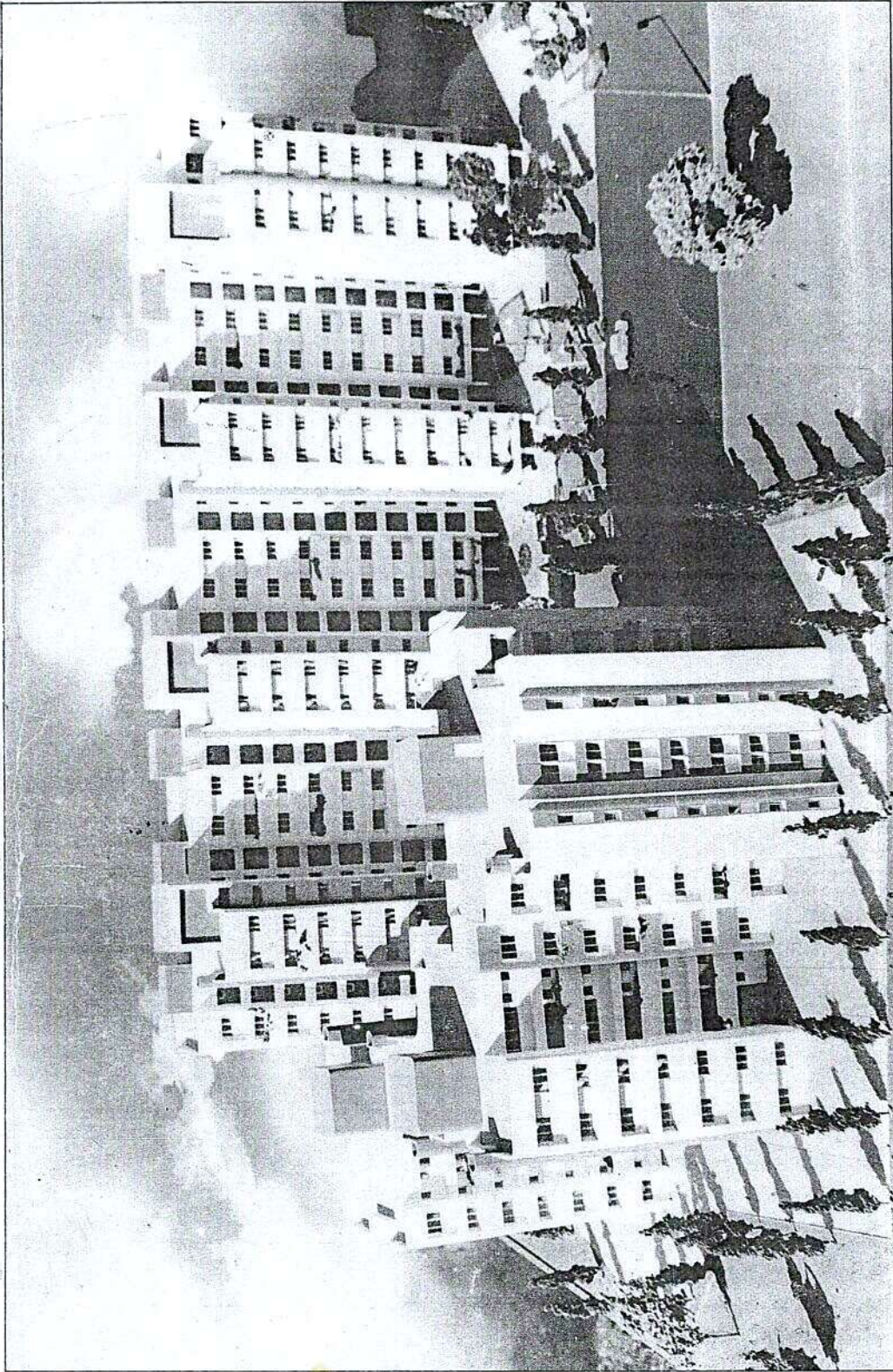


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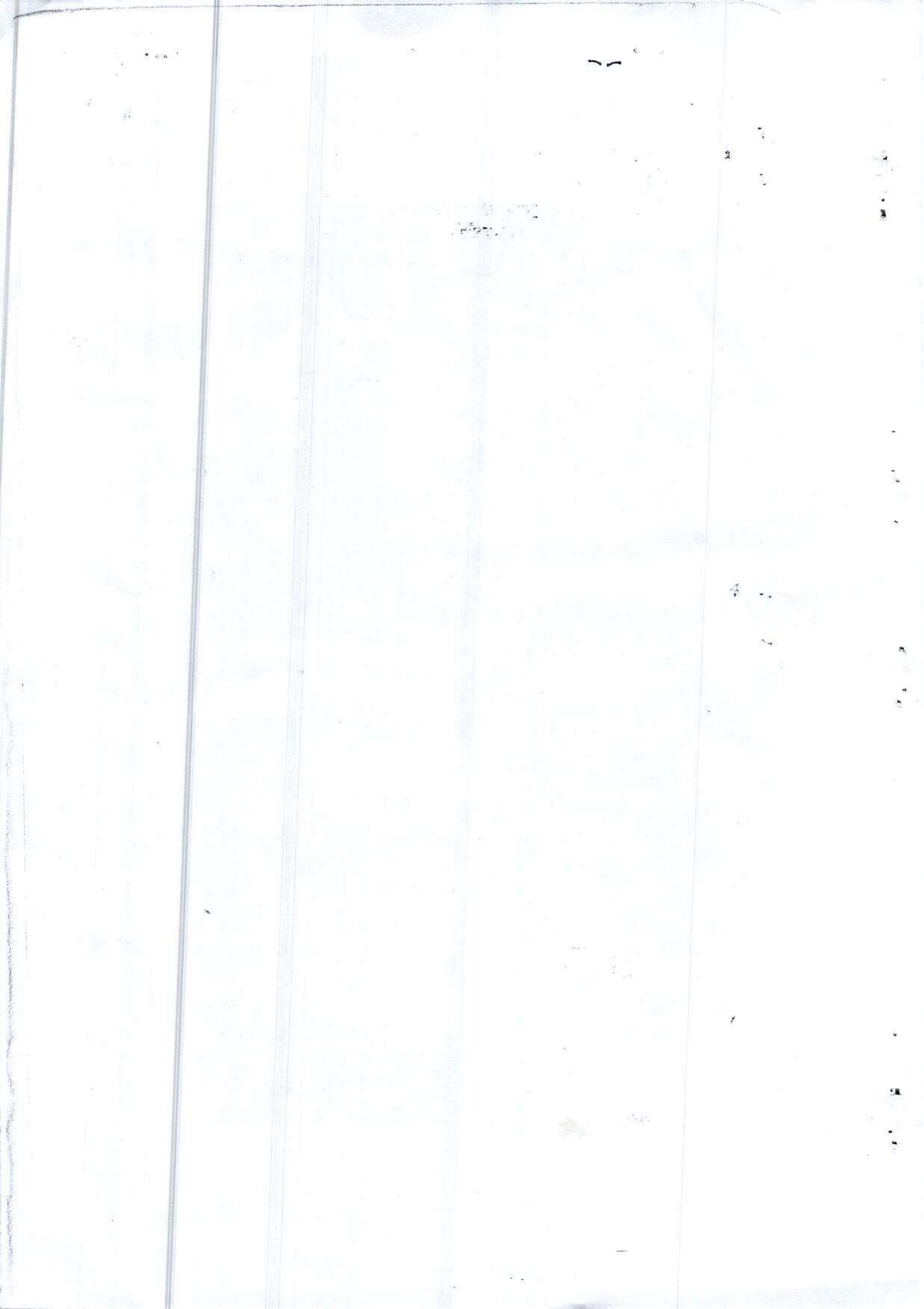
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AGREEMENT FOR SALE





CHALLAN
MTR Form Number-6



GRN	MH018236151202324U	BARCODE	[Barcode]		Date	27/03/2024-17:09:08	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Registration Fees Ordinary Collections IGR			TAX ID / TAN (If Any)				
Office Name	AOM_SBR AND ADM OFF MUMBAI CITY			PAN No.(If Applicable)				
Location	MUMBAI			Full Name	HANSABEN J SHETH			
Year	2023-2024 One Time			Flat/Block No.	346			
Account Head Details	Amount In Rs.			Premises/Building	520 sq ft			
0030063301	Registration Fee		3380.00	Road/Street				
				Area/Locality	Borivali West Mumbai			
				Town/City/District				
				PIN	4 0 0 0 9 2			
				Remarks (If Any)	PAN2=-PN=MS SUNDER CORPORATION- डी ब ब ज			
					[Stamp: डी ब ब ज, २८२, १८९]			
				Amount In	Three Thousand Three Hundred Eighty Rupees Only			
				Words				
Total	3380.00		3,380.00					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	00040572024032728698	CPADRBAAG8	
Cheque/DD No.				Bank Date	RBI Date	27/03/2024-00:00:00	28/03/2024	
Name of Bank				Bank-Branch	STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date	289 , 28/03/2024			



Department ID :

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

सदर चलान केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.

Mobile No. : 9323780626

Signature Not Verified

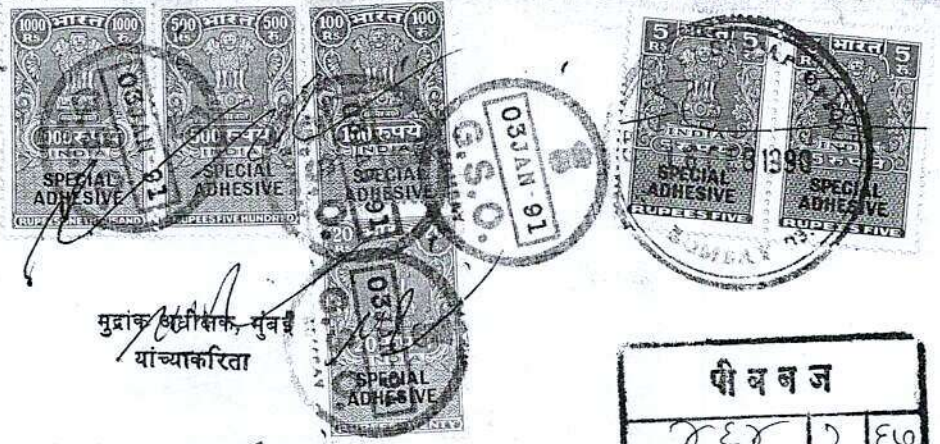
Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURY, MUMBAI 02
Date: 2024.04.16 15:45:26 IST
Reason: GRAS Secure Document
Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0000403715202425	16/04/2024-15:44:53	IGR180	3380.00
Total Defacement Amount					3,380.00

मुंबई मुद्रांक अधिनियम
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अंतर्गत उक्ता चलान
विरुद्ध (Deface)
करण्यास आली आहे.
16/04/24
सह जिल्हा निबंधक वर्ग-२
(अभिलेख) मुंबई शहर.





मुद्रांक अधीनस्थ, मुंबई
यांच्याकरिता

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श्री वृद्ध रक्षणीय
जोगेशरी
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हंसा जेन. व. रोड

बाकी राखण्याची गिळ्याः :-
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दुसरेम निबंधक, मुंबई

AGREEMENT FOR SALE



AN AGREEMENT made at Bombay this fourth day of January of One Thousand Nine Hundred Eighty Ninth one. BETWEEN **MESSRS. SUNDER CORPORATION**, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 and having its place of business at "SUNDER DHAM", Ambaug Lane, Poisar, Borivali (West), Bombay - 400 092 hereinafter called "the Builders" (which term so far as the text will admit will mean and include the partners for the time being of the said firm, the survivors or survivor of them, the heirs, executors and administrators of the last survivor and their his or her assigns) of the One Part AND Shri Smt. M/s. Hansaben Jagjivandas Sheth AND Shri Jagjivandas Bhagvandas Sheth of Bombay, Indian Inhabitant hereinafter referred to as "the Flat Holder/s" (which term so far as the context will admit will mean and include his/her/their/heirs, executors and administrators and permitted assigns) of the Other Part :

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WHEREAS:

1. Mulraj Khatau & Sons Private Limited (hereinafter referred to as "the Original Owners") are seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land or ground admeasuring 22,052 square metres or thereabouts according to 7/12 Extract and the area whereof is stated in property register cards as 18,444.98 square metres situate lying and being at S.V. Road, Borivali (West) and more particularly described in the First Schedule hereunder written (hereinafter referred to as "the said Larger Property").

2. By and Agreement for Sale dated the 12th day of December, 1973 and made between the Original Owners of the One Part and Messrs. Happy Home Builders and Land Developers a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 hereinafter referred to as "the said Happy Home" of the Other Part, the Original Owners agreed to sell to the said Happy Home and the said Happy Home agreed to purchase from the original Owners the said larger property more particularly described in the First Schedule thereunder written and in the Schedule hereunder written at the price and on the terms and conditions therein mentioned.

3. By a development Agreement dated 22nd day of December, 1978 and made between the said Happy Home of the One Part and Messrs M. K. and M. F. Builders a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 hereinafter referred to as "the said M. K. Builders" of the Other Part subject to the Scheme for Development of the said property being sanctioned by the Competent Authority appointed under the Urban Land (Ceiling & Regulation) Act, 1976



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the said Happy Home covenanted with the said M.K. Builders to permit the said M.K. Builders to enter upon the said Larger property more particularly described in the First Schedule hereunder written and develop the same on the terms and conditions therein contained and in accordance with the Scheme under the said Act being sanctioned.

4. By the said Agreement dated 22nd December, 1978 the said Happy Home also agreed to obtain a letter from the Original Owners permitting the said M.K. Builders to enter upon and take possession of the said larger property.

5. By a Supplemental Agreement dated 29th March, 1979 made between the Original Owners of the One Part and the said Happy Home of the Other Part on being put in vacant possession of the said larger property more particularly described in the First Schedule thereunder and in the First Schedule hereunder written and the Original Owners permitting the said Happy Home to develop the said larger property and deal with and dispose of the same as the beneficial owners thereof the said Happy Home paid to the Original Owners the full purchase price payable by the said Happy Home to the Original Owners under the hereinbefore recited Agreement for Sale dated the 12th day of December, 1973.

The Competent Authority appointed under the said Act has by His Order No.C/ULC/SEC-21/SR-III/30 dated the 1st March, 1980 granted sanction for development of a portion admeasuring about 6729 square metres more particularly described in the Second Schedule hereunder written (hereinafter referred to as "the said Property") forming part of the said Larger Property.

7. The said Happy Home have on 11th June, 1980 submitted to the Municipal Corporation of Greater Bombay plans



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for the proposed layout of Buildings on the said property.

8. Pursuant to the said Scheme being sanctioned by the Competent Authority appointed under the said Act, the said Happy Home had put the said M.K. Builders in possession of the said property more particularly described in the First Schedule hereunder written.
9. By an Agreement dated the 27th day of November, 1980 the said M.K. Builders have assigned to the Builders herein their right title and interest in the said Development Agreement dated 22nd December, 1978 and the Builders have taken over the same at the price and on the other terms and conditions therein mentioned.
10. The Builders have pursuant to the assignment of the development right, title and interest in the said Development Agreement dated 22nd December, 1978 have been put in possession of the said property and have been permitted to commence and start construction on the said property more particularly described in the Second Schedule hereunder written and to deal with and dispose off the residential flats and premises in the Buildings to be known as "SUNDER DHAM".
11. In response to the application made by the Builders the Commissioner Konkan Division and Competent Authority (ULC) Greater Bombay vide his Order dated 1st December, 1987 bearing No. C/ULC/SEC/21/SR-III-30 inter alia extended the time limit for commencing of the construction of the said property for a period of one year from the date of the said Order and also confirmed that all other conditions of the exemption order will remain operative.
12. By a Corrigendum dated 28th July, 1988 bearing reference No.6/ULC/SEC-21/SR-III-30 the Commissioner Konkan Division and Competent Authority (ULC) Greater Bombay

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inter alia intimated to the Builders herein about the change in the number and sizes of the tenaments.

13. Pursuant to the said Corrigendum dated 28th July, 1988 the Builders are allowed to retain the excess land for being utilised for the purpose of construction of 182 tenaments out of which 10E tenaments will be having plinth area upto 40 square metres and 74 tenaments will be having plinth area of 80 square metres.

14. The Municipal Corporation of Greater Bombay vide two I.O.D. No. CE/4697/BS-II/AR and No.CE/4698/BP(WS)/A both dated 29th April,1988 issued under section 346 of the Bombay Municipal Corporation Act inter alia intimated reasons of his approvals and subsequently revalidated the building commencement certificate. All the aforesaid documents are Annexed as Exhibit 'II' hereto.



15. The Superintendent of Land Records (SLR) has certified the correct are of the said property bearing C.T.S. No.436, 436/1 436/2, 436/3 and 436/4. All the aforesaid documents are Annexed as Exhibit "III" hereto.



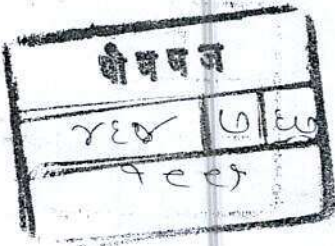
The Builders propose to construct on the said property a residential complex consisting of two buildings, One of ground floor and six upper floors of three wings viz. "A", "B", "C" and the other of a stilt and nine upper floors of four wings viz. "D", "E", "F" and "G" hereinafter referred to as "the said Buildings".

17. The Builders have entered into a standard agreement with a Architect registered with the Council of Architects and said Agreement is as per the Agreement prescribed by the Council of Architects.

18. The Builders have also appointed a structural Engineer for the preparation of structural design and drawings of the Buildings and the promoter and the Builders accept the professional supervision of the Architect and the

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Structural Engineer till the completion of the Building.

19. By virtue of diverse deeds and documents the Builders have exclusive right to develop the said property and to sell the flats (hereinafter referred to as "the flats" in the said Building) to be constructed by the Builders on the said property more particularly described in the Second Schedule hereunder written and to enter into Agreements with the purchasers of flats and to receive the sale price in respect thereof.
20. The Purchaser/s demanded from the Builders and the Builders have given inspection to the Purchaser/s all the documents of title relating to the said property and the said permission/No Objection Certificate under the ULC Act, the Development Agreement and the Building specifications prepared by the Builders' Architects M/s. Arch Unique and M/s. Dilip Sanghavi and Associates and such other documents as are specified under the Maharashtra Ownership Flats (Regulations of the Promotion of Construction Sale Management and Transfer) Act, 1963 hereinafter referred to as "the said Act and the Rules" thereunder.
21. Copies of the Certificates of Title issued by M/s. PANDYA GANDHI & CO., Advocates and Solicitors of the Builders, copies of property cards, 7/12 Extract and Revenue Records of Title to the said property in which the said flats are to be constructed and copies of plans and specifications of flats agreed to be purchased by the Purchaser/s, approved by the concerned local authority have been inspected by the Purchasers. A copy of Certificate of Title issued by M/s. Pandya Gandhi & Co., the Solicitors/Advocates is annexed as Exhibit "I" hereto.
22. While sanctioning the plans the Corporation has laid down certain terms and conditions, stipulations and restrictions which are to be observed and performed

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by the Builders while developing the said property and upon due observance and performance of which only the Completion and Occupation Certificate in respect of the said Building shall be granted by the concerned legal authority.

- 23. The Builders have commenced construction of the said building in accordance with the said plans.
- 24. The Purchaser/s has/have requested the Builders for allotment to the Purchaser/s of Flat No. 412 in the said building No. 1 & wing 'C.' proposed to be constructed.
- 25. The Purchaser/s has/have agreed to pay the balance price in respect of the said flat in the manner hereinafter appearing.
- 26. Under Section 4 of the said Act the Developers are required to execute a written agreement for Sale of the said flat to the Purchaser/s being these presents.

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



The Builders shall construct two residential buildings one of a ground floor and six upper floors of three wings viz. 'A', 'B' and 'C' and the Other of a stilt and nine upper floors of four wings viz. 'D', 'E', 'F' and 'G' on the said property more particularly described in the Second Schedule hereunder written in accordance with plans, designs, specifications and as per approval by the Municipal Corporation or Greater Bombay and which have been inspected and approved by the Purchaser/s with only such variations and modifications as the Builders should consider necessary or as may be required by the Corporation or other concerned authority to be made or any of them which the purchaser/s hereby irrevocably express and authorise the Developers to make such changes/modifications provided however such change/modification shall not adversely affect the interest of such purchaser/s.

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2. The Purchaser/s hereby agree/s to purchase from the Builders and the Builders agree to sell to the purchaser/s flat No. 412 on the 4th floor, of the C Wing of Building No. 1 of 520 sq. feet built up area (which is inclusive of balcony area if any) as shown in the floor plan thereof hereto annexed and marked Annexed as Exhibit "IV" for the price of Rs. 1,61,200/- (Rupees one lac, sixty-one thousand, two hundred only) which price includes the price for proportionate common area and facilities appurtenant to the said flat.

