Partners



SHRI LAXMAN DHANJI SENGHANI, PAN No. AADPS 0506 J



SHRI BHAVESH LAXMAN SENGHANI, PAN No. AUFPS 5772 C



VASANTI JAY SHETH, PAN No. AYQPS 9213 D

करल-४
१४६६६७९ २४
२०१९

Shree Siddhivinayak Constructions

[Signature]
Partner



Shree Siddhivinayak Constructions

Partner

Shree Siddhivinayak Constructions

[Signature]
Partner

करल - ९
१३४४ १० २०



करल - १		
e388	११	२०
२०१६		

[8]

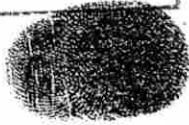


Shree Siddhivinayak Constructions

Ms. Patel Partner

करल -	
१४६६६	०४६४
२०१४	

SHRI MAGANLAL DHANJI PATEL,
PAN No. AFTPP 0508 A



Shree Siddhivinayak Constructions

[Signature] Partner

SHRI KALYANJI KANJI SINGHANI &
PAN No. AFTPP 0509 B



Shree Siddhivinayak Constructions

[Signature] Partner



SHRI ROHIT MAGANLAL PATEL,
PAN No. ALPPP 2557 B

IN THE PRESENCE OF... *[Signature]*



[9]

SIGNED, SEALED & DELIVERED BY THE WITHIN NAMED "THE ATTORNEYS"



SHRI MANOJ ANKUSH SANKPAL,
PAN No. BASPS 1520 G



& SHRI JAY RAMESH SHETH,
PAN No. ABAPS 7068 P
IN THE PRESENCE OF ...
27 (RSY) (Ranchan Lotankar)

(Ramsagar Jadar)

करल-४
१४६६६००६४
२०११

Handwritten signature

करल - १
६३४४ १२ २०
२०१६

Handwritten signature: Rsheth



करल - ५		
e388	93	20
३०१६		

करल-४		
१४३३३६	७१	२४
२०१९		





करल - १
 e388 | 98 | 20
 2096

SHREE SIDDHIVINAYAK CONSTRUCTIONS

8, Nilkanth Shopping Centre, 2nd Floor, Navroji Lane, Cama Galli, Ghatkopar (West), Mumbai - 400 086.

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, SHRI LAXMAN DHANJI SENGHANI, SHRI BHAVESH LAXMAN SENGHANI, VASANTI JAY SHETH, SHRI MAGANLAL DHANJI PATEL, SHRI KALYANJI KANJI SINGHANI, & SHRI ROHIT MAGANLAL PATEL, Partners of SHREE SIDDHIVINAYAK CONSTRUCTIONS, a Partnership Firm, having their office at Room No. 8, 2nd floor, Neelkanth Shopping Center, Cama Galli, Navroji Lane, Ghatkopar (West), Mumbai - 400 086.

करल - १
 १०६६६६०६४
 २०९९

The Partnership firm has passed appropriate resolution authorizing jointly and/or severally SHRI MANOJ ANKUSH SANKPAL, & SHRI JAY RAMESH SHETH

Shree Siddhivinayak Constructions

 Partner

Shree Siddhivinayak Constructions

 Partner

Shree Siddhivinayak Constructions

 Partner

Shree Siddhivinayak Constructions

 Partner

Shree Siddhivinayak Constructions

 Partner

Shree Siddhivinayak Constructions

 Partner

