

करल - ५		
२०६०	५	१३०
२०१६		



AGREEMENT FOR SALE


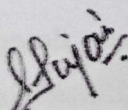
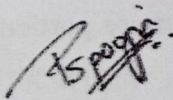
THIS AGREEMENT FOR SALE made and executed at Mumbai on this 22nd day of March, 2018.

BETWEEN

M/S. RATAN BUILDERS, Partnership Firm registered under the Indian Partnership Act, 1932 having its office at 202, Neelyog Square, R.B Mehta Road, opp. Ghatkopar (E) Railway Station, Mumbai 400075, hereinafter called "**The Promoter**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its partner or partners for the time being in force of the said firm and the legal heirs, executors and administrators of the last surviving partner and assigns) of the One Part;

AND

Mr/Mrs./Ms. Shailesh Mohan Poojari & Mrs. Purnima Shailesh Poojari of Mumbai Indian Inhabitant, residing at Flat No. 101, Bldg no. m-3-D, Shivsneh CHS, Mbada Complex, Potarsha Nagar, Sion (E) Mumbai - 400 022 hereinafter referred to as "**THE ALLOTTEE**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his/her heirs, executors and administrators) of the Other Part;





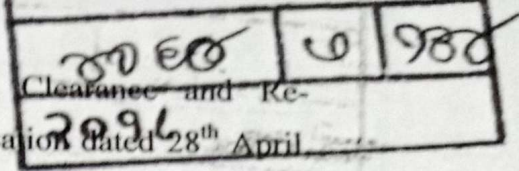



पत्र - ४	
००००	९००
WHEREAS	
३८९१	

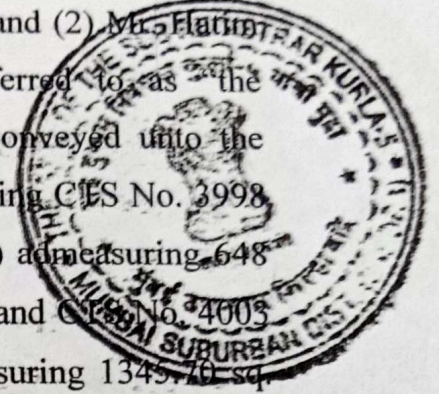
By a Development Agreement dated 15th February, 2007, registered with the office of the Sub-Registrar of Assurances at Kurla under Sr. No. BDR7/967/2007 on 15th February, 2007 executed between (1) Mr. Yousuf Abdul Kader H. Kachwala, (2) Mr. Asgar Abdul Kader H. Kachwala, (3) Abidbhai Abdul Kader Kachwala, (4) Mr. Saifuddin Abdul Kader H. Kachwala and Mr. Hoor Abdul Kader H. Kachwala all of Mumbai Dawoodi Bohra Shia Muslim Inhabitants, (6) Mrs. Tarabai widow of Nuruddin Kachwala, (7) Mr. Abbas Nuruddin Kachwala, (8) Mr. Salim Nuruddin Kachwala, (9) Mr. Zulfikar Nuruddin Kachwala, (10) Mr. Mustafa Nuruddin Kachwala, (11) Mrs. Nilufer Akbar Lokhandwala, (12) Mrs. Alifya Husein Dhoondia all of Mumbai Dawoodi Bohra Shia Muslim Inhabitant being the legal heirs and representatives of late Mr. Nuruddin Abdul Kader Kachwala, (13) Mrs. Khairunbai widow of Fakhruddin Kachwala, (14) Mr. Hur Fakhruddin Abdul Kader Kachwala of Mumbai Dawoodi Bohra Shia Muslim Inhabitants being the legal heirs and representative of late Mr. Fakhruddin Abdul Kader Kachwala, (15) Mr. Murtuza Taher Kachwala, (16) Mr. Yusuf Taher Kachwala and (17) Mrs. Arva Yusuf Nulwala daughter of late Taher Abdul Kader Kachwala all of Mumbai Dawoodi Bohra Shia Muslim Inhabitant being the legal heirs and representatives of late Mr. Taher Abdul Kader Kachwala, therein referred to as "the Owners" and Party hereto of the One Part by the hands of its Partners (1) Mr. Yusuf A. Lokhandwala and (2) Mr. Murtaza Yusuf Lokhandwala, therein referred to as The Promoter; the Owners therein granted unto The Promoter therein the development rights in respect of all those pieces and parcels of land bearing CTS Nos. 3996 admeasuring 7012.6 sq. mtrs. or thereabouts, CTS No. 4001 admeasuring 41.4 sq. mtrs. or thereabouts, CTS No. 4002 admeasuring 6097.7 sq. mtrs or thereabouts, CTS No. 4007 admeasuring 129 sq. mtrs. or thereabouts in aggregate admeasuring 13,280.7 sq. mtrs. equivalent to 15883.71 Sq. yards of Village Kirol at Ghatkopar and in the Registration Sub-District of Kurla and in the Registration District of Mumbai Suburban and Municipal Ward "N" Ghatkopar, Mumbai; which property is more particularly described in the Schedule annexed hereto and marked as "ANNEXURE- A" and delineated with Red colour boundary line on the Plan hereto annexed and marked as "ANNEXURE- F" for the consideration and on the terms and conditions set out therein;

