

450/17943

पावती

Original/Duplicate

Thursday, October 06, 2022

नोंदणी क्र.: 39M

1:58 PM

Regn.: 39M

पावती क्र.: 19274 दिनांक: 06/10/2022

दादाचे नाव: दादर-नाथराव

दस्तावेजाचा अनुक्रमांक: बवई3 -17948-2022

दस्तावेजाचा प्रकार: करारनामा

दादर करणाऱ्याचे नाव: लीना चैतन्य दाभोलकर

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 2200.00

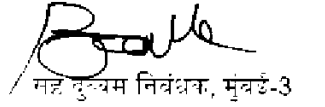
पृष्ठांची संख्या: 110

एकूण:

₹. 32200.00

आपणाम मूळ दस्त, धबनेल प्रिंट, मूची-२ अंदाजे

2:11 PM ह्या वेळेस मिळाले.


 सह दुय्यम निबंधक, मुंबई-3

वाजार मूल्य: ₹. 10847671.03 /-

सौबदला ₹. 11109500/-

भरणेचे मुद्रांक शुल्क: ₹. 666600/-

**DELIVERED**
**सह दुय्यम निबंधक,**  
**मुंबई शहर क्र.- ३**

1) देयकाचा प्रकार: DHC रकम: ₹. 200/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 0610202202262 दिनांक: 06/10/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: ₹. 2000/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 0610202202185 दिनांक: 06/10/2022

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: MH008836451202223E दिनांक: 06/10/2022

बँकेचे नाव व पत्ता:



## सूची क्र.2

दुय्यम निबंधक : मह. द. नि. मुंबई शहर 3

दस्न क्रमांक : 17948/2022

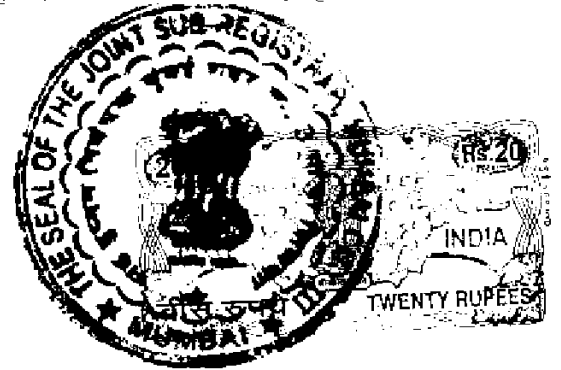
नोंदणी :

Regn:63m

06/10/2022

## गावाचे नाव : दादर-नायगाव

(1)नोंदणीचा प्रकार	करारनामा
(2)संज्ञक	11109500
(3) वातावरण(भाडेपट्टीवाच्या श्रावितरपाट्टीकार आकारणी देणे की परंपरेतार ते न्युड करणे)	10847671.03
(4) अ.माण,पोटशिफा व परक्रमाव(अगल्यात)	1) पार्किंगचे नाव:मुंबई मनपा इतर वर्णन (सदनिका नं: 3404, माळा नं: 34 वा मजला, इमारतीचे नाव: स्पारेल मोबा, ब्लॉक नं: परळ डिव्हिजन मुंबई 400012, रोड : जी डी अंत्रिकर मार्ग,जेरवाई वाडिया रोड, इतर माहिती: रेग कार्पोट एरिया 368 चौ फुट,सोबत एक कार पार्किंग,सी टी एस नं 177.( ( C.T.S. Number : 177 PART : ) )
(5) क्षेत्रफळ	1) 37.62 चौ.मीटर
(6)आवाणी किंवा जुई देण्यात असेल तेव्हा.	
(7) दस्तऐवज करत देणा-या/निवृत्त ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाना हाकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री मुखर्ती देवदलपर्म प्रायव्हेट लिमिटेड चे संचालक व अधिकृत हस्ताक्षरकर्ता श्री. अमित महेंद्र स्पारेल यांच्या वतीने कुलमुखन्यार श्री समीर अशोक खाडे वय:-41; पत्ता:-प्लॉट नं: अफिम , माळा नं: पहिला मजला , इमारतीचे नाव: स्पारेल आयगिन, ब्लॉक नं: माटुंगा रोड पश्चिम , रोड नं: प्लॉट नं 273. विष बाझारच्या जवळ ,सेनागती वायट मार्ग , महाराष्ट्र, मुंबई. पिन कोड:-400016 पॅन नं:-AATCS3173L
(8)दस्तऐवज करत देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाना हाकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-वीना चैतन्य दाभोलकर वय:-30; पत्ता:-प्लॉट नं: 303/40, माळा नं: -, इमारतीचे नाव: सुलोचना वाने सदन , ब्लॉक नं: वरळी कोळीवाडा, वरळी, मुंबई , रोड नं: वारम लेन, महाराष्ट्र, मुम्बई. पिन कोड:-400030 पॅन नं:-BBRBP9704M 2): नाव:-चैतन्य हेमंत दाभोलकर वय:-34; पत्ता:-प्लॉट नं: 303/40, माळा नं: -, इमारतीचे नाव: सुलोचना वाने सदन , ब्लॉक नं: वरळी कोळीवाडा, वरळी, मुंबई , रोड नं: वारम लेन, महाराष्ट्र, मुम्बई. पिन कोड:-400030 पॅन नं:-AOZPD4653D
(9) दस्तऐवज करत दिव्याचा दिनांक	06/10/2022
(10)दस्त नोंदणी करव्याचा दिनांक	06/10/2022
(11)अक्रमांक पत्र व पत्र	17948/2022
(12)वातावरणावापराणे शुल्क शुल्क	666600
(13)वातावरणावापराणे नोंदणी शुल्क	30000
(14)अंश	



मन्थोंवजानाठी विसरनाक घेतलेला तपशील:-

मन्थळ शुल्क आकारनाम निवडलेला अन्वच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

## सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावन करणे गरजेचे आहे.

या श्रावणाने विसरण पत्र ई-मेल द्वारे वृहत्मुंबई महानगरपालिकेस पाठविणेन आलेला आहे.

आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयान 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 06/10/2022 ) toMunicipal Corporation of Greater Mumbai.

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

**Payment Details**

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Shree Sukhakarta Developers Pvt Ltd	eChallan	69103332022100610789	MH008836451202223E	666600.00	SD	0004355436202225	06/10/2022
2		DHC		0610202202262	200	RF	0610202202262D	06/10/2022
3		DHC		0610202202185	2000	RF	0610202202185D	06/10/2022
4	Shree Sukhakarta Developers Pvt Ltd	eChallan		MH008836451202223E	30000	RF	0004355436202225	06/10/2022

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

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**AGREEMENT FOR SALE**

**BETWEEN**

**SHREE SUKHAKARTA DEVELOPERS PRIVATE LIMITED**

**AND**

**(1) MRS. LEENA CHAITANYA DABHOLKAR**

**(2) MR. CHAITANYA HEMANT DABHOLKAR**

**FLAT NO. 3404 ON 34<sup>th</sup> FLOOR RUPAREL NOVA**

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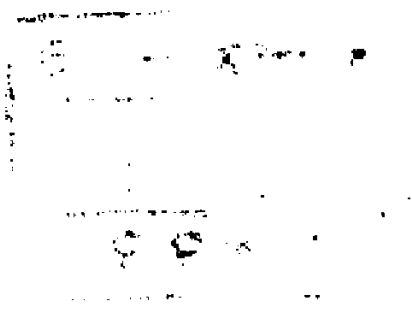


मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	202210062855			06 October 2022,01:20:40 PM	
मूल्यांकनाचे वर्ष	2022				
विवरण	खर्च(पैसा)				
मूल्य विभाग	14-खर्च, नवगवळ डिस्ट्रीक्ट				
अथ मूल्य विभाग	प्रभाग - पुर्वेस एपी अख्तर किडवाई मार्ग, पश्चिमेस जी.डी.आंबेकर रोड, उत्तरेस नवगवळ क्रॉस रोड नं.26, विभागा रुद, दक्षिणेस विभागा रुद, जंम्बाई शाहीवा मार्ग.				
सर्वेक्षण / न. शू. क्रमांक	सि टी एस नवपौडी 177				
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>					
शुद्धी जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	भोजनपानाचे एकक
99240	223070	256530	278840	218120	जेस मीटर
<b>बांधीव क्षेत्राची माहिती</b>					
नाशकन क्षेत्र(Built Up)-	37.62चौरस मीटर	निशकरीचा वापर-	निवासी सदनिका	निशकरीचा प्रकार-	बांधीव
बांधकामाचे स्वरूप-	1-आम सी सी	निशकरीचे वर्ग-	0 TO 2वर्ग	बांधकामाचा दर, -	Rs.30250/-
उपरोक्त सुविधा-	आहे	मजला -	31st floor And Above		
एखादे संपुष्ट -					
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular DL02401/2018					
जमीन मालक पट/वाढ					
120% apply to rate= Rs.267684/-					
प्रमाणानुसार निशकरीचा प्रति चौ. मीटर मूल्यदर					
=(((वार्षिक मूल्यदर - शुद्धी जमीनीचा दर ) * प्रमाणानुसार दरवेळेचावे )+ शुद्धी जमीनीचा दर )					
= ( ( (267684-99240) * (100 / 100) )+99240 )					
= Rs.267684/-					
A) मूल्य निशकरीचे मूल्य	= प्रत्येक प्रमाण मूल्य दर * निशकरीचे क्षेत्र				
	= 267684 * 37.62				
	= Rs.10070272.08/-				
E) वार्षिक बाळग वसावे क्षेत्र	13.94चौरस मीटर				
वार्षिक बाळग वसावे मूल्य	13.94 * ( 223070 * 25/100 )				
	= Rs.777398.95/-				
Applicable Rules	- ,10,4,16				
एकत्रित अंतिम मूल्य	= मूल्य निशकरीचे मूल्य + वार्षिक बाळग वसावे मूल्य + पडक्याईन मजला आम मूल्य + वापरकर्ता मजलीचे मूल्य + जमीन मजलीचे मूल्य + वार्षिक बाळग वसावे मूल्य + शुद्धी जमीनीचा दर बाळग वसावे मूल्य				
	+ प्रमाणी बांधकामाच्या शुद्धी जमीन मूल्य + वार्षिक बांधकाम - वार्षिक बांधकाम				
	= A + B + C + D + E + F + G + H + I + J				
	= 10070272.08 + 0 + 0 + 0 + 777398.95 + 0 + 0 + 0 + 0 + 0 + 0				
	=Rs.10847671.03/-				



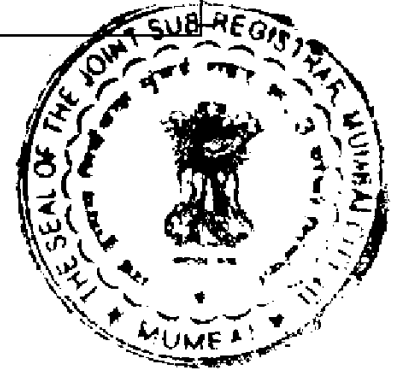
Home Print

खर्च - ३  
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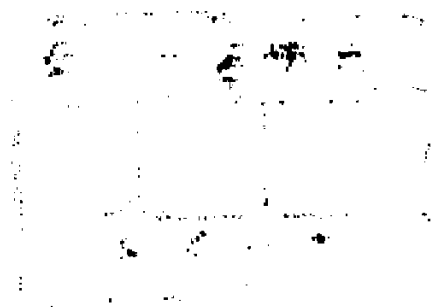




Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
<b>PRN</b> 0610202202185	<b>Date</b> 06/10/2022
Received from SHREE SUKHAKARTA DEVELOPERS PVT LTD, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Mumbai City 3 of the District Mumbai District.	
Payment Details	
<b>Bank Name</b> sbiepay	<b>Date</b> 06/10/2022
<b>Bank CIN</b> 10004152022100602022	<b>REF No.</b> 202227982286006
This is computer generated receipt, hence no signature is required.	



बबई - ३		
१६९७८	२	११०
२०२२		





**D H C**  
Department of Housing, Maharashtra  
Mumbai

### Receipt of Document Handling Charges

PRN 0610202202185

Receipt Date 06/10/2022

Received from SHREE SUKHAKARTA DEVELOPERS PVT LTD, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 17948 dated 06/10/2022 at the Sub Registrar office Joint S.R. Mumbai City 3 of the District Mumbai District



### Payment Details

Bank Name sbiepay

Payment Date 06/10/2022

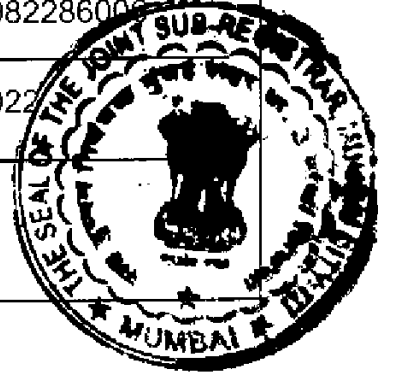
Bank CIN 10004152022100602022

REF No. 202227982286000

Deface No 0610202202185D

Deface Date 06/10/2022

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



खर्च - ३		
७६७७८	३	९९०
२०२२		



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0610202202262	Date 06/10/2022
Received from SHREE SUKHAKARTA DEVELOPERS PVT LTD, Mobile number 0000000000, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Mumbai City 3 of the District Mumbai District.	
Payment Details	
Bank Name sbiepay	Date 06/10/2022
Bank CIN 10004152022100602087	REF No. 202227917789959
This is computer generated receipt, hence no signature is required.	



