



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 : B/401


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 B/401 AND THE SAID TENANT IS SHIFTED TO A/305 , AND THIS FLAT IS SOLD TO MR. ASHISH M PRAJAPAT UNDER AN AGREEMENT FOR SALE DEED DATED : 27/08/2021

THIS IS FOR YOUR READY REFERENCE AND RECORD


SHREE SIDDHIVINAYAK CONSTRUCTION CO.





RETAIL ASSETS CENTRALISED PROCESSING
CENTRE (RACPC)
1st Floor, Ashok Silk Mills Compound,
L. B. S. Mrag, Ghatkopar West,

TEL: 022-25009139 FAX: 022-25009010 Email: racpcghatkopar.sanction


No. RACPC/GHAT/DISB/2021-22/ DATE 22/12/2021

MR ASHISH MANOHARLA PRAJAPAT
MRS SUGNA ASHISH PRAJAPAT

HOUSING LOAN / A/C NO. (29066)

Received following original Documents from you on 22/12/2021

1. Agreement for sale dt 26/08/2021 between M/s Shree Siddhivinayak Construction and Mr Ashish M Prajapat (Registration Receipt NO.14417 dt. 27/08/2021 and Index II dt 27/08/2021)
2. Rectification Deed dt 22/12/2021 between M/s Shree Siddhivinayak Consturction Co. and Mr Ashish M Prajapat (Registration Receipt NO.20654 dt. 22/12/2021 and Index II dt 22/12/2021)
3. NOC dt. 07/12/2021 from Shree Siddhivinayak Const Co.
4. Confirmation letter dt 07/12/2021
5. Payment Receipt dt 08/12/2012



ASST GENERAL MANAGER

We further request you to submit the following documents as and when issued by the appropriate authority in respect of your Flat.

1. Payment Receipts
2. Possession letter
3. Share Certificate

RACPC Ghatkopar is a processing centre and as such customer is requested to contact their home branch for any issue / query / clarification in future. If you are required to visit RACPC Ghatkopar, we request you to please seek prior appointment. enabling us to serve customers better


SUGNA



Shree Siddhivinayak Construction Co.

BUILDERS & DEVELOPERS

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

Ref.:

Date

Ref.:

N O C

Date

Date: 07/12/2021

To,

The Branch Manager

STATE BANK OF INDIA RACPC

GHATKOPAR WEST BRANCH

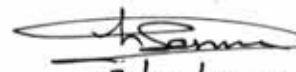
GHATKOPAR MUMBAI 400086.

Dear Sirs/ Madam:

Re: Permission to mortgage Flat no. 401. on the 4TH floor of the building proposed to be named as B WING SAI SADAN situated at Shastri Nagar, Vaishali Nagar, Balrajeshwar Road, Mulund West Mumbai 400080 (Hereinafter referred to as the "said Property") in favour of STATE BANK OF INDIA RACPC

1. This is to confirm that we have allotted/sold Flat no. 401 B WING Admeasuring 225 sq. ft. (carpet area) on the 4TH floor (said flat) of the building proposed to be named as SAI SADAN Situated at Shastri Nagar, Vaishali Nagar, Balrajeshwar Road, Mulund West Mumbai 400080. constructed by us to Mr. ASHISH M PRAJAPAT under an Agreement for Sale/Sale Deed dated 27/08/2021 Registered with office of the Sub-Registrar of Assurance KURLA on 27/08/2021 under Sr.No. KRL1 _JT SUB REGISTRAR KURLA No 1

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

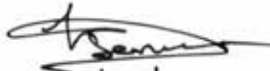
3. **Mr. ASHISH M PRAJAPAT** has paid an amount of **Rs.12,00,000/(Rupees Twelve Lakhs only)** and a sum of **Rs. 48,00,000/- (Rupees FOURTY EIGHT Lakhs only)** remains to be paid towards the cost of the said flat as per Sale Agreement dated **27/08/2021**

4. Possession of the said flat will be hand over to **Mr. ASHISH M PRAJAPAT** after receiving full and final consideration as per the agreement dated **27/08/2021**

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

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

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


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.:

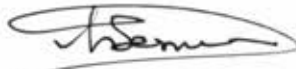
Date

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. ASHISH M PRAJAPAT** will be sent by the Society directly to the **STATE BANK OF INDIA RACPC** with noting your charge and lien on the said Share Certificate. We shall request the Society to accept **STATE BANK OF INDIA RACPC** as a nominee of **Mr. ASHISH M PRAJAPAT** in their register and to agree to his creating a mortgage in due course of his title to the Flat together with proportionate share in the land along with his percentage of undivided interest in the common areas and facilities appurtenant to the said Flat in favour of the **STATE BANK OF INDIA RACPC**

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

Yours faithfully,

For **SHREE SIDDHIVINAYAK CONSTRUCTION COMPANY**


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

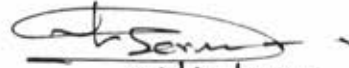
RECEIPT

Date: 08th DECEMBER 2021.

Received from the Purchaser **MR. ASHISH M PRAJAPAT**, a sum of Rs. **12,00,000/-** (**Rupees Twelve Lakhs only**) being part consideration of Flat No. **401**, 4TH Floor, in "B" Wing of the building known as SAI SADAN, situated at Shastri Nagar, Bal Rajeshwar Road, Mulund (West), Mumbai – 400080.

Cheque No. / RTGS / IMPS	Dated	Amount(Rs.)
ICICI / IMPS	06/12/2021	2,30,000/-
ICICI / IMPS	06/12/2021	2,90,000/-
ICICI / IMPS	06/12/2021	2,00,000/-
ICICI / IMPS	06/12/2021	1,25,000/-
ICICI / IMPS	06/12/2021	55,000/-
ICICI / IMPS	08/12/2021	1,85,000/-
ICICI / IMPS	08/12/2021	1,15,000/-
TOTAL		12,00,000/-




08/12/2021

We say Received Rs. **12,00,000/-**

(Rupees Twelve Lakhs only) by RTGS / cheque.

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

Witness:

- 1.
- 2.



CHALLAN
MTR Form Number-6



GRN	MH010528223202122E	BARCODE			Date	22/12/2021-18:15:36	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)	BBGPP1917D			
Office Name	KRL3_JT SUB REGISTRAR KURLA NO 3			Full Name	ASHISH M PRAJAPAT			
Location	MUMBAI			Flat/Block No.	FLAT NO 401 4TH FLOOR B-WING BLDG SAI			
Year	2021-2022 One Time			Premises/Building	SADAN			
Account Head Details		Amount In Rs.		Road/Street				
0030045501 Sale of NonJudicial Stamp		14600.00		SHASTRI NAGAR B.R ROAD MULUND WEST				
				Area/Locality				
				MUMBAI				
				Town/City/District				
				PIN				
				4 0 0 0 8 0				
				Remarks (If Any)				
				PAN2=AAACS8577K~SecondPartyName=STATE BANK OF				
				INDIA~CA=4866000				
				Amount In				
				Fourteen Thousand Six Hundred Rupees Only				
Total			14,600.00	Words				
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332021122220748	2719972326	
Cheque/DD No.				Bank Date	RBI Date	22/12/2021-18:17:12	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. : 2223707516

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

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

22 DEC 2021

RACPC Ghatkopar

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

22 DEC 2021

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

RACPC Ghatkopar

22 DEC 2021

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

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

SCHEDULE I

List of documents of Title Deeds

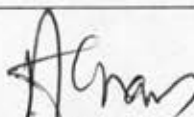
1. ORIGINAL AGREEMENT FOR SALE. 2. ORIGINAL RECTIFICATION DEED. 3. BUILDER NOC. 4. MARGIN PAID RECEIPTS

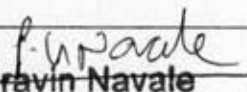
SCHEDULE II

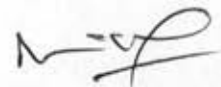
The property situated at Flat no: 401 admeasuring 225 Sq ft Carpet area on 4th floor in B wing of the building known as Sai Sadan on land bearing CTS no:6(part) & others of Sy no: 256 and 257 of village Mulund West Taluka Kurla Dist Thane-400 080.

(Give full description of the property mortgaged)

SIGNATURE
1. Shri / Smt.

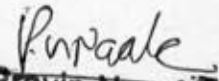

Archana Chavan
A-6150


Mr. Pravin Navate
PF No. 5675626





Archanna Chavan
A-6150


Mr. Pravin Navale
PF No. 5675626

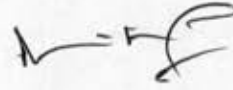
SIGNATURE

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

Place: MUMBAI CENTRAL NAVI MUMBAI ZONE III

Date:

22 DEC 2021



29066

520/2818

पावती

Original/Duplicate

Wednesday, December 29, 2021

नोंदणी क्र.: 39म

9:12 AM

Regn.: 39M

पावती क्र.: 2049 दिनांक: 29/12/2021

गावाचे नाव: Mulund

फाईलिंगचा अनुक्रमांक: KRL5-2818-2021

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

सादर करणाऱ्याचे नाव: ASHISH MANOHARLAL PRAJAPAT

Document Handling रु. 300.00

Filing Fee रु. 15000.00

एकूण: रु. 15300.00

सादरकर्ता STATE BANK OF INDIA यांनी यांचेकडून दि. 22/12/2021 रोजी घेतलेल्या रु.4866000/- कर्जासंबंधीची नोटीस ऑफ इंटिमेशन फायलिंग साठी मिळाली.

GRN is MH010588549202122E Defaced vide 0005188260202122 Dated.29/12/2021.

GRN is MH010528223202122E Defaced vide 0005188258202122 Dated.29/12/2021.

PRN is 2312202110230 Defaced vide 2312202110230D Dated.29/12/2021.

Joint S. R. Kurla 5

सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)

30-12-2021

सूची क्र.2

दुय्यम निबंधक : Joint S.R. Kurla 5

फाईल क्रमांक : 2818/2021

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.4866000/-
(3) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) (Property Description)	1) Corporation: मुंबई मनपा Other details: Building Name:SAI SADAN, Flat No:401, Road:SHASTRI NAGAR, B R ROAD,MULUND WEST, Block Sector:B WING, Landmark: (C.T.S. Number: 6PT, 7, 7/1 TO 3, 9, 9/1 TO 4, 10PT ; Survey Number: 256 AND 257 ;)
(4) क्षेत्रफळ (Area)	1) Carpet Area :25.09 Square Meter
(5) कर्ज घेणाऱ्याचे नाव व पत्ता (Mortgagor)	1) Name: ASHISH MANOHARLAL PRAJAPAT Age: 32, Address: Building Name:SHREE NIKITA JEWELLERS, Block Sector:PLOT 108, Road:KISAN KHARAT MARG,GHATKOPAR WEST,MUMBAI, City:GHATKOPAR WEST, State:MAHARASHTRA, District:MUMBAI, Pin:400086 ,PAN: BBGPP1917D
(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)	22/12/2021
(8) नोटीस फाईल केल्याचा दिनांक (Date of filing)	29/12/2021
(9) फायलींग नंबर (Filing No.)	2818/2021
(10) मुद्रांक शुल्क (Stamp Duty)	Rs.14700/-
(11) फायलींग शुल्क (Filing Amount)	Rs.15600/-
(12) Date of submission	23/12/2021
(13) शेर (Remark)	-

Archana

520/2538

पावती

Original/Duplicate

Wednesday, December 08, 2021

नोंदणी क्र.: 39म

4:42 PM

Regn.:39M

पावती क्र.: 1830 दिनांक: 08/12/2021

गावाचे नाव: Mulund

फाईलिंगचा अनुक्रमांक: KRL5-2538-2021

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

सादर करणाऱ्याचे नाव: ASHISH MANOHARLAL PRAJAPAT

Document Handling रु. 300.00

Filing Fee रु. 15000.00

एकूण: रु. 15300.00

सादरकर्ता STATE BANK OF INDIA यांनी यांचेकडून दि. 28/11/2021 रोजी घेतलेल्या रु.4866000/- कर्जासंबंधीची नोटीस ऑफ इंटिमेशन फायलिंग साठी मिळाली.

GRN is MH009407607202122E Defaced vide 0004680141202122 Dated.08/12/2021.

GRN is MH009344265202122E Defaced vide 0004680136202122 Dated.08/12/2021.

PRN is 3011202102098 Defaced vide 3011202102098D Dated.08/12/2021.

Joint S.R. Kurla 5

सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)

17-12-2021

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 : 2538/2021

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.4866000/-
(3) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) (Property Description)	1) Corporation: मुंबई मनपा Other details: Building Name:SAI SADAN , Flat No:706, Road:BAL RAJESHWAR ROAD,MULUND WEST, Block Sector:., Landmark: (Survey Number: 5 ; C.T.S. Number: 256 ;)
(4) क्षेत्रफळ (Area)	1) Build Area :225.00 / Open Area :0 Square Feet
(5) कर्ज घेणाऱ्याचे नाव व पत्ता (Mortgagor)	1) Name: ASHISH MANOHARLAL PRAJAPAT Age: 32, Address: Building Name:SHREE NIKITA JEWELLERS, Block Sector:PLOT.NO. 108, Road:KISAN KHARAT MARG, GHATKOPAR WEST, City:GHATKOPAR WEST, State:MAHARASHTRA, District:MUMBAI, Pin:400086 ,PAN: BBGPP1917D
(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)	28/11/2021
(8) नोटीस फाईल केल्याचा दिनांक (Date of filing)	08/12/2021
(9) फायलींग नंबर (Filing No.)	2538/2021
(10) मुद्रांक शुल्क (Stamp Duty)	Rs.14700/-
(11) फायलींग शुल्क (Filing Amount)	Rs.15600/-
(12) Date of submission	30/11/2021
(13) शेरा (Remark)	-

file no - 29066

Pravin



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.