3. The Purchaser/s has/have paid a sum of Rs. 1,61,200/21- (Rupees one lac, sixty-one thousand, two hundred only) to the Builders as an earnest money towards the sale price of the said flat agreed to be sold by the Builders to the Purchaser/s (payment and receipt whereof the Builders) do hereby admit and acknowledge.

3(a) The Purchaser's hereby agree/sto pay to the Builders the balance amount of the Purchase price of Rs. - nil - 1- (Rupees _____ only) in the following manner:

- (i) Rs. _____ on completion of plinth;
- (ii) Rs. _____ on casting of the 1st slab;
- (iii) Rs. _____ on casting of the 2nd slab;
- (iv) Rs. _____ on casting of the 3rd slab;
- (v) Rs. _____ on casting of the 4th slab;
- (vi) Rs. _____ on casting of the 5th slab;
- (vii) Rs. _____ on casting of the 6th slab;
- (viii) Rs. _____ on casting of the 7th slab;
- (ix) Rs. _____ on casting of the 8th slab;
- (x) Rs. _____ on casting of the 9th slab;
- (xi) Rs. _____ on casting of the 10th slab;



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- (xii) Rs. _____ on completion of brick work.
- (xiii) Rs. _____ on completion of plaster;
- (xiv) Rs. _____ on completion of painting;
- (xv) Rs. _____ on handing over possession.

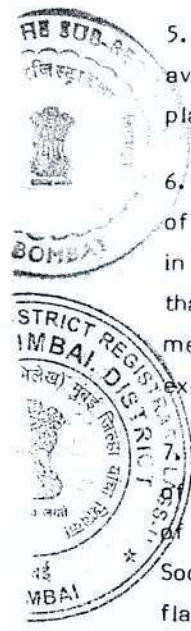
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4. The Builders hereby agreed to observe perform and comply with all the terms conditions stipulations and restrictions, if any, which may have been imposed by the concerned local authority as the time of sanctioning the said plans or thereafter and shall before handing over possession of the flat to the flat purchaser/s obtain from the concerned local authority occupation and/or completion certificates in respect of the flat.

5. The Builders hereby declare that the floor space index available in respect of the said land is as per IOD and sanctioned plans.

6. The Purchaser/s shall not have any right in respect of floor space index sanctioned by the Corporation/local authority in respect of the said property and any other floor space index that may be sanctioned in future and be utilised for the development of the said property till formation of the Society and execution of Conveyance.

7. The Builders agree that before handing over possession of the flat to the purchaser/s and in any event before execution of conveyance of the said property in favour of a Co-operative Society and/or corporate body to be formed by the Purchaser/s flats in the said building to be constructed (hereinafter referred to as "the said Society"), The Developers shall make full and true disclosure of the nature of the title to the said property as well as encumbrances if any including any right, title interest or claim of any party in or over the said property and shall as far as practicable ensure that the said property is free from all encumbrances and that the owners have absolute clear and marketable title to the said property so as to enable them to convey to the said property with absolute clear and marketable title on execution of conveyance.



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8. The Purchaser/s agree/s to pay to the Builders interest at 9% per annum on all the amounts which become due and payable by the Purchaser/s to the Builders under the terms of this agreement from the date the said amount is payable by the Purchaser/s to the Builders.

9. If the Purchaser/s commit default in payment on due date of any amount due and payable by the purchaser/s to the Builders under this Agreement (including his/her/their proportionate share of taxes levied upon by the concerned local authority (and other taxes) and/or the Purchaser/s committing breach of any of the terms and conditions herein contained the Builders shall be entitled to at their option to terminate this agreement PROVIDED ALWAYS that the power or termination hereinbefore contained shall not be exercised by the Builders unless and until the Builders shall have given 15 days prior notice in writing of their intention to terminate this agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the agreement and defaults shall have been made by the Purchaser in remedying such breach or breaches within a reasonable time after giving such notice PROVIDED FURTHER that upon termination of this Agreement as aforesaid the Builders shall refund the Purchaser/s the instalments of sale price of flat which may till then have been paid by the Purchaser/s to the Developers but the Builders shall not be liable to pay to the purchaser/s any interest on the amount so refunded and upon the termination of this agreement and a refund of the aforesaid amount by the Builders, the Builders shall be at liberty to dispose and sell the flat to such person and at such price the Developers may in their absolute discretion think fit.

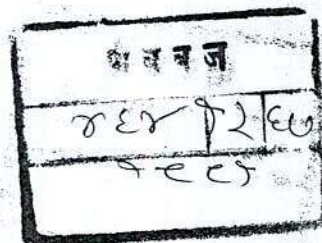


10. The fixtures, fittings and amenities to be provided by the Builders in the said building and the flats are those that are set out in Annexed as Exhibit "III" hereto.

11. The Builders shall give possession of flat to the Purchaser/s of the flats on or before 5th January 1991.....

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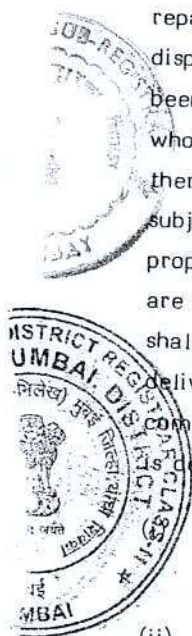


PROVIDED HOWEVER such possession, use and occupation shall be deemed to be a licence by the Society in favour of the Purchaser/s to enter upon for use and occupation of the said flat subject to payment of proportionate Municipal taxes and outstanding till the time the entire property is conveyed to the Society. If the Builders fail or neglect to give possession of flat as foresaid on account of reasons beyond their control by the aforesaid or dates described in Section 8 of the said Act then in such event the Builders shall be liable on demand to refund to the Purchaser/s the amounts already received by the Builders in respect of flat with simple interest at the rate of 9% per annum from the date the Builders receive the same till the date the amounts and interest thereon are repaid provided that by mutual consent it is agreed that the dispute whether the stipulations specified on Section 8 have been satisfied or not will be referred to the Competent Authority who will act as an Arbitrator. Till the entire amount of interest thereon is repaid by the Builders to the Purchaser/s they shall subject to prior encumbrances if any be a charge on the said property as well as construction of building in which the flat are situate or were to be situated PROVIDED THAT the Builders shall be entitled to reasonable extension of time for giving delivery of flat to the Society on the aforesaid date if the completion of the Building in which the flat is to be situated is delayed on account of.

non availability of cement, steel, other building material, water or electric supply;

- (ii) war civil commotion or act of God;
- (iii) any notice or order rule notification of the Government and/or other public or competent authority.

12. The Purchaser/s shall take possession of the flat as licences from the Society within 8 days of the Builders giving written notice to the purchaser/s intimating that the said flat is ready for use and occupation PROVIDED THAT if within a period of 3 years from the date of handing over flat to



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the Purchaser/s bring/s to the notice of the Builders any defect in the flat or building in which the flat or the building in which the flat is situated or the material used therein or any unauthorised change in the construction of the said building then whenever possible such defect or unauthorised changes shall be rectified by the Builders at their own cost and in case it is not possible to rectify such defects or unauthorised changes than the Purchaser/s shall be entitled to receive from the Builders reasonable compensation for such defect or change.

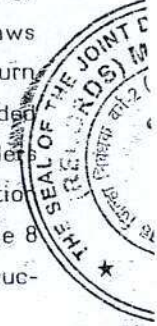
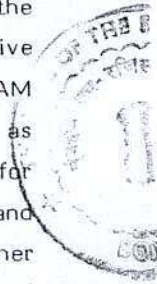
13. The Purchaser/s agree/s and undertakes to use the said flat in consonance with the Municipal Rules and Regulations and for no other purpose whatsoever.

14. The Purchaser/s along with other flat Purchaser/s in the building shall join in forming and registering a co-operative Society or a Limited Company to be known as SUNDERDHAM CO-OPERATIVE HOUSING SOCIETY LTD. or any other name as may be sanctioned by the registrar of Co-op. Societies and for which purpose the Purchaser/s shall from time to time sign and execute application for registraion and/or membership and other papers and documents necessary for formation and registration of the Society and for becoming a member including the bye-laws of the proposed Society duly filled in the signed and return to the Developers within 7 days of the same being forwarded by the Builders to the Purchaser/s so as to enable the Builders to register the organisation of the Purchaser/s under Section 10 of the said Act within the time limit prescribed by Rule 8 of the Maharashtra Ownership Flats (Regulation for the construction sale Management and Transfer) Rules, 1964.

15. No Objection shall be taken by the Purchaser/s if any changes or modifications are made in the approved bye-laws of the Memorandum and Articles of Association as may be required by the Registrar of Co-operative Societies or Registrar of Companies (in case of formation of a Limited Company as the case may be or any Competent Authority).

16. Commencing a week after notice in writing is given

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by the Builders to the Purchaser/s that flat is ready for use and occupation, the Purchaser/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the area of flat) of outgoings in respect of the said property namely local taxes, betterment charges, water charges, common electrical charges, insurance common light repairs, lift maintenance and salaries of clerks, bill collectors, Lift man, Chowkidars, Sweepers and all other expenses necessary and incidental to the management and maintenance of the said land and building/s until the Society/Limited Company is formed and the said Building/s transferred to it, the Purchaser/s shall pay to the Builders such proportionate share of outgoings as may be determined. The Purchaser/s further agrees/agree that till the Purchaser/s is/are determined, the Purchaser/s shall pay to the Builders provisional monthly contributions of Rs. २७०/२ /- per month towards the outgoings. The amounts so paid by the Purchaser/s to the Builders shall not carry any interest and remain with the Developers until a Conveyance is executed in favour of the Society or a Limited Company as aforesaid. Subject to the provisions of Section 6 of the said Act on such conveyance being executed the aforesaid deposits (less deductions provided for under this Agreement) shall be paid over by the Builders to the Society or Limited Company as the case may be. The Purchaser/s undertakes/undertake to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the १५th day of each and every month in advance and shall not withhold the same for any reason whatsoever.



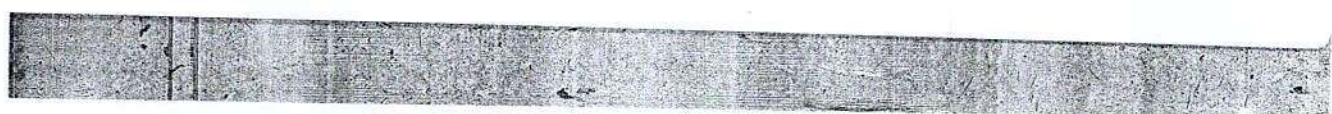
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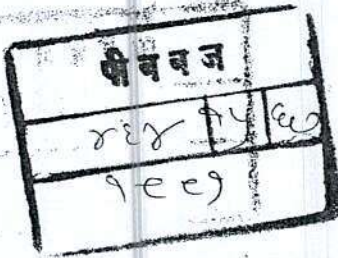
17. The Purchaser/s shall or before delivery of possession of the said flat deposit with the Builders the following amounts:

- (i) Rs. ५००/२ for legal charges, taxes, paid by the Builders to Collector, D.M.C. up to date;
- (ii) Rs. २६०/२ for share money, entrance fee of the Society or Limited Company;
- (HA) Rs. १०००/२ For balcony enclosure

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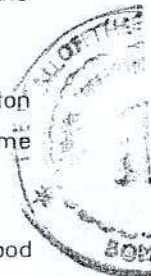


- (iii) Rs. 500/- charges or fee for formation and registration of the Society or Limited Company;
- (iv) Rs. 1,500/- for proportionate share of taxes and other charges for six months;
- (v) Rs. 1,000/- deposit towards electrical cable charges, electrical meter deposit, water prorata charges, water connection charges, water meter charges or deposit etc.

18. At the time of registration the Purchaser/s shall pay to the Builders the stamp duty and registration charges, payable, if any, by the said Society or Limited Company on the Conveyance of any document or instrument of transfer in respect of the said land and the building to be executed in favour of the Society or Limited Company.

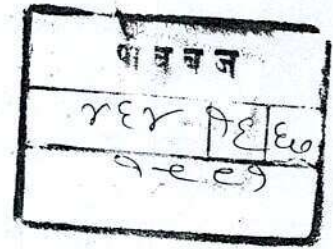
19. The Purchaser/s himself/herself/themselves with intention to bind all persons into whosoever hands the flat may come doth hereby covenant with the Builders as follows :-

- (a) To maintain the flat at purchaser/s own cost any good tenatable repair condition from the date of possession of the flat is taken and shall not do or suffered to be done anything in or to the building in which flat is situated, staircase or any passages which may be against the rules, regulations or bye-laws or concerned local or any other authority or change/alter or make addition in or to the building to which the flat is situated and the flat itself or any part thereof.
- (b) not to store in the flat any goods which are of hazardous, cumbustible or dangerous nature or so heavy as to damage the construction or structure of the building in which the flat is situated or storing of which goods is objected to by the concerned local authority or cause to be carried heavy packages whose upper floors which may damage or any other structure of the building in which the flat situated including entrances of the building in which the flat is situated and in case any damage is caused to the building



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in which the flat is situated or the flat on account of negligence or default of the flat purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach.

- (c) to carry at his own cost all internal repairs by the said flat purchaser/s and maintain the flat in the same condition, state and order in which it was delivered by the Builders to the Purchaser/s and shall not do or suffer to be done anything in or to the Building in which the flat is situated or the flat which may be Governed by the rules and regulations and bye-laws of the concerned local authority or other public authority and in the event of the purchaser/s committing any act in contravention of the above provisions, the purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

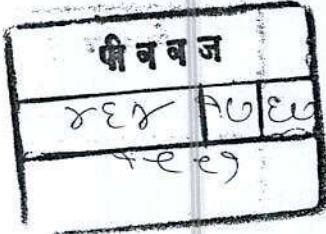
not to demolish or cause to be demolished the flat or any part thereof or at any times make or cause to be made any addition or alternation of whatever nature in or to the flat or any part thereof nor any alternation in the elevation and outside colour scheme of the building in which the flat is situated and shall not chiesel or in any other manner damages to coloums, beams, walls, slabs or R.C.C. pardis or other structural members in the flat without the prior written permission of the Builders and/or the Society or Limited Company.

not to do or permit to be done any act or thing which may render void or voidable any insurance of the said land and the building in which the flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

- (f) not to throw dirt, rubbish, rags, garbages, or other refuse or permit the same to be thrown from the said flat premises in the compound or any portion of the said land and the building in which the flat is situated.



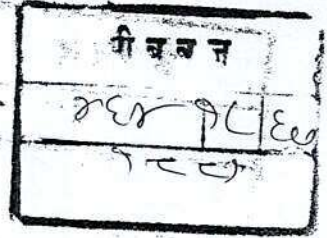
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- (g) pay to the builders within eight days of demand by the Builders his/her/their share of security deposit demanded by concerned local authority or Government for giving water, electricity or any other service connection to the Building in which the flat is situated.
- (h) to bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority on account of change of user of the flat by the Purchaser/s.
- (i) the purchaser/s shall not let, sub-let transfer assign or part with purchaser interest or benefit of flat or of this Agreement or part with possession of the flat until all the dues payable by the Purchaser/s to the Builders under this Agreement are fully paid up and only if the Purchaser/s had not been guilty of breach of or non observance of any of the terms and conditions of this agreement and until the flat purchaser/s has/have intimated in writing to the Builders and obtained the No Objection of the Builders in writing.
- (j) the Purchaser/s shall observe and perform all the Rules and Regulations which the Society or the Limited Company may adopt at its inception and the addition alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the flat therein and for the observance and the performance of the building rules, regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company regarding the occupation and use of the flat in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.



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(k) till the Conveyance of Building in which flat is situated is executed, purchaser/s shall permit the Builders and their surveyors and agents with or without workmen and others at all reasonable times to enter into and upon the said land and buildings or any part thereof to view and examine the state and condition thereof.

20. The Builders shall maintain a separate account in respect of sums received by the Builders from the Purchaser/s as advance or deposit, sums received on account of share capital for the formation of a Co-operative Society or a Limited Company or towards the outgoings, legal charges etc. and shall utilise the amounts only for the purposes for which they have been received.


21. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said or of the said plot and building or any part thereof. The Purchaser/s shall have no claim save and except in respect of the flat hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircase, terraces, recreation space, etc. will remain the property of the Developers until the said land and building is transferred to the society/Ltd. Co. as herein before mentioned.

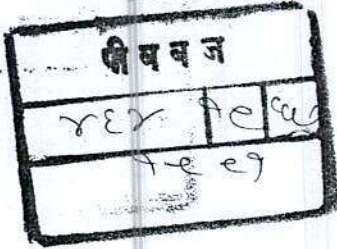


Any delay tolerated or indulgence shown by the Builders forcing the terms of the Agreement or any forbearance or giving of time to the Purchaser/s by the Builders shall not be construed as a waiver on the part of the Developers or any breach of non-compliance of any of the terms and conditions of this Agreement by the Purchaser/s nor shall the same in any manner prejudice the rights of the Builders.

23. The Purchaser/s shall present this Agreement as well as the Conveyance to the proper registration office for registration within the time limit prescribed by the Registration Act and the Builders will attend such Office on being informed by the person/s and admit execution thereof.

24. All notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s by Registered A.D. Post/Under Certi-

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ificate of Posting at his/her/their address specified below :

Plot No. 57, "JAY MAHAL" Jain Society
Block No. 23, 3rd floor
Sion, Bombay 400022

25. The Agreement shall always be subject to the provisions of the Maharashtra Apartment Ownership Act (Maharashtra Act XV of 1970) and the Rules made thereunder/the said Act.

THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of land situate lying and being at Poisar Village Borivali known as Rambaug Lane bearing Survey No.1, Hissa No.1 (Part) and Survey No.2 (Part) and bearing C.T.S. No.436, 436/1, 436/2, 436/3 and 436/4 containing by admeasurement 21,750 sq.yards or thereabouts i.e. 18192.37 sq. mtrs. in the Registration District and Sub-District of Bombay City and Bombay Suburban and bounded as follows : that is to say :

On or towards the EAST by Western Railways; On or towards the WEST by the proposed 44' Development Plan Road and Village Magathana; On or towards the NORTH by property bearing Survey No.2 (Part belonging to Agricultural and Automobile Industry) and On or towards the SOUTH by Village Poisar.

THE SECOND SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of non-agricultural land situate lying and being at Poisar Village, Borivali in the Registration Sub-District of Bandra and in the Registration Sub-District of Bombay City and Suburban and bearing C.T.S. Nos. 436, Hissa No.1 to 4 admeasuring about 6729 square metres and forming part of the larger property described in the First Schedule hereinabove mentioned.

On or towards the EAST by Western Railways; On or towards the WEST by 44' wide D.P. Road, proposed to be widening to 60' wide Road; On or towards the NORTH by 44' wide D.P. Road, 80' wide D.P. Road and by proposed Railway Reservation; On or towards the SOUTH by Village Poisar.



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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seals the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED) For SUNDER CORPORATION
 by the withinnamed "the Builders")
 MESSRS SUNDER CORPORATION,)

enlato
 Partner.

in the presence of)
)

SIGNED SEALED AND DELIVERED)
 by the withinnamed "the)
 Purchaser/s" SHRI/SMT./)

श्रीगणेशाय नमो
J. B. Shetty

Mrs. Hansaben J. Sheth and
Shri Jagjivandas B. Sheth)

Jagjivandas B. Sheth

in the presence of)
)



RECEIVED the sum of Rs. 1,61,200/-)
 (Rupees one lac, sixty-one thousand)
and two hundred only)



from the withinnamed Purchaser/s Shrit)
 Smt./Mrs. *Hansaben Jagjivandas Sheth*)
Shri Jagjivandas Bhagwandas Sheth)
 by Cash/Cheque/Pay Slip/Demand Draft)
 bearing No. 569943 & 569944 dated)
1st January '91 drawn on Oriental Bank)
Commerce, Borivali (West))

as earnest money or deposit in terms of)
 Clause of this Agreement pertaining to)
 payment schedule. This Agreement will)
 come into force and will be valid only)
 after the proceeds of the cheque-pay-slip/)
 demand draft are credited to our Account.)

Rs. 1,61,200/-

WE SAY RECEIVED For SUNDER CORPORATION

enlato
 Partner.

WITNESS :
J. V. Kapoor

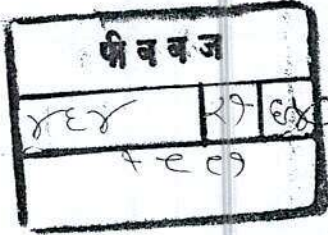


EXHIBIT "I"

Pandya Gandhi & Co.

ADVOCATES & SOLICITORS



ASHOK L. PANDYA
VINOD J. GANDHI
NAINA D. KAPADIA
ANJANA C. SHAH

ADOR HOUSE, GROUND FLOOR,
6, K. DUBHASH MARG, FORT,
BOMBAY 400 023.
TEL. : 2027670/2029978

Ref. No. VG/2173/88.