खर्च - ३		
9672	४	990
२०२२		





**D H C**

Department of Document Handling Charges  
Joint S.R. Mumbai City 3 of the District Mumbai

### Receipt of Document Handling Charges

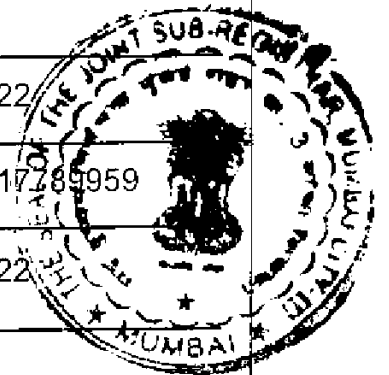
PRN	0610202202262	Receipt Date	06/10/2022
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Received from SHREE SUKHAKARTA DEVELOPERS PVT LTD, Mobile number 0000000000, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered on Document No. 17948 dated 06/10/2022 at the Sub Registrar office Joint S.R. Mumbai City 3 of the District Mumbai District

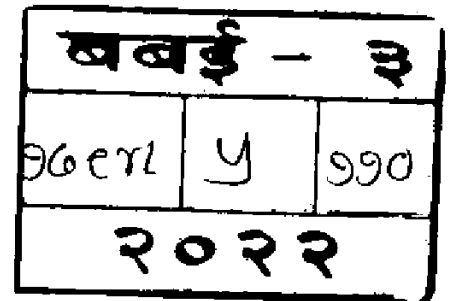


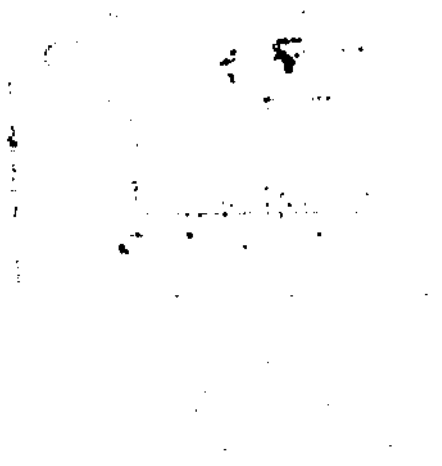
### Payment Details

Bank Name	sbiipay	Payment Date	06/10/2022
Bank CIN	10004152022100602087	REF No.	202227917285959
Deface No	0610202202262D	Deface Date	06/10/2022



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





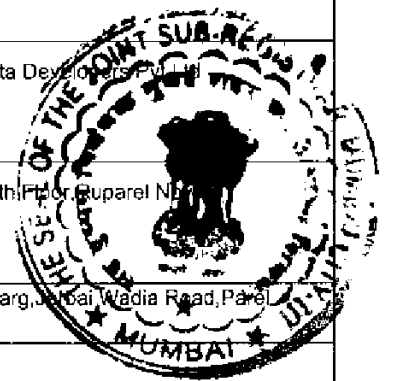




CHALLAN  
MTR Form Number-6



GRN	MH008836451202223E	BARCODE			Date	06/10/2022-11:47:13	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)	AATCS3173L			
Office Name	BBE3_JT SUB REGISTRAR MUMBAI CITY 3			Full Name	Shree Sukhakarta Development Pvt Ltd			
Location	MUMBAI			Flat/Block No.	Flat No 3404,34th Floor Suparel N			
Year	2022-2023 One Time			Premises/Building	G D Ambekar Marg, Jai Wadia Road, Parel			
Account Head Details	Amount In Rs.		Remarks (If Any)					
0030045501 Stamp Duty	668600.00		SecondPartyName=Chaitanya H Dabholkar					
0030063301 Registration Fee	30000.00		Mumbai					
			Town/City/District					
			PIN					
			4 0 0 0 1 2					
			Amount In					
			Six Lakh Ninety Six Thousand Six Hundred Rupees On					
Total	6,96,600.00		Words					
			ly					
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332022100610789	717225225	
Cheque/DD No.				Bank Date	RBI Date	06/10/2022-11:47:53	Not Verified with RBI	
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			



खर्च - ३  
96872 ₹ 990  
2022

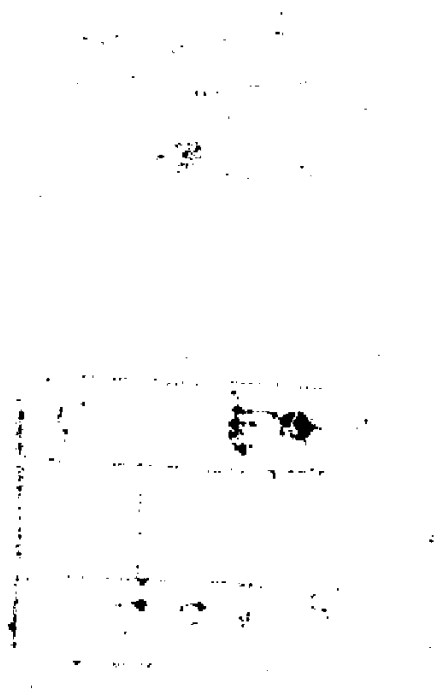
Department ID :

Mobile No. :

0000000000

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 दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



**CHALLAN**  
**MTR Form Number-6**



GRN	MH008836451202223E	BARCODE		Date	06/10/2022-11:47:13	Form ID	25.2
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Department			Inspector General Of Registration					Payer Details				
Type of Payment			Stamp Duty		Registration Fee		TAX ID / TAN (If Any)					
							PAN No.(If Applicable)		AATCS3173L			
Office Name			BBE3_JT SUB REGISTRA MUMBAI CITY 3				Full Name		Shree Sukhakarta Developers Pvt Ltd			
Location			MUMBAI				Flat/Block No.		Flat No 3404,34th Floor,RuparelNova			
Year			2022-2023 One Time				Premises/Building		G D Ambekar Marg,Jerba Wadia Road,Parl			
Account Head Details			Amount In Rs.		Road/Street		Area/Locality					
696600.00			Stamp Duty		666600.00		Mumbai					
696600.00			Registration Fee		30000.00		Town/City/District					
					PIN							
					Remarks (If Any)							
					SecondPartyName=Chaitanya H Dabholkar							
					<div style="border: 2px solid black; padding: 5px; display: inline-block;"> <p align="center"><b>खबई - ३</b></p> <p align="center">९०९८८ ० ९९०</p> <p align="center"><b>२०२२</b></p> </div>							
Total			6.96.600.00		Amount In Words		Six Lakh Ninety Six thousand Six Hundred Rupees Only					

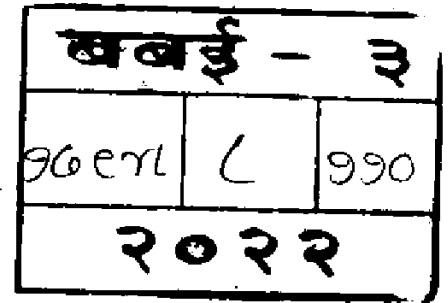
Payment Details			IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN		Ref. No.		69103332022100610789		717225225	
Cheque/DD No			Bank Date		RBI Date		06/10/2022-11:47:53		Not Verified with RBI	
Name of Bank			Bank-Branch		IDBI BANK					
Name of Branch			Scroll No. . Date		Not Verified with Scroll					

Department ID: \_\_\_\_\_ Mobile No.: 0000000000

This Challan is valid for stamp duty and registration fee only. Not valid for unregistered document.

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-450-17943	0004355436202223	06/10/2022-13:58:27	IGR184	30000.00
2	(IS)-450-17943	0004355436202223	06/10/2022-13:58:27	IGR184	666600.00
Total Defacement Amount					<b>6,96,600.00</b>





**AGREEMENT FOR SALE**

THIS ARTICLES OF AGREEMENT made at Mumbai this 6<sup>th</sup> day of October in the Christian Year Two Thousand and Twenty Two (2022).

BETWEEN

**SHREE SUKHAKARTA DEVELOPERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its corporate office at 1<sup>st</sup> Floor, Plot No. 273, Near Big bazaar, Senapati Bapat Marg, Matunga Road (W), Mumbai – 400016, hereinafter referred to as "THE PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its administrators, successors in business and assigns) **OF THE ONE PART;**

AND

(1) **MRS. LEENA CHAITANYA DABHOLKAR** AND (2) **MR. CHAITANYA HEMANT DABHOLKAR**, an / both adult/s. of Mumbai Indian Inhabitant/s residing at 303/40, Sulochana Bane Sadan, Waras

*Amr*  
*C.H. Dabholkar*  
*Deena*

**WHEREAS:**

A. The Municipal Corporation of Greater Mumbai ("MCGM") is the owner of the property being all that piece and parcel of land together with the structures standing thereon admeasuring about 10,602.85 sq.mtrs. or thereabouts bearing Cadastral Survey No. 177 (pt), 180 (pt), 183 (pt), 184 (pt), 185 (pt), 186 (pt), 187 (pt), 188 (pt), 189 (pt), 190 (pt), 192 (pt), 193 (pt), 195 (pt), 196 (pt), 197 (pt), 198 (pt), 202 (pt), 215 (pt) & 221 (pt) of Dadar Naigaon Division in Sewree Wadala Estate Scheme No. 57 in F/S ward of MCGM, in the Registration District and Sub-District of Island City of Mumbai, under SRA Scheme/Provisions, and shown delineated in RED colour boundary line on the Plan annexed and marked as **ANNEXURE "A"** hereto and more particularly described in the **First Schedule** hereunder written (hereinafter referred to as "**the said larger property**")

B. The said larger property is occupied by slum dwellers/occupants/tenants who are residing with their respective families in their respective structures / hutments. These slum dwellers/occupants/tenants have proposed to form a society by the name "**Mamta Sahakari Anuaha Nirman Sanstha (Proposed)**" to be registered under the Maharashtra Co-operative Societies Act (hereinafter referred to as "**the said society**").

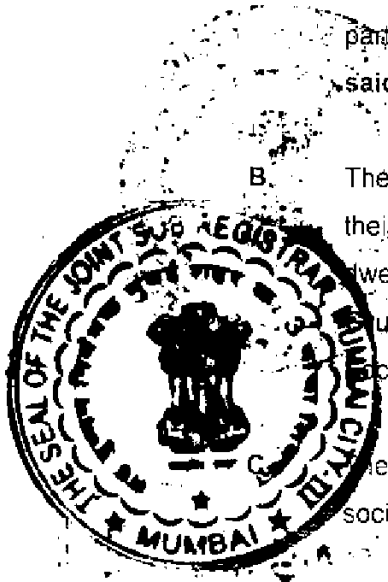
C. The said larger property is completely occupied by proposed members of the said proposed society/tenants/occupants.

D. By a Special General Body Meeting, the said society vide its Resolution interalia resolved to grant development rights in respect of the said larger property to the Promoter, the development work of the said property, under Regulation No. 33 (10) of the Development Control Regulation for Greater Mumbai 1991.

E. By a Development Agreement dated 30<sup>th</sup> May, 2006, made and entered into between the Promoter (therein referred to as "the Developers") of the One Part and the said society through its authorized committee members/office bearers (therein referred to as "the society") of the Other Part the society therein agreed to grant all the development rights in respect of the said larger property to the Promoter, for the consideration and on the terms and conditions more particularly set out therein.

F. By an Irrevocable Power of Attorney dated 30<sup>th</sup> May, 2006, the Society appointed the said Promoter as its Constituted Attorney interalia to obtain various statutory permissions, carry on construction / development works on the said property, to sell the premises to be constructed from the FSI / benefit available and to receive the consideration amount from the sale thereof and to do various acts, deeds, matters and things in respect of the said larger property.

G. The appropriate authority i.e. the Ward Officer F/South Ward of Brihanmumbai Mahanagar Palika has on 16<sup>th</sup> April, 2008 issued Annexure II bearing No. SRA/F-D/02661/Slum, setting out details of the eligible and non-eligible slum dwellers in respect of the said larger property



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J. The Promoter also obtained individual irrevocable consents and have entered into separate individual agreements with majority of the slum dwellers/tenants/ occupants on the said larger property.

K. Pursuant to the aforesaid, the Slum Rehabilitation Authority have issued Letter of Intent dated 22<sup>nd</sup> January, 2019 bearing No. SRA/ENG/1596/FS/ML/LOI (**"the said LOI"**) to M/s. Shree Sukhakarta Developers, inter alia granting permission for the proposed Slum Rehabilitation Scheme on the said larger property in accordance with Development Regulation and Appendix – IV of the amended Development Control Regulations for Greater Mumbai 1991 on the terms and condition setout therein. A copy of the said LOI is annexed hereto as **ANNEXURE "B"**.

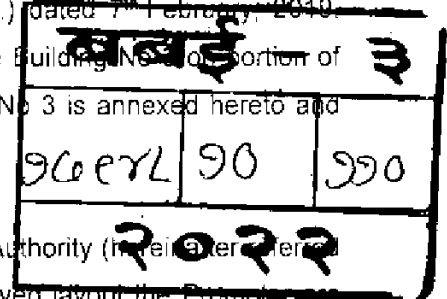
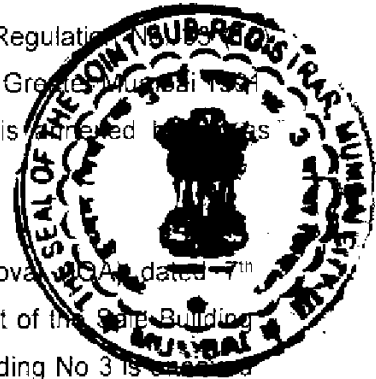
L. Thereafter the Promoters have obtained the (iii) Intimation of Approval (IOA) dated 7<sup>th</sup> February 2019, bearing No. FS/MCGM/0051/20060825/AP/S3 in respect of the Sale Building No 3 on portion of the said property. A Copy of the IOA of the Sale Building No 3 is annexed hereto as **ANNEXURE "C"**.

