



11/03/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि अंधेरी 4

दस्त क्रमांक : 3357/2022

नोंदणी :

Regn:G3m

गावाचे नाव : बांद्रा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	38600000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	36723207
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्याम)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :मदनिका नं: कमर्शियल शॉप नं. 101, माळा नं: 1ला मजला, इमारतीचे नाव: कल्पक ऑप्टमम, ब्लॉक नं: टीपीएस-4,टर्नर रोड, रोड : बांद्रा पश्चिम,मुंबई 400050, इतर माहिती: मोबत 2 कार पार्किंग स्पेस((C.T.S. Number : F/907 ;))
(5) क्षेत्रफळ	1) 75.24 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-ए पी प्रापर्टीएम चे भागीदार गिरीश ए भगतनी तर्फे मुखत्यार भगवान नांदवानी वय:-62; पत्ता:-फ्लॉट नं: ऑफिस नं. 201 , माळा नं: 2रा मजला , इमारतीचे नाव: ओरियन, ब्लॉक नं: नेहरू रोड, सांताक्रूझ स्टेशन जवळ , रोड नं: सांताक्रूझ पूर्व, मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400055 पॅन नं:-AAKFA3152F
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-गिरीस्टाइल चे भागीदार मोहित जैन - वय:-50; पत्ता:-फ्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 8बी, कुसरो बाग, ब्लॉक नं: शहीद भगतसिंग रोड , रोड नं: कुलाबा मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400039 पॅन नं:-AAIFG2132P
(9) दस्तऐवज करून दिल्याचा दिनांक	10/03/2022
(10)दस्त नोंदणी केल्याचा दिनांक	10/03/2022
(11)अनुक्रमांक,खंड व पृष्ठ	3357/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1930000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

मुलम व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 10/03/2022) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

खरी प्रत

सह. दुय्यम निबंधक, अंधेरी क्र. 4
मुंबई उपनगर जिल्हा



CHALLAN
MTR Form Number-6



MH014161652202122M	BARCODE	Date	07/03/2022-13:27:32	Form ID	25.2
Department Inspector General Of Registration		Payer Details			
Stamp Duty		TAX ID / TAN (If Any)			
Registration Fee		PAN No.(If Applicable)	AAIFG2132P		
Name BDR4_JT SUB REGISTRAR ANDHERI 2		Full Name	GIRISTYLE		
Location MUMBAI		Flat/Block No.	101 OPTIMUS PLOT NO 188		
2021-2022 One Time		Premises/Building			
Account Head Details		Road/Street	TURNER ROAD BANDORA WEST		
5501 Stamp Duty	Amount In Rs.	Area/Locality	MUMBAI		
3301 Registration Fee	1930000.00	Town/City/District			
	30000.00	PIN	4 0 0 0 5 0		
Remarks (If Any)		PAN2=AAKFA3152F-SecondPartyName=A PROPERTIES-CA=38600000-Marketval=1 बंदर - १५ P 3346 9 20 2022			
Amount In		Nineteen Lakh Sixty Thousand Rupees Only			
Words		19,60,000.00			
Payment Details		FOR USE IN RECEIVING BANK			
IDBI BANK		Bank CIN	Ref. No.	69103332022031011209	708489619
Cheque-DD Details		Bank Date	RBI Date	10/03/2022-12:05:56	Not Verified with RBI
Cheque/DD No.		Bank-Branch		IDBI BANK	
Name of Bank		Scroll No. , Date			
Address of Branch		Not Verified with Scroll			

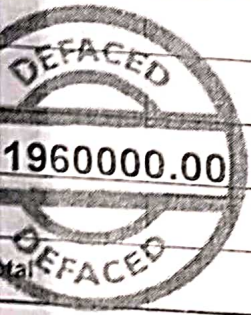


Document ID :
 :- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9820064606
 चालन केवल दुर्यग निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चालन लागू

MTR Form Number-6



RN	MH014161652202122M	BARCODE			Date	07/03/2022-13:27:32	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	BDR4_JT SUB REGISTRAR ANDHERI 2			PAN No.(If Applicable)	AAIFG2132P			
Location	MUMBAI			Full Name	GIRISTYLE			
Year	2021-2022 One Time			Flat/Block No.	101 OPTIMUS PLOT NO 128			
Account Head Details			Amount In Rs.	Premises/Building	TURNER ROAD BANDRA WEST			
30045501	Stamp Duty		1930000.00	Road/Street	MUMBAI			
30063301	Registration Fee		30000.00	Area/Locality	MUMBAI			
				Town/City/District	MUMBAI			
				PIN	4 0 0 0 5 0			
				Remarks (If Any)	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <p>बदर - १५</p> <p>PAN2=AAKFA3152E-SecondPartyName=A</p> <p>PROPERTIES~CA=38600900~Marketval=1</p> <p>२०२२</p> </div>			
				Amount In	Nineteen Lakh Sixty Thousand Rupees Only			
			19,60,000.00	Words				
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque-DD Details								
Cheque/DD No			Bank CIN	Ref. No.	191043202203101205708195619			
Name of Bank			Bank Date	RBI Date	10/03/2022-14:09:56			
Name of Branch			Bank-Branch	IDBI BANK				
Department ID :			Scroll No. , Date	Not Verified With Scrip				



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9820064606

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

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-401-3357	0006975802202122	10/03/2022-17:49:33	IGR189	30000.00
2	(IS)-401-3357	0006975802202122	10/03/2022-17:49:33	IGR189	1930000.00
Total Defacement Amount					19,60,000.00

बदर - १५		
३३५७	७	४०
१०२२		



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE (“Agreement”) is made and entered
into at Mumbai
on this 10 day of March 2022.

BETWEEN

MESSRS. A.P. PROPERTIES, a partnership firm registered under the Indian Partnership Act, 1932 having its principal place of business at 201, 2nd Floor, Orion, Nehru Road, Near Santacruz Station, Santacruz (East), Mumbai – 400 055, hereinafter referred to as **“THE PROMOTER”** (which term and expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the said firm, their present Partners or Partner/s from time to time and the heirs, legal representatives, executors, administrators of the last surviving partner and its / their/ his/ her successors and assigns) of the **ONE PART**:

AND

the Indian Partnership Act, 1932, by
Jain, Radhika Jain and Girisons Retailing Pvt. Ltd. through its director, Smt
Naresh Kumar Jain (as per the Partnership Deed dated 15th September, 2015)
and having its principal place of business at 2B, Cusrow Baug, Shahid
Bhagat Singh Road, Colaba, Mumbai 400 039, hereinafter referred to as
"THE PURCHASER/S" (which expression shall unless it appears otherwise
the context or meaning thereof mean and include the said firm, the partners
for the time being of the firm, the survivors or survivor of them and the heirs,
executors, administrators of last surviving partner and their heirs,
successors and assigns) of the SECOND PART.



(The Promoter and The Purchaser/s are hereinafter individually referred
to as "Party" and collectively referred to as "Parties").