Date

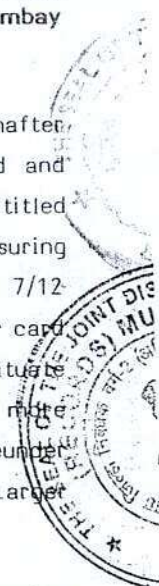
CERTIFICATE OF TITLE

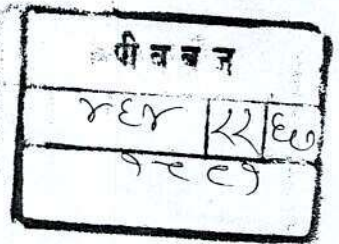
Re : - Mulraj Khatau and Sons Private Limited

and

Re: - Property bearing Survey No. 1, Hissa No. 1, and C. T. S. Nos. 436, 436/1, 436/2, 436/3 and 436/4 situate at Village Poisar, Borivli (West), in the Registration District and Sub-District of Bombay City and Bombay Suburban.

1. Mulraj Khatau and Sons Private Limited (hereinafter referred to as "the Original Owners") were seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land or ground admeasuring 18,057 square metres or thereabouts according to 7/12 Extract and 17575.10 Sq.mts. as per property register card together with the structures standing thereon situated lying and being at S.V. Road, Borivli (West), and more particularly described in the First Schedule hereunder written (hereinafter referred to as "the said Larger Property")
2. By an Agreement for Sale dated the 12th day of December 1973 and made between the original owners of the one part and Messrs. Happy Home Builders and Land Developers a Partnership Firm duly registered under the provisions of the Indian Partnership Act, 1932 hereinafter referred to as "the said Happy Home" of the other part, the original owners agreed to sell to the said Happy Home and the said Happy Home agreed to purchase from the original Owners the said larger property, at the price and on the terms and conditions therein mentioned.





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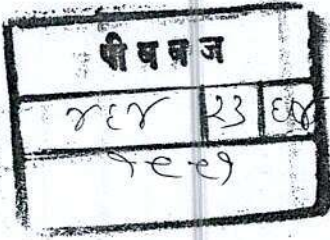
3. By a development Agreement dated the 22nd day of December, 1978 and made between the said Happy Home of the one part and Messrs. M. K. and M. F. Builders a Partnership Firm duly registered under the provisions of the Indian Partnership Act, 1932 (hereinafter referred to as "the said M. K. Builders") of the other part, the said Happy Home covenanted with the said M. K. Builders subject to the Scheme for Development of the said property being sanctioned by the Competent Authority appointed under the Urban Land (Ceiling and Regulation) Act, 1976 to permit the said M. K. Builders to enter upon the said larger property and develop the same on the terms and conditions therein contained, in accordance with the Scheme under the said Act being sanctioned.

4. By and under a Supplemental Agreement dated 29th March, 1979 made between the original owners of the one part and the said Happy Home of the other part the said Happy Home paid to the original owners the full purchase price against the original owners handing over and vacant possession of the said larger property permitting the said Happy Home to develop the said larger property and deal with and dispose of the same as the beneficial owners thereof.



5. The Competent Authority appointed under the said Act has by his Order No. C/ULC/SEC-21/SR-III/30 dated the 1st March, 1980 granted its sanction for development of the portion admeasuring about 6729 square meters the area now proposed to be developed is 5695.19 sq. meters more particularly described in the Second Schedule hereunder written (hereinafter referred to as "the said property") forming part of the said larger property.

6. The said Happy Home have on 11th June, 1980 submitted to the Municipal Corporation of Greater Bombay plans for the proposed layout of buildings on the said property.



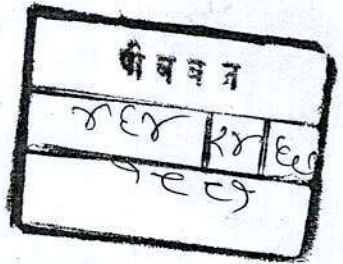
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7. Pursuant to the said Scheme being sanctioned by the Competent Authority appointed under the said Act, the said Happy Home put the said M. K. Builders in possession of the said larger property.
8. By an Agreement dated the 27th day of November, 1980 the said M. K. Builders assigned to Messrs. Sunder Corporation (hereinafter referred to as "the Builders") their right, title and interest in the said Development Agreement dated 22nd December, 1978 and the Builders have taken over the same at the price and on the other terms and conditions therein mentioned.
9. The Builders pursuant to the assignment of the development - right, title and interest under the said Development Agreement dated 22nd December 1978 have been permitted to commence and start construction on the said property more particularly described in the Second Schedule hereunder written and to deal with and dispose of the residential flats and premises.

We have had the searches taken in the records of the Sub-registrar at Thane from 1945 to 1949, those of the Sub-registrar at Bassein from 1948 to 1959, as well as the records of the Sub-Registry at Bandra and Bombay from 1955 upto September, 1988. We also have had the inspection taken of the 7/12 Extracts and relevant mutations in the Office of the Talati of Poisar and Kandivali and of property register cards in the Office of the City Survey Office at Jogeshwari.

On the perusal of the report of searches/inspection as aforesaid and on the perusal of the papers and writings we certify the title of Messrs. Mulraj Khatau and Sons Private Limited as - marketable free from encumbrances.





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THE FIRST SCHEDULE ABOVE REFERRED TO :-

All that piece or parcel of land situate lying and being at Poisar Village, Borivli, known as RAM BAUG bearing Survey No. 1, Hissa No. 1 (part) and Survey No. 2 (part), C. T. S. Nos. 436 and 438 of Poisar, containing by admeasurement 21,750 sq. yards, that is, 18,057 square meters or thereabout 17,575.10 square meters as per property register cards, in the Registration Sub-district of Bandra and in Registration Sub-District of Bombay City and Bombay Suburban and bounded as follows :-

On or towards the **EAST** by Western Railways; On or towards the **WEST** by a proposed 44' Development Plan Road and Village - Magathana, On or towards the **NORTH** by property bearing Survey No. 2 (part) belonging to Agricultural and Automobile Industry and On or towards the **SOUTH** by Village Poisar.



THE SECOND SCHEDULE ABOVE REFERRED TO :-



ALL THAT piece or parcel of non-agricultural land situate lying and being at Poisar Village, Borivli in the Registration Sub-District of Bandra and in the Registration Sub-District of Bombay City and Suburban and bearing C. T. S. Nos. 436 Hissa Nos. 1 to 4 admeasuring about 5695.19 square meters and forming part of the larger property described in the First Schedule hereinabove mentioned.

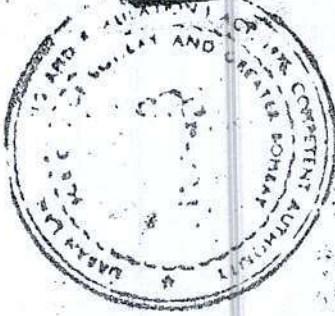
Dated this 4th day of October, 1988.

Messrs. PANDYA GANDHI & CO.

Sd/-
PARTNER

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EXHIBIT "II"



OFFICE OF THE
 ADDITIONAL COLLECTOR AND
 COMPETENT AUTHORITY
 (U.L.C.), GREATER BOMBAY
 New Administrative Building
 Opp. Mantralaya, Fort, Bombay 400 012.

No. C/U/LC/SEC-21/SR-III/30

Date: 1-3-1980

Read—

- (1) The Scheme approved by the Additional Collector and Competent Authority, Urban Land Ceiling, Greater Bombay.
- (2) The declaration filed by M/S.. Mulraj. Khatao. & Sons. Ltd.,
 under section 21(1) of the Urban Land (Ceiling and Regulation) Act, 1976.

DECLARATION UNDER SECTION 21(1) OF THE URBAN
 LAND (CEILING AND REGULATION) ACT, 1976

WHEREAS M/S.. Mulraj. Khatao. & Sons. Ltd.

 holds vacant land in excess of the Ceiling Limit in the Greater Bombay Urban
 Agglomeration, the details of which are given in the Annexure 1, hereto appended.

AND WHEREAS the said Persons/Company has applied to hold the said land
 in excess of the Ceiling Limit for undertaking construction of houses for weaker
 sections of the society through M/S.. Happy. Home. Builders.....

 under section 21(1) of the Urban Land (Ceiling and Regulation) Act, 1976;

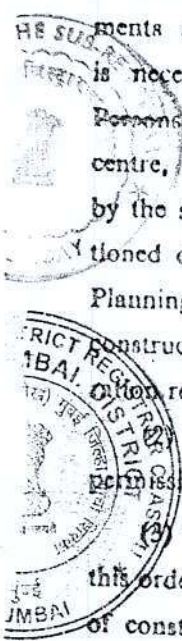
AND WHEREAS the Additional Collector and Competent Authority (U.L.C.),
 Greater Bombay is satisfied that having regard to the location of the land the
 purpose for, which the land is proposed to be used;

AND WHEREAS the Additional Collector and Competent Authority (U.L.C.),
 Greater Bombay, is satisfied that the scheme contained in this declaration for

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construction of houses for weaker sections of the society by
 M/S. ULTRAJ. KHATAO. & SONS. LTD.
 is in conformity with the scheme approved
 by the Additional Collector and Competent Authority (U.L.C.), Greater Bombay.

Now, THEREFORE, in exercise of the powers conferred by sub-section (1) of section 21 of the Act, after having recorded in writing the reasons, for making this Order, the Additional Collector and Competent Authority (U.L.C.), Greater Bombay, hereby allows the said ~~Persons~~/Company to continue to hold the vacant land in excess of the Ceiling Limit, for construction of houses for weaker sections of the society through M/S. Happy Home Builders as specified in Annexure I, subject to the following terms and conditions:—

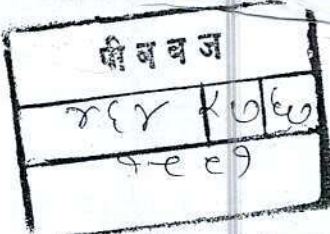


(1) Any construction of the tenements for weaker section of the Society under the scheme by the said ~~Persons~~/Company shall necessarily be in accordance with the prevailing Municipal Regulations, Town Planning requirements and such other statutory regulations. In case land development is necessary before construction, it shall be carried out by the said ~~Persons~~/Company at its own cost. The vacant plots for school, shopping centre, dispensary, recreation ground, etc. shall be provided in the layout by the said ~~Persons~~/Company if such reservations are required as per sanctioned development plan of 'R' Ward of Greater Bombay and Town Planning Regulations. Internal roads as provided in the layout shall be constructed by the said ~~Persons~~/Company as per Bombay Municipal Corporation regulations.

The said ~~Persons~~/Company shall utilize at least 70 per cent of the permissible built-up area as per density regulations under this Scheme.

(2) The land allowed to be retained in excess of the Ceiling Limits under this order shall be fully utilized by the said ~~Persons~~/Company for the purpose of construction of 114 tenements out of which 60 tenements having plinth area up to 40 sq. metres and 54 tenements having plinth area up to 80 sq. metres, on S. No.1/1, 2 part of CTS. Nos. 436 & 438 village, taluka Poisar, Borivali as shown in Annexure I.

(4) The said ~~Persons~~/Company on receipt of exemption shall commence construction within a period of one year and shall complete the project within a period of five years.



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(5) The said ~~Persons~~/Company shall reserve 10 per cent of the dwelling units for sale to the allottees nominated by the Government of Maharashtra, as specified below:—

i.e. Six Tenements of upto 40-00 sq.mt. and 5 Tenements of upto 80-00 sq.mt. on 1st, 2nd, & 3rd floor proportionately total 11 Tenements.

(6) In the case of dwelling unit sold or otherwise transferred its resale or transfer shall not be permitted for a period of five years from the date of completion of dwelling units.

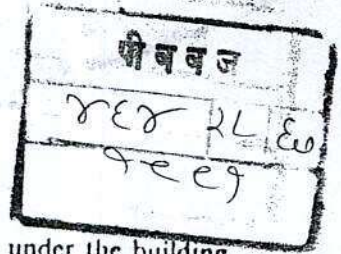
(7) The said ~~Persons~~/Company shall not sell or otherwise transfer the dwelling units to a person if ^{they} he or any member of the family also owns dwelling unit in the same Urban Agglomeration and ^{they} he shall obtain from the intending purchasers of dwelling units an affidavit to this effect.

(8) The said ~~Persons~~/Company shall make a statement on the basis of outright purchase and in such case the selling price shall be as below:—

Schedule 'A'

Type of Tenement	Area in sq.mt.	No. of Category Tenements	Selling price	
			Per sq. metre	Per sq. foot
upto 40-00		60	Rs. 960-25	or Rs. 89-24
upto 80-00		54	Rs. 960-25	or Rs. 89-24
Total		114		





(9) The said ~~Persons~~/Company shall convey the land under the building and land to be kept open as per building regulations, Development Control Rules of Greater Bombay Municipal Corporation to the buyers of the tenements, as and when they form Co-operative Housing Society.

(10) The said ~~Persons~~/Company shall transfer only tenements constructed under this scheme or building along with the land appurtenant and vacant land to the extent necessary to be kept unbuilt as per the Municipal Regulations, D. C. Rules of B. M. C. and other statutory requirements. If in the layout for the scheme the Bombay Municipal Corporation has stipulated certain reservations for various public amenities such land as well as the internal roads for the layout, shall be transferred by the said ~~Persons~~/Company to the B. M. C. without charging any consideration. Internal roads shall be brought up to the standard laid down by the B. M. C. before they are transferred.

(11) The entire construction programme shall be regulated by the Maharashtra Ownership Flats (Regulations of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 or by the Maharashtra State Co-operative Societies Act, 1960, if the said ~~Persons~~/Company collects advances to finance the scheme from the prospective occupants.

(12) In case of non-residential use if permissible as per Municipal Regulations, only ground floor of the plinth area of the building shall be used by the said ~~Persons~~/Company for non-residential use. The area to be used for such non-residential use by the said ~~Persons~~/Company shall not exceed half of the total built-up area on the ground floor. The non-residential use shall be permitted if full F. S. I. of the land is proposed to be utilised by the said ~~Persons~~/Company or otherwise the area permitted for non-residential use shall be proportionately reduced. The ~~Persons~~/Company shall start the construction for non-residential use on completion of tenements for residential use. The disposal of non-residential premises including shops shall be done by the said ~~Persons~~/Company as per the terms and conditions to be prescribed by the State Government.

(13) The area required to be kept open according to the D. C. Rules, building regulations of Bombay Municipal Corporation, Town Planning Rules and other statutory regulations shall always be kept open. This part

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of the land shall not be used for any construction whatsoever, even if there is a change in F. S. I. in future permitting additional construction.

(14) The said ~~Person~~/Company shall submit necessary returns from time to time to be prescribed by the State Government in order to indicate the progress of the work done by it.

(15) If only a part of land is utilized by the said ~~Persons~~/Company and a part remains vacant at the end of five years or the buildings are at incomplete stage at the end of five years, the exemption for the part which remains vacant or where the buildings are incomplete for the land under such incomplete buildings and the land appurtenant thereto shall be deemed to have been withdrawn and such vacant lands and land with structures and land appurtenant shall be acquired as per Chapter III of the Urban Land (Ceiling and Regulation) Act, 1976.

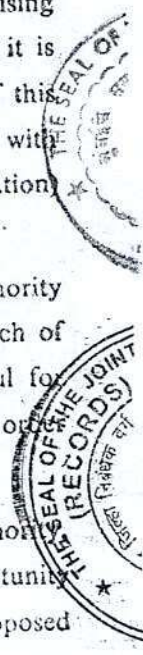
(16) In case the said ~~Persons~~/Company fails to complete the Housing Scheme and give possession to the intending purchasers, to the extent it is not complied within the period of five years from the date of passing of this order, the exemption shall be deemed to be withdrawn and the land with structure shall be acquired under the Urban Land (Ceiling and Regulation) Act, 1976 as if it were vacant land.

(17) If at any time the Additional Collector and Competent Authority (Urban Land Ceiling), Greater Bombay, is satisfied that there is breach of any of the conditions mentioned in this Order, it shall be lawful for the Competent Authority, Urban Land Ceiling, Greater Bombay by order to withdraw the Order from the date specified in the Order:

Provided that before making any such order the Competent Authority, Urban Land Ceiling, Greater Bombay, shall give reasonable opportunity to the ~~Persons~~/Company of making representation against the proposed withdrawal.

(18) When Order is withdrawn or is deemed to be withdrawn under these conditions the provision of the Chapter III of the said Act shall apply to the land as if the land had not been allowed to be retained in excess of the Ceiling Limit under this Order.

(19) It shall be lawful for the Competent Authority, Urban Land Ceiling, Greater Bombay or any person specially authorised by the Competent



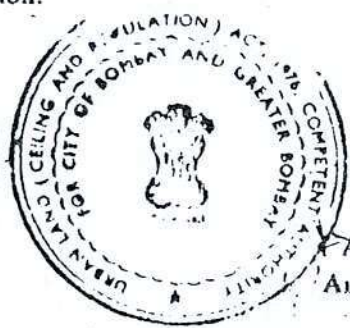
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Authority, Urban Land Ceiling, Greater Bombay, in this behalf to enter on the land so allowed to be retained for the purpose of construction of dwelling unit for the weaker sections of the Society, to inspect and check development and material and construction work; to call for and inspect and check the books of accounts of development, construction and disposal of tenements, etc.

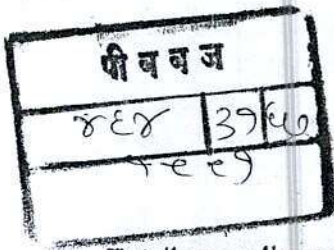
(20) The holders shall advertise within six months of getting permission from the Competent Authority in any scheme in the local Newspapers, giving full details of the scheme including area and final selling prices for tenements (for plinth and carpet area) specifications, locations, terms and conditions of allotment of tenements, etc., and shall send copies of the same advertisement to the Competent Authority, Urban Land Ceiling, Greater Bombay within one week from the date of publication of the advertisements.



(21) The holder shall hand over the possession of the Land which is affected by the reservation for Market & Service Industries in the Development plans of 'R' ward free of cost and encumbrances to the Bombay Municipal Corporation.



a/s. of
Additional Collector and Competent Authority (U. L. C.), Greater Bombay.



ANNEXURE I

Details regarding applicant and the vacant land possessed by.....
 M/S...Mulraj.Khatao & Sons..Ltd.....
 for which the exemption is sought under section 21 of the Urban Land (C. and R.)
 Act, 1976. :

(1) Name and Address of the Persons/Company holding the land. M/S Mulraj Khatao & Sons Ltd.,
 C/O M/S Arch Unique,
 15, Alli Chambers, 1st floor,
 Tamarind Lane, Fort, Bombay: 400 021

(2) Status of the Application .. Company

(3) No. and date of Application .. C/ULC/Sec-21/SR- III/30

(4) Name of Urban Agglomeration Greater Bombay Urban Agglomeration
 in which the land for which the exemption is sought.

(5) Declaration of property for Vacant land.
 which exemption is sought.

(a) District, Taluka, Village, Gr. Bombay : Borivali : Poisar.
 Survey Nos. S.No. 1 H.No.1, CTS.Nos.436 & 438

(b) Total area of the land in 14805 - 70 sq. mt.
 sq. metres.

Less—Area under D. P. Road 412 - 05 sq. mt.

Area under Internal Road .. 995 - 85 sq. mt.

Area under set back .. NIL

Area under 15 per cent garden. 1009 - 36 sq. mt.

Area under D. P. reservation for Service Industry -- 3439 - 00 sq. mt.

Area under D. P. reservation for Market 4225 - 61 sq. mt.

(c) Total area in excess of ceiling limit allowed to be retained with the holder. 6,29 - 04 sq. mt.



- (b) (a) Total No. of tenements proposed.
- (b) No. of tenements not exceeding 40 sq. metres of plinth area.
- (c) No. of tenements not exceeding 80 sq. metres of plinth area.
- (d) 10 per cent of each category of tenements are to be reserved for Government nominees proportionately on the 1st, 2nd and/or 3rd floor (See para. 5 of this order).

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[Signature]
Additional Collector and Competent Authority (U.L.C.), Greater Bombay.



Note submitted to the Secretary to Government, General Administration Department, Mantralaya.

Copy forwarded with compliments to Deputy City Engineer, Development Planning, Bombay Municipal Corporation for information with one set of scheme.

Separate note to 6(1) branch for information and necessary action Reference C/ULC/6(i)-SR. XE/993

Applicant	M/S Milraj Khatao & Sons Ltd.,
Developer	C/O Arch Unique 15, All 1 Chambers, 1st floor, Tamarind Lane, Fort, Bombay:- 400 023.
Copy to Select File	M/S Happy Home Builders, C/O 15, All 1 Chambers, Tamarind Lane, Fort, Bombay:- 400 001



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NO.C/ULC/SEC.21/SR-III-30.

