

28754/55

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520/2475

Thursday, December 02, 2021

9:01 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 1782 दिनांक: 02/12/2021

गावाचे नाव: **Mulund**

फाईलिंगचा अनुक्रमांक: **KRL5-2475-2021**

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

सादर करणाऱ्याचे नाव: **DOLLY SUJAN SAHA**

Document Handling

रु. 300.00

Filing Fee

रु. 15000.00

एकूण:

रु. 15300.00

सादरकर्ता STATE BANK OF INDIA यांनी यांचेकडून दि. 26/11/2021 रोजी घेतलेल्या रु.5391000/- कर्जासंबंधीची नोटीस ऑफ इंटिमेशन फायलिंग साठी मिळाली.

GRN is **MH009321208202122E** Defaced vide **0004522481202122** Dated.02/12/2021.

GRN is **MH009292945202122E** Defaced vide **0004522479202122** Dated.02/12/2021.

PRN is **2811202101280** Defaced vide **2811202101280D** Dated.02/12/2021.

Join: R. Kurla 5

सह. दुय्ये निबंधक  
कुर्ला-५ (वर्ग-२)

10-12-2021

सूची क्र.2

दुय्यम निबंधक : Joint S.R. Kurla 5

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

फाईल क्रमांक : 2475/2021

नोदणी :

Regn:63m

गावाचे (Village Name) : **Mulund**

(1) विलेखाचा प्रकार (Title)	6-Notice of intimation regarding mortgage by way of deposit of Title Deed
(2) कर्जाची रक्कम (Loan amount)	Rs.5391000/-
(3) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास) (Property Description)	1) Corporation: मुंबई मनपा Other details: Building Name:SAI SADAN BLDG, Flat No:203, Road:SHASTRI NAGAR,BAL RAJESHWAR ROAD, MULUND WEST, Block Sector:D WING, Landmark: ( C.T.S. Number: 6, 7 ; Survey Number: 256 ; )
(4) क्षेत्रफळ (Area)	1) Build Area :225.00 / Open Area :0 Square Feet
(5) कर्ज घेणाऱ्याचे नाव व पत्ता (Mortgagor)	1) Name: DOLLY SUJAN SAHA Age: 45, Address: Building Name:LODHA SPLENDORA, Flat No:1120, Block Sector:A WING, Road:MMRDA, G B ROAD, THANE WEST, City:BHYANDAR PADA, State:MAHARASHTRA, District:THANE, Pin:400615 ,PAN: DUGPS2628R
(6) कर्ज देणाऱ्याचे नाव व पत्ता (Mortgagee)	Bank Name: STATE BANK OF INDIA Address: RACPC GHATKOPAR (RGH), MUMBAI
(7) गहाण / कर्जाचा दिनांक (Date of Mortgage )	26/11/2021
(8) नोटीस फाईल केल्याचा दिनांक (Date of filing)	02/12/2021
(9) फायलींग नंबर (Filing No.)	2475/2021
(10) मुद्रांक शुल्क (Stamp Duty)	Rs.16300/-
(11) फायलींग शुल्क (Filing Amount)	Rs.15600/-
(12) Date of submission	29/11/2021
(13) शेर (Remark)	-

Pranin



# Shree Siddhivinayak Construction Co.

**BUILDERS & DEVELOPERS**

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

Ref.:

Date

RECEIPT

Date: 25<sup>th</sup> November, 2021.

Received from the Purchaser **MRS. DOLLY SUJAN SAHA**, a sum of **Rs. 12,00,000/- (Rupees Twelve Lakhs only)** being part consideration of Flat No. **203**, 2ND Floor, in "D" Wing of the building known as SAI SADAN, situated at Shastri Nagar, Bal Rajeshwar Road, Mulund (West), Mumbai – 400080. As stated in Clause No. 2, a hereinabove as under:

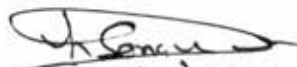
Bank Name and Branch	Cheque No. / RTGS / IMPS	Dated	Amount (Rs.)
AU SMALL FINANCE BANK	IMPS	16/11/2021	2,00,000/-
AU SMALL FINANCE BANK	IMPS	20/11/2021	2,00,000/-
AU SMALL FINANCE BANK	IMPS	20/11/2021	2,00,000/-
AU SMALL FINANCE BANK	IMPS	22/11/2021	2,50,000/-
AU SMALL FINANCE BANK	IMPS	22/11/2021	2,00,000/-
AU SMALL FINANCE BANK	IMPS	22/11/2021	1,50,000/-
Total			12,00,000/-

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

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

Witness:

1.

  
24/11/2021





# Shree Siddhivinayak Construction Co.

**BUILDERS & DEVELOPERS**

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

Ref.:

N O C

Date

Date: 24/11/2021

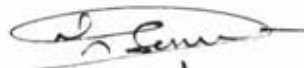
To,  
The Branch Manager  
STATE BANK OF INDIA RACPC  
GHATKOPAR WEST BRANCH  
GHATKOPAR MUMBAI 400086.

Dear Sirs/ Madam:

Re: Permission to mortgage **Flat no. 203** on the **2ND floor** of the building proposed to be named as **D WING SAI SADAN** situated at **Shastri Nagar, Vaishali Nagar, Balrajeshwar Road, Mulund West Mumbai 400080** (Hereinafter referred to as the "said Property") in favour of **STATE BANK OF INDIA RACPC**

1. This is to confirm that we have allotted/sold Flat no. **203 D WING** Admeasuring **225 sq. ft. (carpet area)** on the **2ND. floor** (said flat) of the building proposed to be named as **SAI SADAN** Situated at **Shastri Nagar, Vaishali Nagar, Balrajeshwar Road, Mulund West Mumbai 400080**.constructed by us to **Mrs. DOLLY SUJAN SAHA** under an Agreement for Sale/Sale Deed dated **24/11/2021** Registered with office of the Sub-Registrar of Assurance KURLA on **24/11/2021** under Sr.No. **KRL1 \_JT SUB REGISTRAR KURLA No 1**

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

  
24/11/2021







# Shree Siddhivinayak Construction Co.

**BUILDERS & DEVELOPERS**

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

Ref.:

Date

3. **Mrs. DOLLY SUJAN SAHA** has paid an amount of **Rs.12,00,000/(Rupees Twelve Lakhs only)** and a sum of **Rs. 48,00,000/- (Rupees FOURTY EIGHT Lakhs only)** remains to be paid towards the cost of the said flat as per Sale Agreement dated **24/11/2021**
4. Possession of the said flat will be hand over to Mrs. DOLLY SUJAN SAHA after receiving full and final consideration as per the agreement dated 24/11/2021
5. We are aware that the said Borrower has approached **STATE BANK OF INDIA RACPC** for a loan for purchasing / acquiring the said flat and that **SBI** has agreed to sanction / grant the loan to the said Borrower to purchase / acquire the above flat and the said Borrower has agreed to mortgage the said flat in favour of **SBI** as security for the said loan. We hereby confirm that we have no objection to the said Borrower mortgaging the said flat to **SBI** by way of security for repayment of the said loan.

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

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



*[Handwritten Signature]*  
24/11/2021



# Shree Siddhivinayak Construction Co.

**BUILDERS & DEVELOPERS**

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

Ref.:


Date

6. We undertake to form a Co-operative Society under the Maharashtra Flat & Apartment Ownership Act of the premises/flat holders in the aforesaid building within the statutory period and also further undertake to get the Deed in respect of the said property executed in favour of the Co-operative Society to be formed. And we agree to inform and give proper notice to the Co-operative Society as and when formed, about and said unit/flat being so mortgaged to **SBI** As and when a Co-operative Housing Society will be formed, the **STATE BANK OF INDIA RACPC** charge as aforesaid will be duly registered in the Society' Books. The Share Certificates as and when issued in the name of **Mrs. DOLLY SUJAN SAHA** will be sent by the Society directly to the **STATE BANK OF INDIA RACPC** . with noting your charge and lien on the said Share Certificate. We shall request the Society to accept **STATE BANK OF INDIA RACPC** as a nominee of **Mrs. DOLLY SUJAN SAHA** in their register and to agree to his creating a mortgage in due course of his title to the Flat together with proportionate share in the land along with his percentage of undivided interest in the common areas and facilities appurtenant to the said Flat in favour of the **STATE BANK OF INDIA RACPC**

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

Yours faithfully,

For **SHREE SIDDHIVINAYAK CONSTRUCTION COMPANY**

  
24/11/2021

( **LAXMAN DHANJI SENGHANI** )





CHALLAN  
MTR Form Number-6



GRN	MH009292945202122E	BARCODE					Date	26/11/2021-15:49:20	Form ID	6(1)
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)						
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			PAN No.(If Applicable)	DUGPS2628R					
Location	MUMBAI			Full Name	DOLLY SAHA					
Year	2021-2022 One Time			Flat/Block No.	FLAT NO 203 2ND FLOOR D-WING BLDG SAI					
				Premises/Building	SADAN					
Account Head Details	Amount In Rs.									
0030045501 Sale of NonJudicial Stamp	16200.00			Road/Street	SHASTRI NAGAR BAL REJESHWAR ROAD MULUND WEST					
				Area/Locality	MUMBAI					
				Town/City/District						
				PIN	4 0 0 0 8 0					
				Remarks (If Any)	PAN2=AAACS8577K~SecondPartyName=STATE BANK OF INDIA~CA=5391000					
				Amount In	Sixteen Thousand Two Hundred Rupees Only					
Total	16,200.00			Words						
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	69103332021112618062		2715151504		
Cheque/DD No.				Bank Date	RBI Date	26/11/2021-15:50:01		Not Verified with RBI		
Name of Bank				Bank-Branch		IDBI BANK				
Name of Branch				Scroll No. , Date		Not Verified with Scroll				

Department ID :

Mobile No. : 2223707516

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

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

26 NOV 2021

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

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

**MEMORANDUM OF DEPOSIT**

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

26 NOV 2021

Mrs. DOLLY SAHA S/O D/O W/O Mr.SUJAN SAHA (MORTGAGOR(S)) attended State Bank of India, \_\_\_\_\_ on \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ and met Shri/Smt. Ravi Kumar Dahi (Name & Designation) and deposited in the presence of Shri/Smt. Pravin Navale (Name & Designation) and Shri/Smt. Vaibhav Chakradar (Name & Designation) the documents of title more particularly described in Schedule I hereunder written in respect of the property more particularly described in Schedule II hereunder written with an intent to create a first charge by the way of equitable mortgage in favour of the Bank as continuing security for the payment of all the moneys at any time due and payable by him / her to the Bank in respect of the term loan / advance of ₹ 49,11,000.00 (Rupees Forty Nine Lakhs Eleven Thousand Only) granted to him / her under the Home Loan To NON Salaried scheme together with interest, costs, charges and expenses.