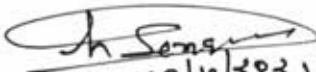
Sir / Ma'am,

Please find the clarification of concerns sent by your legal team regarding purchaser ASHISH MANOHARLAL PRAJAPAT, Flat No. 401 "B" 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)





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: 08th DECEMBER 2021.

Received from the Purchaser **MR. ASHISH M PRAJAPAT**, a sum of **Rs. 12,00,000/- (Rupees Twelve Lakhs only)** being part consideration of Flat No. **401**, 4TH Floor, in "B" Wing of the building known as SAI SADAN, situated at Shastri Nagar, Bal Rajeshwar Road, Mulund (West), Mumbai – 400080.

Cheque No. / RTGS / IMPS	Dated	Amount(Rs.)
ICICI / IMPS	06/12/2021	2,30,000/-
ICICI / IMPS	06/12/2021	2,90,000/-
ICICI / IMPS	06/12/2021	2,00,000/-
ICICI / IMPS	06/12/2021	1,25,000/-
ICICI / IMPS	06/12/2021	55,000/-
ICICI / IMPS	08/12/2021	1,85,000/-
ICICI / IMPS	08/12/2021	1,15,000/-
TOTAL		12,00,000/-

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

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

Witness:

- 1.
- 2.


08/12/2021





Shree Siddhivinayak Construction Co.

BUILDERS & DEVELOPERS

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

Ref.:

N O C

Date

Date: 07/12/2021

To,

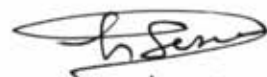
The Branch Manager
STATE BANK OF INDIA RACPC
GHATKOPAR WEST BRANCH
GHATKOPAR MUMBAI 400086.

Dear Sirs/ Madam:

Re: Permission to mortgage Flat no. 401. on the 4TH floor of the building proposed to be named as B WING SAI SADAN situated at Shastri Nagar, Vaishali Nagar, Balrajeshwar Road, Mulund West Mumbai 400080 (Hereinafter referred to as the "said Property") in favour of STATE BANK OF INDIA RACPC

1. This is to confirm that we have allotted/sold Flat no. 401 B WING Admeasuring 225 sq. ft. (carpet area) on the 4TH floor (said flat) of the building proposed to be named as SAI SADAN Situated at Shastri Nagar, Vaishali Nagar, Balrajeshwar Road, Mulund West Mumbai 400080. constructed by us to Mr. ASHISH M PRAJAPAT under an Agreement for Sale/Sale Deed dated 27/08/2021 Registered with office of the Sub-Registrar of Assurance KURLA on 27/08/2021 under Sr.No. KRL1_JT SUB REGISTRAR KURLA No 1

2. We confirm that we have obtained necessary permissions/ approvals/ sanctions for construction of the said building from all the concerned competent authorities and the construction of the building as well as of the said flat are in accordance with the approved plans. We assure that the said flat as well as the said building and the land appurtenant thereto are not subject to any encumbrance, charge or liability of any kind whatsoever and that the entire property is free and marketable. We have a clear, legal and marketable title to the said property and every part 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. ASHISH M PRAJAPAT** has paid an amount of **Rs.12,00,000/(Rupees Twelve Lakhs only)** and a sum of **Rs. 48,00,000/- (Rupees FOURTY EIGHT Lakhs only)** remains to be paid towards the cost of the said flat as per Sale Agreement dated **27/08/2021**

4. Possession of the said flat will be hand over to **Mr. ASHISH M PRAJAPAT** after receiving full and final consideration as per the agreement dated 27/08/2021

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

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

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


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

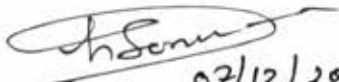
6. We undertake to form a Co-operative Society under the Maharashtra Flat & Apartment Ownership Act of the premises/flat holders in the aforesaid building within the statutory period and also further undertake to get the Deed in respect of the said property executed in favour of the Co-operative Society 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. ASHISH M PRAJAPAT** will be sent by the Society directly to the **STATE BANK OF INDIA RACPC** . with noting your charge and lien on the said Share Certificate. We shall request the Society to accept **STATE BANK OF INDIA RACPC** as a nominee of **Mr. ASHISH M PRAJAPAT** in their register and to agree to his creating a mortgage in due course of his title to the Flat together with proportionate share in the land along with his percentage of undivided interest in the common areas and facilities appurtenant to the said Flat in favour of the **STATE BANK OF INDIA RACPC**

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

Yours faithfully,

For **SHREE SIDDHIVINAYAK CONSTRUCTION COMPANY**


07/12/2021

(LAXMAN DHANJI SENGHANI)



LOS Application ID - 23447149

SANCTION LETTERSTATE BANK OF INDIA
MUMBAI CENTRAL NAVI MUMBAI ZONE III

To

1) Shri/Smt/Kum

Mr.ASHISH MANOHARLAL PRAJAPAT S/O D/O W/O Mr.MANOHARLAL

SHREE NIKITA JEWELLERS PLOT 108 KISAN, KHARAT MAR GHATKOPAR W, MUMBAI 400086-400086

RACPC / HL /

Date:22-12-2021

Dear Sir,

**PERSONAL SEGMENT ADVANCES
HOME LOAN - - HL FOR INDIVIDUALS****Mr. ASHISH MANOHARLAL PRAJAPAT s/d/w of Mr. MANOHARLAL
Mrs. SUGNA ASHISH PRAJAPAT s/d/w of Mr. ASHISH PRAJAPAT****MEDIUM TERM LOAN OF ₹48,66,000.00**

With reference to your application dated **21/12/2021** , we are pleased to advise you that the loan has been sanctioned. The Sanction Letter and the related documents have been forwarded to **MUMBAI CENTRAL NAVI MUMBAI ZONE III** branch. Please, therefore, call at the branch at your earliest convenience to execute the documents and get the disbursement as per schedule. Assuring of our best service, we remain.

Yours faithfully,


ASSTT. GENERAL MANAGER

520/19581

पावती

Original/Duplicate

Wednesday, December 22, 2021
8:41 AMनोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 20654 दिनांक: 22/12/2021

गावाचे नाव: मुलुंड

दस्तऐवजाचा अनुक्रमांक: करल5-19581-2021

दस्तऐवजाचा प्रकार : 65-चुक दुरुस्ती पत्र

सादर करणाऱ्याचे नाव: आशीष मनोहरलाल प्रजापत

नोंदणी फी

रु. 500.00

दस्त हाताळणी फी

रु. 360.00

पृष्ठांची संख्या: 18

DELIVERED

एकूण:

रु. 860.00

Joint S.R. Kurla-5

सह. दुय्यम निबंधक

कुर्ला-५ (वर्ग-२)

बाजार मूल्य: रु.1/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.360/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2112202114423 दिनांक: 22/12/2021

बँकेचे नाव व पत्ता:

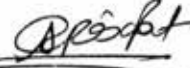
2) देयकाचा प्रकार: eChallan रक्कम: रु.500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010465297202122E दिनांक: 22/12/2021

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees



12/22/2021



22/12/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

दस्त क्रमांक : 19581/2021

नोंदणी :

Regn:63m

गावाचे नाव : मुलुंड

(1) विलेखाचा प्रकार	65-चुक दुरुस्ती पत्र
(2) मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: दस्त क्रमांक 13568/2021 दिनांक 27/08/2021 केलेल्या दस्त मध्ये पान नं 38 रोख पावती ह्या मध्ये तारीख व पेमेंट डिटेल्स हे चुकीने लिहिली गेली आहे ती चुक दुरुस्ती करून सदरच्या दस्त मध्ये लावली आहे((C.T.S. Number : 6 ; Survey Number : 256 ;))
(5) क्षेत्रफळ	1) 225 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स श्री सिद्धिविनायक कन्स्ट्रक्शन कंपनी तर्फे भागीदार श्री लक्ष्मण धनजी पटेल (संघानी) वय:-71; पत्ता:-प्लॉट नं: 508, माळा नं: --, इमारतीचे नाव: अटलांटिक कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: घाटकोपर, रोड नं: आर बी मेहता रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ABFFS3889P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-आशीष मनोहरलाल प्रजापत वय:-32; पत्ता:-प्लॉट नं: प्लॉट नं 108, माळा नं: --, इमारतीचे नाव: --, ब्लॉक नं: नित्यानंद नगर घाटकोपर, रोड नं: किसान खरात मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-BBGPP1917D
(9) दस्तऐवज करून दिल्याचा दिनांक	22/12/2021
(10) दस्त नोंदणी केल्याचा दिनांक	22/12/2021
(11) अनुक्रमांक, खंड व पृष्ठ	19581/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	500
(14) शैरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

Correction Deed



सह. दुय्यम निबंधक
कुर्ला-५ (वर्ब-२)

Payment Details

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ASHISH M PRAJAPAT	eChallan	02003942021122101323	MH010465297202122E	500.00	SD	0005001852202122	22/12/2021
2	ASHISH M PRAJAPAT	eChallan		MH010465297202122E	500	RF	0005001852202122	22/12/2021
3		DHC		2112202114423	360	RF	2112202114423D	22/12/2021

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



करल - ५
१९५५ १ १८
२०२१



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 2112202114423 Receipt Date 22/12/2021

Received from AshishManoharlalPrajapat, Mobile number 0000000000, an amount of Rs.360/-, towards Document Handling Charges for the Document to be registered on Document No. 19581 dated 22/12/2021 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.

DEFACED

₹ 360

DEFACED

Payment Details

Bank Name BARB Payment Date 21/12/2021

Bank CIN 10004152021122112677 REF No. 1283880115

Deface No 2112202114423D Deface Date 22/12/2021

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



Department of Stamp & Registration, Maharashtra		करल - ५	
Receipt of Document Handling Charges		१०५८९	२९८
PRN	2112202114423	Date	२०२१
Received from AshishManoharlalPrajapat, Mobile number 0000000000, an amount of Rs.360/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	BARB	Date	21/12/2021
Bank CIN	10004152021122112677	REF No.	1283880115
This is computer generated receipt, hence no signature is required.			





CHALLAN
MTR Form Number-6

करल - ५		
१२५६९	३	९
२०२१		

GRN	MH010465297202122E	BARCODE			Date	21/12/2021-18:45:50	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(if Applicable)	BBGPP1917D			
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			Full Name	ASHISH M PRAJAPAT			
Location	MUMBAI			Flat/Block No.	FLAT NO 401 FOURTH FLOOR B WING			
Year	2021-2022 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	SAI SADAN MULUND AREA 225 SQ			
0030045501	Stamp Duty	500.00		Area/Locality	MULUND			
0030063301	Registration Fee	500.00		Town/City/District	MUMBAI SUBURBAN DIST. (BANDRA)			
				PIN	0			
				Remarks (If Any)	PAN2=ABFFS3889P~SecondPartyName=SHREE SIDDHIVINAYAK CONSTRUCTION COMPANY~			
				Amount In	One Thousand Rupees Only			
Total				1,000.00	Words			
Payment Details		BANK OF BARODA		FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	02003942021122101323	1266921097			
Cheque/DD No.		Bank Date	RBI Date	21/12/2021-18:46:57	Not Verified with RBI			
Name of Bank		Bank-Branch	BANK OF BARODA					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					



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

Mobile No. : 9821278645


Challan Defaced Details


Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-520-19581	0005001852202122	22/12/2021-08:41:01	IGR561	500.00
2	(iS)-520-19581	0005001852202122	22/12/2021-08:41:01	IGR561	500.00
Total Defacement Amount					1,000.00



CHALLAN
MTR Form Number-6

करल - ५	
१९५९	४९८
२०२१	



GRN	MH010465297202122E	BARCODE			Date	21/12/2021-18:45:50	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			PAN No.(If Applicable)	BBGPP1917D			
Location	MUMBAI			Full Name	ASHISH M PRA...			
Year	2021-2022 One Time			Flat/Block No.	FLAT NO 40 FOURTH FLOOR B WING			
Account Head Details	Amount In Rs.	Premises/Building						
0030045501 Stamp Duty	500.00	Road/Street	SAI SADAN M...					
0030063301 Registration Fee	500.00	Area/Locality	MULUND					
		Town/City/District						
		PIN	4 0 0 0 8 0					
		Remarks (If Any)	PAN2=ABFFS3889P~SecondPartyName=SHREE SIDDHIVINAYAK CONSTRUCTION COMPANY~					
Total	1,000.00	Amount In Words	One Thousand Rupees Only					
Payment Details	BANK OF BARODA			FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN	Ref. No.	02003942021122101323	1266921097				
Cheque/DD No.	Bank Date	RBI Date	21/12/2021-18:46:57	Not Verified with RBI				
Name of Bank	Bank-Branch			BANK OF BARODA				
Name of Branch	Scroll No. , Date			Not Verified with Scroll				

Department ID :

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

Mobile No. : 9821278645

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

करल - ५		
१२५९	५	१९
२०२१		

DEED OF RECTIFICATION

THIS RECTIFICATION DEED made at Mumbai on 21st day on DECEMBER, 2021.