The property more particularly described in the schedule hereunder written and marked as "ANNEXURE- A" in accordance with the provisions

of the Maharashtra Slums Areas (Improvement, Clearance and Re-development) Act, 1971 ("the said Act") vide Notification dated 28th April 1977 issued in the Government Gazette, a photocopy whereof is hereto annexed and marked as "ANNEXURE- E"



II (a) By a Deed of Conveyance dated 7th November, 2007, registered with the Sub-Registrar of Assurances at Ghatkopar under Sr. No. BDR14/7193/2007 on 7th November, 2007 executed between Shri Ramniklal Ratilal Mehta, therein referred to as "the Vendor" and the Party hereto of the One Part by the hands of its Partners (1) Mr. Yusuf A. Lokhandwala and (2) Mr. Hakimuddin Aakolawalla, (since retired) therein referred to as "the Purchasers"; the Vendor therein sold, transferred and conveyed unto the Purchasers therein all those pieces or parcels of land bearing CTS No. 3998 (part) admeasuring 162.60 sq.mtrs., CTS No. 4000 (part) admeasuring 648 sq. mtrs. CTS No. 4002 A admeasuring 112.90 sq. mtrs. and CTS No. 4003 (part) admeasuring 422.20 sq. mtrs. in aggregate admeasuring 1345.70 sq. mtrs. equivalent to 1609.45 Sq. yards together with structures standing thereon situate lying and being at Ghatkopar, Village Kirol, Taluka Kurla in the Mumbai Sub-District and in the Registration Sub District of Kurla and Registration District of Mumbai Suburban of Municipal "N" Ward,; which property is more particularly described in the Schedule hereunder written as "ANNEXURE -B" and delineated with blue colour boundary line on the plan annexed hereto and marked as "ANNEXURE- F" for the consideration and on the terms and conditions set out therein.



(b) A portion of the property more particularly described in the schedule hereunder written and marked as "ANNEXURE- B" is declared as slum under the provisions of the said Act vide Notification dated 28th April, 1977 bearing No. SLM/1007/5280/G issued in the Government Gazette, a photocopy whereof is hereto annexed and marked as "ANNEXURE- E"

III The Municipal Corporation of Greater Mumbai is well and sufficiently seized and possessed of or otherwise entitled to all those pieces or parcels of land bearing CTS No. 3997 (part) and bearing CTS No. 3999 (part) in aggregate admeasuring 1811.52 sq. mtrs. equivalent to 2166.58 Sq. yards, being Census Slum situate lying and being at Ghatkopar, Village Kirol, Taluka Kurla in the Mumbai Sub-District and in the Registration Sub District of Kurla and Registration District of Mumbai Suburban of Municipal "N" Ward,; which property is more particularly described in the

20/11/07
S. S. S.

under written and marked as "ANNEXURE- C" and delineated with yellow colour boundary line on the plan annexed hereto and marked as "ANNEXURE- F".

IV So far as the context so permits and for the sake of brevity and convenience, the properties more particularly described in the Schedule hereunder written and marked as "ANNEXURE A, B & C" are hereinafter collectively referred to as "the said Property".

V By a Development Agreement dated 27th December, 2006 executed between "Sadbhavana Co-operative Housing Society (Proposed)", therein referred to as "the said Society" and (1) Mr. Yusuf A. Lokhandwala, (2) Mr. Murtaza Lokhandwala, (3) Mr. Hatim Hakimuddin Aakolawala and (4) Mr. Mohammed A. Lokhandwala, in their capacity as the partners of the Party hereto of the One Part, therein referred to as "The Promoter"; the said Society appointed the Party hereto of the One Part as developers for re-development of all that piece or parcel of land bearing C.T.S. Nos. 3996 (pt.), 3997 (pt.), 3998 (pt.), 3999 (pt.), 4000 (pt.), 4001 (pt.), 4002 (pt.), 4002A, 4003 (pt.) and 4007 (part) of Village Ghatkopar Kiroli, admeasuring 8180.4 sq. mtrs. (approximately) equivalent to 9783.75 Sq. yards situate lying and being at Nityanand Nagar, Ghatkopar, Mumbai - 400 086 together with the structures standing thereon being a portion of the said property more particularly described in the schedule hereunder written and marked as "ANNEXURE A, B & C" for the consideration and on the terms and conditions set out therein; Sadbhavana SRA CHS Ltd. is registered under the provisions of Maharashtra Co-operative Societies Act, 1960 on 02.04.2012 bearing Registration No. MUM/SRA/HSG/(T.C)12179/2012.