M. The Promoters have obtained Commencement Certificate (C.C.) dated 7<sup>th</sup> February, 2019, bearing F-S/MCGM/0051/20060825/AP/S3 in respect of the Sale Building No 3 on portion of the said larger property. A copy of the CC of the Sale Building No 3 is annexed hereto and marked as **ANNEXURE "D"**.

N. Earlier the layout was duly approved by the Slum Rehabilitation Authority (i.e. the SRA) to as **"the SRA"**) for the said scheme. As per the present approved layout the Promoter are constructing further building on a portion of the said Larger Property (hereinafter referred to as **"THE SAID PROPERTY"**).

O. The The Promoters further state that they are constructing the said property, an annex building consisting sale Building no 3 comprising of Ground/Still plus 45 (Fortyfive) Upper floors (including Fungible FS; Floor/s) or more upper floors, (including 2 nos automated car parking towers) subject to sanction and permission to be obtained from the concerned authorities, which shall be allotted by the Promoters (hereinafter referred to the **"THE SALE BUILDING NO 3"**) subject to approval to be obtained from concerned authorities. The name of the said proposed building (i.e. the Sale Building No 3) shall be **"RUPAREL NOVA"**.

P. The Promoters hereby declares that the Floor Space Index available as on date in respect of the S. R. A. Scheme Land in respect of the said larger property for construction of necessary rehabilitation buildings as well as free sale buildings on the property and which *inter alia* permitted total built up area of 43,716.00 square meters or thereabouts (Excluding Fungible FSI & TDR) out of which rehabilitation built up area would be 17,641.99 square meters and



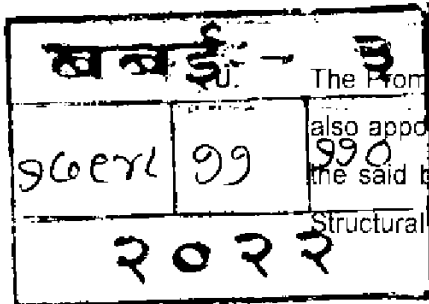
along with any of the Adjoining Lands in which event there will be joint development of both/ all such properties. There will be additional re-habilitation building/s to rehabilitate the slum dwellers/occupants/ tenants of such other properties and there shall be further floors / wings / buildings for the sale component in respect of such other land / properties. The Promoter shall be entitled to make necessary changes in the plans as they may deem fit

- R. The Promoter shall in their sole discretion be entitled to change the area and/or location of the said Building/s, any Car Parking Towers/Area/Spaces, recreation area, garden or sewerage treatment plant or other specifically earmarked areas as they may desire and make any amendments, modifications and/or changes therein.



On the premises, the Promoter is absolutely entitled to the development rights in respect of the said property and entitled to develop the said larger property in the manner as it may deem fit and proper, save and except the area to be provided for the rehabilitation of the hutment dwellers.

The Promoter has, subject to the terms and conditions of the aforesaid Special General Body Resolutions, Development Agreements, Irrevocable Power of Attorneys, Annexure II Annexure III, the Letter of Intent & Revised Letter of Intent/s, the IOA & Revised IOA's, the C.C. & Revised C.C.'s, the Chief Fire Officer NOC and the Development Plan Remarks and other permission and approvals of plans, etc. referred to herein and any amendments, modifications and/or changes therein, the sole and exclusive right to sell and/or otherwise deal with the aforesaid all sale building/s and the premises / flats / units / parking space or any other premises to be constructed by the Promoter on the said properties/ the SRA Scheme land and to enter into agreement/s with the Allottee/s of the premises, flats, automotive / mechanical parking spaces, stack parking, stilt parking's, etc. and to receive the sale proceeds in respect thereof.



The Promoter have appointed an Architect registered with the Council of Architects and have also appointed a Structural Engineer for the preparation of structural designs and drawings of the said building and the Promoter accept the professional supervision of the Architect and Structural Engineer till the completion of the said Building/s and other buildings.

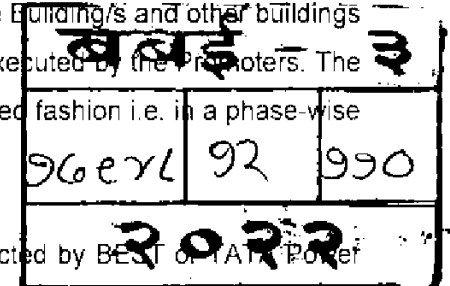
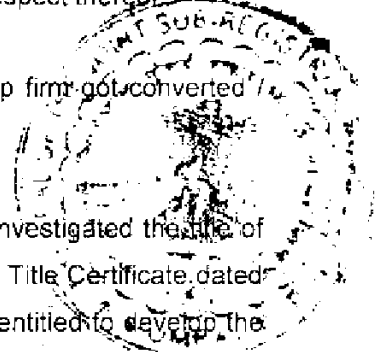
- V. In these circumstances, the Promoter is in process of constructing the rehab building/s and the aforesaid sale building/s and other buildings including commercial building/s on the said property and are selling and transferring the premises on ownership basis, premises, flats, units in the said sale Building/s and other buildings including commercial building/s and are allotting the specific exclusive user of vehicle parking spaces in open / basement / stilt / vehicle parking space and other premises in the aforesaid Car Parking Spaces.

- W. The Promoters shall be entitled to change the area and/or location of the Sale Building recreation area, garden or sewerage treatment plant or other specifically earmarked areas as they may desire and make any amendments, modifications and/or changes therein.



modifications and/or changes therein, the sole and exclusive right to sell and/or otherwise deal with the Sale Building/s and other building/s including commercial building/s and the premises / flats / shop / parking space or any other premises to be constructed by the Promoters on the said property / The Scheme Land and to enter into agreement/s with the Allottee/s of the premises, flats, parking space etc. and to receive the sale proceeds in respect thereof.

- Z.** The rights of the said M/s. Shree Sukhakarta Developers a partnership firm got converted / transferred into Shree Sukhakarta Developers Private Limited
- AA.** At the instructions of the Promoters, Santosh K. Singh, Advocate has investigated the title of the Promoters to the said larger Property, and the said Advocate by his Title Certificate dated 19<sup>th</sup> February 2019, inter alia opined the Promoters are authorised and entitled to develop the Sale Building No 3 on the portions of said property and construct buildings thereon and sell the premises therein. A copy of the said Title Certificate is also annexed hereto and marked as **ANNEXURE "E"**.
- BB.** The aforesaid development is a Slum Rehabilitation Scheme wherein the Free Sale FSI/TDR is generated as a cross-subsidy due to construction of Rehabilitation units of slum dwellers/occupants and by payment of requisite premium for the Fungible FSI/Area. The aforesaid FSI/TDR/Fungible FSI belongs solely to the Promoter who may decide where, when and how to use/load/consume the same within the said Property/the said scheme land or any part thereof. The Rehab Building/s, Composite Building/s & Sale Building/s and other buildings including commercial building/s is part of the properties being executed by the Promoters. The development for the larger property is being done in an organized fashion i.e. in a phase-wise manner and shall be in the discretion of the Promoter;
- CC.** The Promoters shall be installing an electric substation constructed by BEST or TAT or PWER or Reliance Energy (now known as Adani Electricity) on a portion of the said property.
- DD.** The Promoters have got approved from the concerned local authority, the plans, specification, elevations, sections and details of the said sale building no 3 (i.e. Ruparel Nova). It has been clarified that the said plans, specification, elevations, sections and details of the said Sale Building No 3 "Ruparel Nova", may be altered, modified, changed, etc., as it may be required for obtained any approval, permissions, sanctions, etc., from the concerned authorities and that the Allottee/s have given its Irrevocable Consent and approval for the same as required under the provisions of section 14(2)(i) and 14(2)(ii) of the Real Estate (Regulations and Development) Act 2016 and the Purchasers hereby agrees and undertakes that they shall in no event challenge and or dispute for the same in any manner whatsoever.
- EE.** The Promoters have accordingly commenced construction of the said Sale building/s and



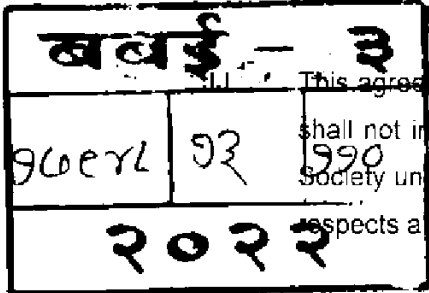
Premises is required to be altered and or modified and or changed, then the Promoters will obtain the consent from the Allottee/s.

GG. The Allottee/s demanded from the Promoters and the Promoters have given inspection to the Allottee/s of all the documents of title (including all the documents referred under this Agreement) relating to the said entire property including the true copy of the plans, designs and specifications prepared by the Promoters' Architect and of such other documents as are required under the Real Estate (Regulation & Development) Act 2016, and the rules made thereunder and the Allottee/s confirm having seen, perused, verified and understood the said documents, writing etc., fully and have thereafter agreed to enter into this Agreement with the full knowledge thereof realizing that this Agreement is subject to the terms and conditions appearing in the above mentioned documents.



The Promoters have registered the Project known as "RUPAREL NOVA" as per the provision under the Real Estate (Regulations & Development) Act 2016 ("RERA Act"), accordingly the Maharashtra Real Estate Regulatory Authority has issued Registration Certificate of Project Form "C", under rule 6 (a) on 15<sup>th</sup> March 2019 under no "P51900019946" A copy of Registration Certificate of Project dated 15<sup>th</sup> March 2019, is annexed as the ANNEXURE "F" hereto.

II. The Premises / Flat Purchaser/s applied to the Promoters for allotment of the Premises / Flat No. 3404 on the 34<sup>th</sup> Floor, in the proposed sale building no 3 to be constructed on the part of the said larger property and to be known as "RUPAREL NOVA" on the said property and more particularly described in the **Second Schedule** hereunder written (the said flat are hereinafter referred to as "the said premises/ flat/s") for the sale price / total consideration of Rs.1,11,09,500/- (Rupees One Crore Eleven Lakhs Nine Thousand Five Hundred Only) ("Total Consideration").

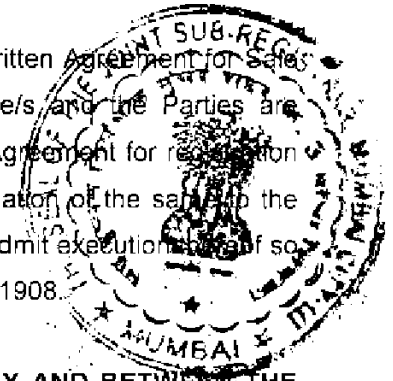


III. This agreement is entered into by the Allottee/s on a specific understanding that the Allottee/s shall not insist upon the Conveyance / Lease being executed in favour of the proposed/said Society until the entire development of the project known as "Ruparel Nova" is complete in all respects and Building Occupation/Completion Certificate is received.

KK. Relying upon the application, declarations, representations, assurances and agreement herein contained the Promoters have agreed to sell to the Allottee/s the said Premises/flats at the price and on terms and conditions hereinafter appearing.

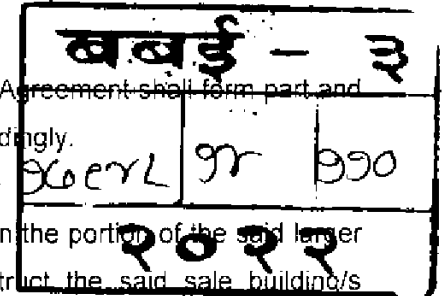
LL. The Promoter reserves to itself the right to make such alterations, additions and/or in the layout/building plans as may be deemed necessary by the Promoter, without affecting the said Premises agreed to be sold hereunder to the Allottee/s and consequent thereto construct such additional premises as permissible under the Development Control Regulations and/or by MCGM and other concerned authorities from time to time. The Allottee/s hereby grant their irrevocable consent on the same.

NN. Under provisions of RERA, the Promoter is required to execute a written Agreement for Sales in respect of the said Premises agreed to be sold to the Allottee/s and the Parties are therefore, executing these presents. The Allottee/s shall lodge this Agreement for registration before the concerned Sub-Registrar for Registration and upon intimation of the sale to the Promoter, the Promoter shall attend the office of Sub-Registrar and admit execution thereof so as to get it registered under the provisions of Indian Registration Act, 1908.