26 NOV 2021

Mrs. DOLLY SAHA S/O D/O W/O Mr.SUJAN SAHA also acknowledged that the maximum amount intended to be secured by the said mortgage created on \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ for the purpose of section 79 of the Transfer of Property Act,1882 is ₹49,11,000.00 (Rupees Forty Nine Lakhs Eleven Thousand Only), without prejudice to his / her liability to the Bank for repayment of all the moneys dues payable by him/her in respect of the term loan of ₹49,11,000.00 (Rupees Forty Nine Lakhs Eleven Thousand Only) together with interest, costs, and expenses.

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

**SCHEDULE I**

List of documents of Title Deeds

1. AGREEMENT FOR SALE. 2. BUILDER NOC

**SCHEDULE II**

The property situated at Flat no: 203 admeasuring 255 sq fts carpet area on the 2nd floor of the Wing D building known as Sai Sādan located in CTS NO: 6(part) of Sy no: 256 and 257 of village Mulund West Taluka Kurla Dist Mumbai-400 080.

(Give full description of the property mortgaged)

**SIGNATURE**

1. Shri / Smt.

P. Navale(Signature)MNF

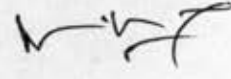
P. Upade



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

Place: GHATKOPAR RACPC  
Date:

26 NOV 2021



26 NOV 2021

**MEMORANDUM OF DEPOSIT (BORROWER'S PROPERTY AT RACPC / RCPC / RASMECCC / HOME BRANCH)***(Approved by Corporate Centre, Mumbai vide Memo Number No. CC / LAW / SKS/ 392 dated 2nd April, 2005)***MEMORANDUM OF DEPOSIT**

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

26 NOV 2021

Mrs.DOLLY SAHA s/d/w of Mr.SUJAN SAHA (MORTGAGOR(S)) attended State Bank of India, \_\_\_\_\_ on \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ and met Shri/Smt. Pooji Kumar Dada (Name & Designation) and deposited in the presence of Shri/Smt. Pravin Navale (Name & Designation) and Shri/Smt. Vaibhav Chakradar (Name & Designation) the documents of title more particularly described in Schedule I hereunder written in respect of the property more particularly described in Schedule II hereunder written with an intent to create a first charge by the way of equitable mortgage in favour of the Bank as continuing security for the payment of all the moneys at any time due and payable by him / her to the Bank in respect of the term loan / advance of ₹ 4,80,000.00 (Rupees Four Lakhs Eighty Thousand Only) granted to him / her under the SBI Home Top Up Term Loan scheme together with interest, costs, charges and expenses.

26 NOV 2021

Mrs.DOLLY SAHA s/d/w of Mr.SUJAN SAHA also acknowledged that the maximum amount intended to be secured by the said mortgage created on \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ for the purpose of section 79 of the Transfer of Property Act, 1882 is ₹4,80,000.00 (Rupees Four Lakhs Eighty Thousand Only), without prejudice to his / her liability to the Bank for repayment of all the moneys dues payable by him/her in respect of the term loan of ₹4,80,000.00 (Rupees Four Lakhs Eighty Thousand Only) together with interest, costs, and expenses.

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

**SCHEDULE I**

List of documents of Title Deeds  
AGREEMENT FOR SALE, NOC, SHARE CERTIFICATE

**SCHEDULE II**

The property situated at FLAT NO: 203 ADM AREA 225 SQ FT CARPET AREA ON THE 2ND FLOOR IN D WING OF THE BUILDING KNOWN AS SAI SADAN IN LAND BEARING CTS NO:6(PART) OF SY NO: 256 AND 257 OF VILLAGE MULUND (WEST) TALUKA KURLA DIST THANE-400080.

(Give full description of the property mortgaged)

Pravin Navale

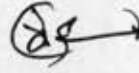
(Signature)

(Signature)



**SIGNATURE**  
1. Shri / Smt.

P. Wale



**SIGNATURE**  
2. Shri / Smt.

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



Place: GHATKOPAR RACPC  
Date:

26 NOV 2021





# EXTENSION OF THE EQUITABLE MORTGAGE

DATE 26 NOV 2021

Mrs. Dolly Saha

(Hereinafter referred as the "Borrower") attended at the \_\_\_\_\_ office of the  
STATE BANK OF INDIA, (hereinafter referred as the "Bank") on 26 NOV 2021  
200 \_\_\_\_\_ and have deposited with the Bank the documents of title relating to my/his/her/their prop-  
erty situated at \_\_\_\_\_

Flat NO 203 2nd Floor D-wing bldg sai  
Sadan mumbai - 400 080

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

Nature of Facility	Limit Rs.
a) <u>Home loan</u>	<u>49,11,000</u>
b)	
c)	
<b>TOTAL...</b>	

and also as security for all other liabilities and indebtedness past, present and future to the Bank.  
2. At my/his/her/their/ the concern's request we the bank were pleased to grant me/him/her/  
them/ the said concern of Rs. 4,80,000 an additional credit facilities as noted below:

Nature of Facility	Original Limit Rs.	Additional Limit Rs.
a) <u>TOP-UP</u>	<u>4,80,000</u>	
b) <u>Home loan</u>		<u>4911000</u>
c)		
<b>TOTAL...</b>		

*[Signature]*

*[Signature]*



This is to confirm that consequent upon the additional credit facilities as stated above and for the purpose of having the additional limits of the credit facilities covered by the security of the said property, I call on you on 26 NOV 2021 and admitted and declared in the presence of yourself and shri Ravi Kumar Dalu that the benefit to the Bank of the mortgage by deposit of title deeds relating to the said property created as stated above on 26 NOV 2021 shall also apply for, stand extended to and cover the enhanced aggregate limits of Rs. \_\_\_\_\_ granted to me/him/her/them/the concern of \_\_\_\_\_ by the Bank, besides the said property being security for all the liabilities and indebtedness.

4. The said property belongs to me/him/her/them/the concern (the Borrower) absolutely and no one else has any interest therein. The said property is under my/his/her/their the concern's sole occupation.

5. There is no subsisting agreement for the sale of the said property nor has any prospective or any intending purchaser taken possession of it or part of it. The said property is free from encumbrances save the mortgage already granted in favour of the Bank.

### THE SCHEDULE I REFERRED TO HEREIN ABOVE

(List of the documents of title)

- 1) Agreement to sale
- 2) NOC
- 3) Index I
- 4) Registration Receipt
- 5) Payment Receipt

### THE SCHEDULE II REFERRED TO HEREIN ABOVE

(Description of the immovable properties)

Flat NO 203 2nd Floor Bal & D-wing Sai Sadan  
Mumbai - 400080

369/18152

पावती

Original/Duplicate

Wednesday, November 24, 2021

नोंदणी क्र. :39म

7:15 PM

Regn.:39M

पावती क्र.: 20524 दिनांक: 24/11/2021

गावाचे नाव: मुसुंड

दस्तऐवजाचा अनुक्रमांक: करल1-18152-2021

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: डॉली सुजन साहा

नोंदणी फी  
दस्त हाताळणी फी  
पृष्ठांची संख्या: 64

रु. 30000.00

रु. 1280.00

एकूण:

रु. 31280.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
7:34 PM ह्या वेळेस मिळेल.

वाजार मुल्य: रु.3590629.9/-

मोबदला रु.6000000/-

भरलेले मुद्रांक शुल्क : रु. 330000/-

M. Jagtap  
ड. निबंधक कुर्ला १

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

1) देयकाचा प्रकार: By Cash रक्कम: रु.1280/-

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

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH009173822202122E दिनांक: 24/11/2021

बँकेचे नाव व पत्ता:

D.S



25/11/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1

दस्त क्रमांक : 18152/2021

नोंदणी :

Regn:63m

गावाचे नाव : मुलुंड

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	6000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3590329.2
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 203/डी विंग, माळा नं: दुसरा मजला, इमारतीचे नाव: साई सदन बिल्डिंग, ब्लॉक नं: शाश्वती नगर मुलुंड पश्चिम मुंबई, रोड : बाल राजेश्वर रोड (( C.T.S. Number : 6,7 ; Survey Number : 256 ; ))
(5) क्षेत्रफळ	1) 225 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स श्री सिद्धीविनायक कन्स्ट्रक्शन कंपनी तर्फे भागीदार श्री लक्ष्मण धनजी सेंधानी (पटेल) वय:-; पत्ता:-प्लॉट नं: 508, माळा नं: पाचवा मजला , इमारतीचे नाव: अटलांटिक कमर्शियल सेंटर , ब्लॉक नं: घाटकोपर पस्चिम मुम्बई , रोड नं: आर बी मेहता मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ABFFS3889P
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-डॉली सुजन साहा वय:-46; पत्ता:-प्लॉट नं: 1120, माळा नं: -, इमारतीचे नाव: लोडा स्पेलेंडोरा ए विंग , ब्लॉक नं: भाईदर पाडा ठाणे , रोड नं: जी बी रोड, महाराष्ट्र, THANE. पिन कोड:-400615 पॅन नं:-DUGPS2628R
(9) दस्तऐवज करून दिल्याचा दिनांक	24/11/2021
(10)दस्त नोंदणी केल्याचा दिनांक	24/11/2021
(11)अनुक्रमांक,खंड व पृष्ठ	18152/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	330000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) with the ... Department area annexed to it.



Printed at the ...

## Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DOLLY SUJAN SAHA	eChallan	02003942021112401173	MH009173822202122E	330000.00	SD	0004348601202122	24/11/2021
2	DOLLY SUJAN SAHA	eChallan		MH009173822202122E	30000	RF	0004348601202122	24/11/2021
3		By Cash			1280	RF		

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



खरी प्रत

*M. Jagtap*  
सह. दुय्यम निबंधक, कुर्ली-१  
मुंबई उपनगर जिल्हा.