बदर - २५		
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WHEREAS:

a. That (1) SMT. PRATIMA PRAKASH WAGH, (2) MR. RAJESH PRAKASH WAGH AND (3) MR. KEDAR PRAKASH WAGH (collectively "Owners") are absolute owners and seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land, hereditaments and premises admeasuring 700 square yards i.e. 585.30 square meters thereabout and affected by a setback of 27.87 square meters being Plot No. 128, CTS No. F/907, TPS-IV, Turner Road, Bandra (West), Mumbai-400 050 and more particularly described in the First Schedule hereunder written, hereinafter referred to as "the said Property".

b. Under an Indenture of Conveyance dated 25th March 1987, Dr. Shripad Narayan Kothare as the sole executor of late Dr. Narayan Vinayak Kothare as the Vendor of the One Part and Mr. Prakash

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Shankar Wagh as the sole
Contractors as the Purchaser of the Other part conveyed and
transferred the said Property in favour of Mr. Prakash Shankar Wagh
Sole Proprietor of M/s. Kalpak Builders and Contractors as per the
terms and conditions contained therein. The said Indenture of
Conveyance was duly stamped and registered with Sub-Registrar
of Assurances of Bandra on 25.3.1987 under No. BBJ/891/19/1987.

बंदरा - २०		
3346	८	२०
c.	Shri Prakash Shankar Wagh	
his Last will and Testament		

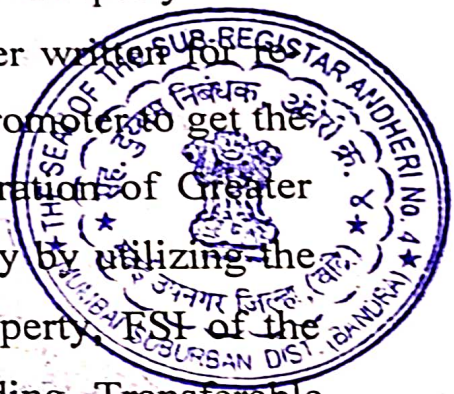
Shri Prakash Shankar Wagh died at Mumbai on 09.03.2012 and as per
his Last will and Testament dated 14.6.2002 ("said Will") he
bequeathed the said Property to the Owners herein each having
undivided 1/3 share in it.

d. Probate of the said Will of Mr. Prakash Shankar Wagh was granted by
the High Court of Bombay on 31st March, 2017 in Petition No. 603
of 2013. Further, the said Property was transferred to the Owners vide
Deed of Transfer dated 12th March 2021 executed between Mr. Rajesh
Prakash Wagh, as the sole executor of the Will and Testament dated
9th March 2012 of Mr. Prakash Shankar Wagh, therein referred to as
the Transferor and the Owners herein therein collectively referred to
as the Transferees, duly registered with the office of the Sub-Registrar
of Assurances under Serial No. BDR-17/3478 of 2021.

e. Under the circumstances, the Owners herein became the absolute
Owners of the said Property together with an existing building
standing thereon known as "Kalpak House" consisting of basement
ground and 6 (Six) upper floors ("Existing Building").

f. The Owners herein intended to develop the said Property as per
Development Control and Promotion Regulations, 2014
constructing a building...

g. By Joint Development Agreement dated 22.04.2021 executed between the Owners and the Promoter and duly registered under Serial No. BDR-4/4146/2021 with the office of the Registrar / Sub Registrar of Assurances at Mumbai ("said Joint Development Agreement"), the Owners granted the development rights with respect to the said Property to M/s. A.P. Properties, the Promoter herein on the terms and conditions mentioned therein. The Owners agreed to handover the possession of the Existing Building and the said Property more particularly set out in the **First Schedule** hereunder written for development with an obligation on the part of the Promoter to get the building plan sanctioned by the Municipal Corporation of Greater Mumbai ("MCGM") and develop the said Property by utilizing the entire Floor Space Index ("FSI") of the said Property, FSI of the setback area as well as FSI available by loading Transferable Development Rights ("TDR"), FSI, additional FSI as well as Fungible FSI, and FSI on payment of premium or otherwise to MCGM and construct a new building at their own cost and expenses on the terms and conditions mentioned in the said Joint Development Agreement.



A copy of the Index-II of the said Joint Development Agreement is annexed hereto and marked as Annexure - "A".

बद्धा		
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h. The Owners have also executed a Power of Attorney dated 22.04.2021 in favour of the Promoter herein inter alia for the purpose of carrying out the development of the said Property which is registered with the office of the Sub-Registrar of Assurances under Serial No. BDR-4/4147/2021 dated 22.04.2021.

i. That by the said Joint Development Agreement, the Owners permitted the Promoter to develop the said Property by demolishing the Existing Building and constructing a new building thereon as per the plans approved by the MCGM and as per the Development Control and Promotions Regulation, 2034 and herein...

In the development rights &...
Promoter, it is agreed, confirmed and clarified
and set out in the said Joint Development Agreement, that the
apportionment of area in the
be made by distributing the constructed areas amongst the Owners &
Promoter hereto in equal proportion i.e. 50% to the Owners &
demarcated in red colour in the plans annexed to the said Joint
Development Agreement and 50% to the Promoter as demarcated
blue colour in the plans annexed to the said Joint Development
Agreement ("Promoters Area"). The Owners shall have
irrevocable right to sell, transfer and dispose of the total construct
Owner's area which
have an irrevocable sole and exclusive right to sell, transfer &
dispose of the total constructed area apportioned to them as
Promoters Area and more particularly described in the Sec
Schedule herefo.

k. The Promoter have got the plans for the development of the
Property sanctioned & obtained Intimation of Disapproval (I.O.D.) bearing No. CE/1225/WS/AH/IOD/1/NEW dated 11.08.2022 by the authorities of the Brihanmumbai Mahanagar Palika (M.C.G.M.) for construction of the building. Copy whereof annexed hereto and marked as Annexure – "B".

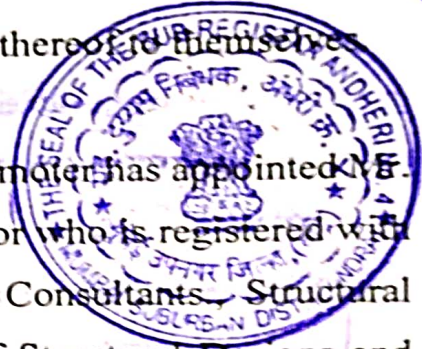
l. The Promoter abovenamed have also been issued Commencement Certificate bearing no. CE/1225/WS/AH/CC/1/New dated 04.01.2022 by the authorities of the Brihanmumbai Mahanagar Palika (i.e., M.C.G.M.) in respect of the said Property. Copy whereof annexed hereto and marked as Annexure – "C".

m. In accordance with the provisions of the DCPR 2024, the Promoter are entitled to use...

Development Rights on the said Property described in the First Schedule hereunder written, by treating the said Property, as base land/recipient plot, load and utilize the T.D.R. - F.S.I. thereon under the said regulations.