VI By a Development Agreement dated 26th February, 2009 executed by and between New Trimurti Co-operative Housing Society (Proposed), therein referred to as "the Society" and the Party hereto of the One Part, therein referred to as "The Promoter"; the said Society therein appointed The Promoter herein as The Promoter for the re-development of all those pieces or parcels of land bearing CTS Nos. 3996 (pt.), 3999 (pt.), 4000 (pt.) and 4002 (pt.) in aggregate admeasuring 4817.76 sq. mtrs. equivalent to 5762.04 Sq. yards situate lying and being at Village Ghatkopar, Taluka, Kurla, BSD, being a portion of the said property more particularly described in the schedule hereunder written and marked as "ANNEXURE A, B & C" for the consideration and on the terms and conditions set out therein. New

करल - ५		
४०६०	२३	१३०
२०१६		

observance and performance of which only the completion of occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

XXIII The Promoter has accordingly commenced construction of the said building in accordance with the sanctioned plans.

XXIV The Allottee is offered an Apartment bearing no. 504 on 5th floor in Wing C in the building to be known as "Neelyog Veydaanta". The carpet area of the said Apartment is 40.79 Sq. Meters as defined under the RERA Act (For the sake of brevity and convenience hereinafter referred to as "the said Apartment"). In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter also hereby agrees to sell and the Allottee hereby agrees to purchase the said Apartment and the covered parking spaces bearing Nos. Nil in the Basement Level 3 / Basement Level 2/ Basement Level 1. A copy of parking plan showing parking No Nil in the Basement Level 3 / Basement Level 2/ Basement Level 1 is annexed hereto and marked as "ANNEXURE- N"

XX The Parties relying on the confirmations, representations and assurances for each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

XXV Prior to the execution of these presents, The Allottee/s has/have paid to The Promoter a sum of Rs. 18,85,000/- (Rupees Eighteen lakh eighty-five thousand only) for the Apartment agreed to be sold by The Promoter to The Allottee/s as an advance payment (the payment and receipt whereof The Promoter doth hereby admit and acknowledge) of the Apartments agreed to be sold to The Allottee/s and The Allottee/s has/have agreed to pay to The Promoter balance of the sale consideration in the manner hereinafter appearing.

XXII Under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

कर = 4	
2000	2870
XXVI PAN of the parties are as follows:	

M/S. RATAN BUILDERS
(THE PROMOTERS)

PANNO. AAIFR9823J

AND

Pan. ANDPP9247J

Mr. Shailesh Mohan Poojar
MR/MRS/MS/M/S. Purnima Shailesh Poojar
(THE ALLOTTEE)

Pan. BPP5268F

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

1. RECITALS TO FORM PART OF AGREEMENT

1.1 Agreed and recorded the recitals recited hereinabove, schedule hereunder written, annexures and the document/s referred to herein shall be treated as an integral part of the this agreement as if the same are set out and forms part of this agreement and this agreement shall be read and construed accordingly.

2. AGREEMENT TO SUPERSEDE PRIOR COMMUNICATION/S:

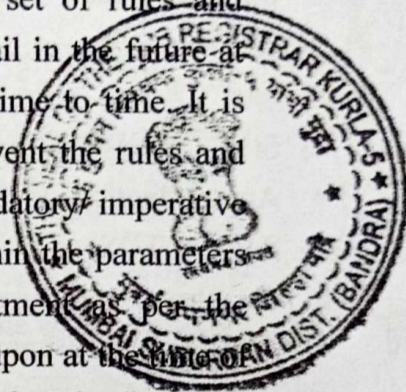
This agreement supersedes all prior communication/s in any form (whether oral or in writing and this agreement is and will always be treated as final document between the parties hereto pertaining to the said Apartment).