Summary-2( दस्त गोषवारा भाग - २ )

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	202111246991	24 November 2021,07:09:14 PM			
मूल्यांकनाचे वर्ष	2021	करला			
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	123-मुलुंड ( प ) - कुर्ला				
उप मूल्य विभाग	123/566 भुभाग: एल.बी.एस. मार्गाच्या पश्चिमेकडील सर्व मिळकती.				
सर्व्हे नंबर/न. भू. क्रमांक :	सि.टी.एस. नंबर#6				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
71280	143110	157410	171710	143110	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	25.09चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.143110/-
उद्दवाहन सुविधा-	आहे	मजला -	1st floor To 4th floor		
रस्ता सन्मुख -					
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ		= 100% apply to rate= Rs.143110/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसाल्कानुसार टक्केवारी)+ खुल्या जमिनीचा दर			
		= ((143110-71280) * (100 / 100))+71280)			
		= Rs.143110/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र			
		= 143110 * 25.09			
		= Rs.3590629.9/-			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेहेनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकेनिकल वाहनतळ			
		= A + B + C + D + E + F + G + H + I + J			
		= 3590629.9 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0			
		=Rs.3590629.9/-			

करला - १  
 २०२१  
 २०२१

Home Print

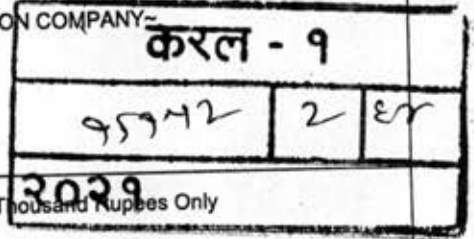


M. N. Jangit  
 (प्र) सह. दुय्यम निबंधक  
 कुर्ला-१ (वर्ग-२)

CHALLAN  
MTR Form Number-6



GRN	MH009173822202122E	BARCODE			Date	24/11/2021-16:53:55	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)						
		PAN No.(If Applicable)	DUGPS2628R					
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			Full Name	DOLLY SUJAN SAHA			
Location	MUMBAI			Flat/Block No.	FLAT NO 203 SECOND FLOOR D WING			
Year	2021-2022 One Time			Premises/Building	SAI SADAN BUILDING MULUND WEST			
Account Head Details		Amount In Rs.	Road/Street	MULUND				
0030045501	Stamp Duty	330000.00	Area/Locality	MULUND				
0030063301	Registration Fee	30000.00	Town/City/District	MULUND				
			PIN	4 0 0 0 8 0				
			Remarks (If Any)	PAN2=ABFFS3889P~SecondPartyName=MESARS SHREE SIDDHIVINAYAK CONSTRUCTION COMPANY				
			Amount In	Three Lakh Sixty Thousand Rupees Only				
			Words	3029				
Total		3,60,000.00						
Payment Details			FOR USE IN RECEIVING BANK					
BANK OF BARODA			Bank CIN	Ref. No.	02003942021112401173 1263363266			
Cheque-DD Details			Bank Date	RBI Date	24/11/2021 18:55:26			
Cheque/DD No.			Bank-Branch		BANK OF BARODA			
Name of Bank			Scroll No. , Date		No. : 821278645			
Name of Branch								



Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for registered consumer.  
सदर चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करताच या दस्तासाठी नोंदणी घेणे लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-369-18152	0004348601202122	24/11/2021-19:14:28	IGR197	30000.00
2	(IS)-369-18152	0004348601202122	24/11/2021-19:14:28	IGR197	330000.00
Total Defacement Amount					3,60,000.00





करल - १  
१५५२ ५ ६२  
२०२१

**AGREEMENT FOR SALE**

*D.S.*  
THIS AGREEMENT FOR SALE made & entered into at Mumbai, as on this 24<sup>th</sup> day of November, 2021 BETWEEN M/s. **SHREE SIDDHIVINAYAK CONSTRUCTION CO.** a Partnership Firm duly registered under the provisions of the Indian Partnership Act, 1932, having its office address at **508 / Atlantic commercials centre , R.B . Mehta Marg , Above Vodafone show room , Ghatkopar ( e) – 400077.** through its Partner **MR. LAXMAN DHANJI SENGHANI (PATEL)**, hereinafter referred to as "THE DEVELOPER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the partner or partners for the time being of the said firm) i.e. **M/s. SHREE SIDDHIVINAYAK CONSTRUCTION CO.** And their respective successors and assigns and heirs, executors and administrators of the respective last surviving partners) of the **FIRST PART;**

AND

**MRS. DOLLY SUJAN SAHA** Aged about 46 years, Indian inhabitants of Mumbai, residing at **1120, LODHA SPLENDORA WING MMRD G.B. ROAD , BHYAINDER PADA THANE 400615 .** Here in after referred to as "PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators and permitted assigns) of the **SECOND PART.**



*D.S.*  
**WHEREAS :-**



करल - १  
 A. १५९५२ ए ए  
 २०२

A. PANDIT SRA CO-OPERATIVE HOUSING SOCIETY LIMITED, had acquired land and bearing C.M.S. Nos. 5 (Part), 7/1 to 7/3, 9, 9/1 to 9/4 and 10 (Part) of Survey No. 202 and 207, measuring about 7159.40 Sq.Mtrs., (as per P. Record) of Village Mulund (West), Taluka Kurla, situated at Shastri Nagar, Bal Rajeshwar Road, Mulund (West), Mumbai - 400 080 from Deputy Collector (Encroachment & Competent Authority Kurla-1, Mulund, vide Possession Letter dated 19/11/1997, more particularly described in the First Schedule hereunder written (hereinafter for the sake of brevity referred to as "the Said Property").

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

C. The said property admeasuring 7159.40 Sq. Mtrs., is encroach upon and/or occupied by the slum dwellers and the same has been declared Slum Area by the Deputy Collector (Encroachment & Competent Authority Kurla-1, Mulund, vide Possession Letter dated 19/11/1997, more particularly described in the First Schedule hereunder written (hereinafter for the sake of brevity referred to as "the Said Property").

D. The members of the said property have formed a society for the welfare and management of the members in the said property via PANDIT SRA CO-OPERATIVE HOUSING SOCIETY LIMITED, duly registered under the provisions of Maharashtra Co-operative Societies Act, 1960, vide Registration No. MUM(SRA)/HSG/TC/10547, having address at Manubhai Chawl No. 03, Shastri Nagar, Bal Rajeshwar Road, Mulund (West), Mumbai - 400 080., (hereinafter for the sake of brevity referred to as "the Said Society"). The Slum Dwellers have given their consent for Development of the said property under SRA Scheme and LOI dated 06<sup>th</sup> day of January, 1999, regarding the said property is obtained.

E. ... SHREE GAI ... dispute arise between the developer & society & Architect. Hence there was no progress in the scheme.



*[Handwritten Signature]*

*D.S.*



between the developer & society & Architect. Hence there was no progress in the scheme.

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

कॉरल - 9  
2036  
2003

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



*[Handwritten signature]*

D.S

करल - १		
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२०२१	०९/०१/२००८	of City Civil Court in Hon. High Court. The Hon. High

Court vide its order dated 05/02/2008 in said A.O. directed CEO

(SRA) to hear the parties again & pass the order accordingly at page 3121 to 3125 CEO (SRA) vide Order U/No.

SRA/CEO/LA/HCO/130/Pandit/61/08 dated 04/03/2008 at page 3127 to 3189 affected to implement the S.R. Scheme through M/s. **SHREE SIDDHIVINAYAK CONSTRUCTION CO.**

H. The Slum Rehabilitation Scheme was approved on CT.S. Nos. 6 (pt.), 7, 9(pt.) & 10 (pt.) of Village Mulund (West). Architect vide his letter at page 3165 has stated that, City Survey office has carried out re-constitution of the C.T.S. No. 6 its boundaries. As per the fresh CTS plan the Slum boundary falls on reconstituted C.T.S. Nos. 4/6(pt.), 4/7 (pt.), 7, 7/1 to 3, 9(pt.) as shown C.T.S. plan at page 3191. The earlier CTS No. 6 (pt) & 10 (pt) of S.R.A Scheme has now been cancelled & amalgamated in CTS No. 4/6(pt.) & 4/7(pt.). Architect has submitted PRC of CTS No. 4/6 & 4/7 wherein entry of Maharashtra Pvt. forest has been made by City Survey office at page 3143 to 3145. Architect stated that the said entry of Mah. Pvt. Forest has been wrongly made by City Survey Office in PRC of CTS No. 4/6 & 4/7 & he has appealed before Superintendent of land records for deletion of said entry at page 3167 to 3175 Now Architect has submitted fresh P.R.C. of CTS No. 4/6 & 4/7 in which the entry of Maharashtra Private forest is been deleted at page 3219 & 3221. Architect has requested to issue the Revised LOI in the name of M/s. **SHREE SIDDHIVINAYAK CONSTRUCTION CO.** as per CEO (SRA)'S order U/No. SRA/CEO/LA/HCO/130/Pandit/61/08 dated 04/03/2008 & as per the Hon'ble High Power Committee is order dated 18/07/2009 the copy of the same is at page 3287 to 3291.

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

The developer i.e **M/S SHREE SIDDHIVINAYAK CONSTRUCTION CO.** are absolutely seized and possessed of and is



*[Handwritten signature]*

*D.S*

otherwise well and sufficiently entitled to development rights of the said property: PANDIT SRA CO-OPERATIVE HOUSING SOCIETY LIMITED.

- K. The Developer has got approved from the Slum Rehabilitation Authority the plans, the specification elevations, sections and details of the said slum redevelopment scheme vide C.C. bearing No. SRA/ENG/154/T/PL/AP of 29/04/2004. Hereto annexed and marked Annexure "A" are the copies of CC for the saleable building. Architects and of such other.
- L. The Slum Dwellers have given their consent for the re-development of the said property to the Developers in conformity with the Development control Regulation 33(10) of Municipal Corporation of Greater Mumbai in accordance with slum Re-habilitation Scheme.
- M. The Developers proposed two buildings in the layout, viz Rehab building with 2 wings namely 'A' & 'E' and 3 composite wings namely B, C, & D as sale building, the owners for open sale in the market. (Here in after referred to as "the Said Buildings").
- N. The said work carried out is as per approved plans of the composite building Wing B, C & D and Rehab Building wing 'A' & 'E', as amended and approved on 29/04/2004. Now, Architect vide his letter dated 02/10/2008 has requested for conversion of all rehab tenements to 269.00 sq. ft. carpet area & there by to increase FSI 2.50 to 3.00 proportionately proposing to accommodate in the wings A & E.
- O. "As per Govt. Notification TPB 4308/1270/CR-175/08/UD-11 dated 11<sup>th</sup> day of June, 2008, as new Sub Regulation 10.1 (A) has been added after Sub Regulation 10.1 of Appendix-IV of Reg. 33 (10). As per new Sub Regulation 10.1 (A), in case of slum redevelopment Scheme in process, and scheme where LOI has been issued and if full O.C. has not been granted, then the owner/developer etc. may convert the proposal within one year from regarding the size of tenements and proportionate loading of FSI in situ. conversion of balance S R A Scheme from 225.00 sq.ft. to 269.00 sq.ft. Carpet area i.e. well within one year & also within the stipulated date of 12/12/2008 as per the U.D.'s letter dated 27/02/2008.
- P. As per approved parameter of the scheme if the proposal of Architect is considered for approval principally by U.D. Department in Govt. of

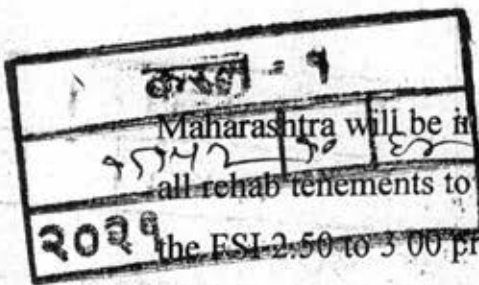
95942		e	er
3039			



*[Handwritten signature]*

*D.S*





Maharashtra will be insisted for consideration, to allow for conversion of all rehab tenements to 269.00 sq.ft. carpet area and thereby to increase the FSI 2.50 to 3.00 proportionately as proposed by Architect.