Commissioner's Office Konkan Da
Old Secretariate (Annexe)
1st floor, Fort, Bombay-400 032.

Dated:- 28 JUL 1988

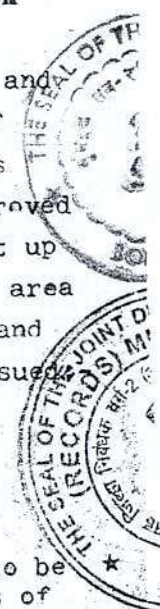
READ:

- (1) Additional Collector & Competent Authority (ULC), Greater Bombay's order NC.C/ULC/SEC.21/SR-III-30, dated 29-2-1980 granting exemption u/s 21 for the land bearing S.NO.1, H.NO.1, S.NO.2(pt), CTS NOS. 436 and 438 of village Poisar, Tal. Borivli in B.S.D. in favour of M/S Mulraj Khatae & Sons Ltd., Bombay.
- (2) This office corrigendum dated 6-8-1985.
- (3) Application dated 11-7-83 from M/S Sunder Corporation, the Developers.

As per this office corrigendum referred at Sr.No. 2 above the Developer of the land M/S Sunder Corporation were permitted to construct 196 tenements on the land comprised in S.NO.1 H.NO.1 and S.NO.2(pt) CTS NOS. 436 and 438 of village Poisar, Taluka Borivli. The Developer of the land vide his letter referred at Sr.NO. 3 above has informed that the Bombay Municipal Corporation has approved 182 tenements out of which 108 tenements having built up area upto 40 sq.mtrs. and 74 tenements having built up area upto 80 sq.mtrs. Since there is change in the number and sizes of the tenements the following corrigendum is issued:

! C O R R I G E N D U M :

<u>ITEM</u>	<u>READ</u>	<u>FOR</u>
Page No.2 Condition No.3.	The land allowed to be retained in excess of the ceiling limits under this order shall be fully utilised by the said company for the purpose of construction of 182 tenements out of which 108 tenements having plinth area upto 40 sq.mtrs. and 74 tenements having plinth area upto 80 sq.mtrs.	The land allowed to be retained in excess of the ceiling limits under this order shall be fully utilised by the said company for the purpose of construction of 196 tenements out of which 98 tenements having plinth area upto 40 sq.mtrs. and 98 tenements having plinth area upto 80 sq.mtrs.



ITEM

READ

FOR

Page No.3
Condition
No.5

The said company shall reserve 10% of dwelling units for sell to the allottees nominated by the Government of Maharashtra i.e. 10 tenements having plinth area of 39.9 sq.mtrs. and 8 tenements having plinth area of 64.50 sq.mtrs proportionately on every floor of each building.

The said company shall reserve 10% of dwelling units for sell to the allottees nominated by the Government of Maharashtra i.e. 10 tenements upto 40 sq.mtrs. and 10 tenements upto 80 sq.mtrs. on 1st, 2nd and 3rd floor proportionately.

Handwritten notes and stamps in a box, including '288 30 E0' and '288'.

Total No.of tenements-18.

Page No.3
Condition
No.8
Schedule 'A'

Area (in sq.mtrs.)	Category No.of tenements	Area (in sq.mtrs.)	Category No.of tenements
Upto 40 sq.mtrs.	108	Upto 40 sq.mtrs.	98
Upto 80 sq.mtrs.	74	Upto 80 sq.mtrs.	98
Total tenements	182		196

Annexure-I

6(a) Total No. of tenements proposed.	182	196
(b) No. of tenements not exceeding 40 sq.mtrs. of plinth area.	108	98
(c) No. of tenements not exceeding 80 sq.mtrs. of plinth area.	74	98
(d) 10% of each category of tenements are to be reserved for Govt. nominees proportionately on the 1st, 2nd and/or 3rd floor. (see para 5 of this order).	18	--

All other conditions of the exemption order will remain unchanged.



R.B. Budhiraja

(R.B. Budhiraja)
Commissioner, Konkarn Division &
Competent Authority (ULC),
Greater Bombay

Copy forwarded with complimentsto:
The Deputy City Engineer (D.P.) Gr. Bombay Municipal Corporation
for information.

Copy submitted to Government, Housing & Special Assistance
Department, Mantralaya, Bombay.

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Copy to :

M/S Sunder Corporation
the Developers,
302, Neelam Industrial Estate,
Shantilal Modi Cross Road No.2
Iraniwadi, Kandivli (west),
Bombay-400 067.

Copy to select file.



Office of the Ex. Engr. Bldg. Prop. (V) P & B
Sr. Ambedkar Market, Kaulivli (W) Bombay-67
BMPP-3006 81-47,000 Forms.

Form 346
88

In replying please quote No.
and date of this letter.

This L.O.D./C.C. is based Subject
to the provisions of Urban Land
(Ceiling and Regulation) Act 1976
EC/48

This Cancels Approval
of the previous Plans
mentioned under No.

Intimation of Disapproval under Section 346 of the Bombay
Municipal Corporation Act, as amended up to date.

No. E.B./CE/4698 /BS(WB)/AR of 198 -198

GE 1698 S. (A.S.) A. B.
Dated 12-3-88

MEMORANDUM

To.

M/S. Mulraj Khatao & Sons. Ltd.

With reference to your Notice, letter No. dated 10-3-88 and delivered on

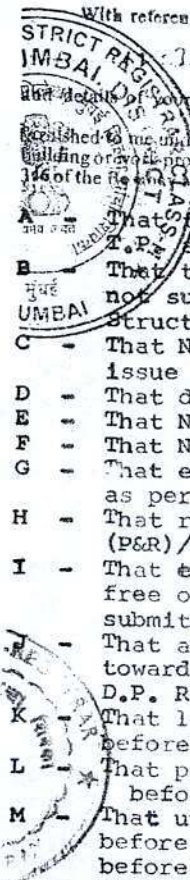
and the Plans, Sections, Specifications and Description and further particulars
of your building at C.T.S. No. 436 & 436 1 to 4, village Poisar,
Taluka Borivali.
I have to inform you that I cannot approve of the
building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section
346 of the Bombay Municipal Corporation Act, as amended up to date, my disapproval thereof by reasons :-

- A - That the Commencement Certificate u/s 69(1) (a) of the M. R. & T.P. Act will not be obtained before starting the work.
- B - That the structural design & calculation for the prop. work will not be submitted before C.C. & completion certificate from Lic. Struct. Engr. will not be submitted before submitting B.C.C.
- C - That N.O.C. from A. A. & C. (R/N) will not be submitted before issue of C.C.
- D - That drainage proposal will not be got approved before C.C.
- E - That N.O.C. from H.E. will not be obtained before issue of C.C.
- F - That N. A. permission will not be submitted before C.C.
- G - That ex. structures will not be demolished before commencing work as per undertaking already submitted.
- H - That regular line will not be got demarcated through A.E. Survey (P&R)/E. L. D.P./E.E.T. & c. before C.C.
- I - That the setback land will not be handed over free of cost and free of encroachment to W. O. R/N ward as per undertaking submitted.
- J - That amount of Rs. 600/- will not be paid before issue of C.C. towards charges for preparing conveyance of handing over land in D.P. Road.
- K - That layout/subdivision/amalgamation will not be got approved before issue of C.C.
- L - That proper sanitary arrangement for workers will not be provided before C.C.
- M - That undertaking on Rs. 10/- stamp paper will not be submitted before issue of C.C. to effect that B.C.C. will not be submitted before date of availability is confirmed from H.E.'s Deptt.
- N - That regd. undertaking alongwith 4 true copies thereof on Rs.10/- stamp paper for not subdividing plot/tenement/shop in future will not be submitted before issue of C.C.
- O - That regd. undertaking alongwith 4 true copies thereof on Rs.10/- stamp paper for not demanding concession in openspaces for future development will not be submitted before issue of C.C.
- P - That regd. undertaking alongwith 4 true copies thereof on Rs.10/- stamp paper for not demanding compensation for shifting/demolishing the work carried out in compulsory open space will not be submitted before C.C.
- Q - That the regd. undertaking alongwith 4 true copies thereof on Rs. 10/- stamp paper for handing over setback land free of cost and free of encroachment to the Corpn. will not be submitted before C.C.
- R - That the necessary regd. undertaking for the formation of Co-Op. Hsg. Society will not be submitted before C.C. and society will not be registered before submission of B.C.C.
- S - That N.O.C. from Civil Aviation will not be submitted before issue of C.C./before proceeding with work beyond 22' height.
- T - That N.O.C. from C.F.O. will not be obtained before issue of C.C.
- U - That phased programme for work will not be submitted and got approved before C.C.

Bombay

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() That proper gutters and down pipes are not intended to be put to prevent water dropping from the eaves of the roof on the public street.

() That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the day of 198 , but not so as to contravene any of the provisions of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

Your attention is drawn to the Special Instructions and Notes accompanying this Intimation of Disapproval.

Executive Engineer, Building Proposals,
Zone. Wards

SPECIAL INSTRUCTIONS

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS YOUR PROPERTY

(2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Bombay has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

(3) Under Byelaw, No. 8 of the Commissioner has fixed the following levels:—

"Every person who shall erect a new domestic building shall cause the same to be built so that every part of the plinth shall be—

"(a) Not less than 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which the rain from such building can be connected with the sewer then existing or thereafter to be laid in such street."

"(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (160 cms.) of such building."

"(c) Not less than 92 ft. () metres above Town Hall Datum."

(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of a building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Non-compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.

(5) Your attention is further drawn to the provision of Section 353-A about the necessity of submitting completion certificate with a view to enable the Municipal Commissioner for Greater Bombay to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

(6) Proposed date of commencement of work should be communicated as per requirements of Section 347(1) (as) of the Bombay Municipal Corporation Act.

(7) One more copy of the block plan should be submitted for the Collector, Bombay Suburbs District.

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Bombay Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes Accompanying this Intimation of Disapproval.

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- W - That N.O.C. from Tree Authority will not be submitted before C.C.
- W - That the indemnity Bond on Rs. 50/- stamp paper indemnifying Corpn. in case of damage, injury to ex. tenants or anybody etc. will not be submitted before C.C.
- X - That access road will not be constructed water bound to the full width before commencing work and will not be completed including asphaltting, lighting, sewerage & drainage as per munl. specifications as per approved phase programme.
- Y - That E.E. Rds. (WS)'s cert. for water bound macadam road will not be submitted before issue of C.C.
- Z - That remarks from E.E. (SWD) Sub. will not be obtained before issue of C.C. & compliance of requirements thereafter as per phase programme.
- A1 - That remarks from E.E.T. & C. For provision of street lights along internal/D.P. Road will not be obtained before C.C. & compliance thereof as per phase programme.
- B1 - That water connection for constn. purpose will not be taken before C.C.
- C1 - That compound wall is not constructed clear of road widening line & on all other sides with foundation below level of bottom of roadside drain without obstructing flow of rain water from adjoining holding to prove possession of holding before starting the work.
- D1 - That the infrastructure will not be developed as per approved layout/subdivision/amalgamation under No. CE/522/01 before CC.
- E1 - That D.I.L.R.'s cert. for ownership of setback land will not be submitted before C.C.
- FF - That the proportionate sewerage line charges as worked out by Dy. Ch.E. (Sew) Plg. Sub. will not be paid in that office before C.C.
- GI - That true copy of plan of the revised sanctioned subdivision/Layout under No. CE/522/LOR with terms and conditions and compliance thereof will not be submitted.
- H1 - That requirements of bldg. byelaw 4(c)5(b&c) will not be complied with.
- I1 - That requirements of byelaw 48/49 will not be complied with.
- J1 - That requirements of byelaw 50/52 will not be complied with.
- K1 - That requirements of C.F.O./Chief Inspector of Factories will not be complied with.
- L1 - That design details and plans cross sec. details etc. of septic tank and soak pit will not be submitted.
- M1 - That flushing tanks will not be provided in W.Cs. of ex. bldg.
- N1 - That requirements of letter of E.E.D.P. under No. CE/25471/DP (WS)/DPS of 10.2.87 will not be complied with before full C.C.
- O1 - That prorata deposit /cost for development of infrastructures will not be paid if demanded of layout/subdivision approved under No. CE/522/01
- P1 - That well will not be covered with consent from P.C.O./H.E. Deptt.
- Q1 - That the portion of plot under D.P. reservation will not be handed over to Corpn. free of encumbrances and cost.
- R1 - That N.O.C. from C.A. (ULC) will not be submitted for granting occupation before submitting B.C.C.
- S1 - That Co-Op. Hsg. Soc. will not be registered as per the undertaking submitted.
- T1 - That height of stilt shall not be restricted to 8'6".
- U1 - That the certificate from Lift Inspector shall not be submitted before occupation.
- V1 - That final compliance certificates from (a) E.E. (SWD), (b) E.E. R.C. (WS), (c) E.E.T. & C. (d) E.E. (sew) Plg. Sub. will not be submitted.
- W1 - That requirements of byelaw 36 & 37 will not be complied with.
- X1 - That some of passages & lobbies will not be properly lighted & ventilated.
- Y1 - That certificate u/s 270 A of B.M.C. Act from H. E. reg. sufficiency of water supply will not be obtained and submitted.
- Z1 - That some of drains will be laid internally.
- A2 - That prop. work will contravene Sec. 251 A(a) of B.M.C. Act.
- B2 - That openspaces and parking spaces will not be properly paved with broken glasses underneath at rate of 4 cft. per 100 sft. of paved area sloped and drained.

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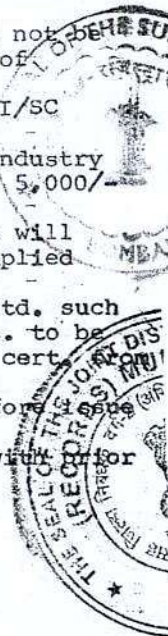
- C2 - That one set of plans mounted on canvas and two addl. sets of plans will not be submitted.
- D2 - That carriage entrance across road side drain will not be provided.
- B2 - That plot will not be illed in levelled & sloped towards road side.
- F2 - That requirements of B.S.E.S. Ltd. will not be complied with.
- G2 - That 10% pathway upto staircase/garage/sub-station will not be constructed.
- H2 - That through ventilation as reqd. under byelaw 43 will not be provided.
- I2 - That trees at rate of 1/100 sq.yds. of plot area will not be planted before submitting B.C.C.
- J2 - That terraces, sanitary blocks, nahanis in kitchen will not be made water proof and same will not be ~~proved~~ proved by method of ponding and all sanitary conveniences will not be made weak proof an smoke test will not be done in presence of municipal staff.
- K2 - That dust bin will not be provided and certificate from S.W.M. Deptt. will not be submitted.
- L2 - That final level of plot will be less than 90"6" THD or 6" above nearest road level whichever is higher.
- M2 - That the workers on site shall not be covered under Janata Insurance Policy.
- N2 - That temporary structures of any nature will not be constructed at site only after taking proper approval.
- O2 - That reservation of market and parking lot will not be got demarcated through E.E.D.P. before C.C.
- P2 - That D.P. reservation will not be ~~got~~ handed over free of cost and free of encumbrances to M.C.G.B. before C.C.
- Q2 - That corrigendum for the N.O.C. from C.A.U.L.C. will not be submitted before C.C.
- R2 - That land falling within contemplated D.P. Road will not be handed over to the Munl. Corpn. free of cost & free of encumbrances before C.C.
- S2 - That requirements of letter under No. C/ULC/21/SR-III/SC dtd. 29.2.80 will not be complied with.
- T2 - That regd. undertaking for reallocation of service industry plot will not be submitted and a token deposit of Rs. 5,000/- will not be paid to M. C. G. B. before C.C.
- U2 - That N.O.C. from the Tree Officer for the prop. work will not be obtained and his requirements will not be complied with before submitting B.C.C.
- V2 - That the requirements of Mahanagar Telephone Nigam Ltd. such as providing conduit (duct) or pipes in the new bldgs. to be constructed will not be complied with and compliance cert. M.T.N. Ltd. will not be submitted.
- W2 - That separate location plan will not be submitted before of CC.
- X2 - That the bore well will not be provided in the plot with permission from H.E.'s Deptt.

Notes:- That C.C. for the prop. work should not be issued unless objections A to F1, D2, P2, Q2, R2, T2 are complied with.

mrk/29.4.

D/C.C. in charge
of Urban Land
(Regulation) Act 1974

Ex. Eng. 28/4/80
Western Saha (P&B)



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No. EB/CE/

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NOTES

- (1) The work should not be started unless objections are complied with.
 - (2) A certified set of latest approved plans shall be displayed on site at the time of commencing the work and during the progress of the construction work.
 - (3) Temporary permission on payment of deposit should be obtained for any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional materials shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
 - (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site for workers, before starting the work.
 - (5) Water connection for constructional purposes will not be given until the hoarding is constructed and application is made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain
 - (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards a east 15 days prior to the date on which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this. It will be presumed that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
 - (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stacked in front of the property. The scaffoldings, bricks metal, sand, props debris, etc., should not be deposited over footpaths or public street by the owner/architect/their contractors, etc., without obtaining prior permission from the Ward Officer of the area.
 - (8) The work should not be started unless the manner in obviating all the objections is approved by this department.
 - (9) No work should be started unless the structural design is approved.
 - (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces and dimension.
 - (11) The application for sewer street connection, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road and footpath.
 - (12) All the terms and conditions of the approved layout /sub-division under No. of should be adhered to and complied with.
- No Building/Drainage Completion Certificate will be accepted nor water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
 - (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be completed to the satisfaction of Municipal Commissioner including asphaltting, lighting and drainage before submission of the Building Completion Certificate.
 - (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
 - (17) The surrounding open spaces around the building should be consolidated in concrete having broken glass pieces at the rate of .125 cubic metres per 10 Sq. metres below pavement.
 - (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below, level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
 - (19) No work should be started unless the existing structures proposed to be demolished are demolished.
 - (20) This Intimation of Disapproval is given exclusively for the purposes of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13(h)(H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347(1)(aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanction will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act.), will be withdrawn.



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- (21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in land unless the City Engineer is satisfied with the following :-
- (i) Specific plans in respect of evicting or rehousing the existing tenants on your stating their number and the area in occupation of each.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail of the alternative accommodation in the proposed structure at standard rent.
 - (iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of rooms deriving light and air from other sides should be done first before starting the work.
- (23) In case of additional floor no work should be start before or during monsoon which will same raise water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) The bottom of the over head storage work above the finished level of the terrace shall not be more than 1 metre.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary, is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- (29) No new well, tank, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Bombay, as required in Section 381 A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with tight fitting mosquito proof covers made of wrought iron plates on hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap cover in one piece, with locking arrangement provided with a bolt and nuts screwed on tightly serving the purpose of a lock and the warning pipes of the cisterns protected with screw on dome shaped pieces (like a garden zari rose) with copper plates with perforations each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder, the upper ends of the ladder should be curved and extended 60 cms. above the top where they are to be fixed and its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles do not to the use of plane glass for coping over compound wall.
- (32) (a) Louvres should be provided as required by Byelaw No. 5 (b).
(b) Lintels or Arches should be provided over Door and Window openings.
(c) The drains should be laid as required under Section 234-1(a).
(d) The inspection chamber should be plastered inside and outside.
- 33) If the proposed addition is intended to be carried out on old foundations and structures, you so at your own risk.

for Exec. Eng. Zone Wards

22/11/88

Executive Engineer, Building Department

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(RECORDS) MI
1/1/1988

COPY TO LICENSED SURVEYOR/OWNER

BMPP-3006 \$1-47,000 Forms.

EC/48

Form 346
88

In replying please quote No.
and date of this letter.

This Cancels Approval
to the previous Plans

Intimation of Disapproval under Section 346 of the Bombay
Municipal Corporation Act, as amended up to date.

No. R.B./CR/ 4694 (S. W. S.) A. R.

of 198 -198

Sanctioned under No.
CE 4694 (S. W. S.) A. R.

Dated 3/7/83

MEMORANDUM

To.