BETWEEN

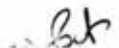
M/S SHREE SIDDHIVINAYAK CONSTRUCTION CO a Partnership Firm duly registered under the provisions of the Indian partnership Act, 1932 having its office address at 508, Atlantic Commercial Tower, R B M Road, Ghatkopar East, Mumbai 400077, through its Partner Mr. LAXMI SENGHANI (PATEL) hereinafter referred to as "The Developer"/Vendors (which expression shall unless it is repugnant to the expression to the unless it be repugnant to the context or meaning thereof, be deemed to include his heirs, executors, administrators and assigns), of the **FIRST PART**

AND

MR. ASHISH MANOHARLAL PRAJAPAT aged about 32 years, occupation :- Business, Residing at :- Plot No 108, Kishan kharat Marg, Niyanand Nagar, Ghatkopar West, Mumbai 400086., hereinafter called as the "**TRANSFEREES/ VENDEES /PURCHASERS**" (which expression shall unless it be repugnant to the expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/ her their heirs, executors, administrators and assigns) of the **SECOND PART**.

WHEREAS The Developer owns and possess and/or otherwise well and sufficiently entitled to a Flat No.401, Fourth **FLOOR, IN THE "B" WING** having area measuring **225 Sq. Fts. (Carpet)**, in the building known as "**SAI SADAN**" standing on the property bearing **Survey No.256 and 257, Village - Mulund West** lying being and situated at **Shastri Nagar Balrajeshwar Road, Mulund West Mumbai 400080** within the limit of the T Ward of Municipal Corporation of Greater Mumbai and within the Registration District and Sub-district of Mumbai, (AS IS WHERE IS BASIS) more particularly described in the Schedule hereunder written, hereinafter called as "**THE SAID PROPERTY**".



92519 E 9L
3037

AND WHEREAS The Developers above named M/S Shree Siddhivinayak Construction Co has sold the Said Flat to MR. Ashish Manoharlal Prajapat by way of Agreement For Vide Regd. No. 13568/2021, on Dated 27/08/2021, and it is free from all doubts, lines, demands and defects.

AND WHEREAS The Purchasers aforesaid is in need of said property and approached to the Developers for purchase of said property and Developers has agreed to sell the same to the purchasers on the following terms and conditions:-



AND WHEREAS this self-acquired property of the Developer/ Transferor.

AND NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HEETO AS UNDER: -

1. THE DEVELOPER/ PROMOTER due to Computer Typing mistakes on Page No. 38' wrongly mentioned in payment details following Manner

SR. NO	DATE	AMOUNT	CHEQUE/NEFT/IMPS
1	11/11/2020	4,00,000/-	NEFT/IMPS
2	11/11/2020	1,50,000/-	NEFT/IMPS
3	11/11/2020	1,50,000/-	NEFT/IMPS
4	12/11/2020	50,000/-	NEFT/IMPS
5	12/11/2020	50,000/-	NEFT/IMPS
6	25/11/2020	4,00,000/-	NEFT/IMPS

And the purchaser Corrected payment details Receipt is mentioned following Manner and hereby attached the said documents.

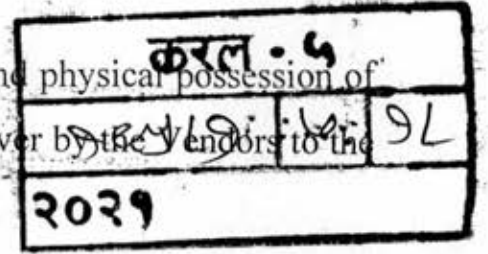
Sr. No	Bank Name & Branch	Dated	Amount
1	ICICI/IMPS	06/12/2021	2,30,000/-
2	ICICI/IMPS	06/12/2021	2,90,000/-
3	ICICI/IMPS	06/12/2021	2,00,000/-
4	ICICI/IMPS	06/12/2021	1,25,000/-
5	ICICI/IMPS	06/12/2021	55,000/-
6	ICICI/IMPS	08/12/2021	1,85,000/-
7	ICICI/IMPS	08/12/2021	1,15,000/-
TOTAL			<u>12,00,000/-</u>



(Handwritten signature)

(Handwritten signature)

2. THE DEVELOPERS had given vacant, peaceful and physical possession of the said Property under this sale has been handed over by the Vendors to the purchaser and purchaser admit the same.



3. THE DEVELOPERS have assured the purchaser that above said property which is under sale is free from all encumbrances, liens, charges, etc. and if any person/ persons shall claim over the said property then same shall be cleared the Vendor at their own risk and cost.

4. THE DEVELOPERS have assured the Purchaser that in future any signature / statements requires for transfer of said Property then vendors will give full Co-op. without any hesitation and /or demanding any amount.



5. THE DEVELOPER hereby transfer their rights, titles, interests, shares, acquired by them in the said property unto the purchaser for ever to have and hold the said property and use, occupy and enjoy according to his own wish and choice.

6. THIS Rectification shall always be subject to the provisions contained in the Maharashtra Ownership Property Act 1963 and the rules framed hereunder the same act from time to and shall have overriding affect on such of the provisions thereof.

THE SCHEDULE ABOVE REFERRED TO

All that piece of Property being FLAT No. 401, Fourth Floor, in the "B" Wing having area admeasuring 225Sq.Fts. (Carpet), in the building known as "SAI SADAN" standing on the property bearing Survey No. 256 And 257, Standing onland bearing C T.S. Nos 6(Part) , 7,7/1 to 7/3, 9, 9/1 to9/4 and 10 (Part) Of Village MulundWest,TalukaKurla,Shastri Nagar, Balrajeshwar Road Mulund West, Mumbai 400080 within the limit of T Ward Municipal Corporation of Greater Mumbai and within the Registration District and Sub-district of Mumbai, (AS IS WHERE IS BASIS) more particularly described in the Schedule hereunder written, hereinafter called as "THE SAID PROPERTY/ Flat".



IN WITNESS WHEREOF the parties have to set and subscribed their respective
hand and seal to this writing on the day and the year first hereinabove mentioned.

SIGNED, SEALED AND DELIVERED

UNDERSTOOD & DELIVERED BY

THE WITHINNAMED DEVELOPERS

SHREE SIDDHIVINAYAK CONSTRUCTION CO

through it's Partner **LaxmanDhanjiSenghani**

IN THE PRESENCE OF.....



'DEVELOPERS'

Laxman Dhanji Senghani

SIGNED, SEALED READ HEARD

UNDERSTOOD & DELIVERED BY

THE WITHINNAMED PURCHASERS

MR. AshishManoharlalPrajapat



'PURCHASERS'

Ashish Manoharlal Prajapat

WITNESSES :-

1. *Insit Shukla*

2. *[Signature]*

Ashish Manoharlal Prajapat

RECEIPT

Received from the Purchaser **Mr. ASHISH M. PRAJAPAT**,
a sum of **Rs. 12,00,000/- (Rupees Twelve Lakhs Only)** being part
consideration of **Flat No. 401, 4TH Floor** In 'B' wing of the bldg,
known as **SAI SADAN**, situated at **Shastri Nagar Bal Rajeshwar**
Road, Mulund (W), Mumbai 400080.

करल - ५	
१२५१९	१९९९
Amount (Rs.)	
२०२१	

Bank name & Branch	Dated	Amount (Rs.)
ICICI/IMPS	06/12/2021	2,30,000/-
ICICI/IMPS	06/12/2021	2,90,000/-
ICICI/IMPS	06/12/2021	2,00,000/-
ICICI/IMPS	06/12/2021	1,25,000/-
ICICI/IMPS	06/12/2021	55,000/-
ICICI/IMPS	08/12/2021	1,85,000/-
ICICI/IMPS	08/12/2021	1,15,000/-
TOTAL		12,00,000/-



We say Received **Rs. 12,00,000/-**
(Rs. Twelve Lakhs Only) by IMPS.



[Handwritten Signature]

Mr. Shree Siddhivinayak Construction Co.,
Through its Partner
Mr. Laxman Dhanji Senghani (Patel)
Partner / Developer

Witnesses :

1. *[Handwritten Signature]*

2. *[Handwritten Signature]*

[Handwritten Signature]

करल - ३		
१३५६८	९८	७०
२०२१		

RECEIPT

करल - ५		
१२५६९	९०	९८
२०२१		

Received from the Purchaser Mr.ASHISH MANOHARLAL PRAJAPAT a sum of Rs. 120,00,00/- (Rupees TWELVE LAKHS Only) being part consideration of Flat No. 401, 4th Floor In 'B' wing of the Bldg, known as SAI SADAN, situated at Shastri Nagar Bal Rajeshwar Road, Mulund (W), Mumbai 400080,. As stated in C No. 2 a hereinabove as under :

CHEQUENO .NEFT/IMPS	DATE	AMOUNT
NEFT / IMPS	11/11/2020	4,00,000/-
NEFT / IMPS	11/11/2020	1,50,000/-
NEFT / IMPS	11/11/2020	1,50,000/-
NEFT / IMPS	12/11/2020	50,000/-
NEFT / IMPS	12/11/2020	50,000/-
NEFT / IMPS	25/11/2020	4,00,000/-



RS. 12,00,000/-

(Rs.TWELVE LAKHS Only)

By

Cash / Cheque.



(Signature)



Mr. Shree Siddhivinayak Construction Co.,

Through its Partner

Mr. Laxman Dhanji Senghani (Pate!)

Partner / Developer

Witnesses :

1. *(Signature)*
2. *(Signature)*

(Signature)



सद. दुयम निबंधक
कृमा-३ (वर्ग-२)

मुद्रांकनासाठी निश्चित क्षेत्रात येवलेला अर्थीतः-
मुद्रांक शुल्क आकारनास निवडलेला अर्थीतः- (1) Within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सद. दुयम निबंधक
कृमा-३ (वर्ग-२)



(14) शेर		
(13) वाजारमारावावापामाणे नोंदणी शुल्क	30000	
(12) वाजारमारावावापामाणे मुद्रांक शुल्क	300000	
(11) अनुक्रमक, खंड व पुर	13568/2021	
(10) वस्त नोंदणी केल्याचा दिनांक	27/08/2021	
(9) वस्तपुस्तक कर दिव्याचा दिनांक	27/08/2021	
आदेश असल्यास, प्रतिबोधित नाव व पत्ता किंवा दिव्याची स्वाक्षरी किंवा इलेक्ट्रॉनिक किंवा (8) वस्तपुस्तक कर देणा-या पत्रकाराचे व दिव्याची स्वाक्षरी किंवा इलेक्ट्रॉनिक किंवा नाव व पत्ता. इलेक्ट्रॉनिक किंवा आदेश असल्यास, प्रतिबोधित पत्रकाराचे नाव किंवा दिव्याची स्वाक्षरी किंवा (7) वस्तपुस्तक कर देणा-या/लिखित देणा-या पत्रकाराचे नाव किंवा दिव्याची स्वाक्षरी किंवा नाव व पत्ता. (6) आकारणी किंवा पुढी देण्यात आलेले ठेवणे. 1): नाव-सहस्र श्री सिद्धिविनायक कन्स्ट्रक्शन कं. व्हॉ. पॉस्टल बॉक्स घराची पत्ता माळी नं. 5 वा मजला, इमारतीचे नाव: अद्वैतिक कमांडिंग टावर, ऑफिस नं. 101, व्हॉ. पॉस्टल बॉक्स वाटकोपर, महाराष्ट्र, मुंबई, पिन कोड: 400077 व नं.-ABFS388 1): नाव-आशीष मनींदरकाळ म्हापत्र व नं.-32; पत्ता-वॉट नं. 101; माली नं. - इमारतीचे नाव: किंवा दिव्याची स्वाक्षरी किंवा इलेक्ट्रॉनिक किंवा नाव व पत्ता पिन नं.-BBGPP1917D		
(5) क्षेत्र	1) 25.09 चौ.मीटर	
(असल्यास)	6pl, 7.7/1 to 3.9.9/1 to 4.10pl. ()	
(4) मू-मापन, प्लॅटिन्स व परमनांक	1) पालिकेचे नाव: पुर्वे मनाथ इतर वर्णन: सदिनांक नं. 401 बी विंग, माळ नं. 4 मजला, इमारतीचे नाव: साई मदन, ऑफिस नं. शाळी नगर बी आर वीट, वीट: मुंबई पॉस्टल मुकदं 400080 (C.T.S. Number :	
(3) वाजारमारावावापामाणे नोंदणी शुल्क	3590629.9	
(2) मारदला	6000000	
(1) निवडलेल्या पत्रकार	करनामा	

१२०२१	
१२०२१	१२०२१
कृमा-३	

गावाचे नाव: मुंबई

दुयम निबंधक: सह दु.नि. कृमा 3
वस्त क्रमांक: 13568/2021
नोंदणी:
Regn: 00m

पृथी क्र. 2



27/08/2021



दस्त गोषवारा भाग-2

करल5

दस्त क्रमांक:19581/2021

22/12/2021 8 44:50 AM

दस्त क्रमांक :करल5/19581/2021

दस्ताचा प्रकार :-65-चुक दुरुस्ती पत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:आशीष मनोहरलाल प्रजापत पत्ता:प्लॉट नं: प्लॉट नं 108 , माळा नं: --, इमारतीचे नाव: --, ब्लॉक नं: नित्यानंद नगर घाटकोपर , रोड नं: किसान खरात मार्ग, महाराष्ट्र, MUMBAI. पॅन नंबर:BBGPP1917D	लिहून देणार वय :-32 स्वाक्षरी:-		
2	नाव:मेसर्स श्री सिद्धिविनायक कन्स्ट्रक्शन कंपनी तर्फे भागीदार श्री लक्ष्मण धनजी पटेल (सैधानी) पत्ता:प्लॉट नं: 508, माळा नं: --, इमारतीचे नाव: अटलांटिक कमर्शियल कॉम्प्लेक्स , ब्लॉक नं: घाटकोपर, रोड नं: आर बी मेहता रोड , महाराष्ट्र, MUMBAI. पॅन नंबर:ABFFS3889P	लिहून देणार वय :-71 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत 65-चुक दुरुस्ती पत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ:22 / 12 / 2021 08 : 43 : 40 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अरुण बिनोद सिंह -- -- वय:41 पत्ता:बदलपुर पिन कोड:421503		
2	नाव:सुशिल शुक्ला -- -- वय:41 पत्ता:घाटकोपर पुर्व पिन कोड:400077		

शिकका क्र.4 ची वेळ:22 / 12 / 2021 08 : 44 : 20 AM

शिकका क्र.5 ची वेळ:22 / 12 / 2021 08 : 44 : 36 AM नोंदणी पुस्तक 1 मध्ये

करल - 4

9579 9L 9L

जागतिक सुरक्षा-5

सह. दुय्यम निबंधक

Payment Details.