3. PROPOSED CONSTRUCTION:

The Promoter shall construct the sale building no1 to be known as "NEELYOG VEYDAANTA" for residential and commercial purposes; consisting of Wings A, Band C, with the said building consisting of 3 level of basement for parking and other uses, lower ground for commercial user, parking and other uses, Upper ground and first floor for commercial users and upto 12 upper floors for residential user, at the discretion of the Promoter subject to (i) the sale component available to Developer under Rule 33 (10) of DCR 1991 and/or any amendment and/or replacement thereof and/or DCR 2034 (ii) by utilization of compensatory fungible FSI (iii) Further eligibility of slum dwellers/provision of PAPs, (iv) by utilization of the FSI available on amalgamation / clubbing of another slum rehabilitation scheme as may be sanctioned by the Planning Authority on the said larger property in accordance with the plans, designs and specifications as approved by the Competent Authority as per DCR-1991/DCR 2034 and/or any amendment/s and/or alterations and/or replacement thereof from time to time. (For the sake of brevity and convenience hereinafter referred to as "the said building"). Provided that the Promoter shall be entitled to make such minor additions and alterations as may be necessary due to architectural and/or structural reasons duly recommended and

करल - ५		
२०२०	२५	१३०
२०१६		

verified by the concerned Architects or Engineers and / or Government Authority / Authorities or due to change in law (as the case may be). Further, the planning, layout, elevations, building structure, the amenities and the consideration have all been agreed upon by and between the parties hereto based on the rules and regulations and the market scenario as on the date of execution of this agreement. The Allottee are made fully aware and the Allottee confirm and agree that many of the approvals are sanctioned in a phase wise manner but the planning is crystallized in the beginning on the assumption that the same set of rules and regulations as are applicable as on date and will continue to prevail in the future at the time of sanction of such further approvals as required from time to time. It is expressly clarified and agreed upon by the Allottee that in the event the rules and regulations are amended by the concerned authority making it mandatory/ imperative to amend the plans and / or rendering it impossible/unviable within the parameters on the date of sanctioning of the plans to provide the Apartment as per the plans/layout/elevations/building structure/amenities etc. as agreed upon at the time of execution of this agreement then in that event the Promoter at their sole discretion shall be entitled to amend the plans as per new rules and regulations and endeavor to provide the best possible alternative and/or closest solution as may be possible in the light of the new rules and regulations which shall be accepted by the Allottee without any objections. The final authority to decide the best alternate solution shall always rest with the Promoter and the Allottee shall not be entitled to object regarding the same.



4. INVESTIGATION OF THE TITLE BY THE ALLOTTEE:

The Allottee has prior to the execution of this Agreement satisfied himself/herself/themselves about the entitlement and the right of the Promoter to re-develop the said larger property and the Allottee shall not be entitled to further investigate the same and/or raise requisition or objections upon any matter relating thereto.

5(a) APARTMENT AND COVERED CAR PARKING SPACE AGREED TO BE PURCHASED:

(i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee; the Apartment No. 504 admeasuring 40.79 of sq. mtrs. of carpet area as defined under the RERA Act, on the 5th floor in Wing C in the sale building No. 1 to be known as "Neelyog Veydaanta" (hereinafter referred to as "the said Apartment") as shown in the Floor plan thereof hereto annexed and marked as "**Annexure L**" (with variation of not more than 3% of the carpet area) for the consideration of Rs. 73,26,000/- (Rupees Seventy three lacs twenty six thousand only) including the costs of the common areas and facilities appurtenant to the said Apartment, the nature, extent and description of the common areas and facilities

[Handwritten signatures]

करल = 4		
2060	24	938
2096		

which are more particularly described in the schedule annexed hereto and marked as "ANNEXURE-O".

(ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee 1 covered parking space bearing No. _____ in the Basement Level 3 / Basement Level 2/ Basement Level 1 being constructed on the Project land for the consideration of Rs. NIL (Rupees NIL)

5(b) DEDUCTION OF TAX AT SOURCE:

Any deduction of an amount made by the Allottee on account of Tax Deducted at Source (TDS) as may be required under prevailing law while making any payment to the Promoter under this Agreement shall be acknowledged / credited by the Promoter, only upon Allottee submitting original tax deducted at source certificate and the amount mentioned in the certificate matching with Income Tax Department site. PROVIDED that at the time of handing over the possession of the Apartment, if any such certificate is not produced, and the amount not matching with Income Tax site than and in that event the Allottee shall pay equivalent amount as interest free deposit with the Promoter, which deposit shall be refunded by the Promoter on the Allottee producing TDS certificate within 4 months of the possession and the TDS amount matching on the Income Tax site. PROVIDED FURTHER that in case the Allottee fails to produce TDS certificate within the stipulated period of 4 months, the Promoter not receiving the credit on Income Tax site than and in that event the Promoter shall be entitled to appropriate the said Deposit against the receivable from the Allottee.

5(c) TOTAL AGGREGATE CONSIDERATION:

Thus, the total aggregate consideration amount payable for the said apartment and covered parking spaces is thus Rs. 73,26,000/- (Rupees Seventy-three lakhs twenty-six thousand only)

(d) PAYMENT SCHEDULE: The total consideration has been decided on basis of the payment schedule as agreed upon by and between The Promoter and Allottee.