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

R. The Developers alone have the exclusive rights to sell the tenements in the said buildings to be erected in the said property and to enter in to Agreements with the purchasers of Flat /Shop/office premises and to receive the sale price in respect thereof.

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

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

U. While sanctioning the said project by the local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developers while developing the said property and the said building and upon due observance and performance of which only the completion and



D.S



...the change in law and the provisions of the Act...

- V. The Developers have accordingly commenced construction of the building/s in accordance with the said plans.
- W. The Purchaser is interested in purchasing the residential premises out of the free saleable F.S.I. of the said property and more particularly described in the **Second schedule** hereunder written and applied for the allotment of the Flat No. 203, D Wing on the 2<sup>ND</sup> Floor of the saleable Building to be constructed on the said property and to be known as "SAI SADAN", with the plans, designs and specifications prepared by their Architect G.S.Gokhale and approved by the Municipal Authorities/Slum Authorities under Letter of Intent No. SRA/ENG/001/T/PL/LOI dated 21/11/2009 and which have been seen and approved by the Purchaser with only such variations and modifications as the Developers may consider necessary or as may be required by the concerned local authority, the Government to be made in them or any of them. It is further agreed that the Developers shall have to obtain prior consent in writing from the Purchasers in respect of such variations or modifications, which shall not adversely affect the Flat of the Purchasers.

203 - 9		
95/12	77	ER
203		



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

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



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herewith) payment installments more particularly set out in Annexure "B" hereto.

- (iii) The Sale Consideration excludes (Consisting of tax paid or payable by way of Added Tax, Service Tax, GST and all levies, duties, cess or any other indirect taxes which may be levied in connection with the construction of and out the project and/or with respect to the said Premises and / or this Agreement for Sale). It is clarified that such taxes, levies, duties, cess (which applicable/ payable now or which may be applicable/ payable in future? Including services, VAT, GST and all other indirect and direct taxes, duties and impositions applicable levied by the Central Government and / or the State Government and or Local, Public or Statutory Authorities/ Bodies on amount payable under this Agreement for Sale and/or on the said Premises, shall be borne and paid by Purchaser/s along and The Developers shall not be liable to bear or pay the same or any part thereof. All the payments will be made by the Purchaser/s as and when called upon by the Developers and/ or as required by concerned Government or authority, as the case may be.

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



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

- (vi) The Developers shall confirm the final carpet area that has been allotted to the Purchaser/s after the constructions of the said Wing is completed and the **Occupation Certificate** is granted by the SRA, by furnishing details of the change, if any, in the carpet area, subject to a variation cap of 3% (Three Percent). The total Sale consideration payable on the basis of the carpet area of the premises shall be recalculated upon confirmation by the Developers. If there is any reduction in the carpet area within the defined limit of 3% then the Developers shall refund the excess money paid by the Purchaser/s in any manner (forty five) days with annual interest as per the Rules, from the date when such an excess amount was paid by the Purchaser/s. If there is any increase in the carpet area allotted to Purchaser/s, the Developers shall demand additional amount from the Purchaser/s towards Sale Consideration, which shall payable by the payments to be made by the Developers/ Purchaser/s, as the case may be, under this Clause 3(viii) shall be at the same rate per square meter as agreed in Clause 3.

- (vii) The Purchaser/s authorizes the Developers to adjust /appropriate all payments made by him/her/them under any head(S) of dues against lawful outstanding, if any, in his / her / its name as the Developers may in its discretion deem fit and the Purchaser/s under no circumstances shall be liable to direct the Developers to act adjust his /her / its payments.

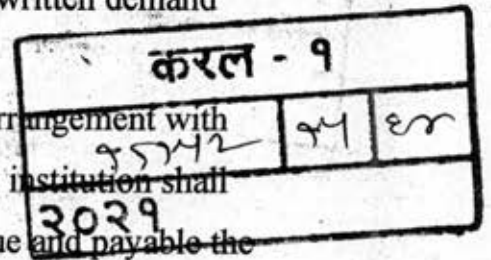
- (viii) On a written demand being made by the Developers upon the Purchaser/s with respect to a payment amount (whether Sale



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Consideration or any amount payable in terms of this Agreement for Sale) Purchaser/s shall pay such amount to the Developers, within 7 (seven) days of the Developer's said written demand without any delay.



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

4. The Developers hereby agrees to observe, perform and convey with the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the SRA before handling over possession of the said Premises to the Purchaser/s, obtained from the SRA, the **Occupation Certificate or Completion Certificate** in respect of the said Premises as may be applicable.
5. Time is of the Essence of this Agreement for the Developers as well as Purchaser/s. The Developers shall abide by the Schedule for completion the premises and handing over said Premises to the Purchaser/s after receiving the Occupation Certificate in respect to the and the common facilities and amenities in the Real Estate Project that can be usable by the Purchaser/s and are listed in the Fifth Schedule hereunder written. Similarly, the Purchaser/s shall be all payments of all installments of the Sale Consideration or other dues payable by him / her / it and meeting, comprising with fulfilling all its other obligations under the said Agreement.
6. FSI, TDR and development potential with respect to the said Wing on the said Properties:  
The Purchaser/s hereby agrees, accepts and confirms that the Developers proposes to develop the Real Estate Project (including by utilization of the full development potential) in the manner more particularly detailed at Recitals above and all the plans and specifications pertaining thereto and the Purchaser/s has agreed to



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purchase the said premises based on the unfettered and vested right of the Developers in this regard.

7. FSI, TDR and Development potential with respect to the proposed future and further Properties/ Whole Project. The Purchaser/s shall be deemed to have accepted that the Developer/s shall be entitled to develop the said Properties (including the development potential) and develop the same in wing manner and undertake multiple real estate projects therein in the manner more particularly detailed at Recital Annexure "A" above and as depicted in the layout plans, preformed and specification at Annexure "A" hereto constituting the Proposal Layout and the proposed potential and the Purchaser/s has agreed to purchase the Said Premises based on the unfettered and vested rights of the Developers in this regard.

8. Possession Date Delayed



Provided that the Premises to the Purchaser/s shall be handed over to the Purchaser/s on the possession date, if the completion of the Real Estate Project is delayed on account of the any or all of the following factor :

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

(ii) If the Developer/s fails to complete the time schedule completing the said Real Estate Project and handing over the said Premises



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to the Purchaser/s or Possession date (save and except for the reasons stated in Clause 8(i) above, then the Purchaser/s shall entitled to either of the following options:-

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

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



- (iii) In case the Purchaser/s elects its remedy under sub-clause (a) above then in such a case the Purchaser/s shall subsequently not be entitled to the remedy under sub clause (ii) (b) above.
- (iv) If the Purchaser/s fails to make any payment on the stipulated date / s and time / s as required under this Agreement for Sale, then the Purchaser/s shall pay to the Developers interest at the



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Interest Rate mentioned in sub clause (ii) (a) above, on all and any such delayed payments computed from the date such amount was due and payable till the date such amount are fully and finally paid together with interest thereon at the Interest Rate.

- (v) Without prejudice to the Developers to charge interest at the rate mentioned in Clause (A) above, and any other charges payable to the Developers, either on the Purchaser/s committing default in payment on a due date of any amount due and payable by the Purchaser/s to the Developers under this Agreement for Sale (including his /her /its/ proportionate share of taxes levied by concerned local authority and other outgoings) and/ or
- (vi) the Purchaser/s committing three defaults of payment of installments of the Sale Consideration, the Developers shall be



as its own opinion and discretion, to terminate this Agreement, without any reference or recourse to the Purchaser/s. Provided that, the Developers shall give an Notice of 15 (Fifteen) days to the Purchaser/s ("Default Notice") by registered post at the address provided by the Purchaser/s. On the date of termination of this Agreement for Sale with detailed reasons for breach or breach of terms and conditions in respect of which is intended to terminate the Agreement. If the Purchaser/s fail to rectify the breach or breached mentioned by the Developers within the period of the Default Notice, including making full and final payment of any outstanding dues together with interest thereon computed at the Interest Rate, then at the end of the period specified in the default Notice, the Developers shall be entitled to terminate this Agreement for Sale by issuance of a written notice to the Purchaser/s ("Developers Termination Notice"), by courier / E-mail / Registered Post A.D. at the address provided by the Purchaser/s. On the date of the Developers Termination Notice by the Developers this Agreement for Sale shall stand terminated and cancelled. On the termination and cancellation of this Agreement in the manner as stated in this sub clause, the



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

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



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

10. **Procedure for taking Possession:**

(i) Upon obtainment the **Occupancy Certificate** from the SRA and upon payment by the Purchaser/s of the Requisite installment of the Sale Consideration, the Developers shall offer possession of the premises to the Purchaser/s in writing ("Possession Notice"). The Purchaser/s agrees to pay the maintenance charges as determined by the Developers or the society as the case may be. The Developers on its behalf offer the possession to the Purchaser/s in writing within days of receiving the Occupancy



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Certificate of the Real Estate Project, provided the Purchaser/s has make payment of the requisite installments of the Sale Consideration and all other amounts due and payable in terms of this Agree

(ii) ... proportion to ... bid premises within ... in respect of ...