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

1. It is agreed between the parties hereto that all the recitals of this Agreement shall form part and parcel of operative part of this Agreement and shall be read accordingly.
2. The Promoters are as aforesaid constructing sale building no 3 on the portion of the said larger property to be known as "RUPAREL NOVA" and shall construct the said sale building/s alongwith basement and other space reserved for parking vehicles on the portion of the said larger property, in accordance with the plans, specifications and designs approved/that may be approved by Slum Rehabilitation Authority (SRA) or other appropriate local authority which have been seen and approved by the Allottee/s, with such variations and modifications as the Promoter may consider necessary or as may be required by the concerned authorities or government from time to time or become necessary due to architectural and structural reasons. The Allottee/s is aware that at present building plans in respect of the said Sale Building No 3 are sanctioned up to 39 slabs. The Promoter will in due course of time, submit amended plan in respect of the said Sale Building No 3 so that ultimately the sale building shall consist of 40 (Forty) Floors or more floors (including Fungible FSI Floor/s). This shall operate as an irrevocable consent in writing of the Allottee/s to the Promoter carrying out such changes in the building plans. PROVIDED THAT if such variations and modifications relates to addition and alteration in lay-out plan of the Sale Building No 3 or common area then the Promoter shall before carrying out such addition or alteration in lay out plan or specification of the building or common area obtain prior consent as required under the Act of the Allottee/s who have agreed to take Said Premises in such building. PROVIDED FURTHER that the Promoter is entitled to implement the Scheme to the fullest extent by carrying out such additional development and/or alterations and/or additions and/or modifications in the said building and/or other building/s to be constructed on the said larger Property, more particularly described in the First Schedule hereunder written. This shall operate as an irrevocable consent in writing of the Allottee/s to the Promoter carrying out such changes in the building plans. If the building/Wing, in which the Allottee/s have agreed to acquire the premises, are completed earlier than other Buildings / Wing on the said Property, the Allottee/s confirms that the Promoter then will be entitled to utilize any FSI whether TDR or any other benefits or otherwise, which may be available on the said property, the said larger property or any part thereof or any adjoining property or properties as





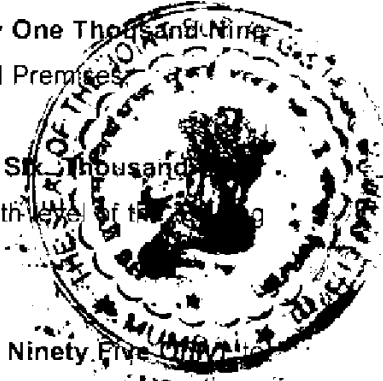
expressly consent to the Promoter re-designing any building or buildings or the recreation area or internal road and passages and such other area or areas which the Promoter may desire to realign and redesign. If the building/Wing, in which the Purchaser/s have agreed to acquire the premises, are completed earlier than other Buildings / Wing on the said Property, the Purchaser/s confirms that the Promoter then will be entitled to utilize any F.S.I. whether T.D.R. or any other benefits or otherwise, which may be available on the said property, the said larger property or any part thereof or any adjoining property or properties as the case may be, written notwithstanding anything else contained herein, till the construction of the building "Ruparel Nova" and other sale building/s including the commercial building/s and other buildings including the commercial buildings to be constructed on the said property / the scheme land are completed and the F.S.I. and/or T.D.R. and/or the any other benefits available in present or in future on the said property are fully utilized by the Promoter and all the obligations, required to be carried out by the Purchaser/s herein and the other Purchaser/s of premises from the said Promoter, are fulfilled, the Promoter shall not be bound and shall not be called upon or required to form any Co-operative Society, Limited Company or condominium of Apartment Owners, as the case may be. The Purchaser/s agree and irrevocably consent not to raise any demand or dispute or objection in that behalf.

4. The Allottee/s herein has/have prior to the execution of this agreement independently have seen and perused the title certificate annexed to this agreement and also otherwise satisfied himself/herself/themselves/itself about the title of the Promoters to the said larger property and have accepted the same as it stands and he/she/they/it shall not hereafter be entitled, to further investigate the title of the Promoters and no requisitions or objection shall be raised on any matter relating to the title by the Allottee/s herein after execution of this agreement.

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5. The Purchaser/s hereby agrees/agree to purchase from the Promoters and the Promoters hereby agree to sell to the Purchaser/s /Flat / Premises No. **3404**, admeasuring **368** sq ft RERA carpet area on the **34<sup>th</sup>** floor, from the ground level (lower floors may include stillt + podiums levels for parking vehicles + entrance levels, etc.) of the proposed sale building to be known as "RUPAREL NOVA" being the premises more particularly described in the **Second Schedule** hereunder written delineated in RED colour boundary line on the floor plan thereof hereto annexed and marked as **ANNEXURE "G"**, together with an exclusive right to use **1 (One)** vehicle parking being the common area (hereinafter the said flat and basement/stilt/podium/open parking space are jointly referred to as "**the said Premises**"), for the price of **Rs. 1,11,09,500/- (Rupees One Crore Eleven Lakhs Nine Thousand Five Hundred Only)** including the proportionate price of the common areas and facilities appurtenant to the said premises, extent and description of the common/limited common areas and facilities as more particularly mentioned hereunder. The Allottee/s has paid to the Promoters on or before the execution of this agreement a sum of **Rs. 20,99,841/- (Rupees Twenty Lakhs Ninety Nine Thousand Eight Hundred Forty One Only)** as and by the way of earnest money and hereby agrees by pay to the Promoters the balance amount of **Rs. 90,09,659/- (Rupees Ninety Lakhs Nine Thousand Six Hundred Fifty Nine Only)**. The total consideration of **Rs. 1,11,09,500/- (Rupees One Crore Eleven Lakhs Nine Thousand Five Hundred Only)** is to be paid in the following

- (b) a sum of **Rs. 22,21,900/- (Rupees Twenty Two Lakhs Twenty One Thousand and Nine Hundred Only)**, paid on execution of this agreement of the Said Premises
- (c) a sum of **Rs. 16,66,425/- (Rupees Sixteen Lakhs Sixty Six Thousand and Two Hundred Twenty Five Only)**, to be paid, on completion of Plinth level of the building in which the said premises is situated;
- (d) a sum of **Rs. 1,11,095/- (Rupees One Lakh Eleven Thousand Ninety Five Only)**, to be paid, on completion of 1<sup>st</sup> slab of the building in which the said premises is situated;
- (e) a sum of **Rs. 1,11,095/- (Rupees One Lakh Eleven Thousand Ninety Five Only)**, to be paid, on completion of 2<sup>nd</sup> slab of the building in which the said premises is situated;
- (f) a sum of **Rs. 1,11,095/- (Rupees One Lakh Eleven Thousand Ninety Five Only)**, to be paid, on completion of 3<sup>rd</sup> slab of the building in which the said premises is situated;
- (g) a sum of **Rs. 1,11,095/- (Rupees One Lakh Eleven Thousand Ninety Five Only)**, to be paid, on completion of 4<sup>th</sup> slab of the building in which the said premises is situated;
- (h) a sum of **Rs. 1,11,095/- (Rupees One Lakh Eleven Thousand Ninety Five Only)**, to be paid, on completion of 5<sup>th</sup> slab of the building in which the said premises is situated;
- (i) a sum of **Rs. 1,11,095/- (Rupees One Lakh Eleven Thousand and Ninety Five Only)**, to be paid, on completion of 6<sup>th</sup> slab of the building in which the said premises is situated;
- (j) a sum of **Rs. 1,11,095/- (Rupees One Lakh Eleven Thousand Ninety Five Only)**, to be paid, on completion of 7<sup>th</sup> slab of the building in which the said premises is situated;
- (k) a sum of **Rs. 1,11,095/- (Rupees One Lakh Eleven Thousand Ninety Five Only)**, to be paid, on completion of 8<sup>th</sup> slab of the building in which the said premises is situated;
- (l) a sum of **Rs. 1,11,095/- (Rupees One Lakh Eleven Thousand Ninety Five Only)**, to be paid, on completion of 9<sup>th</sup> slab of the building in which the said premises is situated;
- (m) a sum of **Rs. 55,548/- (Rupees Fifty Five Thousand Five Hundred Forty Eight Only)**, to be paid, on completion of 10<sup>th</sup> slab of the building in which the said premises is situated;
- (n) a sum of **Rs. 55,548/- (Rupees Fifty Five Thousand Five Hundred Forty Eight**



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(q) a sum of Rs. 55,548/- (Rupees Fifty Five Thousand Five Hundred Forty Eight Only), to be paid, on completion of 14<sup>th</sup> slab of the building in which the said premises is situated,

(r) a sum of Rs. 55,548/- (Rupees Fifty Five Thousand Five Hundred Forty Eight Only), to be paid, on completion of 15<sup>th</sup> slab of the building in which the said premises is situated;



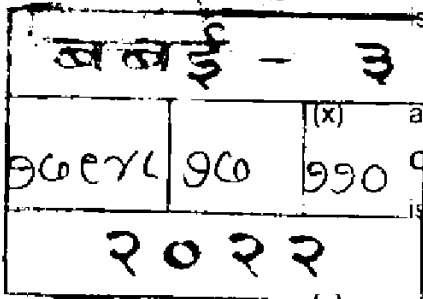
(s) a sum of Rs. 55,548/- (Rupees Fifty Five Thousand Five Hundred Forty Eight Only), to be paid, on completion of 16<sup>th</sup> slab of the building in which the said premises is situated;

(t) a sum of Rs. 55,548/- (Rupees Fifty Five Thousand Five Hundred Forty Eight Only), to be paid, on completion of 17<sup>th</sup> slab of the building in which the said premises is situated;

(u) a sum of Rs. 55,548/- (Rupees Fifty Five Thousand Five Hundred Forty Eight Only), to be paid, on completion of 18<sup>th</sup> slab of the building in which the said premises is situated;

(v) a sum of Rs. 55,548/- (Rupees Fifty Five Thousand Five Hundred Forty Eight Only), to be paid, on completion of 19<sup>th</sup> slab of the building in which the said premises is situated;

(w) a sum of Rs. 55,548/- (Rupees Fifty Five Thousand Five Hundred Forty Eight Only), to be paid, on completion of 20<sup>th</sup> slab of the building in which the said premises is situated;



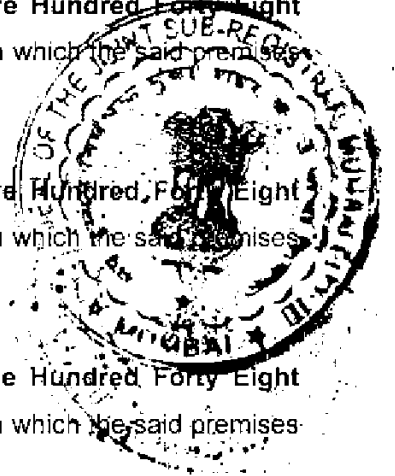
(x) a sum of Rs. 55,548/- (Rupees Fifty Five Thousand Five Hundred Forty Eight Only), to be paid, on completion of 21<sup>st</sup> slab of the building in which the said premises is situated;

(y) a sum of Rs. 55,548/- (Rupees Fifty Five Thousand Five Hundred Forty Eight Only), to be paid, on completion of 22<sup>nd</sup> slab of the building in which the said premises is situated;

(z) a sum of Rs. 55,548/- (Rupees Fifty Five Thousand Five Hundred Forty Eight Only), to be paid, on completion of 23<sup>rd</sup> slab of the building in which the said premises is situated;

(aa) a sum of Rs. 55,548/- (Rupees Fifty Five Thousand Five Hundred Forty Eight Only), to be paid, on completion of 24<sup>th</sup> slab of the building in which the said premises is situated;

- (dd) a sum of **Rs. 55,548/- (Rupees Fifty Five Thousand Five Hundred Forty Eight Only)**, to be paid, on completion of 27<sup>th</sup> slab of the building in which the said premises is situated;
- (ee) a sum of **Rs. 55,548/- (Rupees Fifty Five Thousand Five Hundred Forty Eight Only)**, to be paid, on completion of 28<sup>th</sup> slab of the building in which the said premises is situated;
- (ff) a sum of **Rs. 55,548/- (Rupees Fifty Five Thousand Five Hundred Forty Eight Only)**, to be paid, on completion of 29<sup>th</sup> slab of the building in which the said premises is situated;
- (gg) a sum of **Rs. 55,548/- (Rupees Fifty Five Thousand Five Hundred Forty Eight Only)**, to be paid, on completion of 30<sup>th</sup> slab of the building in which the said premises is situated,
- (hh) a sum of **Rs. 55,548/- (Rupees Fifty Five Thousand Five Hundred Forty Eight Only)**, to be paid, on completion of 31<sup>st</sup> slab of the building in which the said premises is situated;
- (ii) a sum of **Rs. 55,548/- (Rupees Fifty Five Thousand Five Hundred Forty Eight Only)**, to be paid, on completion of 32<sup>nd</sup> slab of the building in which the said premises is situated;
- (jj) a sum of **Rs. 55,548/- (Rupees Fifty Five Thousand Five Hundred Forty Eight Only)**, to be paid, on completion of 33<sup>rd</sup> slab of the building in which the said premises is situated;
- (kk) a sum of **Rs. 55,548/- (Rupees Fifty Five Thousand Five Hundred Forty Eight Only)**, to be paid, on completion of 34<sup>th</sup> slab of the building in which the said premises is situated;
- (ll) a sum of **Rs. 55,548/- (Rupees Fifty Five Thousand Five Hundred Forty Eight Only)**, to be paid, on completion of 35<sup>th</sup> slab of the building in which the said premises is situated;
- (mm) a sum of **Rs. 55,548/- (Rupees Fifty Five Thousand Five Hundred Forty Eight Only)**, to be paid, on completion of 36<sup>th</sup> slab of the building in which the said premises is situated;



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(qq) a sum of Rs. 55,548/- (Rupees Fifty Five Thousand Five Hundred Forty Eight Only), to be paid, on completion of 40<sup>th</sup> slab of the building in which the said premises is situated;

(rr) a sum of Rs. 55,548/- (Rupees Fifty Five Thousand Five Hundred Forty Eight Only), to be paid, on completion of 41<sup>st</sup> slab of the building in which the said premises is situated;