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Use	Deface Number	Deface Date
1	ASHISH M PRAJAPAT	eChallan	02003942021122101323	MH010465297202122E	500.00	SD	0005001852202122	22/12/2021
2	ASHISH M PRAJAPAT	eChallan		MH010465297202122E	500	RF	0005001852202122	22/12/2021
3		DHC		2112202114423	360	RF	2112202114423D	22/12/2021

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

19581 / 2021



प्रमाणित करण्यात येत की या प्रजापतने

एकूण / / याने खरेदी

For feedback, please write to us at feedback.san14@gmail.com

सह. दुय्यम निबंधक, कुर्ला क्र. 4,
मुंबई उपनगर, जिल्हा.सह. दुय्यम निबंधक, कुर्ला क्र. 4,
मुंबई उपनगर, जिल्हा.करल - 4 / 9579 / 2021
पुस्तक क्रमांक-9 वर नोंदला
दिनांक : 22/12/2021

390/13568
Friday, August 27, 2021
5:42 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 14417 दिनांक: 27/08/2021

गावाचे नाव: मुलुंड
दम्तणवजाचा अनुक्रमांक: करल3-13568-2021
दम्तणवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: आशीष मनोहरलाल प्रजापत

नोंदणी फी ₹. 30000.00
दस्त हाताळणी फी ₹. 1400.00
पृष्ठांची संख्या: 70

DELIVERED

एकूण: ₹. 31400.00

आपणाम मूळ दम्त, थंबनेल प्रिंट, मूची-२ अंदाजे
5:55 PM ह्या वेळेस मिळेल.

मह. दु. निबंधक कुर्ला - 3

सह. दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)

वाजार मूल्य: ₹. 3590629.9/-
मोवदला ₹. 6000000/-
भरलेले मुद्रांक शुल्क: ₹. 300000/-

- देयकाचा प्रकार: DHC रकम: ₹. 1000/-
डीडी/धनादेश/पि ऑर्डर क्रमांक: 2708202109931 दिनांक: 27/08/2021
विक्रेते नाव व पत्ता:
- देयकाचा प्रकार: DHC रकम: ₹. 400/-
डीडी/धनादेश/पि ऑर्डर क्रमांक: 2608202111120 दिनांक: 27/08/2021
विक्रेते नाव व पत्ता:
- देयकाचा प्रकार: eChallan रकम: ₹. 30000/-
डीडी/धनादेश/पि ऑर्डर क्रमांक: MH005508332202122E दिनांक: 27/08/2021
विक्रेते नाव व पत्ता:

Asif**DELIVERED**

मूळ दस्त मिळाला!

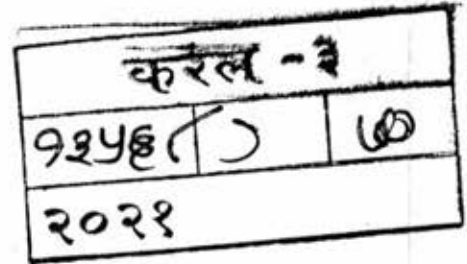
Asif

Valuation ID	202108274658					मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)	27 August 2021,04:14:08 PM
मूल्यांकनाचे वर्ष	2021						
जिल्हा	मुंबई(उपनगर)						
मूल्य विभाग	123-मुलुंड (प) - कुर्ला						
उप मूल्य विभाग	123/566 भुभाग: एल.बी.एस. मार्गाच्या पश्चिमेकडील सर्व मिळकती.						
सर्व्हे नंबर / न. भू. क्रमांक :	सि.टी.एस. नंबर#6						
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.							
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक		
71280	143110	157410	171710	143110	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 आहे	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.143110/-		
उद्ववाहन सुविधा-		मजला -	1st floor To 4th floor				
रस्ता सन्मुख -							
Sale Type - First Sale							
Sale/Resale of built up Property constructed after circular dt.02/01/2018							
मजला निहाय घट/वाढ = 100% apply to rate= Rs.143110/-							
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)							
=(((143110-71280) * (100 / 100))+71280)							
= Rs.143110/-							
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र						
	= 143110 * 25.09						
	= Rs.3590629.9/-						
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकेनिकल वाहनतळ						
	= A + B + C + D + E + F + G + H + I + J						
	= 3590629.9 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0						
	=Rs.3590629.9/-						

Home

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सह. दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)



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Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2608202111120	Date	27/08/2021
Received from ASHISH M PRAJAPAT, Mobile number 9821517993, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered in the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	sbiepay	Date	26/08/2021
Bank CIN	10004152021082609993	REF No.	26082021123838225065
This is computer generated receipt, hence no signature is required.			

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN	2708202109931
Date	27/08/2021
Received from ASHISH M PRAJAPAT, Mobile number 9821517993, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Kurla 3 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name	sbiipay
Date	27/08/2021
Bank CIN	10004152021082706931
REF No.	202123971402105
This is computer generated receipt, hence no signature is required.	

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CHALLAN
MTR Form Number-6



GRN	MH005508332202122E	BARCODE			Date	27/08/2021-15:15:53	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If any)				
				PAN No.(If Applicable)	BBGPP1917D			
Office Name	KRL3_JT SUB REGISTRAR KURLA NO 3			Full Name	ASHISH M PRAJAPAT			
Location	MUMBAI			Flat/Block No.	FLAT NO 401 4 TH FLOOR B WING SAJ SAGAN			
Year	2021-2022 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	SHASTRI MARG B R ROAD MULUND			
0030045501	Stamp Duty	300000.00		Area/Locality	MUMBAI			
0030063301	Registration Fee	30000.00		Town/City/District				
				PIN	4 0 0 0 8			
				Remarks (If Any)	PAN2=ABFFS388 P=SecondPartyName=MS. SH...			
				CONSTRUCTION CO	करल - ३			
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Total	3,30,000.00		Amount In Words	Three Lakh Thirty Thousand Rupees Only				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	69103332021082716368	2699340560			
Cheque/DD No.		Bank Date	RBI Date	27/08/2021-15:16:49	Not Verified with Bank			
Name of Bank		Bank-Branch	IDBI BANK					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					

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

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made & entered into at Mumbai, as on this day of AUGUST 2021 BETWEEN M/s. SHREE SIDDHIVINAYAK CONSTRUCTION CO. a Partnership Firm duly registered under the provisions of the Indian Partnership Act, 1932, having its office address at 508 , Atlantic Commercial Tower, R B MEHTA Road , Ghatkopar (East), Mumbai – 400 077., through its Partner MR. LAXMAN DHANJI SENGHANI (PATEL), hereinafter referred to as “THE DEVELOPER” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the partner or partners for the time being of the said firm) i.e. M/s. SHREE SIDDHIVINAYAK CONSTRUCTION CO.

And their respective successors and assigns and heirs, executors and administrators of the respective last surviving partners) of the FIRST PART

AND

Mr. ASHISH MANOHARLAL PRAJAPAT Aged about 32 years, Indian inhabitants of Mumbai, residing at Plot No 108 , Kisan Kharat Marg, Nityanand Nagar, Ghatkopar West , Mumbai 400086 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.



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WHEREAS:-		

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



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.

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 composite. Bldg. Wing 'D' was approved & Issued on 06th day of January, 1998. The work of plinth CC of composite. Wing 'D' was carried out by the developer i.e. M/s. OM SHREE SAI DEVELOPERS. However subsequently dispute arise between the developer & society & Architect. Hence there was no



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progress in the scheme.

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

G. Meanwhile the earlier developer i.e. **M/s. OM SHREE SAI DEVELOPERS** filed a written petition in Hon. High Court vide No. 2953 of 2004 challenging his termination by the society. Hon. High Court vide its order dated 10/02/2005 at page 3077 to 3081 said Writ Petition directed CEO (SRA) to hear the parties & to decide matter accordingly. CEO (SRA) vide order U/No.SRA/CEO/72(1)/2005 dated 10/03/2005 at page 3083 to 3087 directed to continue the implementation of the said S.R. Scheme through the developer i.e. **M/S. SHREE SIDDHIVINAYAK CONSTRUCTION CO.** as appointed by the society vide its General Body Resolution dated 24/03/2000. However the developer i.e. **M/s. OM SHREE SAI DEVELOPERS** filed a suit in City Civil Court vide Bombay City Civil Court Suit No. 2145/2005 challenging the order dated 10/03/2005 passed by CEO (SRA). However the Notice of Motion filed by the petitioner in the said suit was dismissed by the Hon. Court vide its order dated 09/01/2008 **M/s. OM SHREE SAI DEVELOPERS** filed a Appeal vide No. 71 of 2008 & Contempt Petition No. 36 of 2008 against order dated 09/01/2008 of City Civil Court in Hon. High Court. The Hon. High



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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. **SHREE 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.A Scheme has now been cancelled & amalgamated in CTS No. 4/6(pt.) & 4/7(pt.). Architect has submitted PRC of CTS No. 4/6 & 4/7 wherein entry of Maharashtra Pvt. forest has been made by City Survey office at page 3143 to 3145. Architect stated that the said entry of Mah. Pvt. Forest has been wrongly made by City Survey Office in PRC of CTS No. 4/6 & 4/7 & he has appealed before Superintendent of land records for deletion of said entry at page 3167 to 3175. Now, Architect has submitted fresh P.R.C. of CTS No. 4/6 & 4/7 in which the entry of Maharashtra Private forest is been deleted at page 3219 & 3221. Architect has requested to issue the Revised LOI in the name of M/s. **SHREE SIDDHIVINAYAK CONSTRUCTION CO.** as per CEO (SRA)'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.

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

- J. The developer i.e M/S **SHREE SIDDHIVINAYAK CONSTRUCTION CO.** are absolutely seized and possessed of and is otherwise well and sufficiently entitled to development rights of the said



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property: PANDIT SRA CO-OPERATIVE HOUSING SOCIETY LIMITED.

- 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 to the Developers in conformity with the Development control Regulation 33(10) of Municipal Corporation of Greater Mumbai in accordance with slum Re-habilitation Scheme.
- M. The Developers proposed two buildings in the layout, viz Rehab building with 2 wings namely 'A' & 'E' and 3 composite wings namely B, C, & D as sale building, the owners for open sale in the market (here in after referred to as "the Said Buildings").
- N. The said work carried out is as per approved plans of the composite building Wing B, C & D and Rehab Building wing 'A' & 'E', as amended and approved on 29/04/2004. Now, Architect vide his letter dated 02/10/2008 has requested for conversion of all rehab tenements to 269.00 sq. ft. carpet area & there by to increase FSI 2.50 to 3.00 proportionately proposing to accommodate in the wings A & E.
- O. As per Govt. Notification TPB 4308/1270/CR-175/08/UD-11 dated 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 b10.1 (A), in case of slum redevelopment Scheme in process, and scheme where LOI has been issued and if full O.C. has not been granted, then the owner/developer etc. may convert the proposal within one year from regarding the size of tenements and proportionate loading of FSI in situ. conversion of balance S R A Scheme from 225.00 sq.ft. to 269.00 sq.ft. Carpet area i.e. well within one year & also within the stipulated date of 12/12/2008 as per the U.D.'s letter dated 27/02/2008.

As per approved parameter of the scheme if the proposal of Architect is considered for approval principally by U.D. Department in Govt. of Maharashtra will be insisted for consideration, to allow for conversion of



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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.

- Q. The Developers have entered into a standard agreement with an Architect registered with the Council of Architect of Architects and such agreement is as per the agreement prescribed by the Council of Architects, whereas the Developers appointed a Structural Engineer for the preparation of the structural design and drawing of the building and the Developers accepts the professional supervision of the Architect and the Structural Engineer till the completion of the Building.
- R. The Developers alone have the exclusive rights to sell the tenements in the said buildings to be erected in the said property and to enter in to Agreements with the purchasers of Flat /Shop/office premises and to receive the sale price in respect thereof.
- S. The Purchaser demanded from the Developers and the Developers have given inspection to the Purchaser of all the documents of title relating to the said property, the said Agreements, plans, designs and specifications prepared by the Developer's Architects and of such other documents as specified under the Maharashtra Ownership Flats (Regulation of the Promotion, sale, management and transfer) Act, 1963 (hereinafter referred to as "the said Act") and the rules made there under.
- T. The copies of Certificate of Title issued by **R.R KULKARNI** the Advocate of the Developers, copies of the Revenue Records showing nature of title of the said Land Owners to the said property on which the Premises are to be constructed and Copies of plans and specifications of the Flat premises agreed to be purchased by the Purchaser and approved by the concerned municipal authorities have been annexed hereto and marked as Annexures "A", " B" and " C" respectively.
- U. While sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developers while developing the said property and the said building and upon due observance and performance of which only the completion and occupation certificate in respect of the said building shall be granted by



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the concerned local authority.