The Allottee has paid on or before execution of this agreement a sum of Rs. 18,85,000/- (Rupees Eighteen lakhs eighty-five thousand only) being 25.73 % of the total consideration payable by the Allottee to the Promoter as advance payment and hereby agrees to pay to the Promoter the balance consideration of Rs. 54,41,000/- (Rupees Fifty-four lakhs forty-one thousand only) in the following manner:-

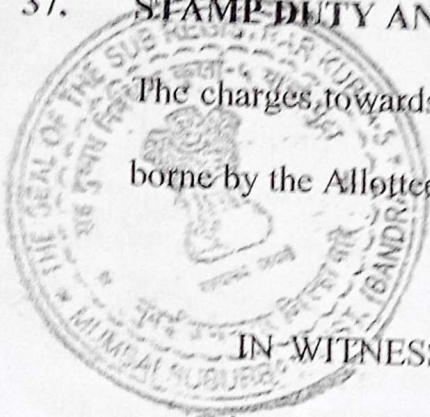
2096 Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules and Regulations, framed thereunder.

36. JURISDICTION:

The Competent Authority /courts in Mumbai alone will have the jurisdiction for this Agreement.

37. STAMP DUTY AND REGISTRATION CHARGES:

The charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee alone.



IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Mumbai in the presence of attesting witness, signing as such on the day first above written.

SIGNED SEALED AND DELIVERED

By the withinnamed "The Promoter"

M/s. Ratan Builders, through its Partner

Shri Rushi Yogesh Mehta

Authorized vide their Resolution

Dtd. 26/12/2016

For Ratan Builders

Partner



IN THE PRESENCE OF

1) Shashikala K. Poojari Day

2) Krishna K. Kasurkar



SIGNED SEALED AND DELIVERED

by the withinnamed "Allottee/s"

Mr./Ms/Mrs. Shailesh Mohan Poojari

Mrs. Purnima Shailesh Poojari

Signature



IN THE PRESENCE OF

1) J.H.P. 74

2) K. B. N. N.

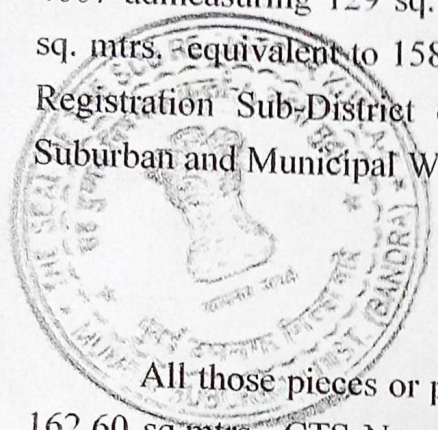
Signature

2096
YL 935

SCHEDULE ABOVE REFERRED TO:

ANNEXURE A

All those pieces and parcels of land bearing CTS Nos. 3996 admeasuring 7012.6 sq. mtrs. or thereabouts, CTS No. 4001 admeasuring 41.4 sq. mtrs. or thereabouts, CTS No. 4002 admeasuring 6097.7 sq. mtrs or thereabouts, CTS No. 4007 admeasuring 129 sq. mtrs. or thereabouts in aggregate admeasuring 13,280.7 sq. mtrs. equivalent to 15883.71 Sq. yards of Village Kirol at Ghatkopar and in the Registration Sub-District of Kurla and in the Registration District of Mumbai Suburban and Municipal Ward "N" Ghatkopar, Mumbai.



ANNEXURE B

All those pieces or parcels of land bearing CTS No. 3998 (part) admeasuring 162.60 sq.mtrs., CTS No. 4000 (part) admeasuring 648 sq. mtrs. CTS No. 4002 A admeasuring 112.90 sq. mtrs. and CTS No. 4003 (part) admeasuring 422.20 sq. mtrs. in aggregate admeasuring 1345.70 sq. mtrs. equivalent to 1609.45 Sq. yards together with structures standing thereon situate lying and being at Ghatkopar, Village Kirol, Taluka Kurla in the Mumbai Sub-District and in the Registration Sub District of Kurla and Registration District of Mumbai Suburban of Municipal "N" Ward Ghatkopar, Mumbai.

ANNEXURE C

All those pieces or parcels of land bearing CTS No. 3997 (part) and bearing CTS No. 3999 (part) in aggregate admeasuring 1811.52 sq. mtrs. equivalent to 2166.58 Sq. yards, situate lying and being at Ghatkopar, Village Kirol, Taluka Kurla in the Mumbai Sub-District and in the Registration Sub District of Kurla and Registration District of Mumbai Suburban of Municipal "N" Ward Ghatkopar, Mumbai.