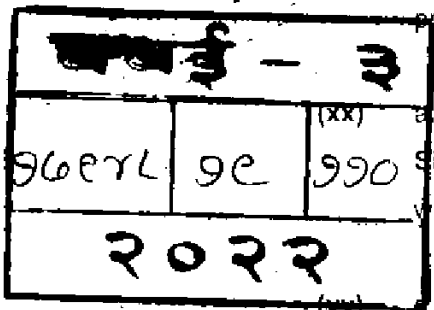
(ss) a sum of Rs. 1,11,095/- (Rupees One Lakh Eleven Thousand Ninety Five Only), to be paid on completion of Brickwork of your Apartment in which the said premises is situated;

(tt) a sum of Rs. 1,11,095/- (Rupees One Lakh Eleven Thousand Ninety Five Only) to be paid on completion of Internal Plastering of your Apartment in which the said premises is situated;

(uu) a sum of Rs. 1,11,095/- (Rupees One Lakh Eleven Thousand Ninety Five Only) to be paid on completion of Flooring of your Apartment in which the said premises is situated;

(vv) a sum of Rs. 1,11,095/- (Rupees One Lakh Eleven Thousand Ninety Five Only) to be paid on completion of Doors of your Apartment in which the said premises is situated;

(ww) a sum of Rs. 1,11,095/- (Rupees One Lakh Eleven Thousand Ninety Five Only) to be paid on completion of Window Fittings of your Apartment in which the said premises is situated;



(xx) a sum of Rs. 1,38,869/- (Rupees One Lakh Thirty Eight Thousand Eight Hundred Sixty Nine Only), to be paid on completion of Sanitary Fittings of your Apartment in which the said premises is situated;

(yy) a sum of Rs. 1,38,869/- (Rupees One Lakh Thirty Eight Thousand Eight Hundred Sixty Nine Only), to be paid on completion of Construction of Staircase of your Apartment Floor in which the said premises is situated;

(zz) a sum of Rs. 1,38,869/- (Rupees One Lakh Thirty Eight Thousand Eight Hundred Sixty Nine Only), to be paid on completion of Lift Wells of your Apartment Floor in which the said premises is situated;

(aaa) a sum of Rs. 1,38,869/- (Rupees One Lakh Thirty Eight Thousand Eight Hundred Sixty Nine Only), to be paid on completion of Construction of Lobbies of your Apartment Floor in which the said premises is situated;



(ddd) a sum of **Rs. 1,38,869/- (Rupees One Lakh Thirty Eight Thousand Eight Hundred Sixty Nine Only)**, to be paid on completion of Elevation of your Apartment in which the said premises is situated;

(eee) a sum of **Rs. 1,38,869/- (Rupees One Lakh Thirty Eight Thousand Eight Hundred Sixty Nine Only)**, to be paid on completion of Terrace with Water Proofing in which the said premises is situated;

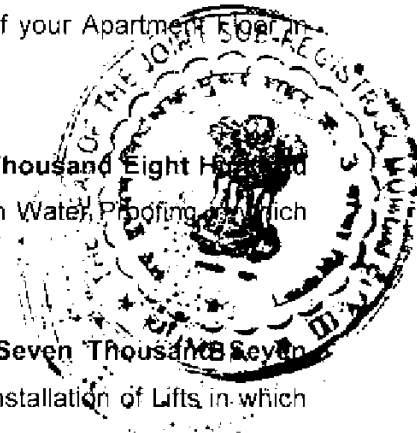
(fff) a sum of **Rs. 2,77,738/- (Rupees Two Lakhs Seventy Seven Thousand Seven Hundred Thirty Eight Only)**, to be paid on completion of Installation of Lifts in which the said premises is situated;

(ggg) a sum of **Rs. 2,77,738/- (Rupees Two Lakhs Seventy Seven Thousand Seven Hundred Thirty Eight Only)**, to be paid on completion of Installation of Water Pumps in which the said premises is situated;

(hhh) a sum of **Rs. 2,77,738/- (Rupees Two Lakhs Seventy Seven Thousand Seven Hundred Thirty Eight Only)**, to be paid on completion of Electrical Fittings of your Apartment in which the said premises is situated;

(iii) a sum of **Rs. 1,66,643/- (Rupees One Lakh Sixty Six Thousand Six Hundred Forty Three Only)**, to be paid on completion of Electro-Mechanical & Environmental Requirements in which the said premises is situated;

(iii) a sum of **Rs. 6,66,550/- (Rupees Six Lakhs Sixty Six Thousand Five Hundred Fifty Only)**, being the balance amount payable against possession of the said premises being offered by the Promoters to the Allottee/s. pending execution of Deed of Lease / Deed of Conveyance in favour of any Co-operative Housing Society or Limited company or condominium of Apartments, as the case may be. The Allottee/s shall without fail and without any delay or default or demur pay the aforesaid installments on its respective due dates, as time in respect of each of the said payments is OF THE ESSENCE OF THE CONTRACT. The Promoters will forward by courier/email/post to the Allottee/s, intimation of the Promoters having carried out/commenced the aforesaid work, at the address given by the Allottee/s under this Agreement and the Allottee/s will be bound to pay the amount of installments within seven days of Promoters dispatching such intimation. The Promoters shall keep the certificate of their Architect/s certifying that the Promoters have carried out/commenced the aforesaid work and such certificate will be open for inspection to the Allottee/s at the office of the Promoters. The said certificate shall be valid and binding upon the Allottee/s and the Allottee/s agree not to dispute the same



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6. The RERA carpet area of the said Premises / Flat is 368 sq. ft. The RERA carpet area includes the net usable floor area of the Premises, excluding the area covered by the external walls, areas under the staircase shafts/service area, exclusive enclosed balcony / balcony, deck or verandah area and exclusive open terrace area but includes the area covered by the internal partition walls (wall) would mean walls made of Reinforced Cement Concrete (RCC) or plain concrete or masonry wall or wall made from bricks or blocks or precast materials or drywalls or precast walls or compound walls made of any material or composition of one or more of any of the materials and shall include column(s) within or adjoining or attached to the wall) of the said Premises. The Allottee/s has been specifically informed that apart from the said Carpet Area, the said premises enjoys certain further areas provided with certain common areas such as vehicle parking floors, passages, lift well, staircase, entrance lobby, etc., as part of the building for the use of flat Allottee/s."

7. The Allottee/s is/are aware that in addition to the aforesaid amounts as per present statute GST is leviable on the total consideration payable hereunder and consequently, the amount of each installment payable by the Allottee/s to the Promoter, including any of the aforesaid installments or any part of the total consideration as mentioned in clause no. 5 hereinabove, the Allottee/s will be required to pay the applicable GST to the Promoter in respect of this transaction. The Allottee/s hereby undertake(s) to pay the amount of the applicable GST along with each instalment from the effective date with retrospective effect on which the relevant enactment/notification shall/has come into effect and further shall not dispute or object to payment of such statutory dues. Failure to pay to the Promoter the GST including any part of the aforesaid total consideration as mentioned in clause No. 6 hereinabove, applicable shall be deemed to be a default in payment of amount due to the Promoter and will result in termination of this Agreement and forfeiture by the Promoter of the amounts paid hereunder, if such payment is not accompanied with the applicable GST. Provided further that, if on account of change/amendment in the present statute or laws, statutes, rules, regulations and policies or enactment of new legislation of new laws by the Central and/or State Government, GST or any other taxes become payable hereafter on the amounts payable by the Allottee/s to the Promoter in respect of this transaction and/or aforesaid taxes levied are increased on account of revision by Authorities, the Allottee/s shall be solely and exclusively liable to bear and pay the same. If the same are not paid as aforesaid, the Allottee/s shall be liable to pay the same with interest at the rate which is the highest marginal cost of lending rate of State Bank of India plus 2% p.a. thereon before taking possession of the said Premises. The Allottee/s shall forthwith on demand pay to the Promoter the amounts payable by the Allottee/s in order to enable the Promoter to pay the same to the concerned authorities and any other or further amounts payable by the Allottee/s and the Allottee/s shall pay the same without any protest and there shall be a charge on the said Premises for such unpaid amounts (without prejudice to any other rights that may be available to the Promoter). The Allottee/s hereby indemnifies and agrees to keep the Promoter indemnified for all times against any loss or damage or penalty or prosecution that may be occasioned to the Promoter on account of the Allottee/s failing to pay to the Promoter on

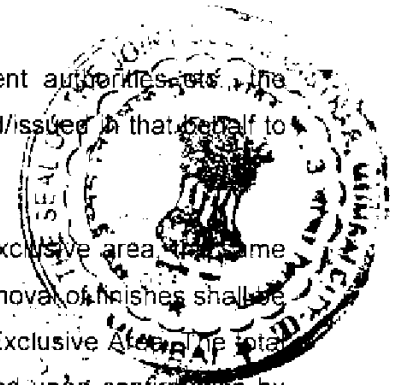
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development charges, taxes, cost, or levies imposed by the competent authorities etc. The Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee/s.

9. In case of any dispute regarding the measurement of carpet area and exclusive area of the same shall be physically measured after removing all finishes and the cost of removal of finishes shall be borne by the party that raises dispute in relation to the Carpet Area and Exclusive Area. The total price payable for the carpet area and Exclusive Area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area then Promoter shall in the discretion of the Promoter either adjust the excess money in the subsequent installment or refund the excess money paid by the Allottee/s within forty-five days. In case of payment beyond 90 days the Promoter shall pay interest at the rate of State Bank of India's highest Marginal Cost of Lending rate + 2% per annum. If there is any increase in the carpet area allotted to the Allottee/s, the Promoter shall demand additional amount from the Allottee/s to be paid to the Promoter within 30 days from the date of confirmation/deemed confirmation of such increase in floor area of the said Premises by both parties. All these monetary adjustments shall be made at the same rate per square meter as agreed in this Agreement.

10. The promoter has expressly made clear to the Allottee/s that the Promoter has obtained necessary approvals however, some of the other approvals including amendments of the current approval shall be proposed from time to time and that the Allottee/s has granted an irrevocable consent to the above and entered into this agreement. While carrying out such amendment, the Promoter shall ensure that such amendments shall not affect floor of the said Premises. In case there is a change of floor and / or change in area in the carpet area and exclusive area only then the Promoter shall require a written consent from the Allottee/s for making such amendments in the sanctioned plans from the local authorities. Such consent shall be deemed to have been given by the Allottee/s if not refused in writing by him/her within 15 days from intimation from the Promoter.

11. It is expressly agreed that the time for the payment of each of the aforesaid installments of the consideration and other amounts shall be the Essence of The Contract. The said Consideration is derived on the basis that (a) the Promoter shall be entitled to utilise the entire unconsumed and residual Floor Space Index (F.S.I.), if any, in respect of the said Property / the Scheme Land, and the entire increased, additional, future and extra F.S.I. (whether by way of purchase of FSI from the layout and/or purchase of FSI from the authorities by payment of premium or price and/or the change of law and policy and/or the purchase of Transferable Development Rights and/or floating FSI or FSI/benefit against land acquired for road widening, set back or otherwise) before the formation of the Society/Ultimate Body of Allottee/s and even post formation of the Society/Ultimate Body of Allottee/s for a period of 5 years after the execution of the Deed of Conveyance/Lease/Assignment of Lease, as the case may be and/or deemed Conveyance/Lease/Assignment of Lease as, the case may be and/or 5 years after the statutory vesting of the said Sale Building in favour of the Society or federation of societies or apex society



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notwithstanding the Allottee/s not having received any intimation in writing to make payment of the same. The Allottee/s shall make all payments of the consideration amount due and payable to the Promoter through an account payee cheque / demand draft / pay order / wire transfer / any other instrument drawn in favour of the Promoter.



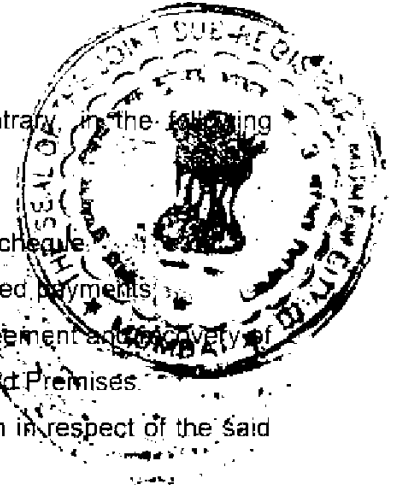
The Allottee/s agree by the Allottee/s that any delay or default in the payment of any amounts under this Agreement by the Allottee/s is likely to result in a delay in offering/handing over the possession of the unit to the Allottee/s herein as also other Allottee/s. Delay in handing over of possession will expose the Developer to harsh consequences. The Allottee/s therefore agrees that notwithstanding what is stated in the event of such delay and/or default, in payment of money dues, the Allottee/s shall, apart from what is stated above, be fully responsible for the consequences thereof, whether monetary or otherwise including but not limited to defending any proceedings that may be initiated against the Promoter for delay in handing over possession and for non-payment of any dues payable under this Agreement.

13. Time is essence for the Promoter as well as the Allottee/s. The Promoter shall abide by the time schedule for completing the project and offering/handing over the Premises to the Allottee/s and the common areas to the association of the Allottee/s after receiving the part/full Occupancy Certificate or the Completion Certificate or both, as the case may be. Similarly, the Allottee/s shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided herein above ("Payment Plan").