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- n. In light of the aforesaid and specifically, by virtue of the said Joint Development Agreement and the Power of Attorney, the Promoter has the sole and exclusive right to sell the Promoters Area as demarcated in the plans annexed to the said Joint Development Agreement and more particularly described in the **Second Schedule** hereunder written and appropriate the sales proceeds in respect thereof to themselves.
- o. In order to develop the said Property, the Promoter has appointed Mr. Girish A. Bhagtani as their Licensed Surveyor who is registered with the Council of Architects and M/s. Paras Consultants, Structural Engineers for the purpose of preparation of Structural Designs and Drawings of proposed building/s, to be constructed on the said Property, and the Owners and Promoter have agreed and declared that they shall accept Professional Services and/or supervision of the Architects, Structural Engineers and other Consultants appointed or engaged by them, from time to time till completion of development of the said Property.
- p. The Promoter hereby represents, covenants and confirms that the Owners' title to the said Property and the Promoter's right to develop the said Property and sell/convey the Promoters Area is clear, marketable and free from all encumbrances of any nature whatsoever. R S Legal Associates, Advocates, have certified the right / title of the Owners and the Promoter to the said property and have issued a Title Certificate dated 3rd May 2021 in respect thereof, a copy whereof is annexed hereto and marked as **Annexure "D"**. A copy of Property Card reflecting the name of the Owners therein is hereto annexed and marked **Annexure - "E"**.



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THE PROMOTER HAS APPROVED
KALPAK OPTIMUS
changed 736 200

The Owners and Promoter have entered and / or will enter into
Agreements for Sale with other persons and/ or parties in respect of
the sale of their respective Shops, office/Unit, car parking spaces and
other premises etc. as per their entitlement under the said
Development Agreement in the said Building.

s. The Purchaser/s has/have approached the Promoter for purchase of
commercial Bare Shop/ Office/Unit/Premises (approved for use as
shop under the applicable laws in this regard) bearing Unit No. 10
comprising of First floor admeasuring 736 sq. ft. carpet area as defined
under the Real Estate (Regulation and Development) Act, 2016
(hereinafter referred to as the "RERA Act, 2016" on the First floor
in the said Building i.e. "KALPAK OPTIMUS" to be constructed
the said Property (hereinafter referred to as the "said Unit") more
particularly described in the **Third Schedule** hereunder written for
consideration along with exclusive and irrevocable right to use 2 (two)
car parking space/s in the said Building and on the terms and
conditions hereinafter appearing. The copy of the floor plan of the said
Unit and delineated in red, duly approved by the appropriate
authorities is annexed hereto and marked as **Annexure "F"**.

t. The said Building has been registered under the provisions of RERA
Act, 2016 as Project "KALPAK" under No. P518000333491
with the Real Estate Regulatory Authority ("Real Estate Project").
An authenticated copy of the certificate of registration is annexed hereto
and marked as **Annexure - "G"**. The term said Building and
said Real Estate

Q.

Project are used interchangeably and shall mean one and the same thing.

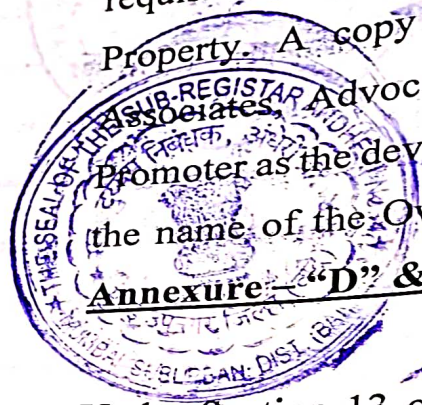
बदर - १५		
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u. This Agreement for Sale of Shop/Office/unit & other premises including sale of the said Premises (as defined hereinafter) is governed by the RERA Act, 2016 i.e., Real Estate (Regulation and Development) Act, 2016 along with the rules and regulations as applicable in Maharashtra framed thereunder and is binding upon to the Parties.

v. The said Unit purchased by the Purchaser/s herein is for the purpose of Commercial use only and is presently approved as a shop under the applicable laws in this regard. Notwithstanding anything contained herein, it is expressly agreed and clarified that the Purchaser/s shall be entitled at its / their sole discretion, to use the said Unit for any commercial purposes / shop including a café, restaurant, bank, office, retail store, showroom etc. (save and except for use as a beer bar, dance bar, night club, massage parlour, video games parlour, night club or for the purpose of gambling or gaming or any other such activity that is illegal or immoral under the applicable laws) or otherwise and/or change the user of the said Unit subject however to obtaining relevant approvals / permissions at the Purchaser/s sole cost from only MCGM / government authorities, if so required. The Promoter shall provide reasonable assistance and co-operation as may be required by the Purchaser/s for the same and once the common Organization is formed, the Rules & Regulations of the common Organization shall apply and that such Organization shall issue the necessary NOCs / letters to the Purchaser/s if so required for the same and that the same shall not be unreasonably withheld.

w. Prior to execution of this Agreement, the Purchaser/s has / have obtained independent legal advice with respect to this Agreement and

the documents provided by the Promoter and the representative assurances and statements made by the Promoter to develop the Building / Real Estate Project, and such title being clear marketable; (ii) the approvals and permissions (including IOD CC) obtained till date and (iii) the Promoter entitlement to develop said Building / Real Estate Project and to construct the Real Estate Project / said Building thereon as mentioned in this Agreement applicable law and sell the premises therein. The Purchaser/s here undertake(s) not to hereafter raise any objection and/or make requisitions with respect to the title of the Promoter to the Property. A copy of the Title Certificate given by R S L Associates, Advocate certifying the right / title of the Owner Promoter as the developer and the copy of the Property Card reflecting the name of the Owners therein and is hereto annexed and marked as Annexure "D" & "E" respectively as stated above.



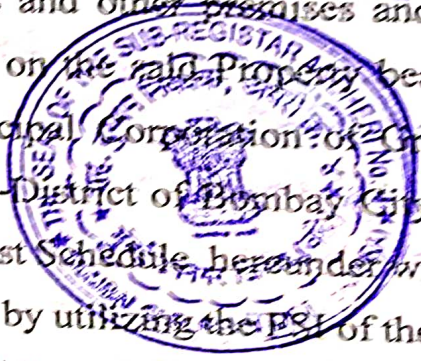
- x. Under Section 13 of RERA Act, 2016, the Promoter is required to execute a written Agreement for Sale with respect to the said Premise (as defined hereinafter) with Purchaser/s and the Parties hereto shall register the same under the provision of the Registration Act, 1908.
- y. The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in the said Agreement and all applicable laws, are now willing to enter into the said Agreement on the terms and conditions appearing hereinafter.
- z. It is necessary to execute this Agreement.

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

2024 - 24		
EBM	10/2	210

1. The foregoing recitals, annexures / schedules ~~etc.~~ shall be treated as forming an integral part of the operative portion of this Agreement and the same shall be read, understood and construed accordingly.