- V. The Developers have accordingly commenced construction of the said building/s in accordance with the said plans.
- W. The Purchaser is interested in purchasing the a residential premises out of the free saleable F.S.I. of the said property and more particularly described in the **Second schedule** hereunder written and applied for the allotment of the Flat No. 401, B Wing on the 4th Floor of the saleable Building to be constructed on the said property and to be known as "SAI SADAN", with the plans, designs and specifications prepared by their Architect G.S.Gokhale and approved by the Municipal Authorities/Slum Authorities under Letter of Intent No. SRA/ENG/001/T/PL/LOI dated 21/11/2009 and which have been seen and approved by the Purchaser with only such variations and modifications as the Developers may consider necessary or as may be required by the 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 variations or modifications, which may adversely affect the Flat of the Purchasers.



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

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



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may be used by the Purchaser/s and are listed in the Fifth Schedule hereunder written.

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

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

(i) The Developers has agreed to sale and the Purchaser/s have agreed to purchase the said Premises being Flat No. 401, of the building known as SAI SADAN admeasuring area 225 Sq.Ft., Carpet area on the 4th Floor in the said 'B' Wing under the Real Estate (Regulations and Development) Act, 2016 (hereinafter referred to as the said Act) equivalent to 225 Square feet (Carpet Area) as per definition under the Maharashtra Ownership of Flat Act (Regulation of the promotion of construction, management and transfer Act, 1963) on the 4th Floor in 'B' Wing of the building (hereinafter referred to as "the said Flat" said premises are more particularly described in Seventh Schedule and are shown in the floor plan annexed and marked Annexure "H" hereto) at and to the consideration of Rs. **60,00,000/- (Rupees SIXTY LAKHS Only)**

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

(ii) The Purchaser/s has paid before execution of this Agreement for Sale, a sum of **Rs.120,00,00 /- (Rupees TWELVE LAKHS Only)** as advance payment and hereby agrees to pay to the Developers the balance amount of the Consideration of Rs. **480,00,00/- (Rupees FORTY EIGHT LAKHS Only)** in the payment of receipt enclose herewith) payment installments more particularly set out in Annexure "B" hereto.



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- (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 applicabie levied by the Central Government and / or the State Government and or Local, Public or Statutory Authorities/ Bodies on amount payable under this Agreement for Sale and/or on the said Premises, shall be borne and paid by Purchaser/s along and The Developers shall not be liable to bear or pay the same or any part thereof. All the payments will be made by the Purchaser/s as and when called upon by the Developers and/ or as required by concerned Government or authority, as the case may be.
- (iv) 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 the behalf to that effect along with the demand letter being issued to the Purchaser/s, which shall only be applicable on subsequent payments.
- (v) It is agreed between the parties that in the event the Purchaser/s has/have availed of the benefit of any subvention scheme or any other scheme as may have been made available to the Purchaser/s, the terms and conditions of such scheme including the subvention scheme and any letter, NOCs, Indemnity Bonds,



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Deeds, Agreement MOUs, etc. as may have been executed between the Developers and the concerned Banks/Financial Institutions shall apply and the Purchaser/s shall comply with the same. The Developers shall also be authorized to take such steps under the schemes and documents executed in that regard, as deemed fit by the Developers.

- (vi) The Developers shall confirm the final carpet area that has been allotted to the Purchaser/s after the constructions of the said Wing is completed and the **Occupation Certificate** is granted by the SRA, by furnishing details of the change, if any, in the carpet area, subject to a variation cap of 3% (Three Percent). The total Sale consideration payable on the basis of the carpet area of the premises shall be recalculated upon confirmation by the Developers. If there is any reduction in the carpet area within the defined limit of 3% then, the Developers shall refund the excess 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.

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

- (viii) On a written demand being made by the Developers upon the Purchaser/s with respect to a payment amount (whether Sale Consideration or any amount payable in terms of this Agreement for Sale) Purchaser/s shall pay such amount to the Developers,



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

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

4. The Developers hereby agrees to observe, perform and convey with the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the SRA before handling over possession of the said Premises to the Purchaser/s, obtained from the SRA, the **Occupation Certificate** or **Completion Certificate** in respect of the said Premises as may be applicable.
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.
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.



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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, preformed 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 **Ready Possession** ("Possession Date") Provided however, that the Developers shall be entitled to extension of time for giving delivery of the Premises on the possession date, if the completion of the Real Estate Project is delayed on account of the any or all of the following factor :

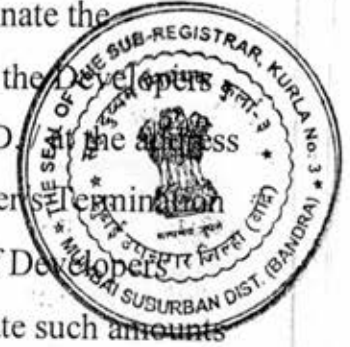
- (a) Any Force majeure events;
 - (b) Any notice, order, rule, notification of the Government and/or other public or competent authority/ court.
 - (c) Any stay order / injunction order issued by any court of Law, competent authority, SRA, Statutory authority.
 - (d) Any other circumstances that may be deem reasonable by the authority.
- (ii) If the Developers fails to abide by the time schedule completing the said Real Estate Project and handling 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



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entitled to either off the following options:

- (a) Call upon the Developers by giving a written notice by Courier / E-mail / Registered Post A.D. and address provided by the Developers (Interest Memo”), to pay interest at the prevailing rate of 12% per annum, Highest Marginal Cost of Lending Rate of 2% thereon for every month of delay from the Possession Date (“the interest rate”), on the Consideration paid by the Purchaser/s. The interest shall be paid by the Developers to the Purchaser/s the date of offering to hand over of the Possession of the said premises by the Developers to all.
- (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. provided by the Developers in (“Purchaser/s Termination Notice”) to be computed from the date of Developers received such amount /part thereof the date such amounts with interest at the interest rate thereon are duly repaid. On such repayment of the amounts by the Developers (As such) whatsoever on the Developers and/or the premises Developers shall entitled to deal with and/or dispose of the said premises the manner deems fit and proper.
- (iii) In case the Purchaser/s elects its remedy under sub-clause (a) above then in such a case the Purchaser/s shall subsequently not be entitled to the remedy under sub clause (ii) (b) above.
- (iv) If the Purchaser/s fails to make any payment on the stipulated date / s and time /s as required under this Agreement for Sale, then the Purchaser/s shall pay to the Developers interest at the Interest Rate mentioned in sub clause (ii) (a) above, on all and any such delayed payments computed from the date such amount



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was due and payable till the date such amount are fully and finally paid together with the interest thereon at the Interest Rate.

- (v) Without prejudice to the right of the Developers to charge interest at the Interest Rate mentioned at Clause (A) above, and any other rights and remedies available to the Developers, either
- (vi) on the Purchaser/s committing default in payment on a due date of any amount due and payable by the Purchaser/s to the Developers under this Agreement for Sale (including his /her /its/ proportionate share of taxes levied by concerned local authority and other outgoings) and/ or
- (vii) the Purchaser/s committing three defaults of payment of installments of the Sale Consideration, the Developers shall be entitled, as its own opinion and discretion, to terminate this Agreement, without any reference or recourse to the Purchaser/s.

Provided that, the Developers shall give an Notice of 15 (Fifteen) days in writing to the Purchaser/s ("Default Notice") by Courier / E-mail / Registered Post A.D. at the address provided by the Purchaser/s, of its intention to terminate this Agreement for Sale with details/s of the specific breach or breach of terms and conditions in respect of which is intended to terminate the Agreement. If the Purchaser/s fail to rectify the breach or breached mentioned by the Developers within the period of the Default Notice, including making full and final payment of any outstanding dues together with interest thereon computed at the Interest Rate, then at the end of the period specified in the default Notice, the Developers shall be entitled to terminate this Agreement for Sale by issuance of a written notice to the Purchaser/s ("Developers Termination Notice"), by courier / E-mail / Registered Post A.D. at the address provided by the Purchaser/s. On the Receipt of the Developers Termination Notice by the Purchaser/s, this Agreement for Sale shall stand terminated and cancelled. On the termination and cancellation of this Agreement in the manner as stated in this sub clause, the Developers shall be entitled to forfeit 10 % percent of the Sale Consideration (" Forfeiture Amount") as and by the way of



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

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



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 usable by the Purchaser/s are listed in the Sixth Schedule hereunder written. The internal fitting and fixtures in said premises shall be provided by Developers as listened in the Eight Schedule hereunder written.

10. **Procedure for taking Possession:**

(i) Upon obtainment the **Occupancy Certificate** from the SRA and upon payment by the Purchaser/s of the Requisite installment of the Sale Consideration and all the amounts due and payable in terms of this Agreement the Developers shall offer possession of the premises to the Purchaser/s in writing)“Possession Notice”). The Purchaser/s agrees to pay the maintenance charges as determined by the Developers or the society as the case may be. The Developers on its behalf offer the possession to the Purchaser/s in writing within days of receiving the Occupancy Certificate of the Real Estate Project, provided the Purchaser/s has make payment of the requisite installments of the Sale



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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.

per Clause 10 (i) above, the Purchaser/s shall take possession of the said Premises from the Developers by executing necessary indemnities, undertaking and such other documentation as may be prescribed by the Developers, and the Developers shall give possession the Purchaser/s takes or fails to take possession of the Premises within the time Provided above in this Clause, the Purchaser/s shall continue to be liable to pay maintenance applicable and as shall be decided by the Developers.

- (iv) Within 15 (fifteen) days of receipt of the Possession Notice, the Purchaser/s shall be liable to bear and pay his/her/its proportionate share i.e. in proportion to the carpet area of the said premises, of outgoing 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 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 outgoing 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 outgoing excluding Assessment Tax. The amounts so paid by the Purchaser/s to the Developers shall not carry any interest and shall remain with the



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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 in respect of the Real Estate Project in which the Purchaser/s of the premises in the Real Estate Project along shall be joined as member ("the Society").
- (iii) For this Purpose, the Purchaser/s shall from time to time sign and execute the application for registration and/or membership and all other papers, forms, wettings and documents necessary for the formation and registration of the society and for becoming a member thereof, including the bye-laws of the Society and shall duly fill in, sign and return to the Developers within 7 (Seven) days of the same being made available to the Purchaser/s , so as to enable the Developers to register the Society, No objection



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shall be taken by the Purchaser/s if any changes or modifications are made in the draft/ final bye-laws of the society as may be required by the Register or cooperative Societies or any other Competent Authority.

- (iv) The name of the Society shall be solely decided by the Developers.
- (v) The society shall admit all purchasers of flats and premises in the Real Estate Project as members.
- (vi) The Developers shall be entitled, but not obliged to, join as a member of the Society in respect of unsold premises in the Real Estate Project, if any. Post execution of the Society Conveyance, the Developers shall continue to be entitled to such unsold premises and to undertake the marketing etc. In respect of such unsold premises. The Developers shall not be liable or required to bear and/or pay any amount by way of Contribution, outgoings, deposits, transfer fees/ charges and / or non-occupancy charges, donation, premium any amount, compensation whatsoever, to the Society / Apex Body for the Sale / allotment or transfer of the unsold areas in the Real Estate Project or elsewhere, save and except the Municipal Taxes at actual (Levied on the unsold premises) and a sum of Rs. 500/- (Rupees Five Hundred Only) per month in respect of each unsold premises towards the outgoings.
- (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 of premises/units in the other Real Estate Projects to be developed on the said Properties having booked their respective premises/ units, the Developers shall submit application/s to the competent authorities to form a cooperative housing society to comprise solely of the Purchaser/s of units/ premises in that particular Real Estate Project, under the provisions of Maharashtra Cooperative Societies Act, 1960. The



Developers of the Other Societies in which the Purchaser/s of the Premises / units comprised in the other Real Estate Projects comprised in the said Properties shall become members, in accordance with the provisions of the Maharashtra Cooperative Societies Act, 1960.

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

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

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



14. The Purchaser/s shall pay to the Developers a sum of Rs. 30,000/- (Rupees Thirty Thousand Only) for meeting all legal costs, charges and expenses, including professional costs of the Attorney – at – Law / Advocates of the Developers in Connection with this Agreement for Sale, the transaction contemplated hereby, the formation of the Society/



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Apex Body, or repairing the rules, regulations and bye-laws of the		

Society / Apex Body, and the cost of preparing and engrossing the Society Conveyance, Apex Body Conveyance and other deeds, documents and writings.

15. The Developers has informed the Purchaser/s that there will be common access road, street lights, common recreation space, passages, electricity and telephone cables, water lines, gas pipelines, drainage lines, sewerage lines, sewerage treatment plant and other common amenities, conveniences in the layout of the said properties. Developers has further informed to the Purchaser/s that all expenses and charges of the aforesaid amenities conveniences may be common for the Purchaser/s along with the said Properties, and the Purchaser/s shall share such expenses and charges in respect thereof as also maintenance charges proportionately. Such proportionate amounts shall be payable such of the purchasers of flats/ units/ premises on the Real Estate Project including the Purchaser/s herein the proportion to be paid by the Purchaser/s shall be determined by the Developers and the Purchaser/s agrees to pay the regularly without raising any dispute or objection with regards thereto. The Purchaser/s agrees to pay the amount regularly without raising any 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.