(iii) Upon ... the Developers as per Clause ... shall take possession of the said Premises from the Developers by executing necessary indemnities, undertaking and such other documentation as may be prescribed by the Developers, and the Developers shall give possession the Purchaser/s takes or fails to take possession of the



... within the time Provided above in this Clause, the Purchaser/s shall continue to be liable to pay maintenance applicable and as shall be decided by the Developers.

(iv) Within 15 (fifteen) days of receipt of the Possession Notice, the Purchaser/s shall be liable to bear and pay his/her/its

... the carpet area of the ... the Real Estate Project and ... local taxes, betterment charges, GST, other direct taxes of every nature, or such other levies by the SRA or other concerned local authority and or Government water charges, insurance, common lights, repairs and salaries of clerks, Bill Collectors, Chowkidars, Sweepers and all other expenses necessary and incidental to the management and maintenance of the Real Estate Project and/or the Said Properties Until the society is formed and the Society Conveyance is duly executed and registered, the Purchaser/s shall pay to the Developers such proportionate share of outgoings as may be determined by the Developers at his sole discretion. The Purchaser/s further agrees that till the Purchaser/s share is so determined by the Developers as its sole discretion, the Purchaser/s shall pay to the Developers Provisional monthly contribution of Rs. 5/- (Rupees Five) per sq. ft. Carpet area of flat premises towards the monthly outgoings excluding



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

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

12. **Formation of the Society and Other Societies:**

- (i) Upon 51% of the total number of units/ premises in the Real Estate Project being booked by the Purchaser/s, the Developers shall submit an application to the Competent authorities to form a co-operative housing society to comprise solely of the Purchaser/s and other Purchaser/s of the units/premises in the Real Estate Project, under the provisions of the Maharashtra Cooperative Societies Act, 1960.
- (ii) The Purchaser/s shall, along with other Purchaser/s units in the Real Estate Project, join in forming and registering a Co-operative housing society under the provisions of the Maharashtra Cooperative Societies Act, 1960 in respect of the Real Estate Project in which the Purchaser/s of the premises in the Real Estate Project along shall be joined as member ("the Society").
- (iii) For this Purpose, the Purchaser/s shall from time to time sign and execute the application for registration and/or membership and all other papers, forms, wettings and documents necessary for the formation and registration of the society and for becoming a member thereof, including the bye-laws of the Society and shall duly fill in, sign and return to the Developers within 7 (Seven)



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days of the same being made available to the Purchaser/s, so as to enable the Developers to register the Society, No objection shall be taken by the Purchaser/s if any changes or modifications are made in the draft/ final bye-laws of the society as may be required by the Register of cooperative Societies or any other Competent Authority.

- (iv) The name of the Society shall be decided by the Developers.
- (v) The society shall carry on its business in flats and premises in the Real Estate Project as mentioned.
- (vi) The Developers shall be entitled, but not obliged to, join as a member of the Society in respect of unsold premises in the Real Estate Project, if any. Post execution of the Society Conveyance,



the Developers shall continue to be entitled to such unsold premises and to undertake the marketing etc. In respect of such unsold premises. The Developers shall not be label or required to bear and/or pay any amount by way of Contribution, outgoings, deposits, transfer fees/ charges and / or non-occupancy charges, etc. to be levied or imposed on or in respect of such respective premises/ units whatsoever, to the

said cooperative housing society to comprise such sum, save and except the sum of Rs. Five Hundred Only) per month in respect of such unsold premises towards the outgoings.

- (vii) Post execution of the Conveyance to the Society, the Society shall be responsible for the operation and management and/or supervision of the Real Estate Project, and the Purchaser/s shall necessary co-operation and shall do the necessary acts, deeds, matters and things as may be required in this regard.

- (viii) Upon 51% of the premises/units in the other Real Estate Project, the Developers shall



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

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

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



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

14. The Purchaser/s shall pay to the Developers a sum of Rs. 30,000/- (Rupees Thirty Thousand Only) for meeting all legal costs, charges and expenses, including professional costs of the Attorney – at – Law /



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Advocates of the Developers in Connection with this Agreement for Sale, the transaction contemplated hereby, the formation of the Society/ Apex Body, or repairing the rules, regulations and bye-laws of the Society / Apex Body, and the cost of preparing and engrossing the Society Conveyance, Apex Body Conveyance and other deeds, documents and writings.

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

16. **Loan and Mortgage :**

- (i) The Purchaser/s shall be entitled to avail loan from bank, financial institution or by way of security from any financial institution, financial institution,



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(iii) There are no other encumbrances on the Real Estate

with the prior written consent of the Developers. The Developers shall be liberty to refuse permission to the Purchaser/s for availing any bank loan and for creation of any such mortgage / charges in the event the Purchaser/s has/have defaulted in making payment of the Sale Consideration and or other amount payable by the Purchaser/s under this Agreement.

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



**17. Representations and Warranties by Developers :-**

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

- (i) The Developers has clear title and has the requisite rights to carry out development upon the said Properties and also has actual, physical and legal possession of the said Properties for the implementation of the Whole Project, subject to the Terms



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and Conditions of the indentures mentioned in Recital Annexure above, the litigations referred to in Recital Annexure. above and the mortgages set out in Recital Annexure.

(ii) The Developers has lawful right and requisite approvals from the competent Authorities to carry out development of the Real Estate Project in accordance with applicable laws in relation to the Real Estate Project.

(iii) The Developers has the right to enter into any agreement related to the Real Estate Project except those disclosed to the Purchaser/s.

(iv) There shall be no litigation pending in any Court of law with respect to the Real Estate Project except those disclosed to the Purchaser/s.



(v) All approvals, licenses and permits issued by the competent authorities with respect to the Real Estate, are valid and subsisting and have been obtained by due process of law.

Further, all approvals, license, permits to be issued by the competent authority in respect of the Real Estate Project, shall be obtained by following due process of law and the Developers will and shall at all times, remain to be in compliance of applicable laws in relation to the Real Estate Project in common with the Purchaser/s.

(vi) The Developers has not entered into any agreement to this Agreement and has not undertaken any transaction whereby the right, title and interest of the anybody created herein, may prejudicially be affected.

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

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



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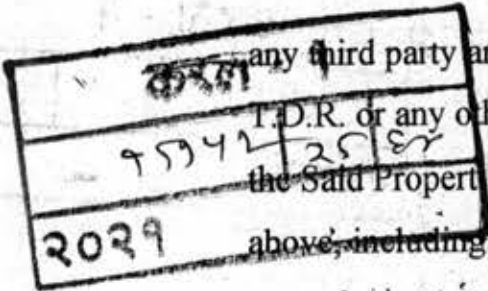
- (ix) At the time of execution of the Society Conveyance, the Developers shall handover lawful, vacant, peaceful physical possession of the common areas of the Real Estate Project as detailed in the Fifth Schedule hereunder written to the Society - 9 save and except the basement, podium and stairs retained by the Developers. 95942 2029
- (x) The Developers has duly paid and shall continue to and discharge undisputed Governmental dues, duties, charges, and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Real Estate Project to the competent authorities till the said possession and thereupon shall be proportionately by the Society.
- (xi) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice of acquisition or requisition of the said Properties) has been received or levied upon the Developers in respect of the said Properties except those disclosed to the Purchaser/s.

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



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any third party and/ or to allow any third parties to use and or consume T.D.R. or any other benefits or advantages or any other properties, on the Said Properties, who shall be entitled to all the rights mentioned above, including to do construction mentioned above.

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



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

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

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



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the Society Conveyance and the Apex Body Conveyance, as the case may be.

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

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

25. **Binding Effect :-**

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



*[Handwritten signature]*

*D.S*



26. Nominee :  
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The Purchaser/s hereby nominates **Mr. DASHARAT BHOLA GUPTA** ["said Nominee"] as his / her / their nominee in respect of the said Premises. On the death of the Purchaser/s, the nominee shall assume all the obligations of the Purchaser/s under this Agreement for Sale and in respect of the said Premises and shall be liable to perform the same, so far as

Entire Agreement :-

permitted shall at any time hereinafter be the entire Agreement for Sale along with its schedule and the agreement between the Developers and the Nominee as the Nominee substituted by the Purchaser/s (if such substitution has been intimated to the Developers in writing ) said deal with him / her / in all matters pertaining to the said premises, till the time the necessary order of the Court of Law has been obtained by any legal heirs and/ or representative of the Purchaser/s.



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

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

28. Right to Amend :

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



*[Handwritten signature]*

*[Handwritten initials]*

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

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

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**30. Method of Calculation of proportionate share**

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



**31. Further Assurances :**

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

**32. Waivers:**

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



*[Handwritten signature]*

D.S

or succeeding breach of such provisions or waiver of any right under or arising out of these presents, or acquiescence to or recognition of rights and/or opposition other than as expressly stipulated in these presents.

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33	<b>Place of Execution :-</b>	
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The Execution of this Agreement for Sale shall be complete only upon its execution by the Developers through its authorized signatory at the Developer's office, which may be mutually agreed upon, in Mumbai City. The said Agreement shall be registered at the office of the Sub-Registrar. Hence, this Agreement for Sale shall be deemed to have been executed at Mumbai.

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

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



*[Handwritten signature]*

*D.S*

For Purchaser/s :-

Name of the Purchaser/s MRS. DOLLY SUJAN SAHA

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

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

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

For Developers :- SHREE SIDDHIVINAYAK  
CONSTRUCTION CO.

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

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



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

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

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

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

38. **Dispute Resolution :-**

Any dispute or difference between the Parties in relation to this Agreement for Sale and or the terms hereof shall be solved amicably.



*[Handwritten signature]*

*D.S*



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case of failure to settle such dispute amicably such dispute or difference shall be referred to the Authority as per the provisions of law.

**Governing Law And JURIDICITION:-**

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

**40. Permanent Address for Sale:**

Details of the Permanent Address of the Developers and Purchaser are set out below :-

PARTY	PAN CARD NO.
EM/S Shree Siddhivinayak Construction Co. through its Partner Mr. LAXMAN DHANJISENGHANI (Patel)	ABFFS3889P
MRS. DOLLY SUJAN SAHA	DUGPS2628R

**40. Construction of this Agreement**

- (i) any interference to any statute or statutory provision shall include :-
  - (a) all subordinate legislation made from time to time under that provision (whether or not amended, modified, re-enacted or consolidated);
  - (b) any amendment, modifications re-enactment, substitution or consolidation thereof (whether before, on or after the date of this Agreement for Sale) to the extent such amendment, modifications, reenactment, substitution or consolidation applies or is capable of applying to any



*[Handwritten signature]*

*D.S.*

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**THE FIRST SCHEDULE OF THE SAID PROPERTY HEREINABOVE**

**REFERRED TO :-**

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

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



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

THE RESIDENTIAL FLAT No.203, admeasuring 225 Sq.Ft. Carpet/Built-up area, on 2<sup>ND</sup> floor in 'D' Wing of the building known as "**SAI SADAN**" to be constructed on the said property, more particularly described in the First

Schedule hereunder written.