ANNEXURE D

ALL THAT piece or land or ground admeasuring 13376.07 sq.mtr. or thereabouts situated at Village Kirol, Taluka Kurla and bearing CTS No. 3990(pt) in the Registration District and sub-District Bombay and assessed by the Municipal Corporation of Greater Bombay.

करल - ५
२०९६



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number: **P51800001645**

Project: **Neelgog Veydaanta, Plot Bearing / CTS / Survey / Final Plot No. 3990p, 3996p, 3997p, 3998p, 3999p, 4000, 4001, 4002p, 4002A at Kurla, Kurla, Mumbai Suburban, 400086;**

1. **Ratan Builders** having its registered office / principal place of business at Tehsil: **Andheri**, District: **Mumbai Suburban**, Pin: **400069**.

2. This registration is granted subject to the following conditions, namely:-

- o The promoter shall enter into an agreement for sale with the allottees;
- o The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rate of Interest and Disclosures on Website) Rules, 2017;
- o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- o The Registration shall be valid for a period commencing from **29/07/2017** and ending with **31/03/2022** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- o That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 7/29/2017 1:08:35 PM

Dated: 29/07/2017
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 096

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM 1A)

No. SRA/ENG/2942/N/PL & ML/AP

COMMENCEMENT CERTIFICATE

30 DEC 2015

SALE BLDG. NO. 1

TO,

M/s. Ratan Builders,
401-402, Nand Prem Building,
Nehru Road, Vile-Parle (E),
Mumbai-400 057.

Sir,

With reference to your application No. 2851 dated 05/09/2012 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. C.T.S. No. 3996(pt.), 3997(pt.), 3998(pt.), 3999(pt.), 4000, 4001, 4002(pt.) & 4002A

of village Ghatkopar-Kiroli T.P.S. No. -
ward 11th Situated at Ghatkopar (W), Mumbai.



The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI U/R No. SRA/ENG/1778/N/PL/LOI & SRA/ENG/2219/N/PL & MCGM/LOI 06/01/2012 and on following conditions. Rev. dt. 01/11/2012
IDA U/R No. SRA/ENG/2942/N/PL & ML/AP dt. 20/06/2015

1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if :-
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 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 him

SHRI P.B. BANDGAR

The C.E.O. (SRA) has appointed _____ Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to plinth level only.

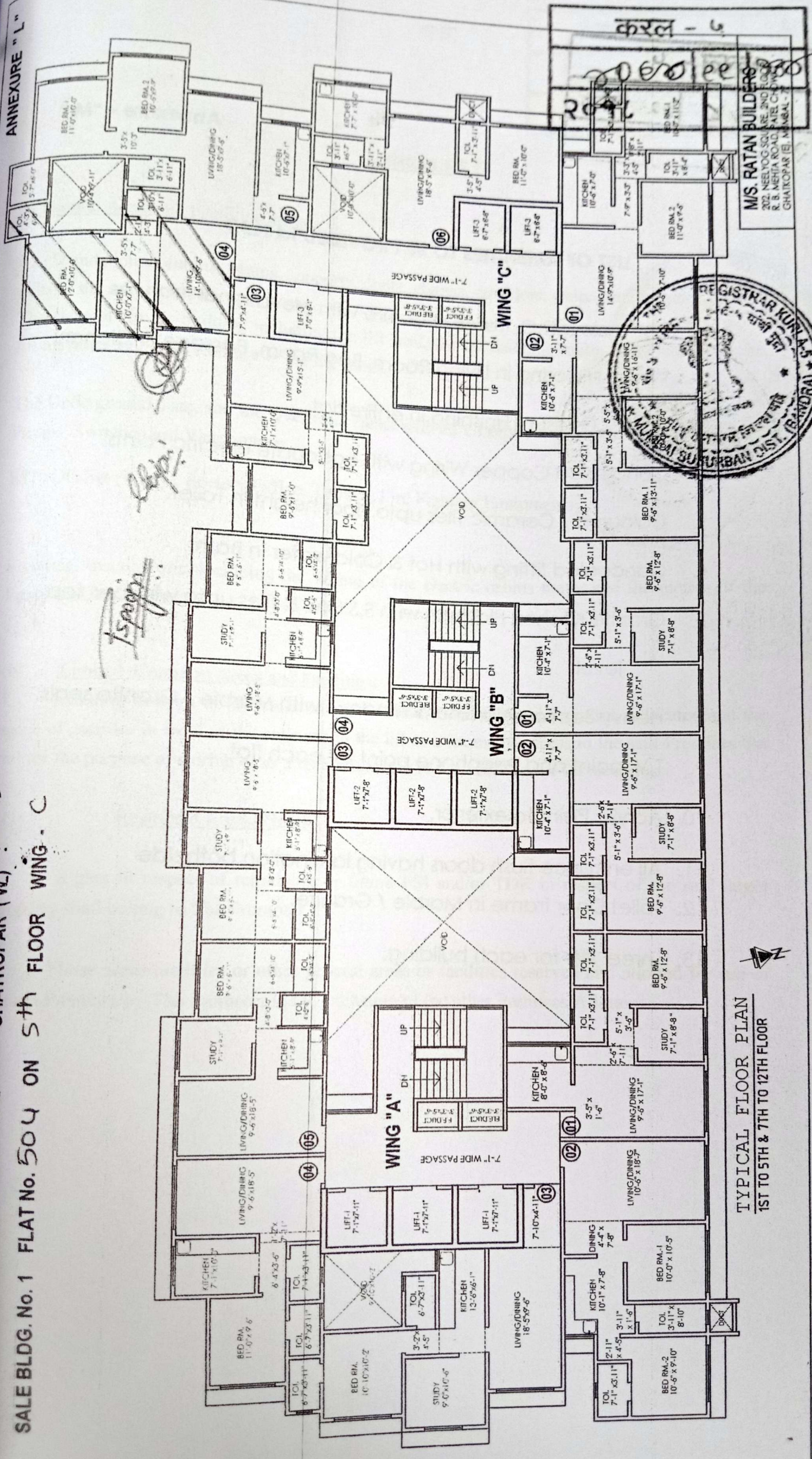
For and on behalf of Local Authority
The Slum Rehabilitation Authority