14. The Allottee/s is aware in accordance with section 194 IA of the Income Tax Act, 1961, TDS has to be deducted @ of 1% of the consideration or such other rate as may be prescribed by Income Tax

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Authorities from time to time including the amount of taxes, if any, while making any payment to/crediting the account of the Promoter under this Agreement. The amount so deducted by the Allottee/s is required to be paid to the Income Tax Authorities on or before the 7<sup>th</sup> of the next English Calendar month. As required under the Income Tax Act, 1961 the amount of TDS deducted shall be paid by the Allottee/s electronically only by using Form No. 26QB. The TDS shall be acknowledged/credited by the Promoter, only upon the Allottee/s submitting the original TDS Certificate within 30 days from the end of the month in which such payment was made or credit was given and the amount of TDS as mentioned in the certificate matches with the data available with the Income Tax Department concerning the tax deducted at source on behalf of the Promoter in the prescribed Form No. 26AS of the Promoter. The Allottee/s further agrees and undertakes that if the Allottee/s fails and/or neglects to deduct the tax at source or fails to pay the same after deduction to the Income Tax Authorities, the Allottee/s alone shall be deemed to be an Assesse in default in respect of such tax and the Promoter shall not be liable for any statutory obligations/liability for non-payment of such TDS. In the event that the Allottee/s fails to deduct such amount and/or to pay such amount to the Government Treasury then the Allottee/s shall be liable to suffer or incur all the consequences including to reimburse the damages or loss which may be suffered or incurred by the Promoter by reason of non-deposit of such amount in the Government Treasury and/or upon the failure to furnish the Challan/TDS Certificate evidencing



payment made by him, notwithstanding any communication to the contrary, in the following manner.

- (i) Firstly, towards any cheque bounce charges in case of dishonour of cheque.
- (ii) Secondly, towards interest, if any, payable by the Allottee/s for delayed payments.
- (iii) Thirdly, towards costs and expenses for enforcement of this Agreement and recovery of the Total Consideration, dues and taxes payable in respect of the said Premises.
- (iv) Fourthly, towards outstanding dues including Total Consideration in respect of the said Premises or under the Agreement.

16. The Notwithstanding what is otherwise stated herein Allottee/s authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any in his/her name as the Promoter may in its sole discretion deem fit and the Allottee/s undertakes not to object /demand /direct the Promoter to adjust his/her payments in any manner.

17. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over possession of the Premises to the Allottee/s, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Premises.

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18. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 6.82 and Promoter has planned to utilize Floor Space Index of 20,080.04 sq. mtrs. which is the permissible sale BUA on site as per the above referred LOI's and over and above this, the Promoter will and can avail FSI/ TDR on payment premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulation, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 6.82 as presently proposed to be utilized by him on the project land in the said project and Allottee/s has agreed to purchase the said Premises based on the proposed construction and sale of Premises to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

19. Without prejudice to the Promoter's rights under this agreement and/or in law, including for damages the Promoter, as the case may be, shall be entitled to claim and the Allottee/s shall be liable to pay to the Promoter, as the case may be, interest at the rate which is the highest marginal cost of lending rate of State Bank of India plus 2% per annum on all such amounts /payments which may become due and payable by the Allottee/s under the terms of this agreement and remain unpaid for seven days or more after becoming due.

20. Any delay and / or default in payment of the amounts as and when due and payable to the promoter shall amount to breach of this agreement. Further a "breaches remedying charges" of

breach of any of the terms and conditions herein contained, the Promoter/s shall at his/his/their/its own option, may terminate this Agreement in which event the consequences hereinafter set out shall follow:

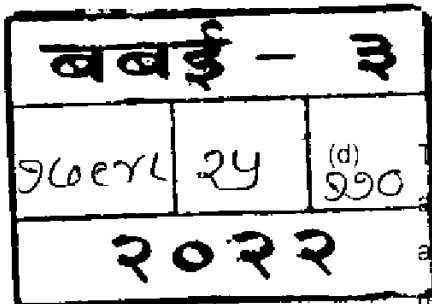


(a) Allottee/s shall cease to have any right or interest in the said Premises or any part

the Promoter, as the case may be, shall be entitled to sell and transfer the said Premises at such price and on the terms and conditions to such other person or party as the Promoter may, in its absolute discretion deem fit, without any recourse to Allottee/s.

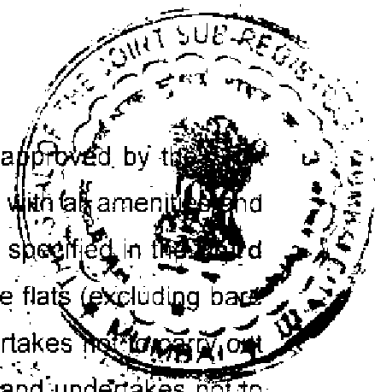
(c) On the realization of the entire sale consideration on resale from the new prospective Allottee/s towards the said Premises, the Promoter shall refund to the Allottee/s the amount paid till then by the Allottee/s to the Promoter without any interest in pursuance of this Agreement after deducting therefrom:

- (i) 20% of the purchase price of the said Premises which is to stand forfeited by the Promoter towards liquidated damages which amount is agreed by the parties to be a fair estimate of the loss the Promoter will suffer in the event of default on the part of the Allottee/s /Allottee/s to pay any of the amount/s payable by him/her/it/them to the Promoters hereunder.
- (ii) the taxes, service charges and outgoings, etc. if any, due and payable by the Allottee/s in respect of the said Premises upto the date of termination of this Agreement;
- (iii) The amount of interest and breach remedying charges payable by the Allottee/s to the Promoter in terms of this Agreement from the dates of default in payment till the date of termination as aforesaid;



The Promoter shall, in the event of any shortfall, be entitled to recover the said amounts from the Allottee/s. The Promoter shall not be liable to pay to the Allottee/s any interest, compensation, damages, costs otherwise and shall also not be liable to reimburse to the Allottee/s any Government Charges such as GST, Stamp Duty, Registration Fees etc. as the case may be. The amount shall be accepted by the Allottee/s in full satisfaction of all his/her/its/their claim under this Agreement and/or in or to the said Premises. The Allottee/s agree that receipt of the said refund by cheque from the Promoter by the Allottee/s by registered post acknowledgement due at the address given by the Allottee/s in these presents whether the Allottee/s accept/s or encash/s the cheque or not, will amount to the said refund.

PROVIDED always that the power of termination herein before contained shall not be exercised by the Promoter unless and until the Promoter shall have given to the Allottee/s 15 (fifteen) days prior notice in writing of its intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it has intended to terminate the Agreement and default shall have been made



22. The Promoters agrees to construct the said Building as per specifications approved by the Government and shall be complete the Building in all respects and the premises provided with all amenities and facilities in the common area as set out in the List of Common Amenities as specified in the said **Schedule** hereunder written and will be identical as provided to all other sale flats (excluding bare shell sale flats). It is specifically made clear and the Purchaser hereby undertakes not to make any structural changes in the said premises. The Purchaser further agrees and undertakes not to make any changes or carry out any work which shall be an obstruction or hindrance to the Promoter in obtaining the occupation certificate of the building. The purchaser hereby indemnify and agrees to keep indemnified the Promoter against all claims, damages etc. that may be made or suffered by the Promoter in respect of the work carried out in flat / premises. The fixtures, fittings and amenities to be provided by the Promoters in the said building and in the premises are those as described in the **ANNEXURE "H"** annexed hereto.

23. Commencing a week after notice in writing is given by the Promoter to Allottee/s that the said Premises is ready for use and occupation irrespective of whether the possession of the said Premises is taken or not in accordance with this agreement, the Allottee/s as and when called upon by the Promoter and/or society and/or any body of individuals, shall be liable to bear and pay an amount being a lump sum amount towards the proportionate share (i.e. in proportion to the floor area of the flat) of outgoings in respect of the said property and building/s including local taxes, betterment charges, development charges etc. (by whatever name it is/may be called) lease rent or ground rent payable to MCGM/SRA or such other, taxes, charges or levies by the 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 said property / building/s. The Allottee/s alone shall be responsible and liable for payment of GST on such amounts. Until the said society / limited company is formed and the said property and buildings are transferred to it, the Promoter shall use the amounts for the outgoings as may be determined from time to time. The Allottee/s further agree/s and undertake/s to pay to the Promoter / Co-op. Society/Company any additional amount demanded over and above the aforesaid amount towards the outgoings, as and when required without any demur and protest. The amounts so paid by the Allottee/s to the Promoter shall not carry any interest and remain with the Promoter till the necessary transfer deed / lease deed is executed in respect of the land underneath the concerned building in favour of the society or a limited company, subject to provisions of the said Act and the rules made thereunder. On such document being executed, the aforesaid deposit (less deductions provided for under this agreement) shall be paid over by the Promoter to the society or limited company, as the case may be, subject to deductions to be made, if any.

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24. The Allottee/s is aware that the Sale Building and the common areas and amenities in the said Sale Building including the Fitness Center, if any, shall be maintained and managed by the Promoters / a Facility Management Company (FMC) appointed by the Promoters. The Allottee/s

25. COMMON AREAS AND AMENITIES, RESTRICTED AREAS AND AMENITIES AND CLUB HOUSE :



The Promoters shall make available the Common Areas and Amenities as set out in the Third Schedule hereunder written.

Restricted Areas and Amenities

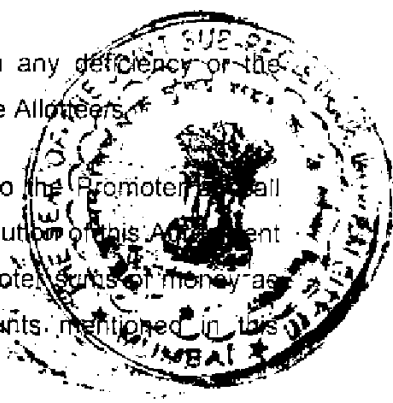
After the payment of all amounts due under this Agreement and completion of the said Sale Building, the Allottee/s shall be entitled to use the facilities of the "Fitness Center" which is proposed to be constructed on a portion of the said Property which gym & Swimming Pool shall be under the control of FMC or any other person nominated by the Promoters. Any memberships shall be permitted only if the individual is a Allottee/s of the Said Premises and on payment of fees as may be decided by the Promoters / FMC from time to time. Similarly, charges for any guests shall be determined by the Promoters / FMC. The membership will be subject to the terms and conditions, rules and charges, as may be framed /levied from time to time by the Promoters/operator(s) of "the Fitness Center". The Allottee/s hereto is aware that the Promoters are constructing one Fitness Center & Swimming Pool, in the said Property and the Allottee/s shall have access only to the Fitness Center & Swimming Pool in respect of his / her / their said Sale Building only. The Allottee/s undertakes to be bound by the rules framed by the Promoters / FMC with regard to the access to the Fitness Center & Swimming Pool in the said Property and the Allottee/s hereby waives his/her /their right to raise any objection in this regard. The right to use the facilities at the Fitness Center & Swimming Pool shall be personal to the Allottee/s of the Premises in the said Sale Building and shall not be transferable in any manner to any third person or party whatsoever. In the event that the said Premises in the said Sale Building is sold / transferred by the Allottee/s then the Allottee/s shall be deemed to have transferred the right to utilize the said facilities as well as the membership to the then Allottee/s/transferee of the said Premises, who shall pay necessary entrance fees for a sum of Rs.2,00,000/- (Rupees Two Lakhs Only) or any additional amounts, that may be decided by the Promoters. It is, however, clarified that that the Promoters shall be entitled to grant membership rights to such other person(s) as

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they may deem fit to be and the Allottee/s shall not be entitled to object to the same. The Allottee/s shall be obliged to pay the charges, if any, levied by the operator of the Fitness Center & Swimming Pool for specific service(s) availed of by the Allottee/s. The Allottee/s shall, in addition to the Total Consideration and other amounts payable hereunder, at the time the said Premises is made available to the Allottee/s for the fit outs, be obliged to and agrees to pay to the Promoters towards non-refundable gym membership admission maintenance agency the monthly subscription / charges / service/user fees the amount as set in the table below hereto in respect of the Fitness Center & Swimming Pool membership from the month the services of the Club House are made available to the Allottee/s of the said Premises in the said sale Building. It is clarified that certain facilities shall have usage charges in addition to the said Fitness Center & Swimming Pool membership charges and same shall be payable on or before the date of Offer of Possession of the said Premises as specified by the Promoters, along with applicable taxes, if any. The membership to the Fitness Center & Swimming Pool shall be renewed on such the terms, conditions and charges as may be imposed by the Operator of the Fitness Center &



the Promoters shall not be responsible and/or liable in connection with any deficiency or the performance / non-performance of the services or otherwise provided to the Allottees.



27. The Allottee/s shall after payment of the entire purchase consideration to the Promoter, all applicable taxes and outgoings to Promoter under this Agreement on execution of this Agreement and prior to taking possession of the said flat/unit, deposit with the Promoter, sums of money as mentioned in Clause 28 herein below in addition to any other amounts mentioned in this agreement

28.

(a) The Purchaser shall within 7 days of receipt of the said notice that the Purchaser should take possession of the said premises or on taking possession of the said Premises whichever is earlier pay to the Promoters/Estate Manager following, as may be directed in the said notice.

(i) an ad-hoc amount of Rs. At Actuals (Rupees At Actuals Only) to facilitate either the Promoter or the Estate Manager to pay on behalf of the Purchaser the proportionate actual municipal property taxes payable by the Purchaser to the concerned authority in relation to the said Premises and Building; the Promoter /Estate Manager shall adjust and appropriate the said ad-hoc amount in payment of the municipal property taxes at actuals payable by the Purchasers on proportionate basis in relation to the said Premises and Building.

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(ii) a lumpsum amount of Rs. At Actuals (Rupees At Actuals Only) which shall be utilized towards the outgoings from the lift maintenance contract of the lifts in building, Cable TV charges, intercom maintenance contract, common lights, electricity charges, water charges, charges for watchmen, house-keeping in connection with building;

(iii) an aggregate lumpsum amount of Rs. 3,70,000/- (Rupees Three Lakhs Seventy Thousand Only) towards club Charges.