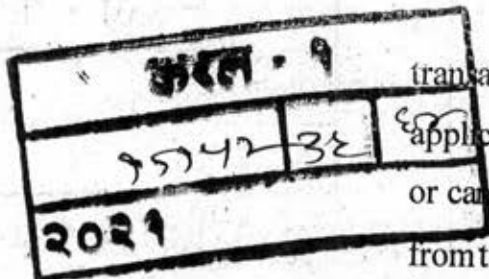
**THE THIRD SCHEDULE HEREINABOVE REFERRED TO :-**

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

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



*J.S.*



transactions entered into under this Agreement for Sale as applicable, and (to the extent liability there under may exist or carry-eries) shall include any past stator provision (as from time to time amended, modified, re-enacted, substituted or consolidated) which the provision referred to has directly or indirectly replaced;

- (ii) any reference to the singular shall include the plural and vice-verse;
- (iii) any reference to the masculine, the fermions and /or the neuter shall include each of them.
- (iv) The Schedules of this Agreement for Sale shall include as expressly set out in the body of this Agreement for Sale, and any reference to this Agreement for Sale shall include any schedules to it.
- (v) References to this Agreement for Sale or any other document shall be construed as references to this Agreement for Sale or that other documents as amended; varied, notated, supplemented or replaced from time to time.
- (vi) Each of the presentations and warranties provided in this Agreement for Sale is independent of other representations and warranties in this Agreement and unless the contrary is expressly stated, no clause in this Agreement for Sale limits the extent or application of another clause.
- (vii) Reference to a person (including a person) shall be construed as follows:
  - (a) An individual, partnership, trust, joint venture Company, corporation, body corporate, unincorporated body associated, organization, any government or any agency of a government or state, or any municipal authority or other Governmental body (with or not in each case having separate legal Person or separate legal entity); and
  - (b) That person's successors in title and assigned transferees permitted in accordance with the terms of this Agreement for Sale.



*[Handwritten signature]*

*D.S.*

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IN WITNESS WHEREOF I HAVE HEREUNTO  
 SET AND SUBSCRIBED  
 THE DAY AND YEAR

SIGNED, SEALED & DELIVERED BY  
 WITHIN NAMED „THE DEVELOPERS“

**M/s. SHREE SIDDHIVINAYAK CONSTRUCTION Co.**

PAN No. ABFFS3889P

through its Partner

*[Signature]*

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

PAN No. AADPS0506J



IN THE PRESENCE OF .....

1. *[Signature]*

FOR RESPECTIVE PARTIES

2. *[Signature]* AS WITNESSES HERINA ABOVE WRITTEN.

SIGNED, SEALED & DELIVERED BY

WITHIN NAMED „THE PURCHASER“

**MRS. DOLLY SUJAN SAHA**

Pan No.: DUGPS2628R

*D.S*



IN THE PRESENCE OF .....

1. *[Signature]*

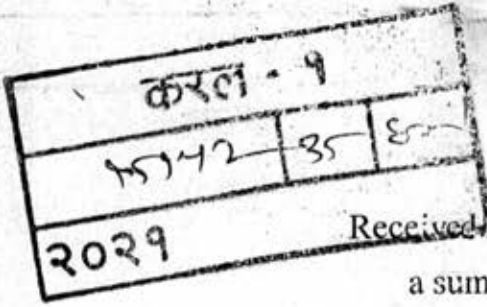
2. *[Signature]*



*[Signature]*

WITNESSED BY  
 S.P.





Received from the Purchaser **MRS. DOLLY SUJAN SAHA**

a sum of **Rs.12,00,000/- (TWELVE LAKHS ONLY)**  
being part consideration of Flat No.203, 2<sup>ND</sup> Floor In „D“ wing of the  
Bldg, known as SAI SADAN,. As stated in Clause No. 2 a hereinabove as  
under :

Bank name & Branch	Cheque No./RTGS/IMPS	Dated	Amount (Rs.)
AU SMALL FINANCE BANK THANE	IMPS	16/11/2021	2,00,000/-
AU SMALL FINANCE BANK THANE	IMPS	20/11/2021	2,00,000/-
AU SMALL FINANCE BANK THANE	IMPS	20/11/2021	2,00,000/-
AU SMALL FINANCE BANK THANE	IMPS	22/11/2021	2,50,000/-
AU SMALL FINANCE BANK THANE	IMPS	22/11/2021	2,00,000/-
AU SMALL FINANCE BANK THANE	IMPS	22/11/2021	1,50,000/-



We say Received

Rs. 12,00,000/-

**TWELVE LAKHS ONLY**

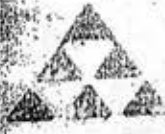
by  
Cash / Cheque.



Mr. Shree Siddhivinayak Construction Co.,  
Through its Partner

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

Partner / Developer



Slum Rehabilitation Authority  
 5th Floor, Griha Nirmaa-Bhavan  
 Bandra (East), Mumbai-400 081  
 Fax:022-26590457  
 Tel:022-26590512  
 E-mail:info@sra.gov.in

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ISSUED  
 Sign: *[Signature]*

No.: SRA/ENG/001/1/PL/LOI  
 Date: 21 NOV 2009

1. Architect: Shri G.S. Gokhale,  
A/9, Om Riddhi Siddhi CHS Ltd.  
S.N. Road, Mulund (W),  
Mumbai-400 080.
2. Developers: M/s. Siddhivinayak Construction Co.  
2/3, Moti Baug, Navroji Lane,  
Ghatkopar (W), Mumbai-400 086.
3. Society: Pandit CHS.  
At Bal Rajeshwar Road,  
Mulund (W), Mumbai-400 080.

Sub: Sanctioned Slum Rehabilitation Scheme on plot bearing C.T.S. No. 6(pt.), 7, 9(pt.) & 10(pt.) of village Mulund (W) at B.R. Road, Mulund (W) for Pandit CHS.

Ref: SRA/ENG/001/1/PL/LOI



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

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

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

1. That you shall hand over 59 numbers of tenements to the Slum Rehabilitation Authority/M.C.G.M. for Project Affected Persons, each of carpet area 20.90 sq.m. free of cost.

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That the carpet area of rehabilitation tenements and PAP tenements shall be certified by the Licensed Surveyor/ Architect.

That you shall rehouse the eligible slum dwellers as per the list certified by the Addl. Collector (Enc.)/Asst.M.C. of MCGM/CO (MIRADA) by allotting them residential tenements of carpet area of 25 sq.mt. and / or residential-cum-commercial of carpet area of 25 sq.mt. and /or commercial tenements as per the area mentioned in certified Annexure-II issued by Competent Authority or the carpet area of 20.90 sq.mt., whichever is less, free of cost and constructing the same as per building specifications/norms/building bye-laws.

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

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



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

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

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

*Resolved*

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

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

Architect : Shri. G. S. Gokhale.

Developer: M/s Siddhivinayak Construction.

Society : "Pandit SRA CHS Ltd"

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

Reference is also requested to Govt. directives dtd. 12/12/08 in which Clause 10.1 (A) of Appendix-IV of Reg. 23 (10) was modified as "In case of S.R Scheme is in progress and such scheme where LOI has been issued, if the construction of Rehab building is not completed up to plinth level, the Owner/Developer/CHS of Hutment/Pavement Dwellers/Purwanchik Authority/NGO may convert the proposal in accordance with modified regulations only regarding size of tenements and loading of FSI, in such cases. However, such conversion is optional and shall not be binding"

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

Brief History:

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

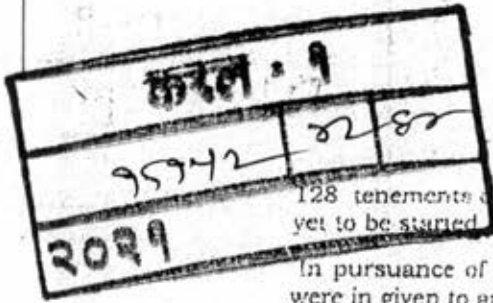
In this scheme u/r there were representation and suit filed in High court earlier regarding change of developer from earlier Om shree sai developer objecting the developer appointed M/s. Siddhivinayak construction appointed later on as per the subsequent GBR dated 24/03/2000 submitted by society. This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

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Right To Information Act, 2005





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

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

The matter was also referred by High Court in write petition 828/2008 to Hon. High Power Committee where again on hearing held on 18/07/08 the appellants i.e. earlier developer request was rejected and appointment of new Developer M/s. Siddhivinayak Construction Co. was again confirmed. The detailed order is awaited. On receipt of the said order the earlier developer will be communicated about rejection of his request by High Power Committee.

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

**Composite Bldg**

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



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

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

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



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कु.	२१
एकुण	१८
संख्ये	आ. पेरे
आकार	० १५ ०
बुडी-आयक	— — —
जा.आकार	— — —
पाणी	— — —

कजेंदार ८१०६५७१२०२

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मनन पडित

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सातुका - सु. ल.

इतर हक



धर्म	सामग्र करणाराचे नाव	शेअर	रीत	शिके आणि लागवक
हिंदू	जयदेव कृष्णराव पारंगी	१००	१००	१००



भास्कर बरहकुम खरी नाकल असे. तयार ता. २०/१०/१९९९



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क्षेत्र लावणी लयथक	७	१७०॥१	अनंत पेठे व वनेदर	२२०७	तातुका - कुर्ला
घोटा खराबा	—	२१			
एकुण	१	२०			
न-४ आकार	रुपये	आ.	पैसे		
५२५०	२	०	०		
जमीन आकार					
दाणी					

Handwritten signatures and scribbles in the middle section of the form.