16. **Loan and Mortgage :**

- (i) The Purchaser/s shall be entitled to avail loan from bank, financial institution and to mortgage the flat by way of security for repayment of the said loan to such bank / financial institution, with the prior written consent of the Developers. The Developers shall be liberty to refuse permission to the Purchaser/s for



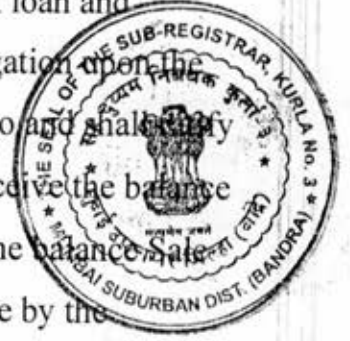
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availing any bank loan and for creation of any such mortgage / charges in the event the Purchaser/s has/have defaulted in making payment of the Sale Consideration and or other amount payable by the Purchaser/s under this Agreement.

- (ii) All the cost, expenses, fees, charges in connection with procuring and availing of the said mortgage of the said Premises, servicing and repayment of the said Loan, and any default with respect to the loan and/or the mortgage of the said Premises, shall be solely and exclusively borne and incurred by the Purchaser/s . The Developers shall not incur any liability or obligation (monetary or otherwise) with respect to such loan or mortgage.
- (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 not affect the right and entitlement of the Developers to receive the balance sale consideration of the Developers to receive the balance Sale Consideration and balance other amounts payable by the Purchaser/s under this Agreement for Sale.
- (iii) In the event of any enforcement of security / mortgage by any bank / financial institution, the Developers shall be entitled to extend the necessary assistance / support as may be required under applicable law.



17. **Representations and Warranties of the Developers :-**

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

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



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and the mortgages set out in Recital Annexure.

- (ii) The Developers has lawful right and requisite approvals from the competent Authorities to carry out development of the Real Estate Project and shall obtain requisite approvals from time to time to complete the development of the Real Estate Project.
- (iii) There are no encumbrances upon the Real Estate Project except those disclosed to the Purchaser/s.
- (iv) There are no litigations pending before any Court of law with respect to the Real Estate Project except those disclosed to the Purchaser/s.
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Real Estate, are valid and subsisting and have been obtained by due process of law. Further, all approvals, license, permits to be issued by the competent authority in respect of the Real Estate Project, shall be obtained by following due process of law and the Developers will and shall at all times, remain to be in compliance of applicable laws in relation to the Real Estate Project in common arrears.
- (vi) The Developers has the right to enter in to this Agreement and has not committed or omitted to perform anything, 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



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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 basenient, podium and stilts retained by the Developers.

- (x) The Developers has duly paid and shall continued to and discharge undisputed Governmental dues, duties, charges, and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Real Estate Project to the competent authorities till the said possession and thereupon shall be proportionately by the Society.
- (xi) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice of acquisition or requisition of the said Properties) has been received or observed upon the Developers in respect of the said Properties except those disclosed to the Purchaser/s.



18. The Developers may appoint a third party / agency for the purpose of operating and maintaining, the Real Estate Project and the said Properties, including any common area facilities and amenities on such terms and conditions as it may deem fit.
19. The Developers shall be entitled to designate any space / areas on the Said Properties or any part thereof (including on the terrace and basement levels of the Real Estate Project) for the third party service provider, for facilitating provision and maintenance of utility services (Including power, water, drainage and radio and electronic communication) to be availed including by the purchaser /s of the units / premises to be constructed thereon. The Developers and its workmen /agents / contractors / employees and any third party contracts shall be entitled to access and service such infrastructure and utilities over the said Properties.
20. The Developers shall be entitled to transfer and / or assign the benefit of additional F.S.I. / T.D.R. or any other rights of the said Properties to any third party and/ or to allow any third parties to use and or consume T.D.R. or any other benefits or advantages or any other properties, on



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the Said Properties, who shall be entitled to all the rights mentioned above, including to do construction mentioned above.

21. For all or any of the purpose mentioned under this Agreement, the Developers shall be entitled to keep and /or store any constructions material on any portion of the Said Properties, and/or to have additional Electricity Supply and/or additional Water Supply and for other purpose of construction, to do all such further acts and the matters and things as may be necessary. in such an event or otherwise, the Purchaser/s /s directly and / or indirectly, shall into do any act, deed, matter or thing, whereby the Developers may be prevented from putting any such additional and /or new construction and /or shall not raise objection and/or obstruction, hindrance or otherwise.
22. The Purchaser/s, with intention to bring all persons into whosoever hands the premises and/or its rights, entitlement and obligations under this Agreement shall come, hereby covenants with the Developers as flows;-



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

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



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

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

25. **Binding Effect :-**

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



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२०२१ 26. <u>Nominee :</u>		

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



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

27. **Entire Agreement :-**

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

28. **Right to Amend :**

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

29. **Provisions of this Agreement for Sale applicable to Purchaser/s s**



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and subsequent Purchaser/s :-

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

30. Method of Calculation of proportionate share :-

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

31. 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 execute the provisions of this Agreement for Sale or of any transaction compared herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.



32. Waivers:

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



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arising out of these presents, or acquiescence to or recognition of rights and/opposition other than as expressly stipulated in these presents.

33. **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 it shall be registered at the office of the Sub-Registrar. Hence, this Agreement for Sale shall be deemed to have been executed at Mumbai.

34. The Purchaser/s and / or Developers shall present this Agreement for Sale as the proper registration office for registration within the time limit prescribed by the Registration Act, 1908 and the Developers will attend such office and admit execution thereof.

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



For Purchaser/s :-



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Name of the Purchaser/s Mr. ASHISH MANOHARLAL PRAJAPAT

Address of Purchaser/s : PLOT NO 108 ,KISAN KHARAT MARG,
NITYANAND NAGAR, GHATKOPAR (W) , MUMBAI --400086

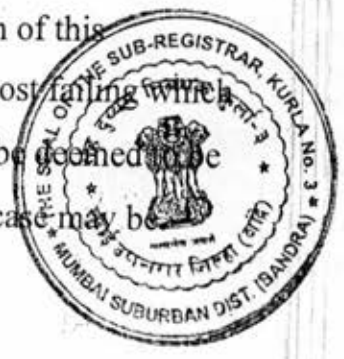
Mobile No. _____

Notified Email ID :- _____

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

Having its registered office at 508 , ATLANTIC COMMERCIAL
TOWER , R B MEHTA ROAD GHATKOPAR (E) , MUMBAI-
400077

It shall be the duty of the Purchaser/s and the Developers towards each other of any change in address subsequently execution of this Agreement for Sale in the above address Registered Post failing 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



36. **Joint Purchaser/s :-**

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

37. **Stamp Duty and Registration Charges :-**

The Charges towards stamp duty fees and registrations charges of this Agreement for Sale and all out of pocket expenses and charges shall be borne by the Purchaser/s alone.

38. **Dispute Resolution :-**

Any dispute or difference between the Parties in relation to this Agreement for Sale and or the terms hereof shall be solved amicably. In case of failure to settle such dispute amicably such dispute or



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Signature

करल - ३		
१३५६८	३०	१००
२०२१	difference shall be referred to the Authority as per the provisions of law.	

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

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.

40. **Permanent Account Numbers :-**

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



PARTY	PAN CARD NO.
M/S Shree Siddhivinayak Construction co. through its Partner Mr. LAXMAN DHANJI SENGHANI (Patel)	ABFFS3889P
MR.ASHISH MANOHARLAL PRAJAPAT	BBGPP1917D

40. **Construction of this Agreement for Sale :-**

- (i) any interference to any statute or statutory provision shall include :-
- all subordinate legislation made from time to time under that provision (whether or not amended, modified, re-enacted or consolidated);
 - 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



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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.
- (iv) The Schedules and Annexure form the part of this Agreement for Sale and shall have the same force and effect as expressly set out in the body of this Agreement for Sale, and any reference to this Agreement for Sale shall include any schedules to it.
- (v) References to this Agreement for Sale or any other document shall be construed as references to this Agreement for Sale 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.



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

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



On or towards South : C.T.S. NO. 803 PT
 On or towards North : C.T.S. NO. 803 PT
 On or towards East : ROAD AND C.T.S. NO. 753
 On or towards West : C.T.S. NO. 803 PT

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

THE RESIDENTIAL FLAT No. 401 admeasuring 225 Sq.Ft. Carpet/Built-up area, on 4th floor in 'B' Wing of the building known as "SAI SADAN" to be constructed on the said property, more particularly described in the First Schedule hereunder written.

THE THIRD SCHEDULE HEREINABOVE REFERRED TO :-

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

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



[Signature] 32

[Signature]

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

SIGNED, SEALED & DELIVERED BY THE)
WITHIN NAMED 'THE DEVELOPERS')

M/s. SHREE SIDDHIVINAYAK CONSTRUCTION Co.)

PAN No. ABFFS3889P)

through its Partner)

Mr. Laxman Dhanji Senghani (Patel))

PAN No. AADPS0506J)

Laxman



IN THE PRESENCE OF

1. *Lal Vathar*

2. *Dhakar*

SIGNED, SEALED & DELIVERED BY THE)

WITHIN NAMED 'THE PURCHASER/S)

MR. ASHISH MANOHARLAL PRAJAPAT)

PAN NO BBGPP1917D)

Ashish



IN THE PRESENCE OF

1. *Lal Vathar*

2. *Dhakar*



Ashish

Ashish Ashish

करम - ३		
१३५६	३८	७०
२०२१		

RECEIPT

Received from the Purchaser Mr.ASHISH MANOHARLAL PRAJAPAT a sum of Rs. 120,00,00/- (Rupees TWELVE LAKHS Only) being part consideration of Flat No. 401, 4th Floor In 'B' wing of the Bldg , known as SAI SADAN, situated at Shastri Nagar Bal Rajeshwar Road, Mulund (W), Mumbai 400080,. As stated in Clause No. 2 a hereinabove as under :

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

RS. 12,00,000/-

(Rs.TWELVE LAKHS Only)

By

Cash / Cheque.



Signature



Mr. Shree Siddhivinayak Construction Co.,

Through its Partner

Mr. Laxman Dhanji Senghani (Pate!)

Partner / Developer

Witnesses :

1. *Signature*
2. *Signature*

Signature

Signature



करल - ३		
१३५६८	३२	७०
Slum Rehabilitation Authority		
5th Floor, Griha Nilaman Bhavan, Bandra (East) Mumbai 400 051.		
२००९		
Fax: 022-26590457		
Tel: 022-26590519 / 0405 / 1879 / 0993		
E-mail: info@sra.gov.in		

Slum Rehabilitation Authority
5th Floor, Griha Nilaman Bhavan,
Bandra (East) Mumbai 400 051.
Fax: 022-26590457
Tel: 022-26590519 / 0405 / 1879 / 0993
E-mail: info@sra.gov.in

ISSUED
Sign: *[Signature]*

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),
Mumbai-400 080.

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

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

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

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

Sir,

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

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Right To Information Act-2005
Slum Rehabilitation Authority

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



[Signature]

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

21 / 2009

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.
5. That if required along with the other societies, you shall form a federation of societies so as to maintain common amenities such as internal road, recreation ground, street lights etc.
6. That you shall incorporate the clause in the registered agreement with slum dwellers and project affected persons that they shall not transfer tenements allotted under Slum Rehabilitation to any other person or persons else except the legal heirs for a period of 10 (ten) years from the date of taking over possession, without prior permission of the Slum Rehabilitation Authority (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.



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

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

Architect : Shri. G. S. Gokhale.

Developer: M/s Siddhivinayak Construction.

Society : "Pandit SRA CHS Ltd"

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

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

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



Brief History:

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

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

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Right To Information Act, 2007

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

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

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

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



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

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

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

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

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करल - ३
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गा. जं. नं. ७, ७ - अ व १२

नविनमाहिती

क्र. नं. २५६ दि. नं. १ अ

करोडदार २२०६५७१२०२

मालक - ३३३

मनत पत्रिका

२२०७

गांव - ३३०

तालुका - मुंबई

इतर हक्क

क्षेत्र सावणी लागूक	ए.	बु.
घोट खराबा	—	१५॥१
एकुण	—	२८
आकार	रुपये	आ. पैसे
पुढी-आधका	०	१५ ०
जादा आकार	—	—
पाणी	—	—



धर्म	लागवट करणाराचे नाव	शेअर	रीस	पिके आणि लागवट
	अनंत पत्रिका			

अत्सल दरदुक्रम खरी नकल आहे. २ धार ता. २०/१०/१३

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करल - ३

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H-11

मा. नं. १०, ७ - अ व १२

कारण-२
३२८२३८

गाव - ७३३
सहका - २४
उत्तर हस्त - ३००३
प्राथमिक शाळा
वास्तु योजना - २३
व. मा. ०३०४ - ११२५५५
व. मा. ०३०५ - २३६००५
वा. मा. ०३०६ - १५५५५५
वा. मा. ०३०७ - १५५५५५
वा. मा. ०३०८ - १५५५५५

कारणेदार ७२५८२८६३
अर्जादारी ७२५८२८६३
हस्ताक्षर जनेन पंडीत तामरे ७२५८२८६३

प. ५
मु. १०१
२, ८११११
कारणे आ. फीस
१२ ६ ०

न-३
५०६



शेता	क्षेत्र	पिके आणि लागवड	शेता	शेता



अर्जादारी करणे नव्याने आहे. तपार क्र. २०/१०/२०१२

मजबूत
सगळी कागदपत्रे
सहसंलग्न आहेत

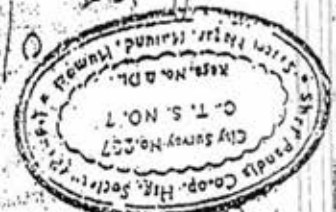


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CHIEF EXECUTIVE OFFICER
FOR
SLUM REHABILITATION AUTHORITY

For and on behalf of Local Authority
The Slum Rehabilitation Authority



This Certificate is granted for work up to
Plot No. 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

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

8. The work shall be started within the stipulated period.
The conditions of this certificate shall be binding not only on the applicant but also on his successors, assigns, administrators and successors and in any event shall be deemed to have been entered into by the applicant and every person deriving title through or from him.
The C.E.O. (S.R.A.) is satisfied that the same is obtained by the applicant through a bona fide transaction and the application and every person deriving title through or from him.
The C.E.O. (S.R.A.) is satisfied that the same is obtained by the applicant through a bona fide transaction and the application and every person deriving title through or from him.
The C.E.O. (S.R.A.) is satisfied that the same is obtained by the applicant through a bona fide transaction and the application and every person deriving title through or from him.