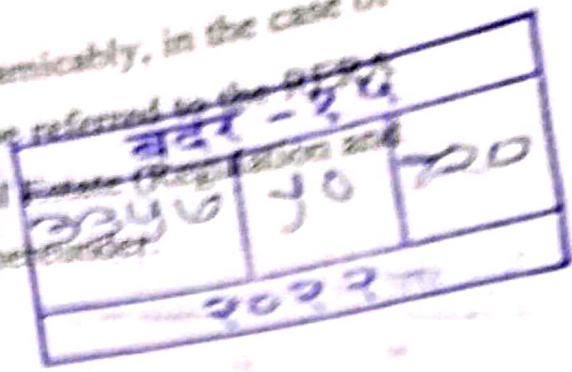
2. The Promoter shall construct a multi-storeyed commercial building on the said Property, more particularly described in the First Schedule hereunder written known as "KALPAK OPTIMUS" comprising of part basement +ground + 9 (Nine) upper floors (herein referred to as the "said Building") consisting of shops/offices/units and other premises and car parking spaces in mechanical puzzle system on the said Property bearing CTS No. F/907, within the limits of Municipal Corporation of Greater Mumbai in the Registration District and Sub-District of Bombay City and Suburban and particularly described in the First Schedule, hereunder written hereinafter referred to as the "said Property" by utilizing the FSI of the said Property, FSI under the setback area, additional FSI, Fungible FSI, Government FSI as well as FSI of other property by purchasing and loading of TDR FSI as per the DCPR 2034, as also such further FSI, as may be permissible by MCGM on payment of premium or otherwise.



3. The said Building shall be constructed by the Promoter in accordance with the building plans prepared by the Licensed Surveyor Mr. Girish A. Bhagtani and sanctioned by the concerned authorities as aforesaid with such modifications and / or amendments thereto as the Promoter may incorporate as per applicable law.

4. The sanctioned building plans from the concerned authorities in respect of the said Building will remain open with prior appointment for inspection on all working days during office hours at the office of Promoter.

Any dispute between Parties shall be settled amicably, in the case of failure to settle the dispute amicably, which shall be referred to the Real Estate Authority, Mumbai as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, the subject.



52. **Governing Law:**

That the rights and obligations of the Parties under or arising out of the said Agreement shall be construed and enforced in accordance with the laws of the India for the time being in force and the Mumbai Courts alone will have jurisdiction for the said Agreement.

53. **Income Tax Permanent Account Number:**

- (i) Pan Card of Promoter: AAKFA3152F
- (ii) Pan Card of Purchaser/s: AAIFG2132P



54. **Courts of Mumbai shall alone have jurisdiction in the matter.**

THE FIRST SCHEDULE HEREIN ABOVE REFERRED TO:

ALL THAT piece and parcel of land bearing Final Plot No. 128, CTS No. F/907 of the Bandra, Town Planning Scheme No. IV situate at Turner Road, Bandra South Salsette Taluka, Bombay Suburban District formerly in the Registration Sub-District of Bandra and now within Greater Bombay and in the Registration District and Sub-District of Bombay City and Bombay Suburban containing by admeasurement 700 square yards equivalent to 585.30 square meters or thereabouts and affected by road setback of 27.87 square meters together with the building standing thereon known as "Kalpak House" and assessed under H Ward No. 6012 and Old Street No. 53 and New Street No. 128 and bounded as follows, that is to say,
On or towards the North by the said Turner Road,

On or towards the South

On or towards the West by Final

On or towards the East by Final Plot No. 127 of

3342	39	20
------	----	----

THE SECOND SCHEDULE HEREIN ABOVE REFERRED TO:

Promoter's Area

FLOOR	UNIT NO
GROUND	01
FIRST	101
SECOND	201,202
FOURTH	401,402
SIXTH	601,602
EIGHTH	801,802



THE THIRD SCHEDULE HEREIN ABOVE REFERRED TO:

Commercial Shop / office premises / units bearing Unit No.101 (approved as a shop) on the First Floor admeasuring 736 sq. ft. RERA carpet area as per RERA Act 2016 (inter alia comprising of an internal passenger lift, glazing, shutter, flooring and a bathroom) situated in the new building known as "KALPAK OPTIMUS" in the Project "KALPAK" registered under the provisions of RERA Act, 2016 under No. **P51800033349** and constructed on land bearing Plot No. 128, CTS No. F/907, TPS-IV, Turner Road, Bandra (West), Mumbai-400 050.

THE FOURTH SCHEDULE HEREIN ABOVE REFERRED TO:

The said Property on which the said Building shall be constructed and the common service lines such as electricity, water, drainage, common recreation areas.

B. The following common facilities which will be located throughout the said Building: -

बंदर - १५		
३३५०	५२९२०	
२०२२		

1. Water tank located on ground floor and / or terrace of the said Building.
2. Plumbing network throughout the said Building.
3. Electric wiring network throughout the said Building.
4. Necessary light, telephone and public water connections.
5. The foundations and main walls, columns, girders, beams, and roofs of the said Building.
6. All apparatus and installation existing for common use.
7. Staircase / Liftwell.



C. The percentages of undivided share of the said Premises in the common areas and facilities relating to the said Building shall be in the ratio of total area of the all the premises in the building to the area of the said Premises.

THE FIFTH SCHEDULE HEREIN ABOVE REFERRED TO:

Restricted Common Areas & Facilities

The following facilities located on the ground floor and in each one of the upper floors are restricted common areas and facilities restricted to the premises of respective floors including the ground floor:

- i. A lobby which gives access to the stairway from the said Premises.
- ii. All the car parking spaces in the stilt / Mechanical Parking and open to

(P)

sky in the compound of the said

नदर - १५		
iii.	Terrace on	the top
3340	43	20
iv.	Compound around	

floor of the said Building.
the said Building.

THE SIXTH SCHEDULE HEREIN ABOVE REFERRED TO:
PROPERTY TAX, WATER CHARGES AND OUT GOINGS

1. The expenses of maintaining, repairing, redecorating etc. of the main structure and in particular the roof, gutters and rain water pipes and electric wires in under or upon the building and enjoyed or used by the Purchaser/s in common with the other occupiers of other premises and the main entrance, passages, landings, staircases of the other buildings as enjoyed by the Purchaser/s used by him / her / them in common as aforesaid and the boundary walls of the buildings, compounds, terraces etc.



2. The costs of cleaning and lighting the passages, landings, staircases, servant toilets, compound, parking spaces and other parts of the said Building so enjoyed or used by the Purchaser/s in common as aforesaid.

3. The costs of decorating the exterior of the said Building.

4. The salaries of clerks, bill collectors, sweepers, security, managers etc.

5. The costs of working and maintenance of lifts, Security System, fire fighting equipment, mechanical puzzle car parking system, CCTV, intercom system, water pumps and lights and other service charges and AMC of the same.

6. Municipal and other

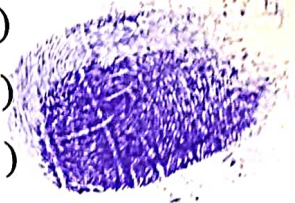
- 8. 10 % Management Fees on the outgoings per month.
- 9. Such other expenses as are deemed necessary or incidental by the Promoter for the maintenance and upkeep of the said Building.
- 10. GST on maintenance if applicable.

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2022		

IN WITNESS WHEREOF THE Parties hereto have hereunto set and subscribed their respective hands and seals on the day and year first hereinabove written.