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वर्ग	लागवळ करणाराचे नाव	क्षेत्र	रीत	पिके आणि लागवळ	क्षेत्र	शेदा



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अहमद बहादुर खरी नफ्त असे, तयार ता. २०१०/१०/०१





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करल-२  
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गा. नं. नं: ७, ७ - अव १२

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स. नं. २३६६	प्लान नं. ७३३	खसजेदार ७२३६	२६६६
क्षेत्र संख्या	५	७०१	२६६११
पोस्ट कार्यालय	६		
विकास			
आयता	१२	६	७
पूनी आयता			
सुरा उपकार			
पंजी			

गांव - कुडुड  
तालुका - मुडुली  
इतर हफ्त ३००३ २२६३  
प्राथमिक शिक्षण  
गोण्ड मोना २३  
यन्त्रा ७५०५  
स. नं. २३६ २५६-३३३  
जामेदी जाली ३०५५  
भा. ७५३३ ७५३३  
दिव्याक-मनामाद प्रजापती  
मोडि २६६६

वर्ग	सामग्री करणादये नाम	क्षेत्र	रीत	पिछे आणि सामग्री	क्षेत्र	शेरा
	सामग्री करणादये नाम					



अनुसूचित बंधुवर्ग करी नजकल असे, तयार ता. २०/१०/२०१२

Signature  
तलाठी सहायक  
सहायक-मुला



Sir,  
With reference to your application No. 204 dated 29.11.97 for Development Permission and grant of Commencement Certificate under section 46 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building on plot No. 204, situated at \_\_\_\_\_ of village Mulund Aet, 1966 to erect a building on plot No. 204.

C.T.S. No. 6(pt), 7, 9(pt) (39 pt) situated at \_\_\_\_\_ of village Mulund  
T.P.S. No. \_\_\_\_\_

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

करम  
२०२१

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall be reserved for the public street.  
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.

3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue. However, construction work shall be commenced within three months from the date of its issue.

4. This permission is granted on the condition that you shall not be liable for any contravention of the provisions of the Act.

5. If construction is not commenced within the Commencement Certificate period every year but such extended period shall be in no case exceed three years from the date of issue of the certificate. Any subsequent application for fresh permission under section 46 of the Maharashtra Regional and Town Planning Act, 1966.

6. This Certificate is liable to be revoked by the C.E.O. (S.R.A) if:-

(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not accordance with the sanctioned plans.

(b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (S.R.A) is contravened or not complied with.

(c) The C.E.O. (S.R.A) is satisfied that the same is obtained by the applicant through fraud, misrepresentation and the application and every person deriving title through or under such an event shall be deemed to have carried out the development work in contravention of section 43 of 45 of the Maharashtra Regional and Town Planning Act, 1966.

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

8. The work shall be started within 3 months.  
The C.E.O. (S.R.A) has appointed \_\_\_\_\_



\_\_\_\_\_ to exercise his powers and functions of the Planning Authority under section 46 of the Act.

\_\_\_\_\_ for \_\_\_\_\_ of \_\_\_\_\_

\_\_\_\_\_ of Local Authority  
\_\_\_\_\_ of Planning Authority

2021



करल - १		
No. SRA/ENO/154	T/STL/AP	
Date: 20 NOV 2009	११५५	४२ ६०
२०२१		

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

करल-४
१४६६६५५६४
२०१९

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

Ref: Your letter dtd. 28/08/2009

Gentlemen,

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

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





8  
28

2009
1972/10/20

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

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

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



Yours faithfully,  
*[Signature]*  
 Dy. Chief Engineer  
 Slum Rehabilitation Authority

Commissioner, T. Ward, M.C.G.M.  
 Development Plan, M.C.G.M.  
 Dy. Collector (SRA) - Copy for information.

*[Handwritten notes]*  
 M.A.E. (SRA)  
 Recd. Thru  
*[Signature]*  
 20/11/09

*[Signature]*  
 Executive Engineer  
 Slum Rehabilitation Authority

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

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

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

MUMBAI-100002		
करल - १		
Res: J. Mamiya Circle	43	ER
Road no. 1, D. M. B. V. S. (E)		
2029		

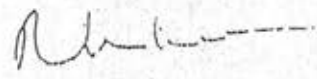
Re.: Property situate at & being  
CTS No. 6 Part, 7, 7/1 To 7/3,  
9, 9/1 To 9/4 and 10 Part,  
Survey No. 256 and 257 situated  
at Bal Rajeshwar Road, Mulund (W),  
Tal.: Kurla, Registration Dist. &  
Sub-Dist. of Bombay City and Bombay  
Suburban Dist., containing by  
admeasurement 7159.

Owner: Shri. Siddhi

C E R T I F I C A T E

TO ALL TO WHOM THIS MAY CONCERN

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

  
Advocate.



करल - १		
२६९२	१९/५/२०२१	६०
2021		

पावती क.

दस्तावेजाचा अर्जाचा अनुपातक

दिनांक ०३/०३/२१ पान १९

दस्तावेजाचा प्रकार-

सादर करणाऱ्याचे नाव-

भातीसप्रमाणे की मिळाली:-

नोंदणी की

नक्कल की (फोटो)

पृष्ठांकनाची नक्कल की

रवातखर्च

नकासा किंवा भावने (कालम १४ ते १७)

शोध किंवा निरीक्षण

दंड-कालम २५ अन्वये

कालम ३४ अन्वये

श्रमगिरा नकला (कालम ५७)

इतर की (मागील पानावरील)

गोध  
७२५३ } ३०  
२०२३ }  
२-२५  
३५

क.	ख.
५५०	



दस्तावेजा

नक्कल

वेळी तयार होईल व

नोंदणीकृत हाकेने पाठवली जाईल.

या कार्यालय येथून घेईल.

दुय्यात निरपेक्ष

दस्तावेजाचा भावी नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत हाकेने पाठवावा.

हयाली करावा.

सादरकर्ता

SEARCH REPORT FOR THE SEARCH TAKEN AT MUMBAI REGISTRAR OFFICE.

करल - १		
२५१५२	५३	६०
२०२१		

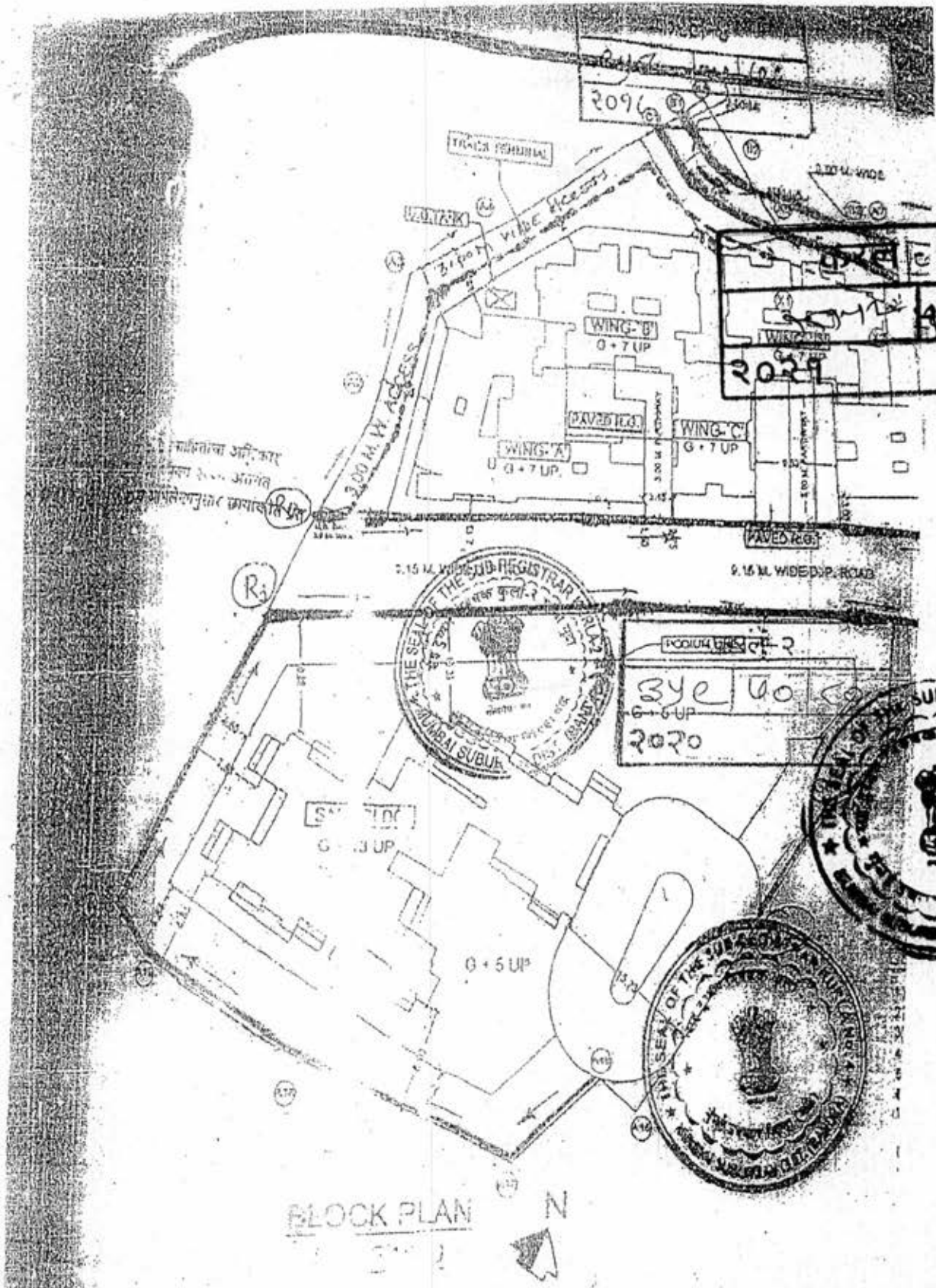
Sub : Search taken at Mumbai-SRO in respect of property bearing Survey No. 256 and 257 at Balrajeshwar Rd, Mulund (W) Mumbai for last 30 years from 1974 to 2003.

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



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

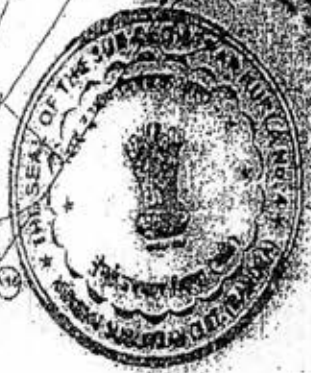




2096		9
WING-D	4	30
2029		



2020		2
6	6	UP



BLOCK PLAN



FOR SURE SINGHVIKAR CONSTRUCTIONS CO.