M/s. Mulraj Khatau & Sons Ltd

4694 (S. W. S.) A. R.	
<i>[Signature]</i>	<i>[Signature]</i>
29 APR 1983	
Bombay	
21 APR 1983	

MUNICIPAL OFFICE,

198

With reference to your Notice, letter No. dated 10/3/83 and delivered on

12/3/83

and the Plans, Sections, Specifications and Description and further particulars
and details of your building at Bldg. No. 2 on S.No. 1, H.No. 1 & S.No. 2 (pt) village
Peisar, Borivali (West)

furnished to me under your letter, dated 10/3/83 I have to inform you that I cannot approve of the
building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section
346 of the Bombay Municipal Corporation Act, as amended up-to-date, my disapproval thereof by reasons 1- obtained

- A - That the C.C. u/s 69(1)(a) of the M.R. & T.P. Act will not be ~~submitted~~ **obtained** before starting the work.
- B - That the structural design & calculation for the prop. work will not be submitted before C.C. & completion cert. from L.S.E. will not be submitted before submitting B.C.C.
- C - That N.O.C. from A.A. & C.R/N will not be submitted before issue of C.C.
- D - That drainage proposal will not be got approved before C.C.
- E - That ~~ex~~ N.O.C. from H.E. will not be obtained before issue of C.C.
- F - That E.N.A. permission will not be submitted before C.C.
- G - That ex. structures will not be demolished before commencing work as per undertaking already submitted.
- H - That regular line will not be got demarcated through A.E.S. (P&R)/ E.E.D.P./E.E.T. & C. before C.C.
- I - That the setback land will not be handed over free of cost and free of encroachment to W.O.R/N ward as per undertaking submitted.
- J - That amount of Rs. 600/- will not be paid before issue of C.C. towards charges for preparing conveyance of handing over land in D.P. Road.
- K - That layout/subdivision/amalgamation will not be got approved before issue of C.C.
- L - That proper sanitary arrangement for workers will not be provided before C.C.
- M - That undertaking on Rs. 10/- stamp paper will not be submitted before issue of C.C. to effect that B.C.C. will not be submitted before date of availability is confirmed from H.E.'s Deptt.
- N - That regd. undertaking alongwith 4 true copies thereof on Rs. 10/- stamp paper for not subdividing plot/tenement/shop in future will not be submitted before issue of C.C.
- O - That regd. undertaking alongwith 4 true copies thereof on Rs. 10/- stamp paper for not demanding concession in openspaces for future development will not be submitted before issue of C.C.
- P - That regd. undertaking alongwith 4 true copies thereof on Rs. 10/- stamp paper for not demanding compensation for shifting/demolishing the work carried out in compulsory openspace will not be submitted before C.C.
- Q - That the regd. undertaking alongwith 4 true copies thereof on Rs. 10/- stamp paper for handing over setback land free of cost and free of encroachment to the Corpn. will not be submitted before C.C.
- R - That the necessary regd. undertaking for the formation of Co-Op. Hsg. Society will not be submitted before C.C. and society will not be registered before submission of B.C.C.
- S - That N.O.C. from Civil Aviation will not be submitted before issue of C.C./before proceeding with work beyond 22' height.
- T - That N.O.C. from C.F.O. will not be obtained before issue of C.C.
- U - That phased programme for work will not be submitted and got approved before C.C.
- V - That N.O.C. from Tree Authority will not be submitted before C.C.

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() That proper gutters and down pipes are not intended to be put to prevent water dropping from the eaves of the roof on the public street.

() That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the day of 198 , but not so as to contravene any of the provisions of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

Your attention is drawn to the Special Instructions and Notes accompanying this Intimation of Disapproval.

Executive Engineer, Building Proposals.
Zone. Wards

SPECIAL INSTRUCTIONS

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY

(2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Bombay has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

(3) Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-

"Every person who shall erect a new domestic building shall cause the same to be built so that every part of the plinth shall be-

"(a) Not less than 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer then existing or there after to be laid in such street."

"(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (160 cms.) of such building."

"(c) Not less than 92 ft. () metres above Town Hall Datum."

(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of a building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Non-compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.

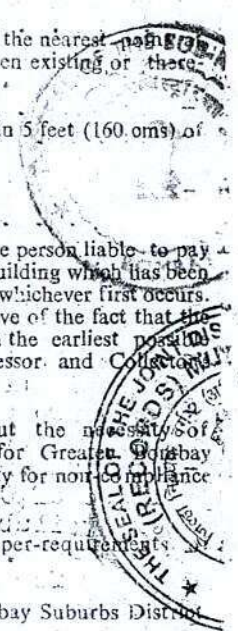
(5) Your attention is further drawn to the provision of Section 353-A about the necessity of submitting completion certificate with a view to enable the Municipal Commissioner for Greater Bombay to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

(6) Proposed date of commencement of work should be communicated as per requirements of Section 347(1) (as) of the Bombay Municipal Corporation Act.

(7) One more copy of the block plan should be submitted for the Collector, Bombay Suburbs District.

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Bombay Suburban District before the work is started. The Non-agricultural assessment shall be paid at the rate that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes Accompanying this Intimation of Disapproval.



28 APR 1988

- W - That the Indemnity Bond on Rs. 50/- stamp paper indemnifying Corpn. in case of damage, injury to ex. tenants or anybody etc. will not be submitted before C.C.
- X - That access road will not be constructed water bound to the full width before commencing work and will not be completed including asphaltting, lighting, sewerage & drainage as per mupl. specifications as per approved phase programme.
- Y - That E.E.Rds.(WS)'s cert. for water bound macadam road will not be submitted before issue of C.C.
- Z - That remarks from E.E.(SWD)Sub. will not be obtained before issue of C.C. and compliance of requirements thereafter as per phase programme.
- A1- That remarks from E.E.T. & C. for provision of street lights along internal/D.P.Rd. will not be obtained before C.C. and compliance thereof as per phase programme.
- B1- That water connection for constn. purpose will not be taken before C.C.
- C1- That compound wall is not constructed clear of road widening line & on all other sides with foundation below level of bottom of roadside drain without obstructing flow of rain water from adjoining holding to prove possession of holding before starting the work.
- D1- That the infrastructure will not be developed as per approved layout/subdivision/amalgamation under No. CE/522/108 before CC.
- E1- That D.I.L.R.'s cert. for ownership of setback land will not be submitted before C.C.
- F1- That the proportionate sewerage line charges as worked out by Dy. Ch.E.(Sew)Plg.Sub. will not be paid in that office before C.C.
- G1- That true copy of plan of the revised sanctioned subdivision/layout under No. CE/522/108 with terms and conditions and compliance thereof will not be submitted.
- H1- That requirements of bldg. byelaw 4(c)5(b&c) will not be complied with.
- J1- That requirements of byelaw 48/49 will not be complied with.
- K1- That requirements of byelaw 50/52 will not be complied with.
- L1- That requirements of C.F.O./Chief Inspector of Factories will not be complied with.
- M1- That design details and plans cross sec. details etc. of septic tank and ~~soak~~ soak pit will not be submitted.
- N1- That flushing tanks will not be provided in W.Cs. of ex. bldg.
- O1- That requirements of letter of E.E.D.P. under No. CE/25411/DP(WS) dtd. 10.2.87 will not be complied with before full C.C.
- P1- That prorata deposit/cost for development of infrastructures will not be paid if demanded of layout/subdivision approved under No. CE/522/108
- Q1- That well will not be covered with consent from P.C.O./H.E. Deptt.
- R1- That the portion of plot under D.P. Reservation will not be handed over to Corpn. free of encumbrances and cost.
- S1- That N.O.C. from C.A.(ULC) will not be submitted for granting occupation before submitting B.C.C.
- T1- That Co-Op. Hsg. Soc. will not be regd. as per the undertaking submitted.
- U1- That height of stilt shall not be restricted to 8'6".
- V1- That the certificate from Lift Inspector shall not be submitted before occupation.
- V1- That final compliance certs. from E.E. (SWD), E.E.R.C. (WS), E.E.T. & C., E.E. Sew. Plg. Sub. will not be submitted.
- W1- That requirements of byelaw 36&37 will not be complied with.
- X1- That some of passages & lobbies will not be properly lighted and ventilated.
- Y1- That cert. u/s 270A of B.M.C. Act from H.E. reg. sufficiency of water supply will not be obtained and submitted.
- Z1- That some of drains will be laid internally.
- A2- That prop. work will contravene sec. 251A of B.M.C. Act.
- B2- That openspaces and parking spaces will not be properly paved with broken glasses underneath at rate of 4cft. per 100 sft. of paved area sloped and drained.
- C2- That one set of plans mounted on canvas and two addl. sets of plan will not be submitted.

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- D2 - That carriage entrance across road side drain will not be provided.
- E2- That plot will not be filled in levelled & sloped towards road side.
- F2- That requirements of B.S.E.S.Ltd,will not be complied with.
- G2- That 10' pathway upto staircase will not be constructed.
- H2- That through ventilation as reqd.under byelaw 43 will not be provided.
- I2- That trees at rate of 1/100 sq.yds.of plot area will not be planted before submitting B.C.G.
- J2- That terraces, sanitary blocks, nahanis in kitchen will not be made water proof and same will not be proved by method of ponding and all sanitary ~~connections~~ conveniences will not be made leak proof and smoke test will not be done in presence of mucl.staff.
- K2- That dust bin will not be provided and cert.from S.W.M. Deptt.will not be submitted.
- L2- That final level of plot will be less than 90'6" THD or 6" above nearest road level whichever is higher.
- M2- That the workers on site shall not be covered under Janta Insurance Policy.
- N2- That temp. structures of any nature will not be constructed at site only after taking proper approval.
- O2- That reservation of market and parking lot will not be got demarcated through E.E.D.P.before C.C.
- P2- That D.P.reservation will not be handed over free of cost and free of encumbrances to M.C.G.B. before C.C.
- Q2- That corrigendum for the N.O.C. from C.A.U.L.C.will not be submitted before C.C.
- R2- That land falling within contemplated D.P.Road will not be handed over to the Municipal Corpn.free of cost and free of encumbrances before C.C.
- S2- That requirements of letter under No.C/1110/21/SR-III/SC dtd. 29.2.80 will not be complied with.
- T2- That regd.undertaking for reallocation of service industry plot will not be submitted and a token deposit of Rs. 5000/- will not be paid to M.C.G.B.before C.C.
- U2- That N.O.C.from the Tree Officer for the prop.work will not be obtained and his requirements will not be complied with before submitting B.C.C.
- V2- That the requirements of Mahanagar Telephone Nigam Ltd. such as providing conduit(duct) or pipes in the new bldgs. to be constructed will not be complied with and compliance cert.from M.T.N.Ltd.will not be submitted.
- W2- That separate location plan will not be submitted before issue of CC.
- X2- That the bore well will not be provided in the plot with prior permission from H.E.'s Deptt.

NOTE: That C.C. for the prop.work should not be issued unless objections A to F, 02, P4 are complied with.

q2, R2, v2-

SMB/28.4.

THE LOCAL C.C. is issued subject to the conditions of the plan and (C.C. No. 1110/21/SR-III/SC)

Ex. Eng. Ddg. Prop. Western Subs. (P&R)

No. EB/CE/ 4692

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APR 1968

- (1) The work should not be started unless objections are complied with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencing the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained for any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional materials shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site for workers, before starting the work.
- (5) Water connection for constructional purposes will not be given until the hoarding is constructed and application is made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards a east 15 days prior to the date on which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, It will be presumed that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stacked in front of the property. The scaffoldings, bricks metal, sand, props debris, etc., should not be deposited over footpaths or public street by the owner/architect/their contractors, etc., without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the manner in obviating all the objections is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces and dimension.
- (11) The application for sewer street connection, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road and footpath.
- (12) All the terms and conditions of the approved layout /sub-division under No. of should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted nor water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be completed to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in concrete having broken glass pieces at the rate of .125 cubic metres per 10 Sq. metres below pavement.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below, level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.
- (20) This Intimation of Disapproval is given exclusively for the purposes of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13(h)(H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347(1)(aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanction will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be withdrawn.



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(21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in land unless the City Engineer is satisfied with the following :-

- (i) Specific plans in respect of evicting or rehousing the existing tenants on your stating their number and the area in occupation of each.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
 - (iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of rooms deriving light and air from other sides should be done first before starting the work.
- (23) In case of additional floor no work should be start before or during monsoon which will cause raise water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) The bottom of the over head storage work above the finished level of the terrace shall not be more than 1 metre.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary, is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Bombay, as required in Section 381 A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with tight fitting mosquito proof covers made of wrought iron plates on hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap cover in one piece, with locking arrangement provided with a bolt and nuts screwed on tightly serving the purpose of a lock and the warning pipes of the cisterns protected with screw on dome shaped pieces (like a garden zari rose) with copper plates with perforations each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder, the upper ends of the ladder should be curved and extended 60 cms. above the top where they are to be fixed and its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles do not to the use of plane glass for coping over compound wall.
- (32) (a) Louvres should be provided as required by Byelaw No. 5 (b).
(b) Lintels or Arches should be provided over Door and Window openings.
(c) The drains should be laid as required under Section 234-1(a).
(d) The inspection chamber should be plastered inside and outside.
- 33) If the proposed addition is intended to be carried out on old foundations and structures, you will do so at your own risk.

for
Ex. Eng. B. H. Prop. 28/11/58
Zone.....
Wah
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THE SEAL OF THE JOINT DI...
(P&D)

COPY TO LICENSED SURVEYOR/OWNER

BRIHANMUMBAI MAHANAGARPALIKA

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966,

No. CE/ 4697 /BSII/N/R

3 JULY 1981.

BRIHANMUMBAI MAHANAGARPALIKA

COMMENCEMENT CERTIFICATE.

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REV	8/6/81	
9/7/81		

permission is hereby granted under section 45 of the Maharashtra Regional and Town Planning Act (Maharashtra Act No. XXXVII of 1966) to M/s. Mulraj Khatau & Sons Ltd.

APPLICANT, to the development work Residential Bldg. No.1

at premises at Street No. -

Survey No.1, H.No.1, S.No.2(P)

Hissa No. -

of village Porsar

situated at Borivli (W)

on the following conditions viz. :-

1. This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay if (a) the Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans (b) any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Bombay is contravened or not complied with (c) the Municipal Commissioner for Greater Bombay is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act, under section 152 of Maharashtra Regional and Town Planning Act 1966, the Municipal Commissioner has appointed Shri K. C. Pai. Executive Engineer, to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.

3. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.

4. The conditions of this certificate shall be binding not only on the applicant but on his heirs, successors, executors, administrators and assignees and every person deriving title through or under him.

5. This C.C. is valid upto Plinth level only.

For and on behalf of Local Authority

Sd/-2/7.
A. E. B. P. R.

The Municipal Corporation of Greater Bombay
Sd/- 2/7/81.
Executive Engineer Building Proposals (W.S.)P&R.
FOR
Municipal Commissioner for Greater Bombay.

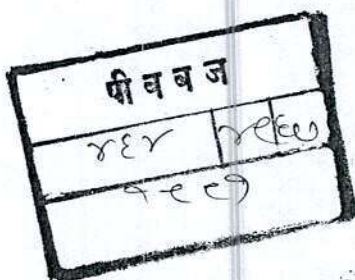
HSP/25/1.

6. This C.C. is valid upto plinth level for the bldg. approved under No. CE/4697/A/R dated 29.4.83.

Sd/- 17/5/83.
A. E. B. P. R/S.

Sd/- 19/5/83
E. E. B. P. 'R'.

HSP/31/5.



CERTIFIED TRUE COPY

31 MAY 1988

Subhale
21.5.88
Asst. Engineer,
Bldgs. Proposal (Western Subs.) P. Ward.



7. This c.c. is extended further for entire work of bldg. no. 1

M. J. ...
27/5/88
Ex-Engineer (R/S)



BRIHANMUMBAI MAHANAGARPALIKA

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

No. CE/ 4698 /BSII/WR.

3 JUL. 1981.

BRIHANMUMBAI MAHANAGARPALIKA

COMMENCEMENT CERTIFICATE.

permission is hereby granted under section 45 of the Maharashtra Regional and Town Planning Act (Maharashtra Act No. XXXVII of 1966) to M/s. Mulraj Khatau & Sons Ltd.

APPLICANT, to the development work Residential Bldg. No.2.

at premises at Street No. _____

Survey No. 1 H.No. 1 S.No. _____

Hissa No. _____

of village poisar, situated at Borivli (W)

on the following conditions viz. :-

1. This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay if (a) the Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans (b) any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Bombay is contravened or not complied with (c) the Municipal Commissioner for Greater Bombay is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act, under section 152 of Maharashtra Regional and Town Planning Act 1966, the Municipal Commissioner has appointed Shri K. CK. Pai Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

2. This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.

3. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.

The conditions of this certificate shall be binding not only on the applicant but on his heirs, successors, executors, administrators and assignees and every person deriving title through or under him.

5. This C.C. is valid upto plinth level only.

For and on behalf of Local Authority

The Municipal Corporation of Greater Bombay
sd/- 2/7/81.

A.E.B.P.R. FOR
Executive Engineer Building Proposals (W.S.)P&R.

Municipal Commissioner for Greater Bombay.

की वषल	
रए	य/ले
रेग	

- 2 -

6) This C.C. is valid upto for the work upto 22'-0" ht. only.

Sd/- 12/3
A. E. B. P. (R/N).

Sd/- 12/3/83.
E. E. B. P. (R).

7) This C.C. is valid for work upto 3rd (Gr.+ 2 floors) slab level only.

Sd/- 6/9.
A. E. B. P. (R).

Sd/- 6/9,
E. E. B. P. (R).

8) This C.C. is valid upto plinth level of b'dg. approved under No. CE/4698/BP(WS)/AR dated 29.4.83..

Sd/- 17/5/83.
A. E. B. P. (R/N.)

Sd/- 19/5/83.
E. E. B. P. R.

HSP/31/5.

CERTIFIED TRUE COPY

31 MAY 1988

Subhlee

Bldg. No. 4698/BP(WS)/AR dated 29.4.83.



EXTRACT FROM THE PROPERTY REGISTER CARD

City Survey No. 412-12

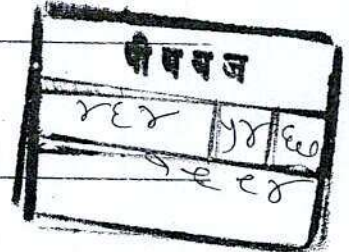
Taluka: Borivli Dist. Bombay
Suburban Dist.

CITY SURVEY No.	AREA SQ. MTS.	TENURE	Particulars of assessment for rent paid to Government and when due for revision
538/9	3700-3		

Essements

Holder in 19
origin of the
Title so far
as traced

LESSEE



Other Encumbrances:

Other Remarks:

DATE	TRANSACTION	VOL. NO.	NEW HOLDER (H) LESSEE (L) OR ENCUMBRANCES (E)	ATTESTATION
------	-------------	----------	---	-------------



Handwritten notes in Marathi, including '14)' and 'मि. व. ज. मुंबई शहर मंडळ सत्य प्रॉपर्टी'.

(क) मालक (क)

Registration fee on 25/1/19...
Stamp duty on 25/1/19...
Prepared by...
Total 2-14
Amount payable 2-14

सत्य प्रॉपर्टी

Handwritten signatures and dates.

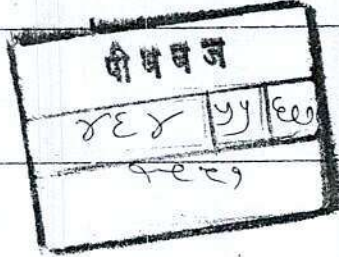
EXTRACT FROM THE PROPERTY REGISTER CARD

City Survey No. 4127 Taluka Borivli Dist. Dombay Suburban Dist.

CITY SURVEY No.	AREA SQ. MTS.	TENURE	Particulars of assessment for rent paid to Government and when due for revision
4127	4348.00	F	

Easements

Holder in 19 origin of the title so far as traced



LESSEE

Other Encumbrances:

Other Remarks:

DATE	TRANSACTION	VOL. NO.	NEW HOLDER (H) LESSEE (L) OR ENCUMBRANCES (E)	ATTESTATION



शुद्धी
 का-निर्दिष्ट क्षेत्रात
 असूचना/सुधारणे
 कोस/मिटर ४३४८
 २६/०५/१९६४
 ही शुद्धी प्रत्येक
 विक्रीसाठी किंवा
 किंवा विक्रीत प्रयुक्त

E)
 मुंबई सरकार
 सि.पी.सी.

२६/०५/१९६४
 सत्य प्रतिष्ठान
 सि.पी.सी.
 मुंबई

२६/०५/१९६४
 २६/०५/१९६४
 २६/०५/१९६४
 २६/०५/१९६४
 २६/०५/१९६४



सत्य प्रतिष्ठान

R.A.S. [Signature]
 सत्य प्रतिष्ठान
 मुंबई

EXTRACT FROM THE PROPERTY REGISTER CARD

City Survey No. 11512

Taluka: Borivli Dist. Bombay
Suburban Dist.

CITY SURVEY No.	AREA SQ.-MTS.	TENURE	Particulars of assessment for rent paid to Government and when due for revision
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Easements

Holder in origin of the title as far as traced

LESSEE

Other Encumbrances

Other Remarks

पी व ब ज
 28/12/60
 1/1/61



DATE	TRANSACTION	VOL. NO.	NEW HOLDER (H) LESSEE (L) OR ENCUMBRANCES (E)	ATTESTATION
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SI
 का. नं. 11512/60
 मालकी हक्काचा
 मालक स. व. ब. ज.
 याच्या नावावर
 28/12/60 रोजी
 याच्या मालकी
 हक्काचा हस्तांतर
 करून देण्यात आला
 आहे.