SIGNED AND DELIVERED
 by the withinnamed "PROMOTER"
 M/S. A.P. PROPERTIES (partnership firm)
 Through the hands of its Partner
Girish A Bhagtami
 in the presence of...

)
) *Girish A Bhagtami*
)
)
)
)
)

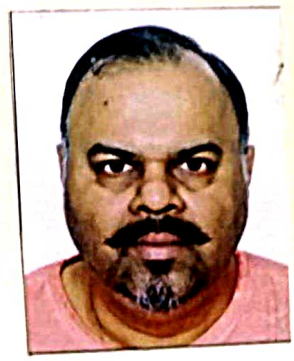


1. *[Signature]*
2. *[Signature]*



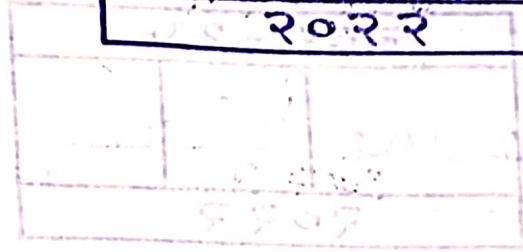
SIGNED AND DELIVERED
 by the withinnamed "PURCHASER/S"
 M/S. GIRISTYLE (partnership firm)
 Through the hands of its Partner
mojit Jain
 in the presence of ...

)
)
) **For Giristyle**
) *[Signature]*
) **Partner**
)
)



1. *[Signature]*

बदर - १५		
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२०२२		



Annexure "G"

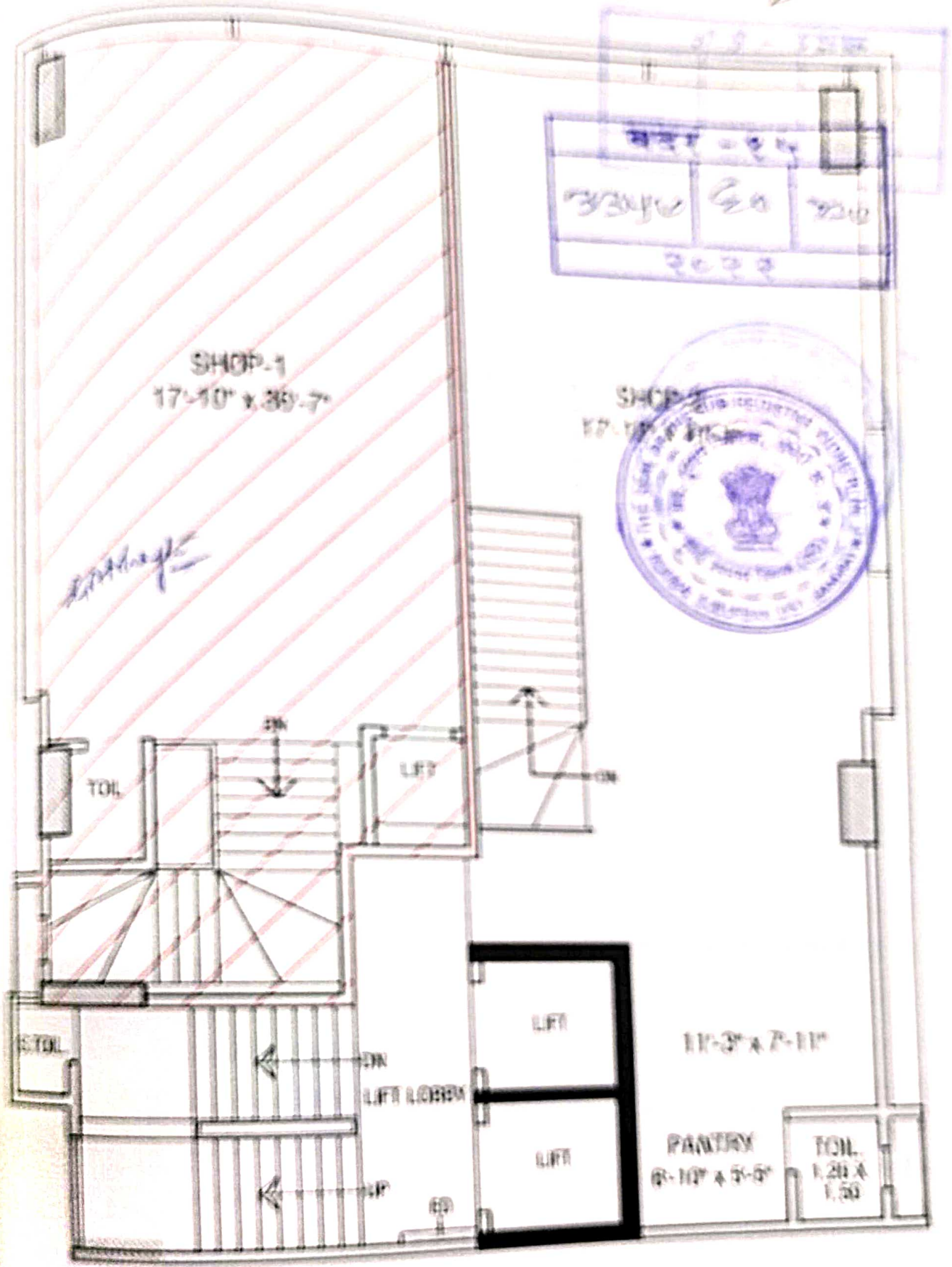
(Details of Fixtures and Finishings for the said Unit)

1. Glazing
2. Shutter
3. Bathroom on the first (1st) Floor
4. Separate Electricity Meter
5. Separate Water Meter (if applicable)
6. Separate gas connection from Mahanagar Gas Limited (if available)
7. External ducts for Air conditioning.



Area of plot

18.30 M. WIDE ROAD



1ST FLOOR PLAN





Annexure 'G'

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
(See rule 8(a))

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९७३९	

This registration is granted under section 5 of the Act to the following project under project registration number: 4000033349
Project: KALPAK, Plot Bearing / CTS / Survey / Final Plot No.: 128 F/907 at Andheri, Andheri, Mumbai Suburban,

1. A P Properties having its registered office / principal place of business at Tehsil, Andheri District Mumbai Suburban, Pin: 400052.

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

- The promoter shall enter into an agreement for sale with the allottees;
- 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, Rates of Interest and Disclosures on Website) Rules, 2017;
- 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 (I) 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.

- The Registration shall be valid for a period commencing from 16/02/2022 and ending with 30/06/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- 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. Vasanti Premanand Prabhu
(Secretary, MahaRERA)
Date: 16-02-2022 14:08:47

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

16/02/2022

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



MUNICIPAL CORPORATION OF GREATER MUMBAI

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

No. CE/1225/WS/AH/IOD/1/1/2021



Shri. Ashish Bhagatani, CA to Owners
2nd Floor, Nehru Road, Santacruz(E), Mumbai- 400055

With reference to your Notice 337 (New), letter No. 570 dated. 29/5/2021 and the plans, specifications and description and further particulars and details of your buildings at Proposed Commercial bldg. on plot bearing CTS no. F/907 of village Bandra, F.P. no 128, TPS-IV, Bandra, at Nehru Road, Bandra (W), Mumbai. CTS/CS/FP No. 128 furnished to me under your letter, dated 29/5/2021. I have to inform you that, I cannot approve of the building or work proposed to be erected on the plot, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to-date, my disapproval by reasons thereof :-

CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK.