*[Signature]*

PARTNER

*[Handwritten signature]*

रल-४  
 ६५० ६४

2001

करल - ९  
 ११५५२ ५५ ६४  
 २०२९

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

ENC/DCK/JWS/22/SR-17/96.—Whereas the Collector (ENC) of Kurla-I Sub-Division has appointed as Competent Authority, under section 17 of Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971, in respect of a class of lands other than the lands belonging to the Government, Municipal Corporation, or other Housing Board of Greater Bombay, the area of the area from section and district

whereas on the basis of the information about the areas available, the Competent Authority is that the areas specified in the Schedule to the Act referred to in the said areas are sources of the health and safety of the neighbourhood by reason of their overcrowded and insanitary conditions and are a public nuisance and are a source of danger to the health and safety of the neighbourhood.

therefore in exercise of the powers conferred under section 17(1) of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971, the Collector (ENC) and Competent Authority of Sub-Division declare the said areas to be the areas and the area of the area from section and district

Schedule of Areas

Area of the area and village—Rajeshwari, Bal Rajeshwari, Ithada, (Cms), Bombay 400 072.

GTS No.	Area
615	Sq. M.
1965	1965
1965	1965

Suburban Dist. (Mumbai)

J. OAKWAD,  
 Deputy Collector (ENC) and  
 Competent Authority,  
 Kurla-I, Mulsund.

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

CORRIGENDUM

ENC/DCK/JWS/22/SR-17/96.—This Office Order No. SLM/1073/3229/G, dated 11th June 1975, the area administering 6129 sq. mtr.

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

However, that the declaration of SLUM dated 11th September 1975 of the property measuring 400 Sq. m. in C. T. S. No. 7 of Village Mulsund be set aside vide Appeal No. 37788 dated 20th October 1988. But the said area is being again declared as 'Slum Area' due to non-compliance of provision of basic amenities by the Land Owner.

Now the following property has been declared as 'Slum Area'.

Local Name: Rajeshwari, Bal Rajeshwari, Ithada, (Cms), Bombay 400 072.  
 Village: Mulsund  
 Mutund: 400 072  
 Description of boundaries:  
 South—Fifo Line.  
 North—Thane District Boundary.  
 East—Bank Silk Mill.  
 West—Bal Rajeshwari Road.

R. M. KAMBLE,  
 Deputy Collector (ENC) and  
 Competent Authority, Kurla-I,  
 Mulsund.

Mulsund 400 072,  
 Dated 15th June 1996.

विज्ञापन दिनांक: १५ जून १९९६, राजेश्वरी-१, मुलुंड-१, महाराष्ट्र राज्य.

आमचे विज्ञापन दिनांक: १५ जून १९९६. — जवळील, इतर संपन्न राजेश्वरी, बाल राजेश्वरी, इथडा, (कम), मुंबई ४०० ०७२. ही संपन्न क्षेत्र म्हणून घोषित करण्यात आली आहे. परंतु ही संपन्न क्षेत्र म्हणून घोषित करण्यात आली आहे. परंतु ही संपन्न क्षेत्र म्हणून घोषित करण्यात आली आहे.

राजेश्वरी, बाल राजेश्वरी, इथडा, (कम) (विज्ञापन) क्षेत्रात, १९७५ च्या महाराष्ट्र स्लम क्षेत्रात (१) क. स. नं. ७ मधील संपन्न क्षेत्र म्हणून घोषित करण्यात आली आहे. परंतु ही संपन्न क्षेत्र म्हणून घोषित करण्यात आली आहे. परंतु ही संपन्न क्षेत्र म्हणून घोषित करण्यात आली आहे.

आमचे विज्ञापन दिनांक: १५ जून १९९६. — जवळील, इतर संपन्न राजेश्वरी, बाल राजेश्वरी, इथडा, (कम), मुंबई ४०० ०७२. ही संपन्न क्षेत्र म्हणून घोषित करण्यात आली आहे. परंतु ही संपन्न क्षेत्र म्हणून घोषित करण्यात आली आहे. परंतु ही संपन्न क्षेत्र म्हणून घोषित करण्यात आली आहे.

विज्ञापन दिनांक: १५ जून १९९६. — जवळील, इतर संपन्न राजेश्वरी, बाल राजेश्वरी, इथडा, (कम), मुंबई ४०० ०७२. ही संपन्न क्षेत्र म्हणून घोषित करण्यात आली आहे. परंतु ही संपन्न क्षेत्र म्हणून घोषित करण्यात आली आहे. परंतु ही संपन्न क्षेत्र म्हणून घोषित करण्यात आली आहे.



मुद्रण प्रयत्न, पंजाब स्टेट मुद्रणालय संस्था (पंजाब) मुद्रण.

साया कावतो पिल्लुन देणार: साया कावतो सहायक सहायक (अति) कर्ता-३

साया कावतो सहायक सहायक (अति) कर्ता-३, साया कावतो सहायक सहायक (अति) कर्ता-३, साया कावतो सहायक सहायक (अति) कर्ता-३, साया कावतो सहायक सहायक (अति) कर्ता-३



Handwritten notes and stamps in the left margin, including a rectangular stamp with the number 959202.

साया कावतो	नं. क्र.	अ. (पो. भी.)	अ. (पो. भी.)
मुद्रण	६३०	५३७	५३७
	५३७	५३७	५३७
	५३७	५३७	५३७
	५३७	५३७	५३७

करत-४  
959202

पंजाब कावतो सहायक सहायक (अति) कर्ता-३

TRUE COPY CERTIFIED



HARISHAN B. SHARMA  
ADVOCATE & NOTARY  
1E, QJAS BLDG., GROUND FLOOR,  
NEAR RATION OFFICE, S. N. ROAD,  
MULUND (W), MUMBAI - 400 080.  
TEL.: 2602 2950, MCG.: 0420115840

26 DEC 2010

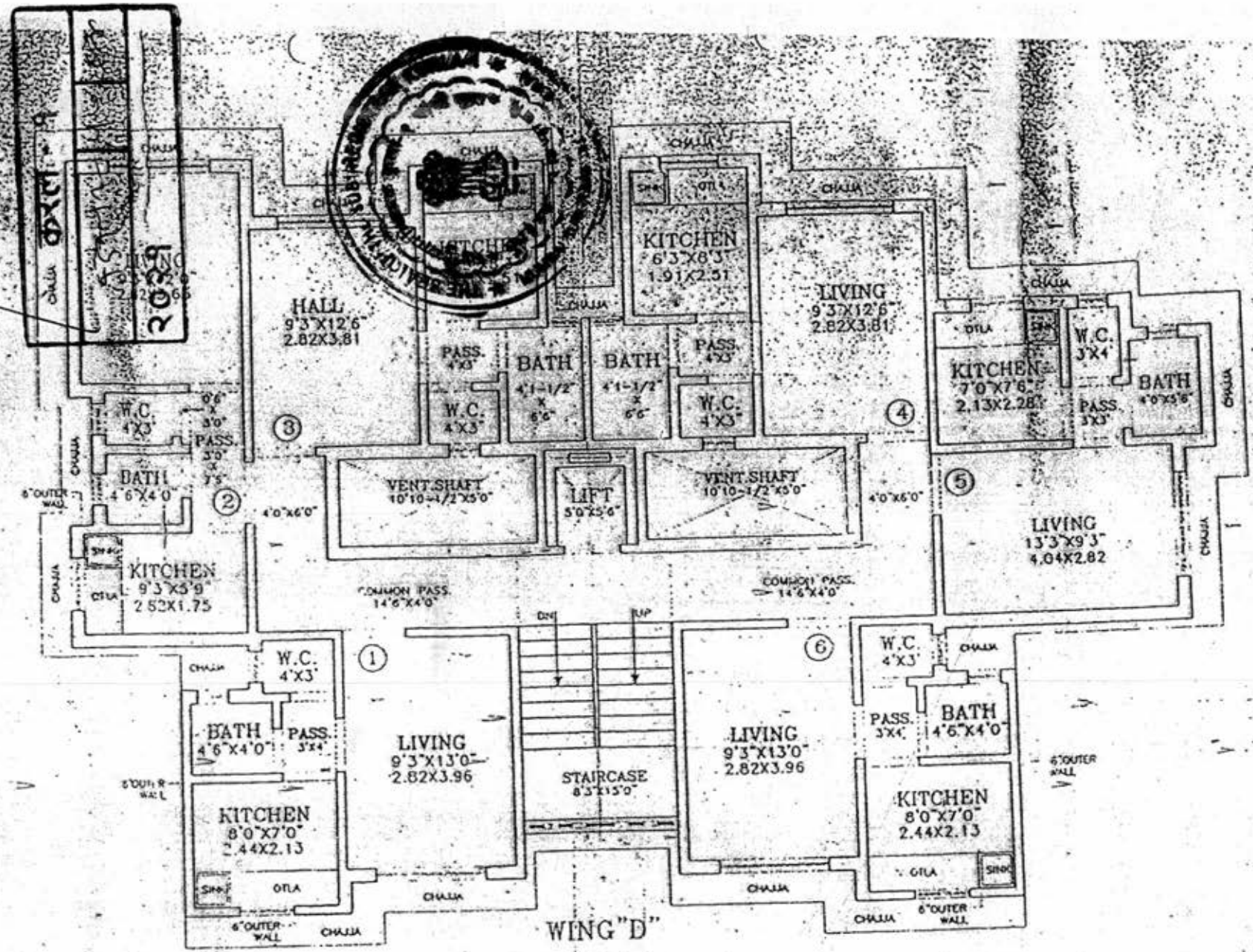


D 203

D.S.

D 203

D.S.



TYPICAL FLOOR PLAN (GROUND FLOOR TO SEVENTH FLOOR)  
 SCALE = 1/8" : 1'-0"





हमीपत्र

करल - १

१५११२ १८ ६४

२०२१

आन्ही

लिहून देणार :-

मुंबईची ही १२१६५/१७०१/१७ कायदे क्रमांकाची कार्यालय कार्यालय  
मधील शीतलदेवी मंगेशकर यांच्या मालकी (पेलेट

५०८। अकॉर्डिअर कायदा क्र. ३०८  
३१६. के मॅरिज भागी, धारवापर (५) मुंबई  
७०००४१०

लिहून घेणार :-

श्रीमती शुभलक्ष्मी साहेब

११२०, ६ विंग लोहा एम्प्लॉयर्स, शरद्वर पाडा  
६१० ७००६९५

या हमीपत्राद्वारे सह दृष्यम निबंधक कृती २ यांना

हमी देणे की, सदर दस्तावेज नमूद विक्रीसाठी कोणतेही

वाहनतक (कार पार्किंग) यांची विक्री, हस्तांतरण होत नाही.

दिनांक :- २४/११/२०२१

ठिकाण :- मुंबई मुंबई

लिहून देणार सही :-

लिहून घेणार सही :-

D.S