(E)
 मूळ मालक पाकिस्तान सरकार जमीन
 चालीत

28/12/60
 1/1/61

Prepared by: [Signature]
 Compared by: [Signature]



वसुधैव कुटुम्बकम्

RAS
 मालकी हक्काचा मालक स. व. ब. ज.
 याच्या नावावर 28/12/60 रोजी
 याच्या मालकी हक्काचा हस्तांतर
 करून देण्यात आला आहे.

न. नं. 2 हिस्सा नं. 0 गा. न. नं. 0, 0 ख. नं. 12

गांव : पोयलर

तालुका : नोन्हेवनि

जिल्हा : 302 म (302)

सैन्य लावणी लायक...	ए.	गु.
	2	2
पोट कराबा...	1	2
एकूण...	2	2

कबजेदार : 23 222
 मसख मूरखान
 खटाव नाणे खन्स
 का. नं. 402

आकार	क.	पैसे
जूही अथवा	0-930	
माला आकार		
पाणी		

वी व व ज
 2024
 2024

वर्ष	कुळ आणि खंड	क्षेत्र	रीत	पिके आणि लागवड	क्षेत्र	वेग
2024	खान	288	9	डास	202	LNJ 1884 II 82

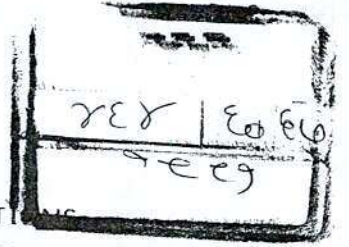


नयार गारदि - 2024
 2024
 तालुका पोयलर



वर्ष	कुळ आणि खंड	क्षेत्र	रीत	पिके आणि लागवड	क्षेत्र	वेग

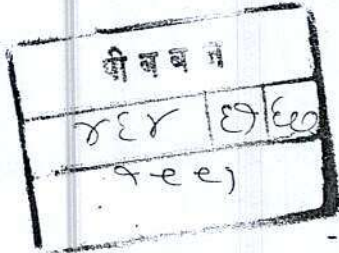
EXHIBIT "III"



SCHEDULE OF BUILDING SPECIFICATIONS
FIXTURES, FITTINGS AND AMENITIES :

- TILES** : Marble Mosaic tiles with skirting in all rooms except Balconies.
- KITCHEN** : Platform with Black Cuddapah Stone, Glazed Tiles, Dado-Attached built up Sink of Glazed Tiles, Paniara.
- BATH** : Black Cuddapah Stone for Washing, Shower, Gyser, Glazed tiles flooring with Dado 3 feet.
- W. C.** : Glazed Tiles flooring with Dado of 1 1/2 feet.
- ELECTRIC FITTINGS :**
Main Wiring Concealed, Domestic power Line Provided Subject to Sanction of Bombay Suburban Electric Supply Co. Ltd.
- HALL** : Two light point, one fan point, one plug point, one power point.
- BED ROOM** : One light point, one fan point, one plug point.
- KITCHEN** : One light point, one power plug, one light point in each balcony, passage, bath and W. C.
- PLUMBING** : One indirect tap in each kitchen, bath W. C. wash basin and sink.
- DOORS** : All doors of Flush Type.
- MAIN DOORS** : Veneer in Front and other side commercial with Colour, Magic Eye, Aluminium Hold drafts.
- ALL INTERNAL DOORS** : Flush Doors with colour with handle.
- W. C. & BATH DOORS** : Panel Doors with colour with handle.
- WINDOWS** : Both side oil painted.





- 2 -

**FITTINGS OF DOORS
& WINDOWS**

: Iron Oxidised Hinges, Screw,
and Ankadi of Steel.

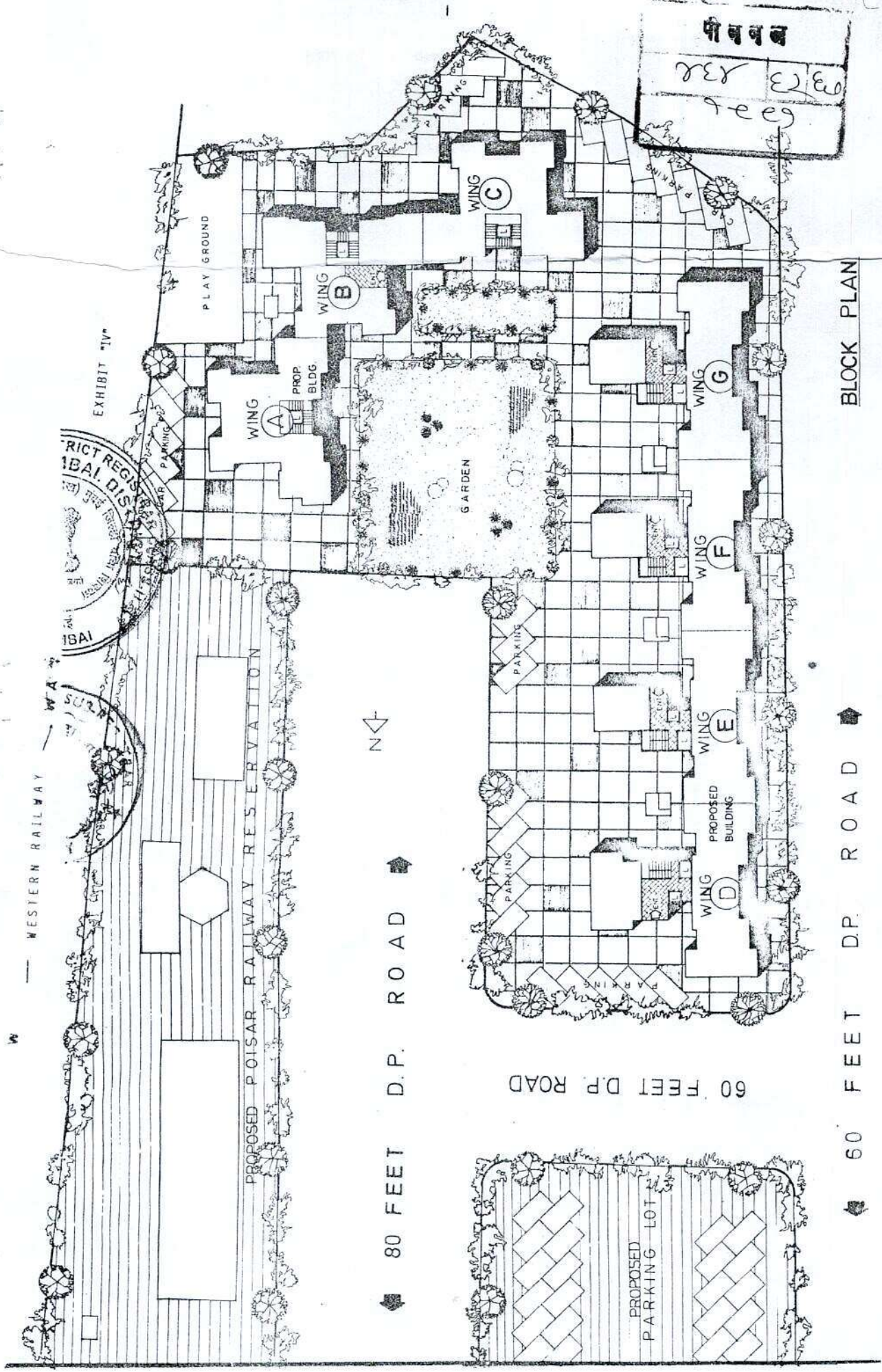
WATER SUPPLY

: Underground storage tank with
two pumps and overhead tank.

GENERAL

- : 1. R. C. C. Loft on each
Bath and W. C.
2. Wash Basin.
3. Call Bell.
4. Compound Wall.
5. Compound Gate.





शिववलय	
२४४	२६०
२६९	

DISTRICT REGISTERED
 POISAR DISTRICT
 २४४ २६०
 २६९

WESTERN RAILWAY

WA

SUR

PROPOSED POISAR RAILWAY RESERVATION

80 FEET D.P. ROAD

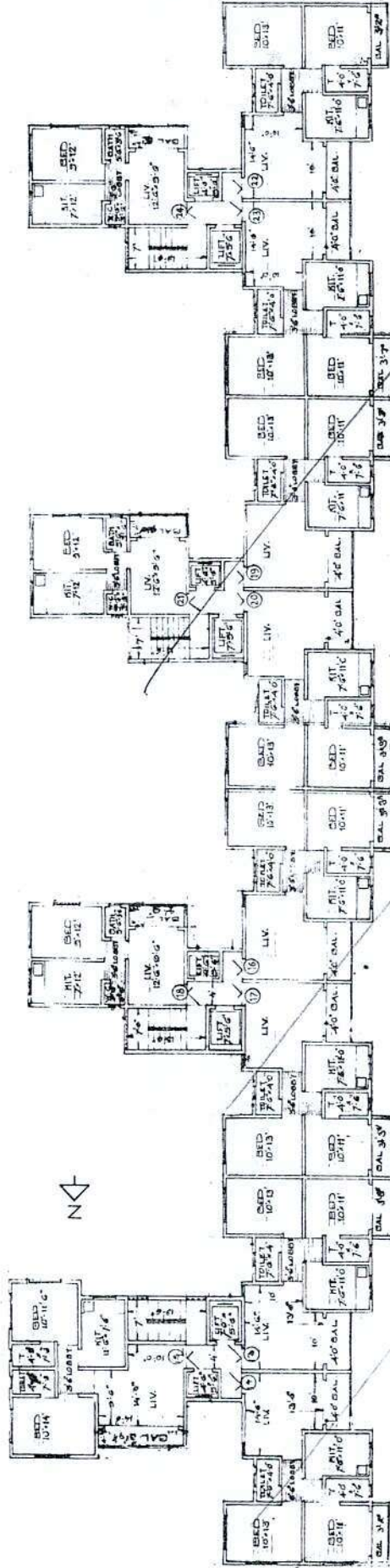
N

60 FEET D.P. ROAD

PROPOSED PARKING LOT

60 FEET D.P. ROAD

BLOCK PLAN



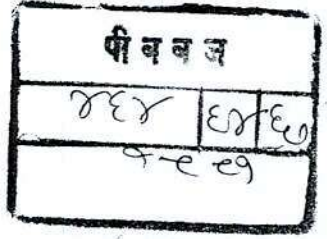
WING - 'G'

WING - 'F'

WING - 'E'

WING - 'D'

TYPICAL (1ST TO 8TH) FLOOR PLAN
ALL BALCONIES ARE ENCLOSED



Proposed Plan of the Flat No. _____ on _____ Floor in _____ Wing agreed to be acquired by
the Purchaser shown in Red Colour.



श्री. सी. कल्याणीची, वय : २१, नौकरी राहणार,
 C/११, सुरधाम, रामना लेन, पोयसर, बोरीवडी (पश्चिम),
 दि. ४. ११. १९२३

- 1) श्री. विठ्ठलदास बापू. लोमच्या
- 2) श्री. विठ्ठलदास बापू. लोमच्या
- 3) श्री. विठ्ठलदास बापू. लोमच्या

सर्व सुट्टी व सोमवार वगैरे दिवस सुट्टी व सोमवार, मुखावर नामप्रत
 ३, २१ १९२३ मध्ये सुट्टी व सोमवार वगैरे दिवस आली आहे.
 दस्तऐवज करणारे वेळार, सुट्टी व सोमवार वगैरे दिवस दस्तऐवज
 मे सुट्टी व सोमवार वगैरे दिवस करणारे करतात.

आणि त्यांचे ओळखपत्र म्हणजे त्यांचे स्वतःचा पासपोर्ट क्र. W
 50748 दि. १०/७/२४ आणि हा पासपोर्ट दि. ९/७/२४
 पर्यंत लागू आहे.

काळी बापू

१) श्रीमती. हे शा. वेग जागजीवनाक सुट्टी व सोमवार
 २) श्री. जागजीवनाक सुट्टी व सोमवार ६०० रुपाय
 सा. फॉल्डर. सुट्टी जागजीवनाक सुट्टी
 सुट्टी व सोमवार सुट्टी २३ निरुता
 मंगळी सुट्टी २२



दस्तऐवज करणारे वेळार,

तथाकथित दस्तऐवज
 करणारे दिवसाचे म्हणून करतात.

हंसाजेन.ने. सेठ

पी व व ज		
४६४	६५	६०
५२९		

Jaswant

१) श्रीमती वि. वि. रेगो धरका
 २) श्री. रवींद्र रेगो कोठरी
 रा. सुंदर धातू रा. कागद
 कोरीवळी कुं. ५२

प्रा. ७७ ४५५
 १५/१/९१

पी व व ज	
४६४	६६/६०
५६९	

Handwritten signature and date: १५/१/९१

Registered No. ४६४ at Pages १
 Volume of Additional Bk. ४८०८१
 No. I. १४०४
 Date १-१-१९९१

Sub-Registrar of Bombay.



OFFICE OF THE COLLECTOR OF STAMPS, Borivali

This instrument is executed between 01/01/1980 to 31/12/2000 and payable Stamp Duty is less than Rupees one lakh. There is 100% remission in the stamp duty and penalty on the said instrument under the "Maharashtra Stamp Duty Amnesty Scheme-2023". Hence, it is certified that this instrument is duly stamped under section 41 of Maharashtra Stamp Act.

Place: Borivali
 Date: **08 JAN 2024**

J.D.R. (class-1) Rorard
 Collector of Stamps, Borivali

पी नंबर		
२६४	६	६६
१२८५		

"अदर दस्तावर कमी पडलेली नोंदणी क्र. ३३८०१-इतकी
 पलन ERN No. MH01823615120 23240 दि. 27/03/2024
 सवधे वसूल केली असून दस्त नोंदणीत अविशिल केला.
 दि. 16/04/2024

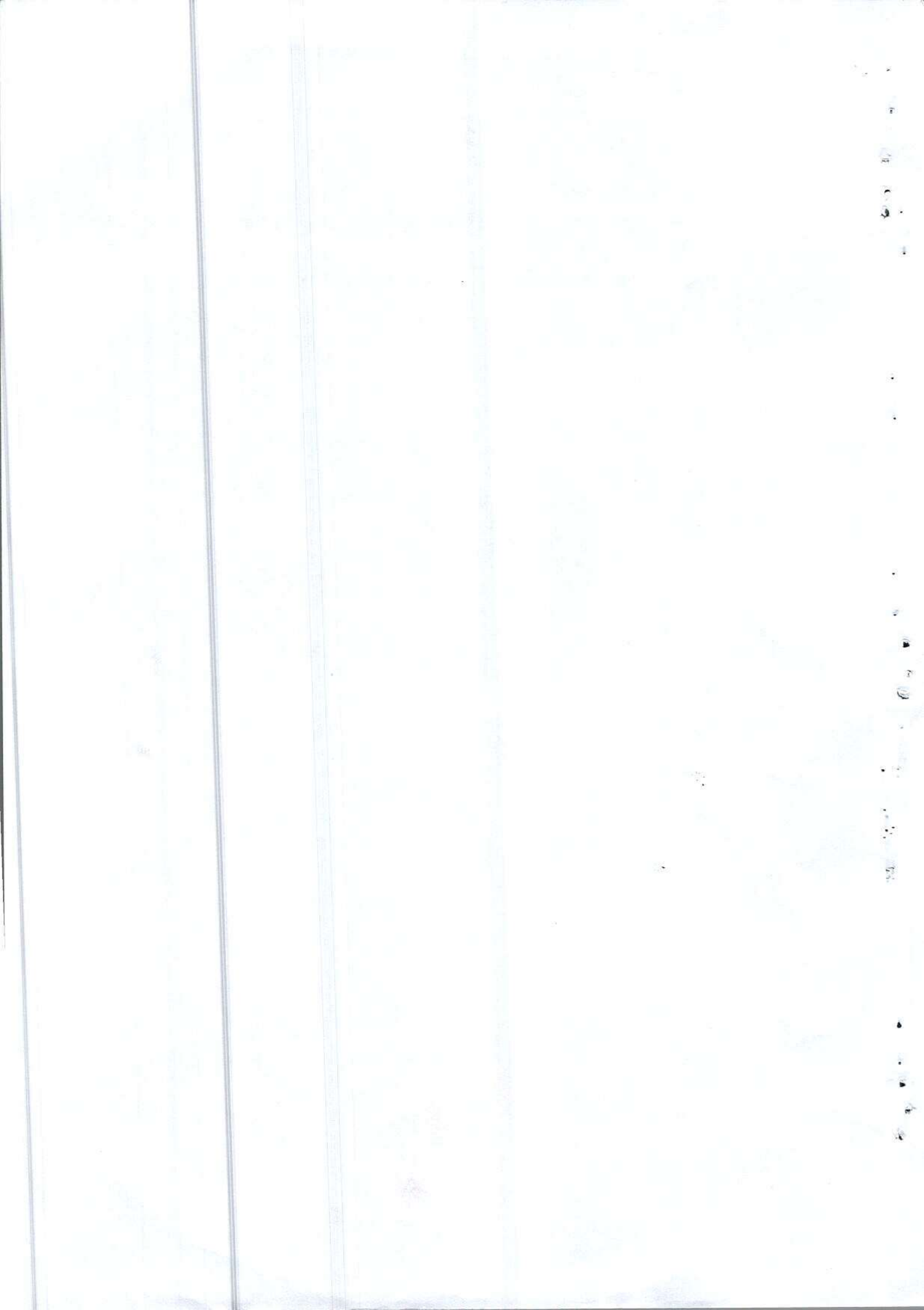
[Signature]
 16/04/24
 सह जिल्हा नवध. नं-२
 (अभिलेख)
 मुंबई जिल्हा

Registered No. PBBJ-464/1991
 of Page
 Volume of additional Book
 No. 1
 Date :- 16/04/2024



[Signature]
 16/04/24
 Joint District Registrar
 Class-2
 (Record)
 Mumbai District





WEAKER SECTION-U/S-21 ULC

Order @ Rs.310/- per sq. ft. enclosed.

- 1. Revenue Village: C.T.S. No. 436 Poisar.
- 2. Municipal Ward: R/North
- 3. Total Consideration: Rs. 1,61,200/-
- 4. Area: 520 SQ. FT. (Built-up)
- 5. Year of Construction: 1990.
- 6. Ground + 6 storied Bldg.
- 7. Stamp Duty Paid: Rs. 1,630/-
On: 3-01-1991.

41191

R. + 1620
C. + 40

1660

DATED THIS 4TH DAY OF January 1991.

BETWEEN

Sunder Corporation

"SUNDER DHAM"
Poisar, Rambaug Lane,
Borivali (W), Bombay-400 092.
Tel. 6050433

D4509 / GEM - 533
the Builders

AND

Shri/Smt. Hansaben Jagjivandas Sheth AND

Shri Jagjivandas Bhagwandas Sheth

Address Plot No. 57, "JAY MAHAL" Jain Society
Block No. 23, 3rd floor

Sim Bombay 400022.

412 R-18A

Resi.: _____

Phones: _____

Offi.: _____

_____ the purchaser/s

AGREEMENT FOR SALE OF

Flat No. 412 on 4th Floor,

in 'C' Wing

IN

Sunder Dham

Survey No. 1, Hissa No. 1,
Poisar, Borivali (W),
Bombay-400 092.

Advocates & Solicitors
Pandya Gandhi & Co.

Ador House, Ground Floor,
6, K, Dubhash Marg, Fort,
Bombay-400 023.
Tel.: 2027670-2029978

7989
4/12/91

(B)

शु. शु. बसुली...
नमः...
एल. ए.

348

Shashikant J. Shirke Other Document

Mob No - 7021096745

SUNDERDHAM CO-OP HOUSING SOCIETY LIMITED

Registration No. BOM/WR/HSG/TC/5999/1991-92 Dated: 23/01/1992

RAMBAUG LANE, S.V.ROAD,BORIVALI (WEST), MUMBAI-400 092.

BILL FOR THE MONTH OF APRIL TO JUNE 2024

Flat No. : C-412

Bill No. : 68

Name : Mr. Kishor Harshadrai Maniar

Bill Date : 01/04/2024

Bill For : APRIL TO JUNE 2024

Due Date : 15/05/2024

Sr.	Particulars Of Charges	Amount	
1	Building Repair Fund	240.00	
2	Sinking Fund Collection	30.00	
3	Electricity Charges Collection	600.00	
4	Water Charges collection	1,155.00	
5	Lift Maintenance Charges Collection	60.00	
6	Bike Parking Charges @ RS.70 P.M.	210.00	
7	General Maintenance Charges	2,715.00	
E.&O.E.			
Sub Total		5,010.00	
Principal Outstanding	0.00	Interest On Principal Arrear	0.00
Interest Outstanding	0.00	Previous Arrears	0.00
Total Outstanding Amount	0.00	Total Due Amount and Payabl	₹ 5,010.00
Rupees Five Thousand Ten Only			

Notes: 1.Please insist to pay by Cheque in the name of the Society.