Table with 2 columns and 3 rows, containing handwritten entries.

The land vacated in consequence of the endorsement of the setback 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
The Commencement Certificate/ Building Permit 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 fall in
the provision of coastal Zone Management Plan.
If construction is not commenced this Commencement Certificate is renewable every year but
such extension shall be in no case exceed three years provided further that such extension shall not entitle
any subsequent location for fresh permission under section 44 of the Maharashtra Regional and Town
Planning Act, 1966.
This Certificate is liable to be revoked by this C.E.O. (S.R.A.) if:-

C.S. GOKHALE
B. Arch. D. Arch. A.I.A.
ARCHITECTURAL DESIGNER

Mumbai-400 086
M. S. Gadgil CH. S. Gadgil
B.A. IN ARCHITECTURE

MR. R. K. KULKARNI.
M.A.L.L.M.
ADVOCATE.
MRS. CHETANJALI I. KULKARNI.
B.A. LL.B.
ADVOCATE.

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

कुरल - ३
Office: SHRI. SIDDHIVHAYAK
92/8C, 7/2, 7/3, 9/1, 9/4, 10 Part, Survey No. 256 and 257 situated at Bal Rajeshwar Road, Mulund (W), Tal.: Kurla, Registration Dist. & Sub-Dist. of Bombay City and Bombay Suburban Dist., containing by admeasurement 7159.40 Sq. Mtr. and Owners: Shri. Siddhi Vinayak Construction Co. Ltd. and
92/8C 7/2 7/3 9/1 9/4 10
MUMBAI-400007.
2022

Res: 1, Mamia, Gopal Nagar Road no 1, Dumbivali (E)

Re: Property situate at & being
OTS No. 6 Part, 7, 7/1 To 7/3,
9, 9/1 To 9/4 and 10 Part,
Survey No. 256 and 257 situated
at Bal Rajeshwar Road, Mulund (W),
Tal.: Kurla, Registration Dist. &
Sub-Dist. of Bombay City and Bombay
Suburban Dist., containing by
admeasurement 7159.40 Sq. Mtr.

Owners: Shri. Siddhi Vinayak Construction Co. Ltd. and

C E R T I F I C A T E

TO ALL TO WHOM THIS MAY CONCERN

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



[Signature]
Advocate.

[Signature]

SEARCH REPORT FOR THE SEARCH TAKEN AT MUMBAI REGISTRAR OFFICE.

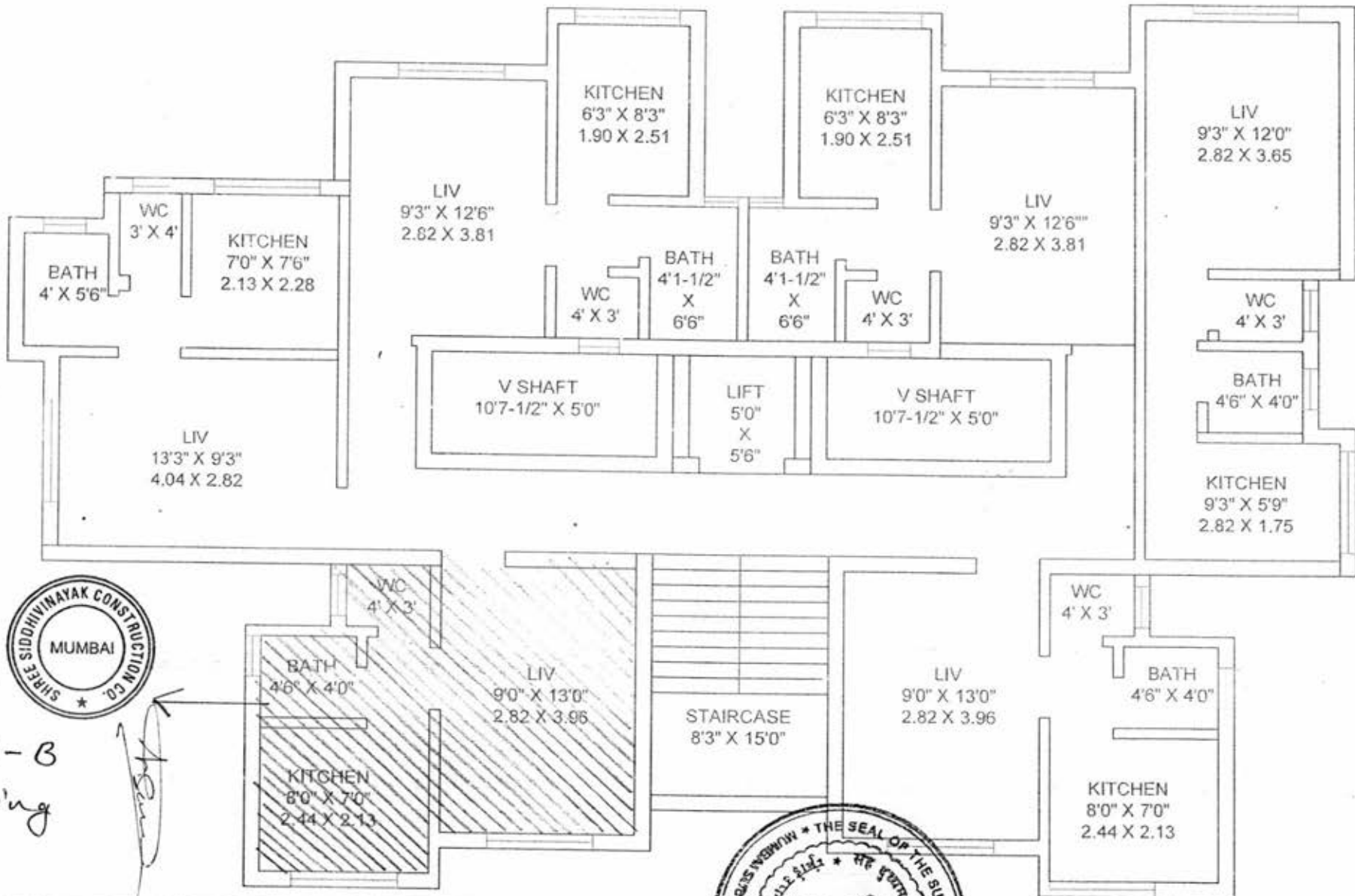
Sub : Search taken at Mumbai-SRO in respect of property bearing Survey No. 256 and 257 at Balrajeshwar Rd. Mulund (W) Mumbai for last 30 years from 1974 to 2003.

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



B. D. Shinde
 B. D. Shinde
 Advocate.

[Handwritten signature]

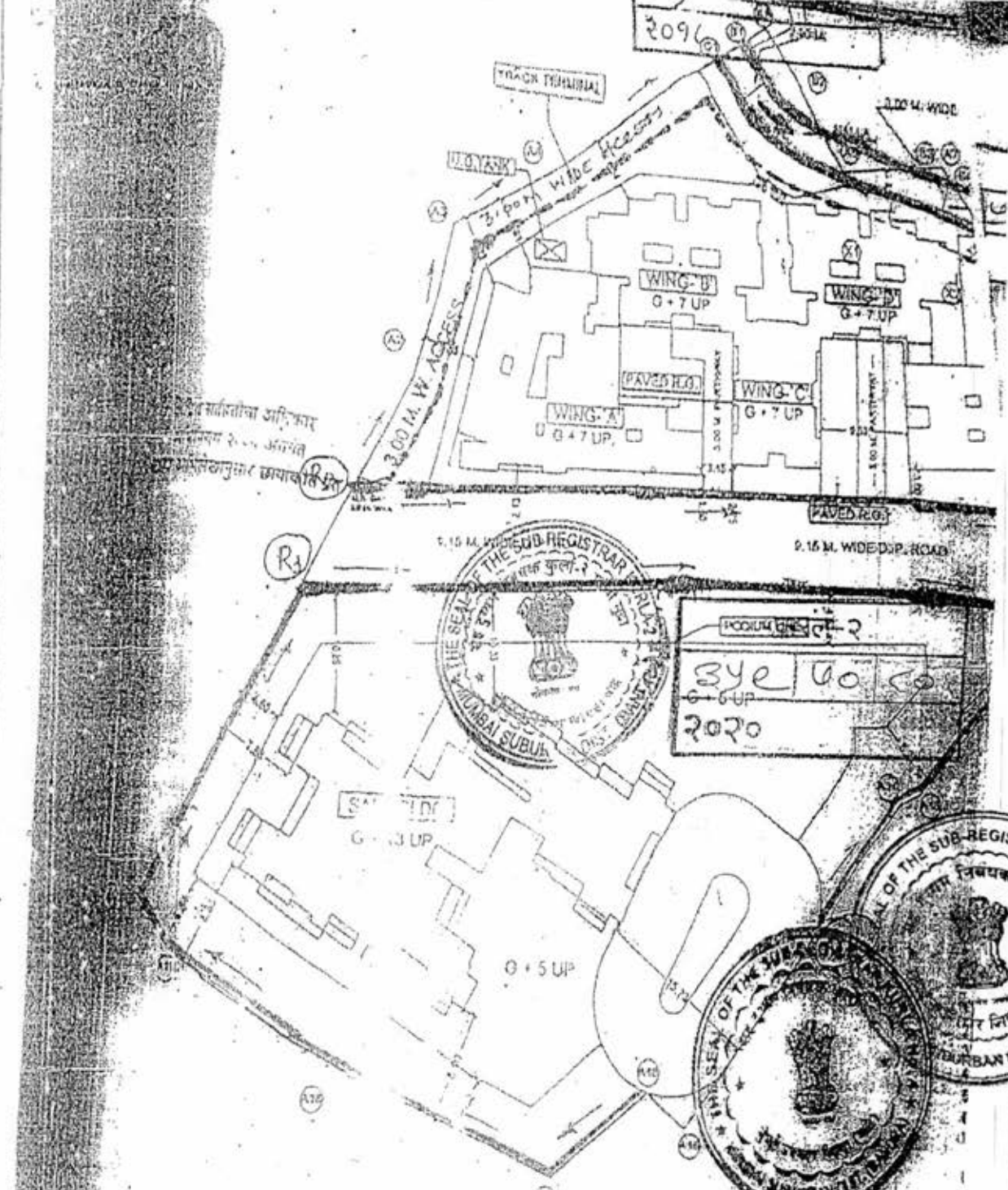


401-B Wing

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



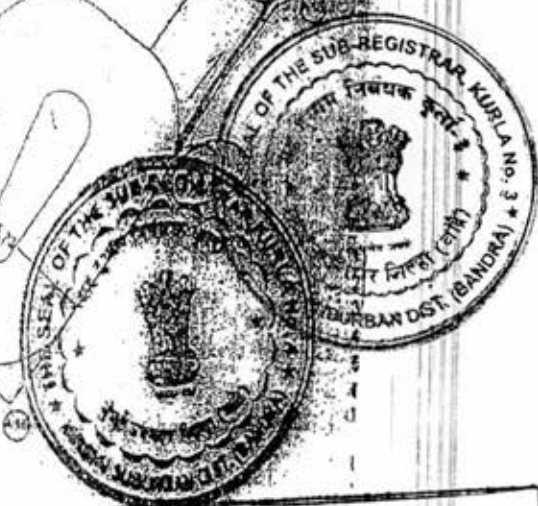
401-B Wing
 92467 42100
 2022



सर्वोच्च अधिकार
 सिद्धिविनायक अर्चना
 सर्वोच्चतम प्रमाणित



POOLUM GROUND-2
 3ye 60 60
 2020



BLOCK PLAN
 N

करल - ३
 २२५६८ ५३ ६०
 २०२१

FOR SHREE SIDDHIVINAYAK CONSTRUCTIONS CO.

 PARTNER

[Handwritten signature]

HARISHIN B. SHARMA
ADVOCATE & NOTARY
11, QJAS FLOOR, GROUND FLOOR,
NEAR RATION OFFICE, S. N. ROAD,
MULUND (W), MUMBAI - 400 080.
TEL: 2502 2502, 1000, 0220115848



26 DEC 2009



TRUE COPY NOT
CERTIFIED

2098
22223336
2098

400
300
200
100
00



2098
22223336
2098

[Faint handwritten text at the bottom of the page]

हमीपत्र

करल - ३

१३५६

५९

७०

२०२१

आम्ही

लिहून देणार :-

श्री. शिंदे विलासक वॉल्वराम शि

लिहून घेणार :-

अश्वीन भगोदरलाल श्यामपुत्र

या हमीपत्राद्वारे सह दृश्य निबंधक कुरला ३ यांना

हमी देतो की, सदर दस्तामध्ये नमूद भिळकतीसोबत कोणतेही

वाहनतळ (कार पार्किंग) यांची विक्री, हस्तांतरण होत ना

दिनांक :- २० / १० / २०२०

ठिकाण :-



लिहून देणार सही :-

[Signature]

लिहून घेणार सही :-

[Signature]



[Signature]

५२९ - २
९३५६८ / ५५ ७०
२०२१



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/154/T/STB/AP
Date: 20 Nov 2021

To
Shri G. S. Gokhale
A/O, Om Siddhi 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, 8, (pt), 10 (pt), of Village Mulund (W), B.R Road Mulund (W), Pandu SRA CHS

Ref: Your letter dtd. 28/08/2009

Gentlemen,



With reference to your above letter, I have to inform you that the Occupation 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 AEWV (T/W) and a certified copy of the same shall be submitted to this office.