(iv) an ad-hoc amount of Rs.2,00,000/- (Rupees Two Lakhs Only) which shall be utilised towards the outgoings in connection with the development charges, taxes common, infra, commercial services, facilities, amenities including the garden, which are common for Building and other buildings and the said property

(v) a lumpsum amount of Rs. At Actuals (Rupees At Actuals Only) which shall be utilised towards the proportionate monthly contributions payable towards the outgoings in connection with the said Premises.

(vi) a lumpsum amount of Rs. At Actuals (Rupees At Actuals Only) which shall be utilised towards the proportionate monthly contributions payable towards the outgoings in connection with the said parking space.

- (ix) an aggregate lumpsum amount of Rs.25,000/- (Rupees Twenty Five Thousand Only) towards the deposit to meet the legal expenses and other out of pocket expenses/expenditure for formation and registration of the society or ultimate body of Purchasers.



ad-hoc amount of Rs. At Actuals (Rupees At Actuals Only) to facilitate either the Promoter or the Estate Manager to pay on behalf of the Purchaser the proportionate municipal non-agricultural assessment charges, taxes, rate etc. payable by the Purchaser to the concerned authority in relation to the said Premises and Building; the Promoter or Estate Manager shall adjust and appropriate the said ad-hoc amount in payment of non-agricultural assessment charges, taxes, rate, etc., at actuals payable by the Purchaser on proportionate basis in relation to the said Premises and Building.

- (xi) an aggregate lumpsum amount of Rs.1,00,000/- (Rupees One Lakh Only) towards deposit for water meter and electric meter and costs of electric substation and cables
- (xii) an aggregate lumpsum amount of Rs. 18,000/- (Rupees Eighteen Thousand Only) towards Pipe Gas Connection Charges, if gas pipe line is installed.
- (xiii) an aggregate lumpsum amount of Rs. At Actuals/- (Rupees At Actuals Only) towards Maintenance Charges, to be paid at the time of possession.

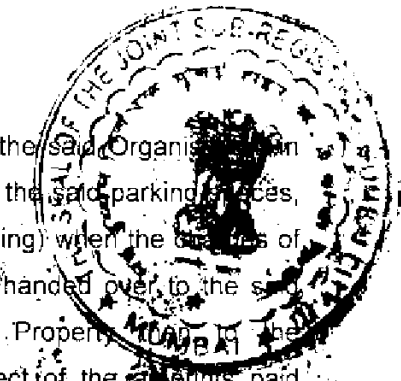
(b) The date of commencement of the Purchaser's liability to pay the municipal property taxes, non-agricultural assessment charges, taxes, rate etc., outgoings towards common infra and outgoings for the period/s specified or otherwise in the aforesaid sub-clauses 28 shall be mentioned in the letter of intimation to be sent by the Promoters to the Purchasers. The aforesaid ad-hoc amounts and lumpsum amounts shall not carry interest and are inclusive of co-ordinating fees (which includes accounting fees) of the Promoter/Estate Manager, as the case may be. The Promoter /Estate Manager, as the case may be, shall not be liable to render

accounts in respect of the lumpsum amounts mentioned in the aforesaid sub-clauses 28 to the Purchaser and/or the concerned Organisation/s/Federation. The Promoter /Estate Manager, as the case may be, shall also not be liable to render accounts in respect of co-ordinating fees, which are included in the aforesaid Organisation/s/Federation. The Purchaser is aware that the Promoter / Estate Manager, are only co-ordinating with the Agency who shall provide the services relating to the Building and the said property to the Purchaser. The Purchaser agrees that the Purchaser shall not either by himself/herself/themselves/itself or through the concerned Organisation and/or Organisations interfere in the co-ordination by the Promoter / Estate manager with the Agency of Building, the said property and the said parking space

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(c) on the ad-hoc amounts referred to in sub-clause 28 (a) herein being depleted, and on the expiry of the said periods referred hereinabove, the Promoter /Estate Manager, as the case may be, shall call upon the Purchaser and the Purchaser shall within seven days from the date of the Purchaser being called upon to make payment thereof, pay to the Promoter / Estate Manager the amounts towards the municipal property taxes, non-agricultural assessment

Manager, as the case may be, shall give consolidated account to the said Organisation in respect of the amounts paid under this clause towards Building and the said parking spaces, (if the same is under the still of Building or in the compound of Building) when the charge of Building and the said parking space as mentioned hereinabove is handed over to the said Organisation, and if the said parking spaces on the said Property to the Federation/Organisations, to the Federation/Organisations in respect of the amounts paid under this clause towards the said property when the charge of the said property is handed over to the Federation/Organisations. The Promoters/Estate Manager shall not be bound or liable to pay the municipal property taxes, non-agricultural assessment charges, taxes, rate, etc., and outgoings in respect of the said Premises, Building and the said property as referred to hereinabove and the said parking space unless all the purchaser of flats, units and premises in Building and the said property as the case may be, pay his/her/their/its respective proportionate share towards the municipal property taxes, non-agricultural assessment charges, taxes, rate etc., and outgoings as aforesaid. The Promoter /Estate Manager, as the case may be, shall not be liable for any consequences that may ensue on account of payment of the municipal property taxes, non-agricultural assessment charges, taxes, rate etc., and outgoings not being made on account of the said reason or reasons beyond their control.



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(d) The Purchaser shall in addition to the amounts payable by the Purchaser as mentioned in clause 28 (a) herein be liable to pay the said taxes i.e. service tax, value added tax, TDS, capital tax and/or any other taxes, cess, dues, duties, imposition, premium, surcharge, fees, levies or any other charges levied by State and/or Central government with interest and penalty, if any, as the case may be, (whether retrospective or prospective) in respect of any and all amounts including the purchase price paid/payable by the Purchaser in terms of this Agreement or pursuant thereto. If the same are not paid as aforesaid, the Purchaser shall be liable to pay the same with interest, if any, before taking possession of the said Premises. In case the said taxes are not paid by the Purchaser on or before taking possession of the said Premises and/or the said parking space, as the case may be, then in that event, the Purchaser hereby irrevocably authorizes the Promoter, and the Promoter shall be entitled, to adjust the unutilized amounts from and out of the amounts mentioned in clause 28 (a) towards the said taxes payable by the Purchaser. In the event the said unutilized amounts are not sufficient to pay the entire said taxes payable by the Purchaser or the Promoter do not adjust the said unutilized amount for payment of the said taxes payable by the Purchaser, then in that event, the Purchaser shall forthwith on demand pay to the Promoter the amount payable by the Purchaser in order to enable the Promoter to pay the same to the concerned authorities. The Purchaser confirms that adjustment by the Promoter of the said unutilized amounts for payment of the said taxes as stated hereinabove will not absolve the Purchaser from making payments to the Promoter /Estate Manager to meet the short fall in or the further amounts payable by the Purchaser under clause 28 (a) hereinabove and the Purchaser shall pay the same without any protest and there shall be a charge on the said Premises for such unpaid

the case may be, interest at the rate of 1.5% per month with annual rests-compounded interest for the period for which the payment of the aforesaid dues have been delayed.

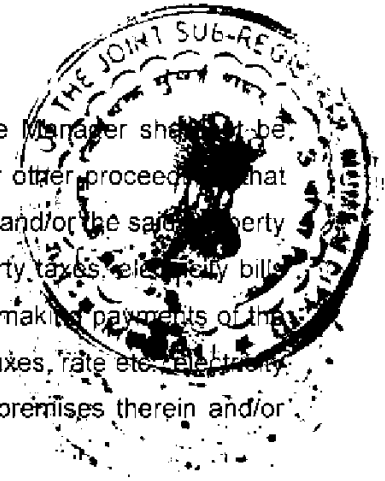


... amount under any head shall fall deficient, (i) the Purchaser shall forthwith on demand pay to the Promoter /Estate Manager, as the case may be, his/her/their/its proportionate share towards such deficit and (ii) if the Promoter are of the opinion that the maintenance of Building and common infra on the said Property and/or due payment of municipal property taxes, non-agricultural assessment charges, taxes, rate etc., and other taxes is suffering and there is any unappropriated amount under any other head, the Promoter may at their sole discretion themselves or the Estate Manager on the directions of the Promoters shall appropriate and utilise such amount for any of the other purposes referred in this Agreement and such directions by the Promoter to the Estate Manager shall be binding on the Estate Manager and the flat, unit, premises purchasers and the concerned Organisation. The Promoters shall give details/list of the defaulting members, if any, to the concerned Organisation/Federation. The concerned Organisation shall recover from its defaulting members/purchaser, if any, the amounts or dues payable by them towards the aforesaid taxes, non-agricultural assessment charges, taxes, rate etc., and outgoings alongwith interest thereon and pay the same to the Promoter /Estate Manager, as the case may be.

- (g) The Purchaser hereby agrees that the Purchaser shall in addition to the amount mentioned in clause 28 (a) herein pay the Promoters/Estate Manager, as the case may be, such further ad-hoc amount as may be determined by the Promoter /Estate Manager on account of enhancement in the municipal property taxes due to the Purchaser letting, sub-letting and/or otherwise parting with possession of the said Premises to any third party. If the Purchaser fails to pay such further ad-hoc amount then the Purchaser/his/her/their/its lessee/sub-lessee/tenant and/or any other party claiming through the Purchaser shall not be entitled to the use of the common infra, common services, facilities, amenities etc. till such time the Purchaser makes payment thereof together with interest thereon to the Promoter /Estate Manager, as the case may be. notwithstanding what is stated hereinabove the Promoters/Estate Manager shall at their sole discretion be entitled to pay the same from and out-of the ad-hoc amount mentioned in clause 28 (a) and/or utilise the said ad-hoc amount for payment of such municipal property taxes. The said obligations of the Purchaser and remedies of the Promoter /Estate Manager shall be without prejudice to the other remedies available in law to the Promoters. The Promoter /Estate Manager shall not be liable for any consequences that may ensue on account of the Purchaser failing to make the payment towards the same as provided herein.

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- (h) in the event of the Purchaser making any default in the payment of the outgoings, municipal property taxes, non-agricultural assessment charges, taxes, rate etc., other taxes, amounts and/or other payments payable under the terms and conditions of this Agreement, then Purchaser shall cease to be entitled to the use (and the Promoter will in such event be entitled to take appropriate steps to stop the Purchaser from using) of the common infra, common areas, services, facilities, amenities till such time as he/she/they/it makes the payments



- (i) The Purchaser hereby confirms that the Promoter and/or the Estate Manager shall be responsible in any manner whatsoever in case of any attachment or other proceedings that may be made or taken in respect of the said Premises and/or Building and/or the said property by the concerned authorities due to non-payment of municipal property taxes, electricity bills and/or other dues etc. to the said authorities on account of default in making payments of the said municipal property taxes, non-agricultural assessment charges, taxes, rate etc. electricity bills and/or other dues etc. by the Purchaser or other purchaser of premises therein and/or their failing to comply with their obligations under this Agreement.

Note :- All other Service Taxes, GST, Charges, Cesses, Levies & Stamp Duty and Registration charges of flat value or market value whichever is higher on actuals and \* GST as applicable, to be paid by the Allottee/s as on demand

29. The Promoter shall utilize the sum of Rs. At Actuals/- (Rupees At Actuals Only) plus taxes as mentioned in Clause 28 paid by Allottee/s for meeting all legal costs, charges and expenses including professional costs of the attorneys at law/advocates of the Promoter in connection with formation of the said society or limited company or any other ultimate body of Allottee/s as the case may be, for preparing its rules, regulations and bye-laws and the Deed of Conveyance / Lease / Assignment of Lease, as the case may be / or any other documents of transfer.

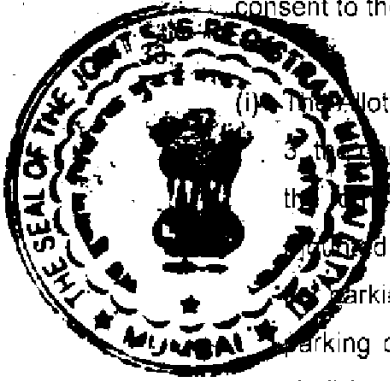
30. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee/s as deposit, sums received on account of the share capital, and shall utilize the amounts only for the purpose for which they have been received

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31. The Allottee/s shall pay stamp duty and registration charges payable, if any, by the said society or limited company, on the Conveyance/Lease/Assignment of Lease, or any document or instrument of transfer in respect of the said property and/or any part thereof and the said building as the case may be executed in favour of the society or limited company. The Promoter will not be bound and liable to pay any stamp duty or registration charges on and/or under this agreement or otherwise.