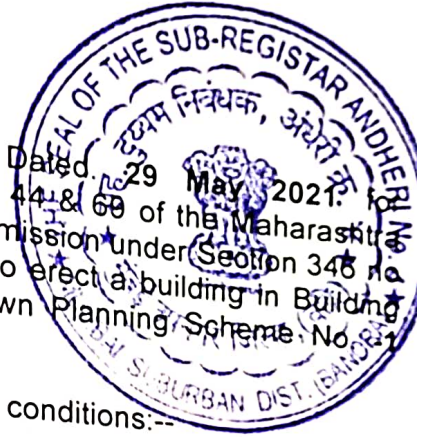
- That the requisitions of clause 49 of DCPR 2034 shall not be complied with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.
- That the Structural Engineer will not be appointed. Supervision memo as per annexure 9 (regulation 10(3)(ix)) will not be submitted by him.
- That the sanitary arrangement shall not be carried out as per Municipal specifications and drainage layout will not be submitted before C.C.
- That the Registered Agreement with the existing tenant along with the list will not be submitted before C.C.
- That the consent letter from the existing tenants for the proposed additions/alterations in their tenement will not be submitted before C.C.
- That the qualified/registered site supervisor through architect/structural Engineer will not be appointed before applying for C.C.
- That "All Dues Clearance Certificate" related to H.E.'s dept. from the concerned A.E.W.W. [H/W ward] shall not be submitted before applying for C.C.

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MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
 No CE/1225/WS/AH/CC/1/New
COMMENCEMENT CERTIFICATE

Shri. M. S. Patil, CA to Owners
 Plot No. 128, Nehru Road, Santacruz(E),
 H/W Ward

In reference to your application No. CE/1225/WS/AH/CC/1/New Dated 29 May 2021 for permission and grant of Commencement Certificate under Section 44 & 60 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 34B of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building work of on plot No. 128 C.T.S. No. 128 Division / Village / Town Planning Scheme No. 128, Nehru Road / Street in H/W Ward.



Commencement Certificate / Building Permit is granted on the following conditions:--
 and vacated on consequence of the endorsement of the setback line/ road widening line shall form of the public street.

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.

Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.

Development permission does not entitle you to develop land which does not vest in you.

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 development permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.

Commencement Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-

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.

Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.

The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.

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

Municipal Commissioner has appointed Shri. Exe Engineer (BP) H Ward Executive Engineer to carry out powers and functions of the Planning Authority under Section 45 of the said Act.

Valid upto 31/1/2023

महानगर - २५		
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Valid Upto : 03 Jan 2023

CE/1225/WS/AH/CC/1/New

up to 0.45 mt. AGL) as per Approved amended plan dated 25/11/2022



✓
 Name : Vijay Shankarrao
 Tawde
 Designation : Executive
 Engineer
 Organization : Municipal
 Corporation of Greater Mumbai
 Date : 04-Jan-2022 15:37:15

For and on behalf of Local Authority
 Municipal Corporation of Greater Mumbai

Executive Engineer . Building Proposal

Western Suburb I HW Ward Ward

Mumbai Suburban /Mumbai District.

22/04/2021

पृष्ठी क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 2

पत्र क्रमांक : 4146/2021

नोंदणी :

R/11/03/20

बंदर - १५		
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क्रमांक	विक्रयनकरारनामा	गावाचे नाव : बांद्रा
(1) विवेकाचा इकर	45437000	
(2) मोबदला	112935000	

(3) बाजारभाव (बांधणी/पट्टा/बांधणी बाबत पट्टा/बांधणी अकारची देणे वी पट्टेदार ते मनुद करावे)

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

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: विक्रयन करारनामा-मीजे बांद्रा एक, मि टी एस नं एफ/907, टी पी एस 4, फायनल प्लॉट नं 128, बांद्रा एक टाउन प्लॅनिंग स्कीम नं 4, टर्नर रोड, बांद्रा साऊथ सालसेट (अंधेरी) तालुका, बांद्रा पश्चिम, मुंबई 400050. मीजे बांद्रा एक व्यावहारीक जमीन क्षेत्रफळ 585.30 चौ मीटर. सदर दस्त मुद्रांक जिल्हाधिकारी अंधेरी यांच्या कार्यालयात एडीजे क्रमांक- एडीजे/1100900/362/2021 दिनांक 20/04/2021 रोजी अभिनिर्णीत प्रमाण असून सदर मिळकतीचे बाजारभाव रु 11,29,35,000/- नुसार येणारे अंतिम मूल्य रु 56,46,750/- भरून अभिनिर्णीत करण्यात आला आहे. ((C.T.S. Number एफ/907, टी एस 4 ; Final Plot Number : 128 ;))

- (5) क्षेत्रफळ
- (6) अकारची किंवा जुडी देण्यात असेल तेव्हा.
- (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.

- 1) नाव:-प्रतिमा प्रकाश वाघ वय:-73; पत्ता:-प्लॉट नं: 23-ए, माळा नं: - इमारतीचे नाव: अँस्पेन बंगलो, ब्लॉक नं: पेरी क्रॉस रोड, रोड नं: बांद्रा पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAAPW4366R
- 2) नाव:-राजेश प्रकाश वाघ वय:-48; पत्ता:-प्लॉट नं: 23-ए, माळा नं: - इमारतीचे नाव: अँस्पेन बंगलो, ब्लॉक नं: पेरी क्रॉस रोड, रोड नं: बांद्रा पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAAPW1680Q
- 3) नाव:-केदार प्रकाश वाघ वय:-41; पत्ता:-प्लॉट नं: 23-ए, माळा नं: - इमारतीचे नाव: अँस्पेन बंगलो, ब्लॉक नं: पेरी क्रॉस रोड, रोड नं: बांद्रा पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAIPW5155A



- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता
- (9) दस्तऐवज करून दिल्याचा दिनांक
- (10) दस्त नोंदणी केल्याचा दिनांक
- (11) अनुक्रमांक, खंड व पृष्ठ
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क
- (14) शेर

- 1) नाव:-ए पी प्रॉपर्टीज चे भागिदार हितेश आनंद भगतानी वय:-44; पत्ता:-प्लॉट नं: ऑफिस 201, माळा नं: 2 रा मजला, इमारतीचे नाव: ओरियन, ब्लॉक नं: नेहरू रोड, सांताक्रुझ स्टेशनच्या जवळ, रोड नं: सांताक्रुझ पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400055 पॅन नं:-AAKFA3152F

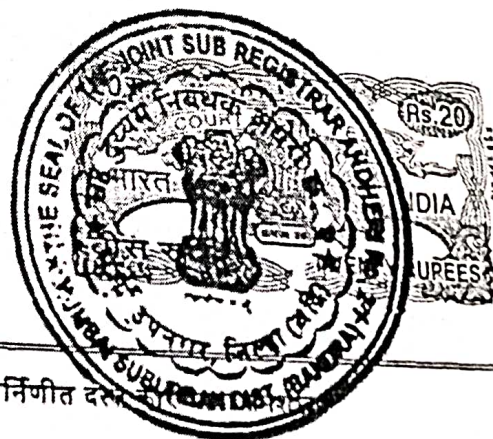
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मुद्रांकनासाठी विचारात घेतलेला पत्रांक:

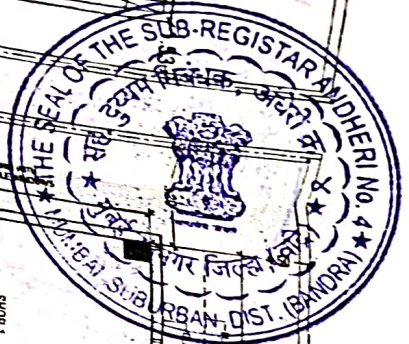
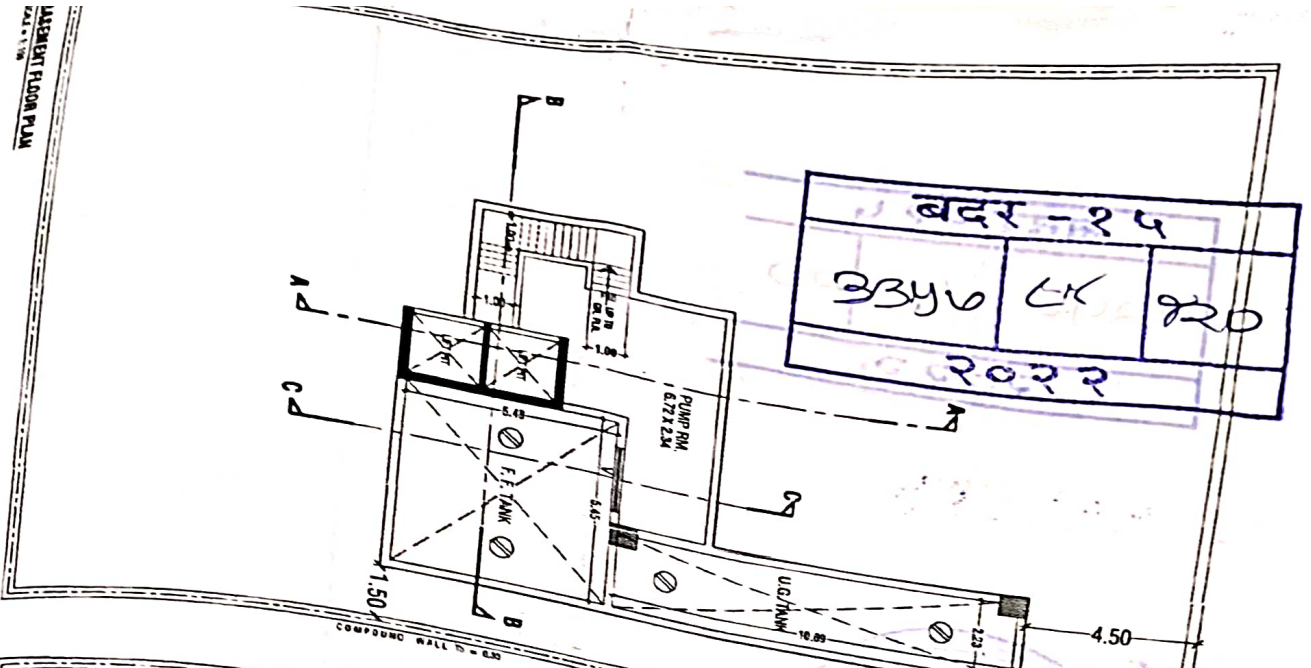
मुद्रांक शुल्क अकारताना निवडलेला मुद्रांक:

मुद्रांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त 1100900/362/2021

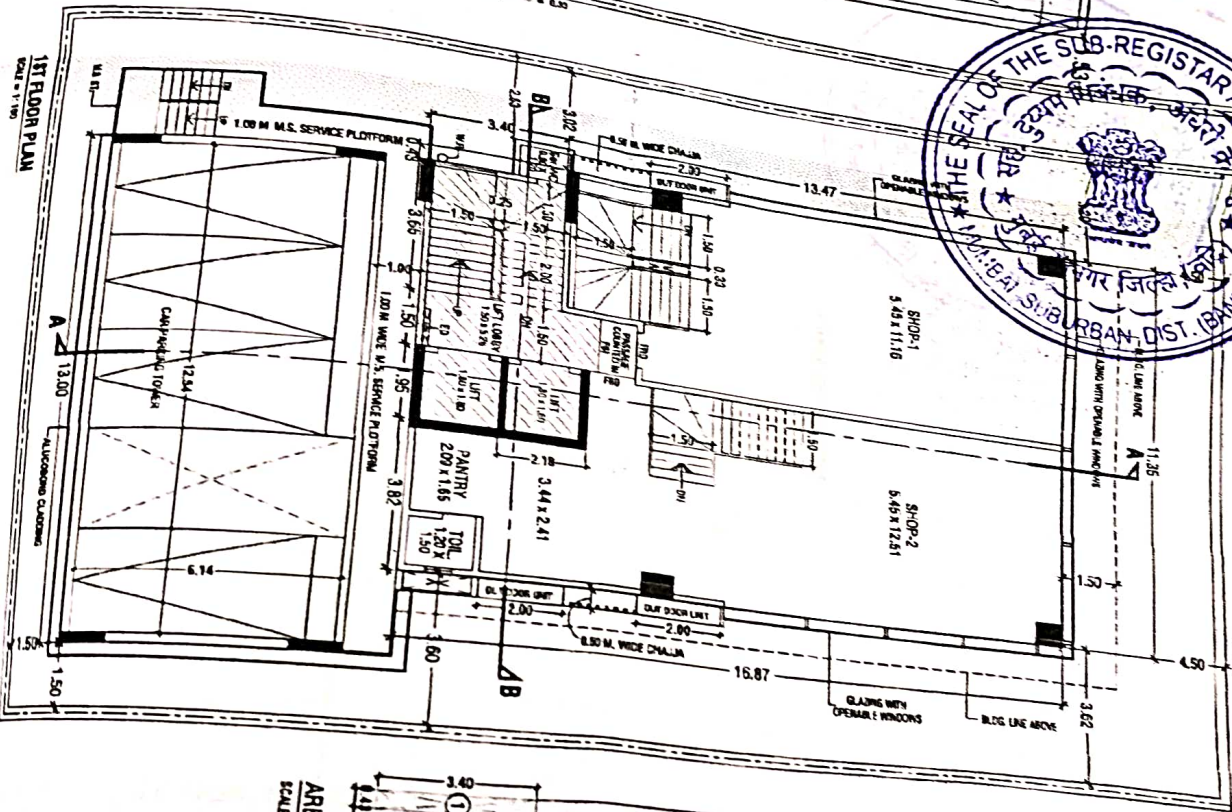
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह. दुय्यम निबंधक, अंधेरी क्र.-१,