2.Interest @21% p.a. will be charged for payment received after 45 Days.

3.For NEFT/IMPS Payment - Mumbai District Central Co-op Bank Ltd , Saving A/C No.-00151006000227, IFSC code: MDCB0680015, Branch Kandiwali West.

4. Please give Intimation of NEFT/IMPS Payment to Sunderdhamabc@gmail.com

5..Any Discrepancy to be brought to notice within 15 Days on Receipt of the bill.

Last day 15 MAY 2024

RECEIPT

Received with thanks from Kishor Harshadrai Maniar

Details of payments received are as under: Period :- 01/01/2024 To 31/03/2024

Receipt	Date	Chq No.	Chq Date	Bank & Branch	Towards bill no.	Amount
235	15/02/2024	637087	10/02/2024	PUNJAAB NATIONAL BANK,	323 ,Bill Date: 01/01/2024	6,010.00
Rupees six thousand ten only					Total :	6,010.00

(Subject to Realisation of Cheque)

For SUNDERDHAM CO-OP HOUSING SOCIETY LIMITEC

IT IS COMPUTER GENERATED BILL, NO SIGNATURE REQUIRED

Chairman/Secretary/Treasurer



बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

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

लेखा क्रमांक RC0100660850060	मालमत्ता करवर्ष 2021-2022	देयक क्रमांक 202110BIL13937703 202120BIL13937704	देयक दिनांक 01/09/2021
पक्षकाराचे नाव व पत्ता : MR.K. H. MANIYAR SUNDER DHAM CHSL.		प्रेषक - Asslt. Assessor & Collector, R Central Ward, Municipal Office Building, F. P. 44, T. P. S. No. 1. Chandavarkar Road, S. V. Road, Borivali (West), Mumbai - 400 092. ईमेल - aacrc.ac@mcgm.gov.in दूरध्वनी क्र. 022 2890 3944	
मालमत्ता क्रमांक,सदनिका क्रमांक,इमारतीचे नाव/ विंग, सी.टी.एस क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे. RC-4012(9A/B)/F 512,SUNDER DHAM-I,C,,POISARVILLAGE,,BORIVALI(WEST),HOUSE M/S MULRAJ KHATAO & SONS LTD			
प्रथम करनिर्धारण दिनांक: 01/04/1990	जलजोडणी क्रमांक: -	एकूण भांडवली मूल्य: ₹ 1651900	
एकूण भांडवली मूल्य: ₹ Sixteen Lakh Fifty One Thousand Nine Hundred Only (अक्षरी)			
दि.31/03/2010 या तारखेपर्यंतची थकवाकी ₹ 0	दि. 01/04/2010 ते 31/03/2021 या तारखेपर्यंतची थकवाकी ₹ 0		
देयक कालावधी: 01/04/2021	ते 31/03/2022		

कराचे नाव	01/04/2021	ते 30/09/2021	01/10/2021	ते 31/03/2022
सर्वसाधारण कर		शासनाकडून भाफी		शासनाकडून भाफी
जल कर		545		0
जल लाभ कर		0		545
मलनिःसारण कर		337		0
मलनिःसारण लाभ कर		316		337
म.न.पा. शिक्षण उपकर		276		316
राज्य शिक्षण उपकर		0		276
रोजगार हमी उपकर		16		0
वृक्ष उपकर		395		16
पथ कर		1885		395
एकूण देयक रक्कम		0		1885
कलम 152 अ नुसार दंडाची रक्कम		0		0
परताव्यावरील व्याजाची वसुली		0		0
आगाऊ अधिदानाचे समायोजन		0		0
भरावयाची निव्वळ रक्कम		1885		0
प्रतिदानाची निव्वळ रक्कम		0		1885
अक्षरी रुपये	₹ One Thousand Eight Hundred Eighty Five Only		₹ One Thousand Eight Hundred Eighty Five Only	
अंतिम देय दिनांक	30/11/2021		31/12/2021	

"To make payment through NEFT:

IFSC - SBIN000300, Beneficiary A/C No:- MCGMPTRC0100660850060, Name-MCGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of MCGM"

सदर दस्तऐवज हा नागरिकांना करांचा भरणा सुलभतेने करता यावा यासाठी मुंमनपा अधिनियमातील तरतुदीनुसार निर्गमित करण्यात आला असून सदर दस्तऐवज तुमची मालमत्ता अधिकृत असल्याचे सूचित करत नाही.

सामाजिक व परिस्थितीकीय लाभदायक योजनेअंतर्गत अटी-शर्तीची पूर्तता करणा-या पात्र मालमत्तास मालमत्ता करातील सर्वसाधारण कर या घटकात 5% ते 15% सबलत अनुज्ञेय आहे.

सदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, १८८८ मध्ये कलम १५४(१ ड ड) चा अंतर्भाव होण्या सापेक्ष जारी करण्यात येत आहे.



एक कदम स्वच्छता की ओर

(विश्वास पां. मोटे)
करनिर्धारक व संकलक



User Category :- r

E & OE



QR code for Kiosk payment

ISHOR H SMT C K MANIAR

AT NO C 412 SUNDERDHAM RAM BAUGH LANE POISAR BORIVA
W OFF S V ROAD MUMBAI 400092
Mobile: 93*****26
mail :
AN : GST :

BILL DATE
15-04-2024

METER STATUS
Active

CYCLE NUMBER
24

TYPE OF SUPPLY
SINGLE PHASE

TARIFF
LT I (B)

CONNECTION DATE
Prior to Aug-2011

SANCTIONED LOAD (kW)
1.62

BILL NUMBER
101445828352

BILL DISTRIBUTION NO.
**Borivali/Kandivali/24/212/0
22/022/015**

BILLING STATUS
Regular

PRESENT READING DATE
13-04-2024

PREVIOUS READING DATE
14-03-2024



CA NO: 102679714

₹1420.00

Due Date : 06-05-2024

Bill Month

March 2024

Units Consumed

153

Current Month Bill

₹1422.90

Previous Outstanding

₹8.61

Bill Period: 15-03-2024 - 13-04-2024

Previous Units: 119

- Round sum payable by discount date : 22-04-2024 Amt ₹1410.00 Discount ₹11.92
- Round sum payable after due date : 06-05-2024 Amt ₹1440.00 DPC ₹17.79

The due date refers to only current bill amount, previous balance is payable immediately

Scan code to pay your bill via (Use any UPI app)



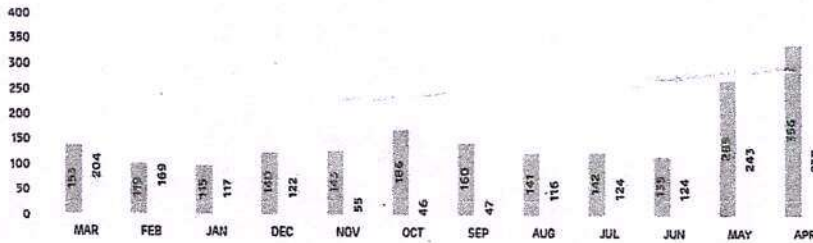
Nearest Collection Centre (Cash/Cheque)

Adani Electricity, Swami Vivekananda road, Kandivali west, Mumbai-400067

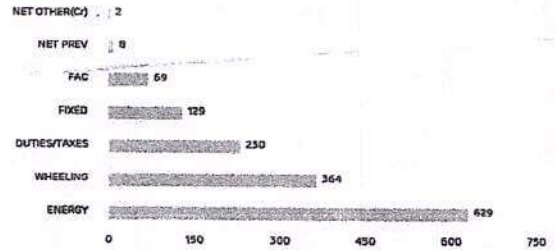
Manoj Chauhan
Division Head - Borivali

CONSUMPTION TREND

Current year Previous year



MAJOR BILL COMPONENTS (Rounded off) (₹)



METER DETAILS

Meter Number	Present Reading	Previous Reading	Multiplying Factor	Consumption Units(kWh)
SM10184010	2633.00	2480.00	1	153

Total Consumption 153

HELP CENTER

- ☎ 19122 Toll Free No. (24x7) 🌐 www.adanielectricity.com
- ✉ helpdesk.mumbaielectricity@adani.com
- 📍 Adani Electricity, Swami Vivekananda road, Kandivali west, Mumbai-400067
- 📱 Whatsapp Us on : 9594519122
- 📞 For Portal Related Complaint call us: 19122
- 🌐 For Internal complaint redressal system(ICRS), visit our website: www.adanielectricity.com

IMPORTANT MESSAGE

- As per Honorable MERC approval dated 6th Mar 2024, Fuel adjustment charge(FAC) is being levied in current month. For any query, kindly connect at our Toll free number :19122 or visit <https://www.adanielectricity.com/faqs> for details.
- New Tariff rates are effective from 01.04.2024, as per MERC order dated 31.03.2023 in Case No.231 of 2022. Revised tariffs are applied on prorated units.
- Please note that all important communication related to your account are being sent on 93*****26 registered with us. In case of any change, do inform us immediately to avoid any inconvenience and enjoy our uninterrupted services
- Tentative meter reading date for your APR-24 bill is 14/05/2024

*Paid HDFC Bank
22/04/2024*

Join us on:

Leave paper for interesting stuff!
Switch to paperless bill, switch to sustainability.

Save ₹10 on your monthly bill!

Scan now



Sunder Dham Co-op. Housing Society Ltd. I

(Regd. No. BOM/WR/HSG./TC/5999/1991-92 Dtd. 23-1-1992) (A, B, C wing)

Rambug Lane, S. V. Road, Borivli (West), Mumbai - 400 092.

06 January 2024

Ref. No.: _____

Date: 5/1/24

TO WHOMSOEVER IT MAY CONCERN

This is to certify that Mr. Kishor H Maniar & Mrs. Chandrika K. Maniar are bonafide Members of our Society and they are holding Flat No C-412, Sunderdham CHS Ltd, Plot bearing CTS No 436 & 438 off Village Poisur Taluka, 4th Floor, Borivali (West) Mumbai- 400092.

The said Flat area is 520 Sq.Ft. and Constructed in the year 1990 consisting of 6th Floor with Lift.

The Title of said Flat is Clear Marketable and there is no Dues till date. Dec. 23.

We have "NO OBJECTION" for Sale of the above Flat.

For Sunder Dham Co Op. Housing Society Ltd.


Chairman / Secretary

Sunder Dham Co-op. Housing Society Ltd

(Page No. BOM/WP/HSG/11/Class/1991-92/23-1-1997) (A, B, C wing)



Ramdas Lane, 2, V. Road, Borivli (West), Mumbai - 400 087

02 January 2024

Handwritten signature

TO WHOMSOEVER IT MAY CONCERN

This is to certify that Mr. Kinor H. Manoj & Mrs. Laxmi K. Manoj are members of our Society and they are holding Flat No. C-23, 2nd floor, Plot bearing CT No. 438 & 439 of Village Police Station - 1st Floor, Borivli (West) Mumbai - 400 087.

The said flat area is 250 sq. ft. and constructed in the year 1980 consisting of 8' x 10' flat with lift.

The title of said flat is clear marketable and there is no dues till date 31.12.2023.

We have "NO OBJECTION" for sale of the above flat.

For Sunder Dham Co-op. Housing Society Ltd.

Handwritten signature

Chairman / Secretary

Dr. Babasaheb Ambedkar Maharashtra
Government (West) Mumbai - 400032

वृहन्मुंबई नगरपालिका

HANMUMBAI MUMBAI CORPORATION
NO. CE/4697/35X1/AR

To: Shri S.M. Dokhane,
Architect.

24 FEB 1990

Sub: Permission to occupy the completed bldg.No.1 on
plot bearing GTS No.436 of village Poisar,
Dorivali (U).

Ref: Your letter.No. _ dated 12.12.89

Sir,

By direction, I have to inform you that the permission to
occupy the completed portion of Ground + 6 upper floors of wing A,B,C
shown by you in the red colour in the plans submitted by you on
12.12.89 is hereby granted. Please note that this permission is
without prejudice to action under sec.353A/471 of B.M.C.Act and
subject to the following conditions :-

1. That the certificate u/s 279A of B.M.C. Act shall be obtained from
A.E.W.R/N and a certified copy of the same shall be submitted
to this office.
2. That all the terms & conditions of the approved layout/ subdivision
amalgamation shall be complied with.
3. That all the Intimation of Disapproval objection including B.C.C
refusal conditions & notes should be duly complied with.
4. That all the remaining work should be completed.
5. That the water supply for premises for which occupation is granted
shall be restricted to 50% of normal requirements & no complaint
for short supply of water shall be entertained in future.
6. That D.L.R.'s certificate for transfer of ownership of setback
land in the name of M.C.C.B. shall be submitted before B.C.C./
requesting occupation of bldg.No.2 in the layout, whichever is
earlier.
7. That the Co-Op.Hsg.Soc. shall be formed & registered within three
months from the date of issue hereof, or before B.C.C., whichever
is earlier.
8. That fresh separate P.P.C.s certified by D.L.R. as per Ch.E. (DP)'s
orders shall be submitted before B.C.C./requesting occupation of
bldg.No.2.
9. That street lights deposits shall be paid as per E.E.T. & C.'s
remarks before requesting B.C.C./requesting occupation of bldg.2.
10. That D.P.R. reservations shall be handed over to Corpn. &
transfer of title of M.C.C.B. before B.C.C.

Yours faithfully,

Executive Engineer Bldg



C.C. to: 1. Owner
2. E.E.V. J.A.E.W.R/N G.A.A. & C.R/N S.A.H.S
6.W.O.R/N 7.Dy.C.E. (D.P.)

Ex. Eng. Bldg. P

SHS/19.2.90



-: नॉदणीचे प्रमाणपत्र :-

नॉदणी क्रमांक : 'बीओएम/इडब्ल्यू आर/एचएसओ/टोसी/५९९९/११-१२

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

गुदर धाम को-ऑपरेटिव्ह होरिंग सोसायटी लिमिटेड.

रामबाग लन, एस. व्ही. रोड, बोरीवली [पश्चिम]

मुंबई-४०० ०९२.

ही संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नॉदण्यांत आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण

"गृहनिर्माण संस्था"

संस्था असून उपवर्गीकरण आहे.

"फाईनेक सहभागोदारो गृहनिर्माण संस्था"

कार्यालय



सही

गदी/-

उपानबंधक

हुदा

सहकारी संस्था आर [क्यांग, मुंबई.

मुंबई

दिनांक २३ | १ | १९९२

११. ११. १९९२ - आर - /१०९/२५२ / सम०६

काय को ट य

उप निबंधक, सहकारी संस्था, 'आर' विभाग-मुंबई

काय को ट य, ६ वा मजला,

११, पी. आ. सहाय, फॉर्ट, मुंबई - १.

दिनांक २५/१०/९२

[Handwritten Signature]
उपनिबंधक
सहकारी संस्था 'आर' विभाग मुंबई

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CHANDRIKA K MANIAR
KASANDAS RATANLAL MEHTA

25/09/1961

Permanent Account Number

APQPM4786E

C.K. Maniar
Signature



भारत सरकार
GOVERNMENT OF INDIA



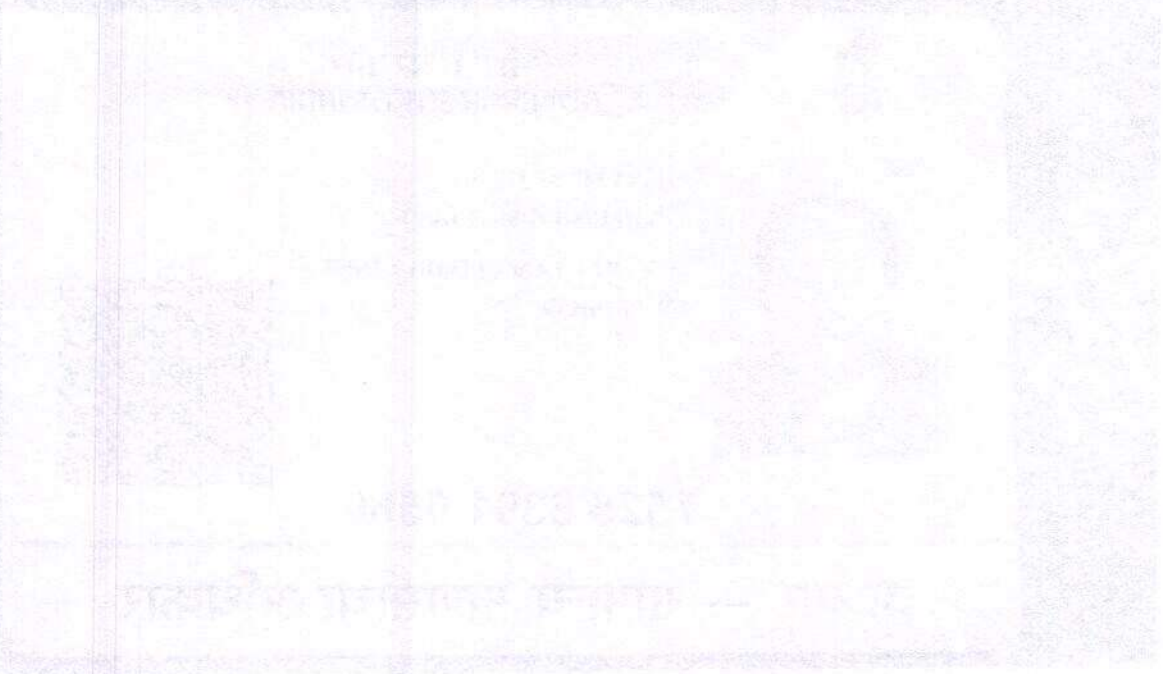
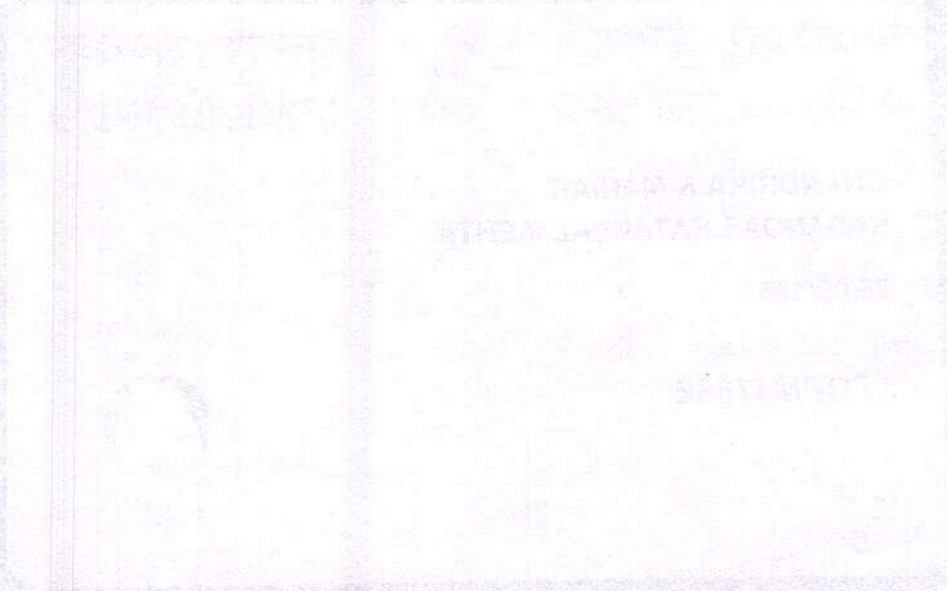
चंद्रिका किशोर मणियर
Chandrika Kishor Maniar

जन्म वर्ष / Year of Birth : 1961
स्त्री / Female



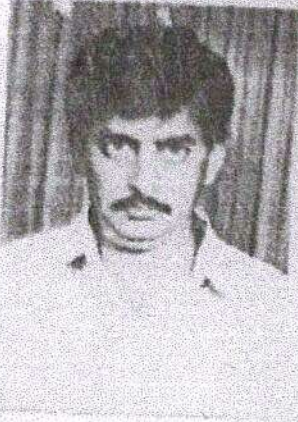
7525 5391 0560

आधार — सामान्य माणसाचा अधिकार



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AACPM1800C



नाम /NAME

KISHOR HARSHADRAI MANIAR

पिता का नाम /FATHER'S NAME

HARSHADRAI JAMANADAS MANIAR

जन्म तिथि /DATE OF BIRTH

16-10-1957

हस्ताक्षर /SIGNATURE

K. H. Maniar

R. Singh

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)



भारत सरकार
GOVERNMENT OF INDIA

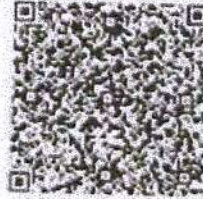


किशोर हर्षदराय मणियर

Kishor Harshadrai Maniar

जन्म वर्ष / Year of Birth : 1957

पुरुष / Male



4217 5670 6572

आधार – सामान्य माणसाचा अधिकार

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
5408 SOUTH ELSTON STREET
CHICAGO, ILLINOIS 60637
TEL: 773-936-3700
FAX: 773-936-3701
WWW.CHEM.UCHICAGO.EDU

ALUMNI NEWS
1998-1999
VOLUME 15
NUMBER 1
FALL 1998

Sunder Dham Co-op. Housing Society Limited

(Registered Under M.C.S. Act 1960 Regd. No. BOM/WR/HSG/TC/5999/1991-92 DTd. 23-1-1992)

Rambaug Lane, off S. V. Road, Borivli (West), Bombay 400 092.