[Handwritten signature]

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.

Note: This permission is issued without prejudice to action under section 305, 353A of BMC Act.

Yours faithfully,

[Signature]
 Executive Engineer
 Slum Rehabilitation Authority

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



21 NOV 2009
 ISSUED
 Sign: *[Signature]*

- By 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.

[Signature]
 Executive Engineer
 Slum Rehabilitation Authority

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

Received Three copy
[Signature]
 20/11/09

[Signature]

करल - ३
 १३५६८ ५९ ७०
 २०२१

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

स्थायी अकाउंट नंबर कार्ड
 Permanent Account Number Card

ABFFS3880P

नाम / Name
 SHREE SIDDHIVINAYAK
 CONSTRUCTION COMPANY

1005201

गठनांक / Date of Incorporation/Formation
 14/01/2001

स्थायी अकाउंट नंबर / PERMANENT ACCOUNT NUMBER
 AADPS0506J

नाम / NAME
 LAXMAN DHANJI SENGHANI

पिता का नाम / FATHER'S NAME
 DHANJI RATANSHI SENGHANI PATEL

जन्म तिथि / DATE OF BIRTH
 12-06-1950

हस्ताक्षर / SIGNATURE

आयकर निदेशक (प्रणाली)
 DIRECTOR OF INCOME TAX (SYSTEMS)



भारत सरकार
 Government of India

लखमण धान्जी सेंगानी
 Laxman Dhanji Senghani

जन्म वर्ष / Year of Birth: 1950

पुरुष / Male

6882 3487 7722

आधार - सामान्य माणसाचा अधिकार



[Handwritten signature]

करल - ३
१३५६८ ६० ७०
२०२१



भारतीय अद्वितीय पहचान प्राधिकरण
Unique Identification Authority of India

पत्ता S/O: धनजी सेंघानी, नीलकंठ
शॉपिंग सेंटर, रूम नं.८, कामा गल्ली,
नवरोजी लेन, मुंबई, घाटकोपर वेस्ट,
महाराष्ट्र, ४०००८६

Address: S/O: Dhanji Serghani,
Nilkanth Shopping Center, Room
No.8, Cama Galli, Navroji Lane,
Mumbai, Ghatkopar West,
Maharashtra, 400086

6882 3487 7722

1947
1800 309 1947

help@uidai.gov.in

www
www.uidai.gov.in



[Handwritten signature]



[Handwritten signature]

CHALLAN
MTR Form Number-6

करल - ३
९३७६६ ६६ ७०
२०२१

GRN	MH005508332202122E	BARCODE			Date	27/08/2021-15:15:53	Form ID	25
Department Inspector General Of Registration					Payer Details			
Stamp Duty					TAX ID / TAN (If Any)			
Type of Payment Registration Fee					PAN No.(If Applicable) BBGPP1917D			
Office Name KRL3_JT SUB REGISTRAR KURLA NO 3					Full Name ASHISH M PRAJAPAT			
Location MUMBAI					Flat/Block No. FLAT NO 401 4 TH FLOOR B WING			
Year 2021-2022 One Time					Premises/Building SHASTRI MARG B R ROAD MULUND			
Account Head Details			Amount In Rs.		Road/Street			
0030045501 Stamp Duty			300000.00		Area/Locality MUMBAI			
0030063301 Registration Fee			30000.00		Town/City/District			
					PIN 4 0 0 0 3 0			
Remarks (If Any)					PAN2=ABFFS3889P~SecondPartyName=MS SHREE SIDDHIVHAYAK			
					CONSTRUCTION CO-			
Total			3,30,000.00		Amount In Words Three Lakh Thirty Thousand Rupees Only			
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN	Ref. No.	69103332021082716368	2699340560
Cheque/DD No.					Bank Date	RBI Date	27/08/2021-15:16:49	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. : 98 10 1 130
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered.
 नॉट: यो चालन केवल सब रजिस्ट्रार कार्यालय में ही दस्तावेजों के पंजीकरण के लिए वैध है। अनपंजीकृत दस्तावेजों के पंजीकरण के लिए यह चालन वैध नहीं है।

Defacement Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-390-13568	0002640895202122	27/08/2021-17:41:57	IGR199	300000.00
2	(iS)-390-13568	0002640895202122	27/08/2021-17:41:57	IGR199	30000.00
Total Defacement Amount					3,30,000.00

Apoorva

Ashish

Apoorva

करल - ३		
१३५६८	६५	५०
२०२१		



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2608202111120	Receipt Date	27/08/2021
-----	---------------	--------------	------------

Received from ASHISH M PRAJAPAT, Mobile number 9821517993, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 13568 dated 27/08/2021 at the Sub Registrar office Joint S.R. Kurla 3 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	sbiipay	Payment Date	26/08/2021
Bank CIN	10004152021082609993	REF No.	202123838225065
Deface No	2608202111120D	Deface Date	27/08/2021

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



As per

करल - ३
१३५६८ ६८ ५०
२०२१

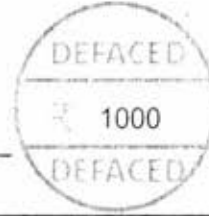


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 2708202109931 Receipt Date 27/08/2021

Received from ASHISH M PRAJAPAT, Mobile number 9821517993, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered on Document No. 13568 dated 27/08/2021 at the Sub Registrar office Joint S.R. Kurla 3 of the District Mumbai Sub-urban District.



Payment Details

Bank Name sbiepay Payment Date 27/08/2021
Bank CIN 10004152021082706931 REF No. 202123971402105
Deface No 2708202109931D Deface Date 27/08/2021

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



Signature

390/13568

शुक्रवार, 27 ऑगस्ट 2021 5:42 म.नं.

दस्त गोषवारा भाग-1

करल3

दम्न क्रमांक: 13568/2021

दम्न क्रमांक: करल3 /13568/2021

बाजार मूल्य: रु. 35,90,630/-

मोबदला: रु. 60,00,000/-

भरगेलें मुद्रांक शुल्क: रु.3,00,000/-

करल - ३

१३५६८ ६६ ७०
२०२१

द. नि. मद्र. द. नि. करल3 यांचे कार्यालयाने

पावती:14417

पावती दिनांक: 27/08/2021

अ. क्र. 13568 वर दि.27-08-2021

मादरकरणागने नाव: आशीष मनोहरलाल प्रजापत

रोजी 5:32 म.नं. वा. हजर केला.

नोंदणी फी रु. 30000.00

दम्न हाताळणी फी रु. 1400.00

पृष्ठांची संख्या: 70

Signature

दम्न हजर करणाऱ्याची मही:

एकूण: 31400.00

Signature

सह. दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)
दम्नाचा प्रकार: करारनामा

Signature

सह. दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)



मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या क्षेत्रात किंवा पुरातन असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत पिव्या ता.मंड (डोन) मध्ये नमुद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 27 / 08 / 2021 05 : 32 : 35 PM ची

शिक्का क्र. 2 27 / 08 / 2021 05 : 35 : 10 PM ची वेळ: (नि)

प्रतिज्ञापत्र

"सदर हस्ताक्षर हा नोंदणी कायदा १९०८ अंतर्गत असलेला सरपुतीसारखे नोंदणीस बाधले जाऊ शकते. वस्तातील मर्ण पत्रकुर निव्यायक व्यक्ती, साक्षीवार व सोबत जोडलेल्या कागदपत्रांची आणि "वस्तुपत्र" सध्या, वस्तु कायदेशीर बाबीसाठी खालील दस्त निव्यायक व कागदपत्रक हे संपूर्णपणे जबाबदार राहतील. तसेच सदर हस्ताक्षर वस्तुपत्रक राज्य शासन / केंद्र शासन यांचा कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही."

१) *Signature*
२) *Signature*
३) *Signature*

लिहून घेणारे
१) *Signature*
२) *Signature*
३) *Signature*

Signature

27/08/2021 6 23:49 PM

दस्त क्रमांक : करल 3/13568/2021

दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मेसर्स श्री सिद्धीविनायक कन्स्ट्रक्शन कन्फे पार्टनर लक्ष्मण धनजी पटेल पत्ता:प्लॉट नं: 508, माळा नं: 5वा मजला, इमारतीचे नाव: अट्नाटिक कमर्शियल टावर, ब्लॉक नं: आर वी मेहता मार्ग, रोड नं: घाटकोपर, महाराष्ट्र, MUMBAI. पिन नंबर:ABFFS3889P	लिहून देणार वय :-71 स्वाक्षरी:-		
2	नाव:आशीष मनोहरलाल प्रजापत पत्ता:प्लॉट नं: प्लॉट न 108, माळा नं: -, इमारतीचे नाव: किमन खगन मार्ग, ब्लॉक नं: नित्यानंद नगर, रोड नं: घाटकोपर, महाराष्ट्र, MUMBAI. पिन नंबर:BBGPP1917D	लिहून घेणार वय :-32 स्वाक्षरी:-		

बरील दस्तगवेज करून देणार तथाकथीत करारनामा चा दस्त गवेज करून दिल्याचे कदुल करतात.
शिक्का क्र.3 ची वेळ:27 / 08 / 2021 06 : 16 : 02 PM

ओळख:-

खानील इमम अमे निवेदीत करतात की ते दस्तगवेज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितान

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मनीन एम वखागीया वय:52 पत्ता:डॉ. दाम जि कम्पोउन्ड जवाहर रोड हनुमान मंदिर घाटकोपर पिन कोड:400077			
2	नाव:दक्षा मुधिर ठक्कर वय:53 पत्ता:ग/4 कोणाक दिन्क रोड मुन्ड पिन कोड:400080			

शिक्का क्र.4 ची वेळ:27 / 08 / 2021 06 : 16 : 59 PM

सह दुय्यम निबंधक

कुर्ला 3 (वर्ग-2)

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ASHISH M PRAJAPAT	eChallan	69103332021082716368	MH005508332202122E	300000.00	SD	0002640895202122	27/08/2021
2	ASHISH M PRAJAPAT	eChallan		MH005508332202122E	30000	RF	0002640895202122	27/08/2021
3		DHC		2608202111120	400	RF	2608202111120D	27/08/2021
4		DHC		2708202109931	1000	RF	2708202109931D	27/08/2021

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

1. Verify Scanned Document for correctness (with thumbnail (4 pages on a side) print)

2. Get print immediately after registration.



प्रमाणित करण्यात येते की या दस्तामधे
एकूण रक्कम (७०) पाने आहेत.
पुस्तक क्रमांक १/करल-३/१३५६/२०२१
क्रमांकधर नोंदला.

दिनांक: २७/०८/२०२१

एम. के. देवरे

सह दुय्यम निबंधक कुर्ला ३
मुंबई उपनगर जिल्हा.

13568 /2021

Handwritten signature

सर. दुयम निबंधक
कॉर्न-३ (बॉ-२)

Handwritten signature



मुद्रांक शुल्क आकारवाला निवडलेला अनुच्छेद :- (1) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मुद्रांकनासाठी विषयानुसार घेतलेला शुल्क :-

(14) शीट

(13) बाबतच्या मालकीपत्रासाठी नोंदणी शुल्क

30000

(12) बाबतच्या मालकीपत्रासाठी मुद्रांक शुल्क

300000

(11) अनुक्रमिक, खंड व पुढे

13568/2021

(10) रत्न नोंदणी केल्याचा दिनांक

27/08/2021

(9) रत्नपेपर करण दिव्याचा दिनांक

27/08/2021

ऑईल असल्यास, प्रतिवर्षीचे नाव व पत्ता

पत्र नं.-BBGPP1917D

किंवा दिव्याची न्यायालयीन किंवा न्यायमार्गी किंवा

(8) रत्नपेपर करण घेणा-या पत्रकारांचे व

किंवा दिव्याची न्यायालयीन किंवा न्यायमार्गी किंवा

(7) रत्नपेपर करण घेणा-या/किंवा किंवा

(6) आकारणी किंवा पुढी देण्यात आलेले वेळी.

(5) शीटकड

1) 25.09 शी.शीट

(असल्यास)

(4) मुद्रांक, नोंदणी व परतमांक

शे नमुद करावे

बाबतचेपत्रकार आकारणी देणे की पत्रकार

3590629.9

(2) शीटकर

6000000

(1) मूल्यामात्रा कर

करणासाठी

मागाचे नाव : मुद्रांक

Regn:63m

नोंदणी :

रत्न क्रमांक : 13568/2021

दुयम निबंधक : सर. दु.नि. कॉर्न 3

पृष्ठी क्र.2



27/08/2021

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ASHISH M PRAJAPAT	eChallan	69103332021082716368	MH005508332202122E	300000.00	SD	0002640895202122	27/08/2021
2	ASHISH M PRAJAPAT	eChallan		MH005508332202122E	30000	RF	0002640895202122	27/08/2021
3		DHC		2608202111120	400	RF	2608202111120D	27/08/2021
4		DHC		2708202109931	1000	RF	2708202109931D	27/08/2021

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



Prasad