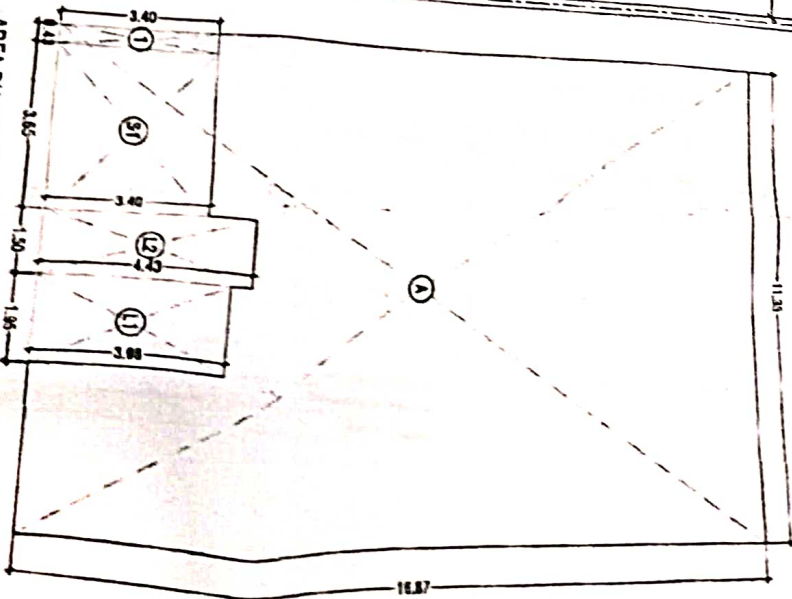
1st FLOOR PLAN



1st FLOOR PLAN



AREA DIAGRAM FOR 1ST FLOOR PLAN
SCALE = 1:100



BUILT UP AREA CALCULATION

1ST FLOOR PLAN	
A	11.35 X 16.87 = 191.47 SQM
TOTAL ADDITION = 191.47 SQM	
DEDUCTIONS	
1	0.43 X 3.40 = 1.46 SQM
TOTAL BUILT UP AREA (X-Y) = 190.01 SQM	
STAIRCASE, LIFT & LOBBY AREA CALCULATION	
S1	1.28 X 1.50 = 1.92 SQM
S2	1.28 X 1.50 = 1.92 SQM
S3	1.28 X 1.50 = 1.92 SQM
S4	1.28 X 1.50 = 1.92 SQM
S5	1.28 X 1.50 = 1.92 SQM
S6	1.28 X 1.50 = 1.92 SQM
S7	1.28 X 1.50 = 1.92 SQM
S8	1.28 X 1.50 = 1.92 SQM
S9	1.28 X 1.50 = 1.92 SQM
S10	1.28 X 1.50 = 1.92 SQM
S11	1.28 X 1.50 = 1.92 SQM
S12	1.28 X 1.50 = 1.92 SQM
S13	1.28 X 1.50 = 1.92 SQM
S14	1.28 X 1.50 = 1.92 SQM
S15	1.28 X 1.50 = 1.92 SQM
S16	1.28 X 1.50 = 1.92 SQM
S17	1.28 X 1.50 = 1.92 SQM
S18	1.28 X 1.50 = 1.92 SQM
S19	1.28 X 1.50 = 1.92 SQM
S20	1.28 X 1.50 = 1.92 SQM
S21	1.28 X 1.50 = 1.92 SQM
S22	1.28 X 1.50 = 1.92 SQM
S23	1.28 X 1.50 = 1.92 SQM
S24	1.28 X 1.50 = 1.92 SQM
S25	1.28 X 1.50 = 1.92 SQM
S26	1.28 X 1.50 = 1.92 SQM
S27	1.28 X 1.50 = 1.92 SQM
S28	1.28 X 1.50 = 1.92 SQM
S29	1.28 X 1.50 = 1.92 SQM
S30	1.28 X 1.50 = 1.92 SQM
S31	1.28 X 1.50 = 1.92 SQM
S32	1.28 X 1.50 = 1.92 SQM
S33	1.28 X 1.50 = 1.92 SQM
S34	1.28 X 1.50 = 1.92 SQM
S35	1.28 X 1.50 = 1.92 SQM
S36	1.28 X 1.50 = 1.92 SQM
S37	1.28 X 1.50 = 1.92 SQM
S38	1.28 X 1.50 = 1.92 SQM
S39	1.28 X 1.50 = 1.92 SQM
S40	1.28 X 1.50 = 1.92 SQM
S41	1.28 X 1.50 = 1.92 SQM
S42	1.28 X 1.50 = 1.92 SQM
S43	1.28 X 1.50 = 1.92 SQM
S44	1.28 X 1.50 = 1.92 SQM
S45	1.28 X 1.50 = 1.92 SQM
S46	1.28 X 1.50 = 1.92 SQM
S47	1.28 X 1.50 = 1.92 SQM
S48	1.28 X 1.50 = 1.92 SQM
S49	1.28 X 1.50 = 1.92 SQM
S50	1.28 X 1.50 = 1.92 SQM

1:100
SRT SAC
C 18

**MUNICIPAL CORPORATION OF GREATER MUMBAI
MUMBAI FIRE BRIGADE**

Sub: N.O.C. stipulating for firefighting & fire protection system for the proposed construction of Low-rise Commercial building on plot bearing CTS No. F/907 of village Bandra, F.P. No. 128, TPS-IV, Bandra, at Turner Road, Bandra (W), Mumbai.

Ref: 1) Online submission from Mr. Girish Bhagtani
2) Online File No. CE/1225/WS/AH/CFO/1/Amend.

Mr. Girish Bhagtani, Licensed Surveyor,

Licensed Surveyor. 24		
3346	CO	220
2022		

In this case please refer to the N.O.C. issued by this office u/r. no. FBM/S/507/528 dated 09/10/2007, for the proposed construction of high rise Commercial building having Ground floor + Mezzanine floor + 6th upper floors with basement, with a total height of 25.00 mtrs. from general ground level up to terrace level.



Now, the Architect has changed the entire planning & submitted revised plans for approval with following modifications:-

- The Licensed Surveyor has changed the entire planning & proposed to construct Low rise Commercial building having Part Basement (- 02.60 mtrs.) + Ground floor for Shops + 1st floor for Shops + 2nd to 9th upper Commercial floors with a total height of 31.99 mtrs from general ground level to terrace level.
- Also, Architect has proposed car parking tower at South side of the building having total height of 31.45 mtrs from ground level to top of car parking level. The said car parking tower is provided with 0.95 mtrs wide M.S. Staircase and 1.00 mtrs wide Firefighting platform as shown on the plan.

FLOOR WISE USE OF THE BUILDING IS AS:

Floors	Occupancy of Floors
Part Basement (-02.60 mtrs.)	Pump room + U.G. Tank
Ground floor	02 Nos. of Shop with separate internal staircase having flight width of 01.00 mtrs. + Entrance lobby + Electric Meter panel
1 st floor	02 Nos. of Shop with separate internal staircase having flight width of 01.00 mtrs.
2 nd to 9 th floor	02 Nos. of Offices on each floor
Terrace	Open to sky (treated as refuge area)