Authorised Share Capital Rs. 11,25,000. Divided in 22,500 Shares each of Rs. 50 only.

This is to Certify that

 / *Smt.*

HANSABEN JAGJIVANDAS SHETH & SHRI JAGJIVANDAS BHAGWANDAS SHETH,
FIAT NO.C/412,

I/one the Registered Holder/s of 5 (Five) fully paid-up Shares
Numbered 381 to 385 (inclusive) of Rs. 50 (Rupees Fifty)
each in Sunder Dham Co-op. Housing Society Limited subject to its
Bye-laws and the sum of Rupees fifty only on each share has been paid.

Rs. 250/-

Given under the Common Seal of
Sunder Dham Co-op. Housing Society Limited
at Bombay, this 1st day of Oct. 19 93.

Mem. Register No 076.

P 58er

Attest

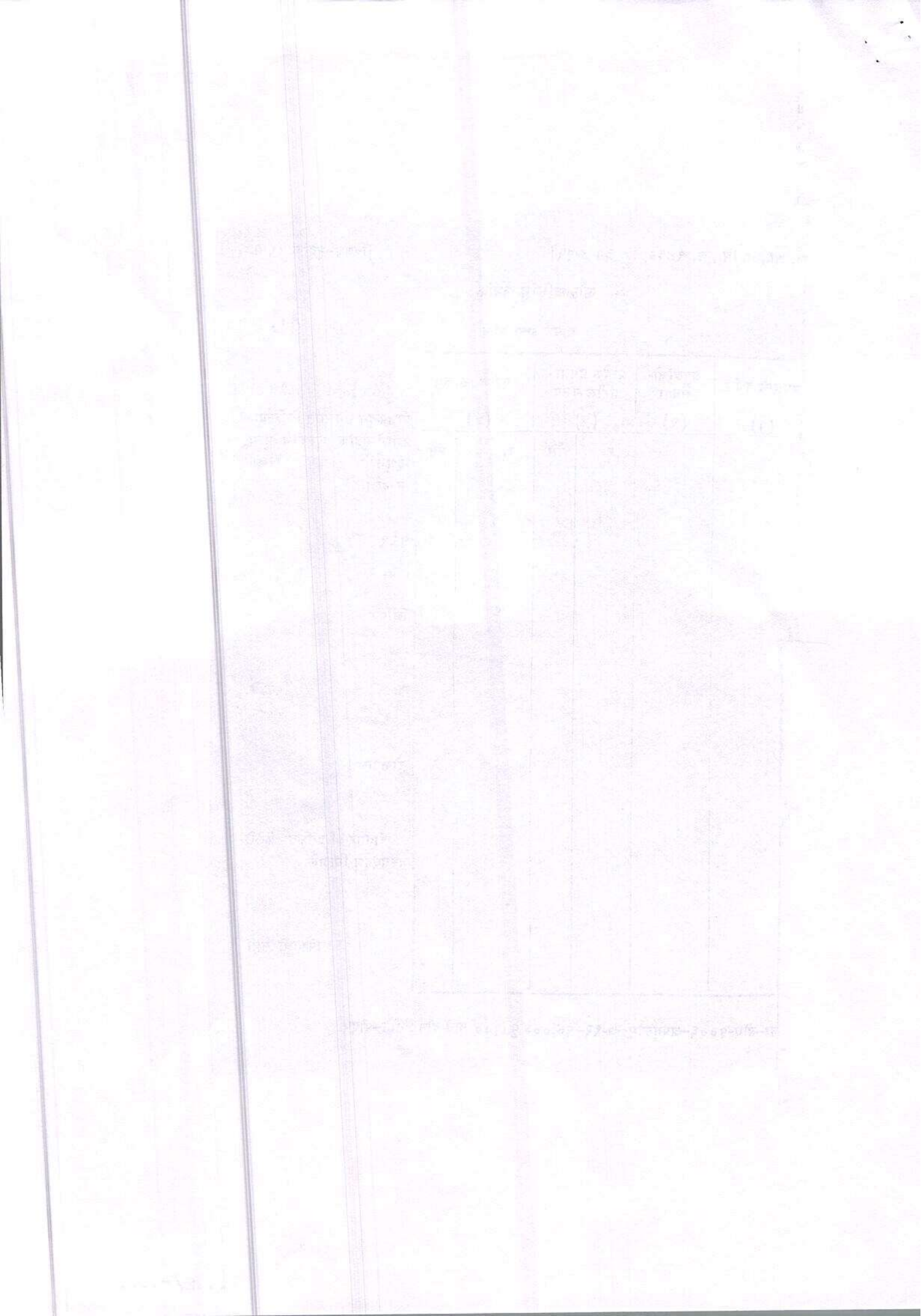
Certificate No 077.

Mem. Secretary

Chairman

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date transfer	No. of transfer	Ledger folio & Name & Address	Ref. No. of Transferee	Signature
12.08.95	5	SHRI. KISHOR HARSHADRAI MANIAR & SMT. CHANDRIKA KISHOR MANIAR FOR SUNDESH DEHAM CO-OP. HSG. SOC. LTD; <i>Alshah</i> CHAIRMAN	89 <i>Manum</i> SECRETARY	<i>P. J. Sal</i> TREASURER.





CHALLAN
MTR Form Number-6



SRN	MH001266566201920M	BARCODE		Date	07/05/2019-16:42:03	Form ID
-----	--------------------	---------	--	------	---------------------	---------

Department	Inspector General Of Registration		Payer Details			
Type of Payment	Non-Judicial Stamps Duty on Unstamped or Unsuff Stamped Doc SoS Mumbai		TAX ID (If Any)			
Office Name	CSB_COLLECTOR OF STAMPS BORIVALI		PAN No.(If Applicable)			
Location	MUMBAI		Full Name	KISHOR HARSHADRAI MANIAR		
Year	2019-2020 From 01/04/2019 To 31/03/2020		Flat/Block No.	FLAT NO 412 C WING SUNDER DHAM		
Account Head Details		Amount In Rs.	Premises/Building			
0030052601 Amount of Tax		16620.00	Road/Street	CHS LTD RAMBAUG LANE S V ROAD		
			Area/Locality	BORIVALI WEST MUMBAI		
			Town/City/District			
			PIN	4	0	0
				0	9	2
			Remarks (If Any)	COB/AY/916/2019		
			Amount In	Sixteen Thousand Six Hundred Twenty Rupees Only		
		16,620.00	Words			



Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	00040572019050897626	CPS0409457
Cheque/DD No.			Bank Date	RBI Date	08/05/2019-00:00:00	09/05/2019
Name of Bank			Bank-Branch	STATE BANK OF INDIA		
Name of Branch			Scroll No. , Date	330 , 09/05/2019		

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9223406113
सदर चलन केवल दरयम निबंधक कार्यालयत नोदणी करावयाच्या दस्तासाठी नैमित्तिक आहे. नोदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Signature Not Verified

Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 02
Date: 2019.05.13
20:02:55 (ST)
Reason: Secure
Document
Location: India



Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount
1	0000846264201920	13/05/2019-20:02:52	IGR242	16620.00
Total Defacement Amount				16,620.00

STAMP DUTY RECEIPT

Applicant Name: MR. KESHAV K. SHARDA Address: FLAT NO 410 WINGS UNDER DRAM		Recipient Name: MR. KESHAV K. SHARDA Address: FLAT NO 410 WINGS UNDER DRAM	
Amount: ₹ 50,000/- Date: 15/08/2024		Amount: ₹ 50,000/- Date: 15/08/2024	
Bank Name: STATE BANK OF INDIA Branch: MUMBAI		Bank Name: STATE BANK OF INDIA Branch: MUMBAI	
Account No: 12345678901234567890		Account No: 12345678901234567890	
Signature: [Signature]		Signature: [Signature]	
Stamp: [Stamp]		Stamp: [Stamp]	



This document is valid for document to be registered in 5% Stamp Duty only. For details for stamp duty and other charges, please refer to the stamp duty and other charges table attached herewith.

Signature:
Verified:
Stamp:

Sl. No.	Debitment No.	Debitment Date	Debitment Amount
1	12345678901234567890	15/08/2024	₹ 50,000/-
2	12345678901234567890	15/08/2024	₹ 50,000/-

GRN MH 00126656201920M
MH 001266675201920M

Section 41 of the Bombay

Stamp Act, 1958.

No. Act. CoB/Ay/916/19
595 Dated 30.04.2019

Received from Kishor H. Maniar Rs. 16620/- sixteen thousand six hundred
and twenty rupees only
Rs. (42380/-) - forty two thousand three hundred eighty rupees only
and penalty Rs. (6650/-) - six thousand six hundred fifty rupees only
under article 2.5(d) of schedule I have been paid in respect of this instrument.

This certificate is subject to the provisions of section 33-A of the Bombay Stamp Act, 1958

Signature: Bobivali 2 J. J. Jain
Collector of Stamps



hereinafter referred to as 'TRANSFEREE' which

expression shall unless it be repugnant to the context and meaning thereof mean and include their heirs, executors, administrators and assigns) of the OTHER PART :

WHEREAS by an agreement dated 4-1-1991 entered into between M/s.Sunder Corporation having its place of business at Sunder Dham, Rangaug, Borivali(W), Bombay.400092 therein referred to as the builders of the first part and the transferors herein therein referred to as the Flat holders of the second part, latter agreed to acquire the Flat No.412 on the 4th floor, C Wing in Sunder Dham Co-Op.Hsg.Soc.Ltd, situate at Ram Baug Lane, Off S.V.Road, Borivali(W), Bombay.400 092 (hereinafter called " the said premises ") from the said M/s.Sunder Corporation and paid proper consideration therefor and took possession thereof and were and till this day are in occupation of the same .

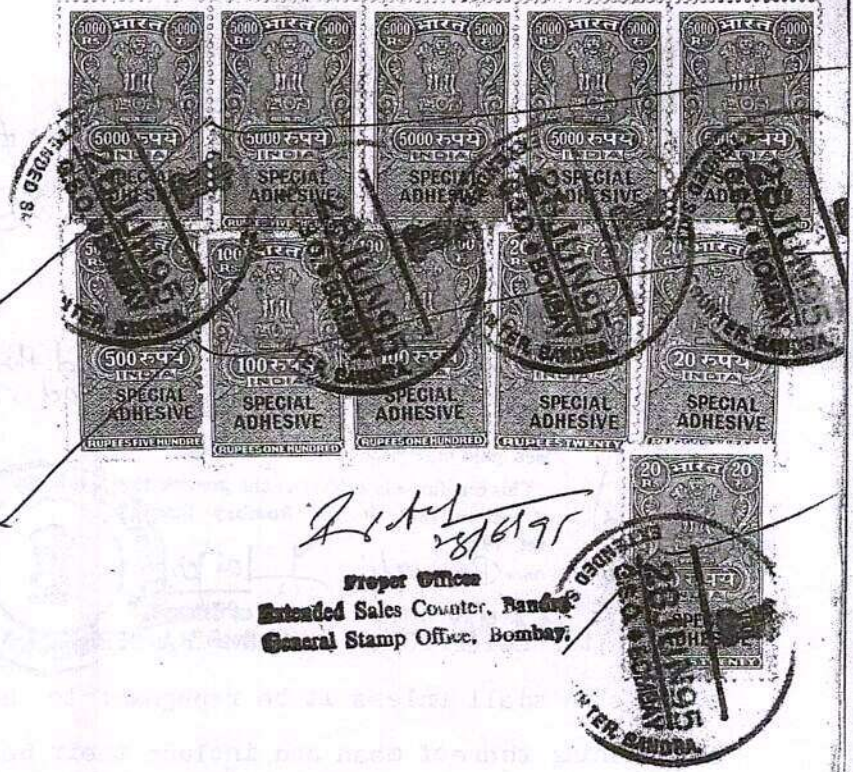


Handwritten signature and date: 5.8.2018

Handwritten initials: K. H. M. C. K. M.

प्रमाणित मुद्रा अधिनियम 1958 अन्वये अराबलम्बा प्रमाणित लिपिकर
के अन्तर्गत असे प्रत्यु उक्त दस्त नोंदणीकारी नोंदणी अधिका-यासमीर खडल झाल्यास, असे
आमिना 1908 चा अधिनियमातील तरतुदीनुसार नोंदणी अधिकारी वस नोंदणी
अवकाश करील.

R. No. 46
Rs. 25,780/-



[Signature]
28/6/95
Proper Office
Extended Sales Counter, Bandra
General Stamp Office, Bombay.

101 204 108



: AGREEMENT FOR SALE :

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THIS AGREEMENT FOR SALE is made and entered into at Bombay, this 29th day of June, 1995 BETWEEN (1) SMT.HANSABEN JAGJIVANDAS SHETH (2) SHRI JAGJIVANDAS BHAGWANDAS SHETH both adults, Indian Inhabitants of Bombay presently residing at Flat No.412 on 4th floor, C Wing in Sunder Dham Co-op. Hsg.Soc.Ltd, situate at Ram Baug Lane, Off S.V.Road, Borivali(W), Bombay-400 092 hereinafter referred to as " the TRANSFERORS " (which expression shall unless it be repugnant to the context and meaning thereof mean and include their heirs, executors, administrators and assigns) of the ONE PART A N D (1) MR.KISHOR HARSHADRAI MANIAR (2) SMT.CHANDRIKA KISHOR MANIAR both adults, Indian Inhabitants of Bombay presently residing at 3/41 Parijat, Mahavir Nagar, Dhanukarwadi, Kandivali (W), Bombay-400 067

K. H. M.
C. K. M.

AND WHEREAS the transferors, are legal and bonafide members having been issued in favour of the transferors five fully paid up shares of the face value of Rs.50/-each bearing Nos. 381 to 385 vide Share Certificate No. 077 of Sunder Dham Co-op. Hsg. Soc. Ltd. (hereinafter referred to as "the said society") a society registered under Maharashtra Co-operative Societies Act, 1960 under Registration No. BOM/WR/HSG/TC/5999/1991-92 dt.23-1-1992 and as the holder of the said shares transferors are entitled to possession of the Flat No. 412 on 4th floor, C Wing, Bldg.No. - Sector - (hereinafter referred to as "the said flat") in Sunder Dham Co-op. Hsg. Soc. Ltd., situate at Ram Baug Lane, Off S.V. Road, Borivali(W), Bombay. 400 092

AND WHEREAS the transferors have informed the said society under the Bye-law no.40(a) the intention of transfer the shares and interest in the capital/property of the society and obtained the necessary permission from the said society to sell, transfer and assign the said flat to the transferees.

AND WHEREAS the transferors have agreed to sell, transfer and assign and the transferees have agreed to purchase and acquire all the rights, title and interest of the transferors in the said flat with absolute right of use and occupation of the said flat and also the said five shares

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :-

1. The transferors shall sell and the transferees shall purchase and acquire the said flat No. 412 on 4th floor, C Wing, Bldg.No. -, Sector - in Sunder Dham Co-op. Hsg. Soc. Ltd., situate at Ram Baug Lane, Off S.V. Road, Borivali(W), Bombay. 400 092 alongwith five shares of Rs.50/-each of the society together

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K. H. m.
C. K. M

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with the permanent and absolute right of use and occupation of the said flat.

2. That the purchase price of the said flat shall be Rs. 7,21,000/- (Rupees seven lacs twentyone thousand only)

including the value of Rs.250/-for the five shares of the said society which consideration amount the transferees shall pay to the transferors in the following manners :-

Rs.7,21,000/- (Rupees seven lacs twentyone thousand only) being the full and final consideration in respect of the said premises on the execution of these presents.

3. On receipt of full consideration as aforesaid the transferors hereby agree to hand over the vacant and peaceful possession of the said premises with absolute right, title, and use thereof to the transferees.



4. The transferors have obtained the necessary permission from the said society to transfer all their rights, title, claim interest and benefits whatsoever enjoyed by the transferors including the shares, deposits, if any, in favour of the transferees. The transferors undertake to assist and co-operate to execute, produce, procure and/or cause to be executed, produced or procured any documents and/or writing, whatsoever for further assuring in law and for better and more perfectly transferring all the rights, interest and benefits of the transferors in respect of the said flat unto the transferees for exclusive use of transferees thereof as aforesaid.

5. The transferors doth hereby covenant with the transferees that the said premises agreed to be sold is free from all encumbrances of any nature, whatsoever and that the transferors have full and absolute power and

K. H. M.
C. K. M.

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authority to transfer and deliver possession of the said flat to the transferees. No other persons or party have any right, title, interest, propriety, claiming or demand into over or upon the same or any part thereof either by way of sale, exchange, mortgage, gift, trust, inheritance and tenancy or lien or otherwise however over the said flat.

6. The transferors doth hereby covenant with the transferees that the transferors have agreed to pay to the said society all their shares of taxes and outgoings, etc. upto the possession in respect of the said flat and after the date of possession the liabilities of all taxes and other charges pertaining to the flat will be borne by the transferees.

The transferors hereby further covenant with the transferees that the transferees shall henceforth quietly and peacefully possess and occupy and enjoy the said premises without any let, hindrance, denial, demand, interruption or eviction by the transferors or any other person lawfully or equitable claiming through under or in trust for the transferors.

8. The transferors hereby further declare and states that the said flat is free from all encumbrances beyond reasonable doubts and hereby undertake to indemnify and keep indemnified the transferees against all demands, claims, proceedings, costs, and expenses arising from any ~~third party~~ and/or persons relating to the said flat.

9. The transferees shall become the members of the said society and shall abide by all and singular bye-laws, rules, and regulations, made and adopted from time to time by the said society and shall regularly pay the monthly maintenance

K. H. M
C. K. M

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[Signature]

...6/-...

RECEIVED the day and year first hereinabove written from the withinnamed the transferees a sum of Rs. 7,21,000/- (Rupees seven lacs twentyone thousand only) being the full consideration in respect of the said premises to be paid by them to us in the following manners :-

Amount	Cheque/ Payorder No.	Date	Drawn on
① 1,75,000=00	628118	05/5/95	INDIAN BANK CHATKOPAR (EAST)
② 1,75,000=00	820518	10/5/95	NEW INDIA Co-Op. BANK LTD.
③ 035,000=00	628119	12/5/95	INDIAN BANK CHATKOPAR (EAST)
④ 100,500=00	628120	12/5/95	INDIAN BANK CHATKOPAR (EAST)
⑤ 175,000=00	820519	17/5/95	NEW INDIA Co-Op BANK LTD CHATKOPAR (EAST)
⑥ 010,500=00	820520	17/5/95	NEW INDIA Co-Op BANK LTD CHATKOPAR (EAST)
⑦ 050,000=00	410841	22/5/95	INDIAN BANK CHATKOPAR (EAST)
<u>Total 07,21,000=00</u>	<u>SEVEN LACS TWENTY ONE THOUSAND ONLY</u>		

IN FAVOUR OF THE TRANSFERORS

BY

THE TRANSFEREES

WE SAY RECEIVED RS. 7,21,000/-

WITNESSES :

1. J.V. Karpach

2. [Signature]

हंसबाई जगजिवंदस शेट

(SMT. HAN SABEN JAGJIVANDAS SHETH)

Jagjivandas B. Sheth
(MR. JAGJIVANDAS BHAGWANDAS SHETH)
TRANSFERORS



RECEIVED THE DAY OF THE YEAR 1953
THE SCHEDULE HEREIN ABOVE REFERRED TO :

Flat No.412 on 4th floor, C Wing in Sunder dham Co-op.
Hsg.Soc.Ltd, situate at Ram Baug Lane, Off S.V.Road,
Borivali(W),Bombay.400 092 all that piece or parcel
of land situate lying and being at Poisar village,
Borivali,known as Ram Baug bearing Survey no.1,Hissa
no.1(part) and survey no.2(part) C.T.S.No.436 and 438
of Poisar . The area of the flat is sq.ft.

हंसबाबू ज. शेट्टी

(Smt.Hansaben J.Sheth)

B. H. Maniar

(Mr.Kishor H.Maniar)

Jagjivandas B. Sheth

(Mr.Jagjivandas B.Sheth)

C. K. Maniar

(Mrs.Chandrika K.Maniar)

Transferors

Transferees

WITNESSES:

1. J. K. Kulkarni

2. [Signature]