Executive Engineer (SRA) E.S.
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

NEELYOG VEYDAANTA

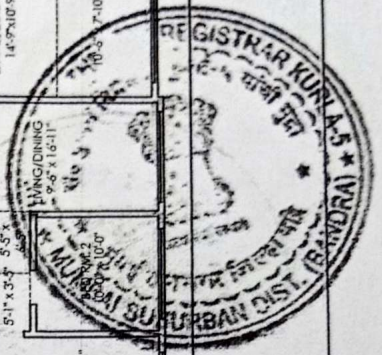
GHATKOPAR (W.)
SALE BLDG. No.1 FLAT No. 504 ON 5th FLOOR WING - C

ANNEXURE "L"



Isapari
Isapari

करल - 6
206/0 ee
204
M.S. RATAN BUILDERS
202, NEELYOG SQUARE 2ND FLOOR
R. B. MEHTA ROAD, PATEL CHOWK
GHATKOPAR (E), MUMBAI - 7

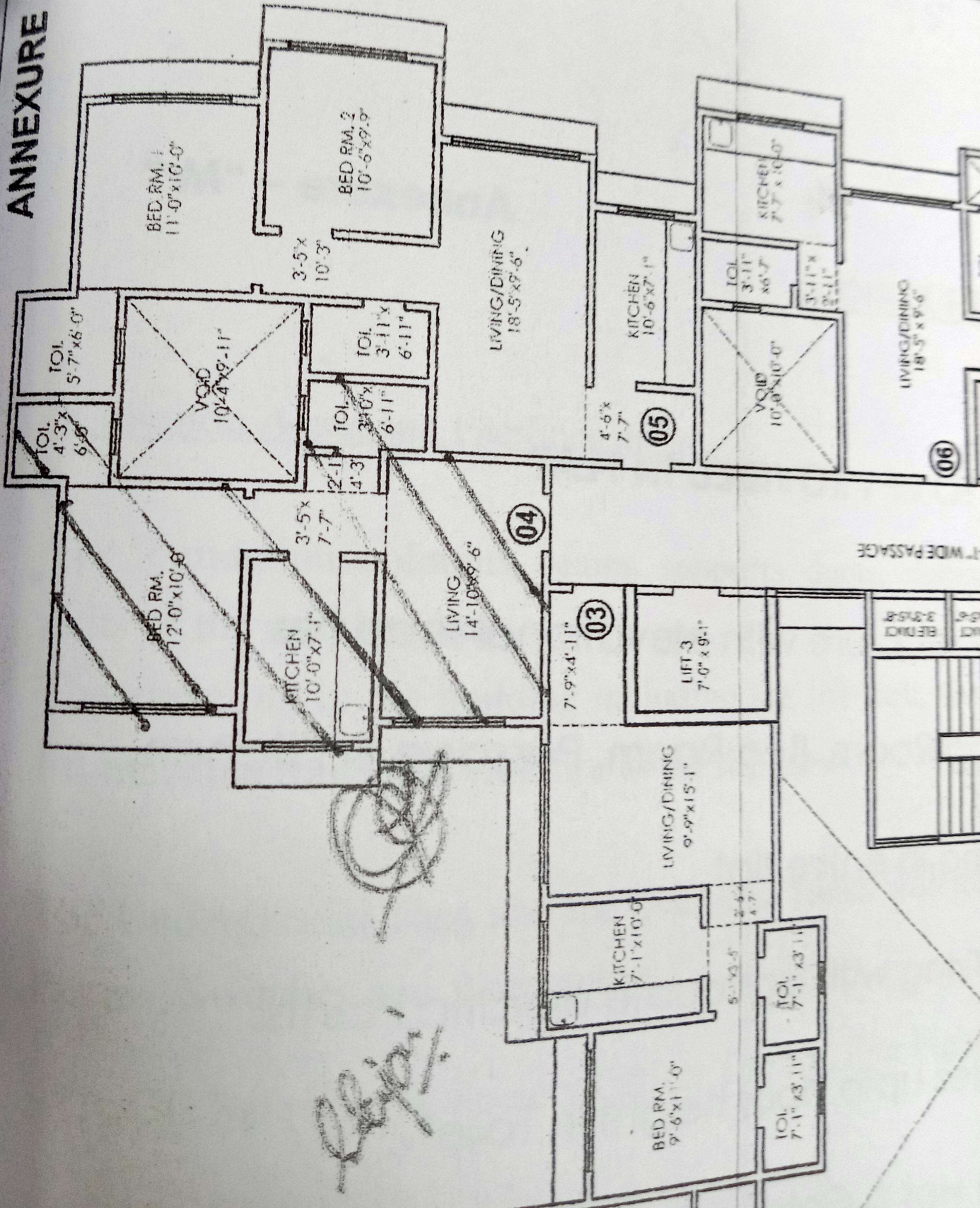


TYPICAL FLOOR PLAN
1ST TO 5TH & 7TH TO 12TH FLOOR

Further
per
ended

22/06/17
Engineer
ion Author

ANNEXURE "L"



[Handwritten signature]

31 March, 2018



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

दस्त क्रमांक : 4060/2018

नोंदणी 63
Regn. 63m

- (1) विलेखाचा प्रकार
(2) मोंबदला
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)
(4) धू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)
(5) क्षेत्रफळ
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

गावाचे नाव : निःशुल्क

कशारनामा

रु.7,326,000/-

रु.5,495,914/-

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

3996 TO 4002A, पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : सदनिका नं: सदनिका क्रमांक - 504,सी विंग, माळा नं: 5 वा मजला, इमारतीचे नाव: मेल विलिंडिंग नं 1,नीलयोग वेदांता, ब्लॉक नं: घाटकोपर पश्चिम मुंबई 400086, , रोड : अंधेरी घाटकोपर लिंक रोड नित्यानंद नगर, इतर माहिती: मौजे घाटकोपर किरोड 40.79 NA

- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1) नाव:- रत्न बिल्डर्सचे भागीदार कृषी योगेश मेहता तर्फे सुखत्यार चंद्रकांत खरंगटे ; वय: 41;
पत्ता :-सदनिका क्रमांक. 202, 2 रा मजला, नीलयोग स्केर, घाटकोपर पूर्व, आर.वी. मेहता रोड,घाटकोपर रेल्वे स्टेशन राजावडी, MAHARASHTRA, MUMBAI, Non-Government.
पिन कोड:- 400077
पॅन नंबर: AAIFR9823J

1)नाव:- शैलेश मोहन मुजारी ; वय:37;
पत्ता:-प्लॉट नं: सदनिका क्रमांक - १७१, माळा नं:-, इमारतीचे नाव: विलिंडिंग नं - एम -३-डी , शिववेह सी. एच ए हाडा कॉम्प्लेक्स, ब्लॉक नं: सायन पूर्व, रोड नं: प्रतीक्षा नगर, महाराष्ट्र, मुंबई.;
पिन कोड:- 400022;
पॅन नं:- ANDPP9247J;

2)नाव:- पूर्णिमा शैलेश मुजारी ; वय:31;
पत्ता:-प्लॉट नं: सदनिका क्रमांक - १७१, माळा नं:-, इमारतीचे नाव: विलिंडिंग नं - एम -३-डी , शिववेह सी. एच ए कॉम्प्लेक्स, ब्लॉक नं: सायन पूर्व, रोड नं: प्रतीक्षा नगर, महाराष्ट्र, मुंबई.;
पिन कोड:- 400022;
पॅन नं:- BPGPP5268F;

- (9) दस्तऐवज करून दिल्याचा दिनांक
(10) दस्त नोंदणी केल्याचा दिनांक
(11) अनुक्रमांक, खड व पृष्ठ
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क
(13) बाजारभावाप्रमाणे नोंदणी शुल्क
(14) शेर

26/03/2018

26/03/2018

4060/2018

रु.366,300/-

रु.30,000/-



मुल्यांकनासाठी विचारत घेतलेला तपशील:-

Null

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)