32. The Promoter has represented that the stack parking spaces form part and parcel of the common areas which are common to all the Allottee/s. The Allottee/s etc. have been proportionately charged for this common areas with specific right to park vehicle / cars in an open area / stilt / podium levels and which area has been sanctioned by the corporation for parking vehicles. The Allottee/s is also aware that the Promoter have already allotted to some other Allottee/s as and by way of an additional amenity the exclusive right to park vehicles / cars in the open space passed for parking vehicles, stilt and parking floor areas in the car towers as shown in the plan hereto. A list of such exclusive rights which has already been given to the Allottee/s and the Allottee/s herein hereby unconditionally accepts and confirms the same and agrees not to oppose the grant of such exclusive rights to park at any time hereafter and specifically agrees to vote in favour of creation of such exclusive rights if, at any stage, any voting takes place on a resolution passed in this regard

in the General Body Meetings or Managing Committee Meeting of the society or other body in the meeting of the society or otherwise in any other meeting. The Allottee/s is aware that specifically relying on the aforesaid assurances and undertakings, the Allottee/s is specifically granted exclusive rights to park as stated herein. The Agreement shall be treated as an irrevocable consent to the Promoter granting such exclusive rights to flat Allottee/s



(i) The Allottee/s acknowledge/s and understand/s that car parking spaces in the said building No 3 shall be provided to the Annexe building to the said building No 3 in the form of a chess type automated mechanical car parking system, which shall have a floor mounted roller bed type system, allowing criss cross movement of car parking pallets, in the parking towers wherein there shall be no identified spot/place which may be earmarked for parking of vehicles of a particular acquirer of said Premises in the said Building and which shall be designed to minimize the area and/or volume required for parking cars (hereinafter referred to as "the Mechanical Parking"). The Allottee/s is/are aware that such Mechanical Parking involves operation of an automated machine for parking and removing cars from the Mechanical Parking system and the same could be time-consuming and the Purchase/s acknowledge/s that the Allottee/s has/have no objection to the same. The Allottee/s is/are aware that such Mechanical Parking also requires a valet system by appointment of qualified drivers, for ease of parking and removing of vehicles from the parking slots in the Mechanical Parking system.

- (ii) For the effective management of car parking spaces in the said Building and in order to avoid any later disputes, the Promoters are entitled to carry out a tentative earmarking of a certain number parking spots in the mechanical parking system of the said Building for exclusive use thereof by certain acquires of said Premises in the said Building depending on availability of parking spots in the Mechanical Parking System. The Allottee/s agree/s that the Promoters shall be entitled to do such earmarking of such number of car parking spots at its discretion and the Allottee/s hereby accept/s the decisions taken by the Promoters in relation to such earmarking of car parking spots. The Allottee/s further agrees/s and undertakes/s that pursuant to formation and registration of the organization of flat Allottee/ss/holder/s (defined hereof as the Common Organization) and admission of the Allottee/s to the said Common Organization as member/s thereof, the Allottee/s shall cast his/her/their votes in the first general meeting or shareholders meeting, as the case may be, of the Common Organization in favour of approving such car parking earmarking as done by the Promoters, so that the respective person/s in whose favour the Promoters have earmarked a certain number of car parking spots, will be allotted such respective car parking spot/s by the said Body for exclusive use along with rights of transferability in respect thereof. As per such tentative plans prepared by the Promoters, the holder of the said Premises would be entitled to park 1 (One) vehicle in the Mechanical Parking system.

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- (iii) It is clarified that in the event that the car parking spot/s are tentatively earmarked for the Allottee/s in the Mechanical Parking, then and in such an event, the Allottee/s may not be allotted any independent or identifiable car parking space/s. Within each mechanical parking

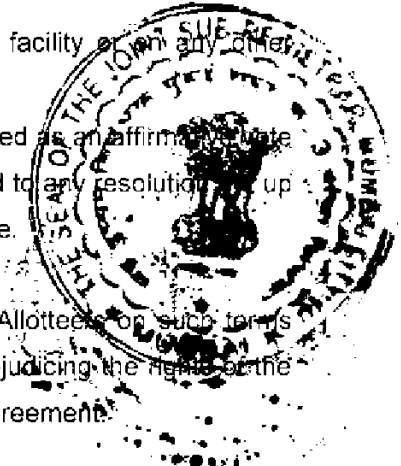
non-utilisation of such Mechanical Parking system or valet parking facility on any of the ground whatsoever and howsoever arising.

34. Agreed further that the irrevocable consent given herein shall be treated as an affirmative vote of the Allottee/s and the Allottee/s would be deemed to have assented to any resolution put up by the society or Managing Committee or body referred to hereinabove.

35. The Promoter shall be entitled to enter into agreements with other Allottees on such terms and conditions as the Promoter may deem fit without affecting or prejudicing the rights of the Allottee/s in the flats/unit/ commercial said Premises etc. under this agreement.

36. It is hereby expressly agreed that the Promoter shall, notwithstanding anything contained in this agreement, be entitled to sell the flats/units/said Premises, shops, garages and allot or deal with as they may deem fit exclusive user of open spaces/parking space/stack parking terrace or portion thereof etc. in the new proposed building and other structures on the said property for residential user or parking or for any other permissible user in that behalf in such manner and on such terms and conditions as the Promoter may deem fit without affecting or prejudicing the rights of the Allottee/s in the said Premises under this agreement. The Allottee/s and/or the Society shall not object to and hereby give his/her/its irrevocable consent to the Promoter allotting, selling or otherwise dealing with garages, stack parking, stack parking spaces, open spaces etc. and such allotment, sale etc. shall be binding on the Allottee/s.

37. The Promoter shall endeavor to offer possession of the said Premises to the Allottee/s on or before 30<sup>th</sup> December, 2024, whichever is later and grace period of 12 (twelve) months there form, subject to what is otherwise stated herein. If the Promoter fails and neglects to offer possession of the said Premises on the aforesaid date or any such date as may be extended by mutual consent then the Allottee/s shall have the option to terminate this agreement after giving 45 days' notice in writing thereupon the Promoter shall be liable to refund to the Allottee/s within 12 months such termination along with simple interest at the rate which is the highest marginal cost of lending rate of State Bank of India plus 2% per annum being the same interest rate as mentioned in Clause above from the date the Promoter received the sum till the date the said amount and interest thereon is paid to the Allottee/s. It is agreed that upon the termination of this Agreement by the Allottee/s, the claim of the Allottee/s shall be restricted to refund of monies paid with simple interest as aforesaid and that the Allottee/s shall not be entitled to claim any loss and/or damages for mental trauma or otherwise whatsoever. The entire amounts to be refunded with the interest payable on the amounts refundable to the Allottee/s shall be paid solely by the Promoter as it is the Promoter's responsibility to complete the construction in a timely manner. The amount so refunded shall be in full and final satisfaction and final settlement of all the claims of the Allottee/s under this Agreement. The Allottee/s shall be entitled to such refund from the promoter only after execution and registration of the deed of cancellation and waiving his/her /their right and



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Promoter alone shall be entitled to deal with or dispose of the said Premises as they may deem fit.

38. The Promoter shall be entitled to a reasonable extension of time for handing over the possession of the said Premises, as stated in Clause 36 hereinabove, if the completion of the said free sale building in which the said Premises is situated is delayed on account of but not because of an act and/or omission on the part of the Promoter.

- (i) Non-availability of steel, cement, other building material, water or electric supply for a period of not more than six months.
- (ii) War, Civil Commotion, Riots or Act of God; or
- (iii) Any notice, order, rule, notification of the Government and/or other public or competent authority; or
- (iv) changes in any rules, regulation, bye-laws of various statutory bodies and authorities affecting the development and the project; or
- (v) on account of delay in issue of the Occupation Certificate/part Occupation Certificate and/or any other Certificate/permission/approval as may be required in respect of the said free sale building by the said local authority or
- (vi) delay in grant of any NOC / permission / licence / connection for installation of any services, such as lifts, electricity and water connections and meters to the project / flat / road or completion certificate from appropriate authority for which such delay shall be condoned by not be more than six months; or
- (vii) any stay, injunction or other order of any court, tribunal or authority.

And that the Allottee/s hereby agrees to ignore such delay in getting possession due to any of the abovementioned reasons and/or for any reason beyond the control of the Promoter as per the provisions of the RERA Act or any relevant section of the Acts from the time being in force.

39. The Allottee/s shall bear and pay the proportionate municipal taxes, maintenance charges and all other outgoings in respect of the said building from 15 days from the date of intimation to the Allottee/s to take possession in respect of the said Premises. The common expenses in respect of the said Property shall be shared by the Allottee/s of units and other said Premises of the said building in proportion of their respective area. The Allottee/s shall not be entitled to ask for adjustment of the deposit amounts mentioned herein against the expenses, taxes, other outgoings etc. levied by Slum Rehabilitation Authority/Municipal Corporation of Greater Mumbai and local authorities

40. The Allottee/s shall take possession of the said Premises within 15 (fifteen) days of the Promoter giving written notice to the Allottee/s intimating that the said Premises are ready for use and occupation. Provided that if within a period of 1 (one) year from the date of handing over the said Premises to the Allottee/s, the Allottee/s bring/s to the notice of the Promoter any structural defect in the said Premises or the said building in which the said Premises is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible, such defects shall be rectified by the Promoter at the Promoter's cost.



41. The Allottee/s shall use the Premises or any part thereof or permit the same to be used only for purpose of residence or any other user permitted in law. He shall use the parking space only for purpose of keeping or parking vehicle.
42. The Allottee/s alongwith other Allottee/s of Premises in the building shall join in forming and registering the society or association or a limited company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee/s, so as to enable the Promoter to register the common organization of Allottee/s. No Objection shall be taken by the Allottee/s, if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority. The Promoters will make an application for the formation of the Apex Body within 3 (three) months of receipt of the Occupation Certificate of the last building to be constructed in the layout.
43. The Promoter shall (subject to his right to dispose of the remaining Premises, if any), within 12 months from the receipt of the entire consideration from all the Allottee/s, execute the conveyance/lease/assignment of lease of the structure of that building or wing of that building (excluding basements and podium) or cause the lease of the entire undivided or inseparable land underneath all buildings jointly in favour of the apex body, Federation of all the societies jointly or otherwise as they may deem fit.
44. It is clarified that the Promoter is not the owner of the said Property or The Sale Plot and does not have or hold the rights to convey or grant the lease in respect of the said Property or the Sale Plot in favour of the Society or Organisation or the Proposed Federation (as the case may be) and accordingly, it is clarified that the only obligation of the Promoter in this regard shall be to make the requisite applications to the concerned authorities and to make reasonable endeavours for execution of the Lease as aforesaid in favour of the Society or Organisation or the Proposed Federation (as the case may be). The proposed lease deed and conveyance or other instrument of transfer in favour of the Proposed Body or the Proposed Federation (as the case may be) shall be in accordance with the provisions of the DCR, 1991 and the policies pertaining to the redevelopment schemes under Regulation 33 (10) and Appendix IV of the DCR, 1991, as may be adopted from time to time by the SRA/Government of Maharashtra. It is however clarified that any amount required to be paid to MCGM/SRA/statutory authorities for transfer of the said property in favour of such Organisation or Limited Company shall be borne solely by such Organisation or Limited Company or the flat Allottee/s proportionately.

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challenge or raise a dispute with regard to any of such terms and conditions, which may be onerous in nature.



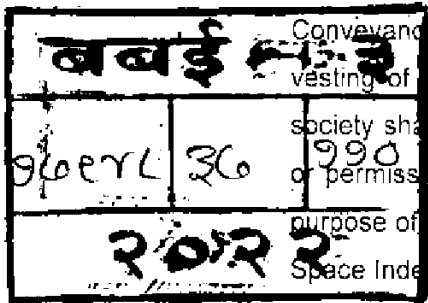
46.

The Apex Body or Federation if any formed by the promoter on a layout plot shall manage and administer the common areas and the facilities without having any legal rights, title and interest in the building or buildings in such a layout plot and all legal rights, title and interest in the building or buildings shall belong to the respective entities in whose favour the Conveyance/Lease/Assignment of Lease, as the case may be of such building or buildings is made.

PROVIDED THAT, notwithstanding anything contained in the Act or in any agreement or in any judgment, decree or order of any court or in any other law for the time being in force, the Promoter shall be entitled to develop and continue to develop the remaining layout land, with the right to use the internal access roads and all the facilities, amenities and services in the layout and to construct any additional structures thereon by consuming the balance Floor Space Index and balance Transfer of Development Right, fungible Floor Space Index and balance additional Floor Space Index relating to the said layout land and any future increase in Floor Space Index and the Transfer of Development Rights, Floor Space Index and additional fungible Floor Space Index therein due to change in the law or the policies of the Government or local authority.

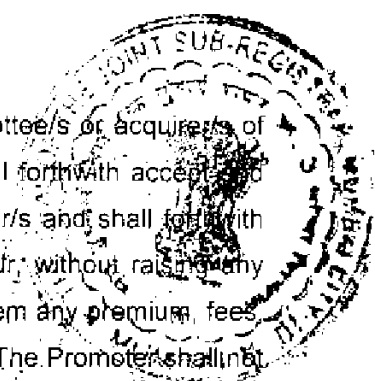
PROVIDED FURTHER THAT, and it is agreed by the flat Allottee/s that if the Floor Space Index of the plot in the layout is increased due to change in the law or the policies of the Government or local authorities, or otherwise subsequent to Conveyance/Lease/Assignment of Lease, as the case may be / lease of any one or more structures to the organization of flat Allottee/s, then increase in Floor Space Index before the formation of the Society and even post formation of the Society for a period of 5 years after the execution of the Deed of Conveyance/Lease/Assignment of Lease, as the case may be and/or deemed

Conveyance/Lease/Assignment of Lease as, the case may be and/or after the statutory vesting of the said Saie Building in favour of the Society or federation of societies or apex society shall belong to the Promoter. The Promoter shall not be bound to obtain any consent or permission from the organization of flat Allottee/s in the said layout land or phase for the purpose of utilizing the balance Floor Space Index or the Transfer of Development Right, Floor Space Index or additional fungible Floor Space Index. The flat Allottee/s shall not be entitled to and shall not object to such development. The flat Allottee/s and their permitted successors in title shall not be entitled to object and shall not object to such document in any of the meeting of the ultimate society by whatever name called.



47.

It is expressly and specifically clarified, agreed, understood and confirmed by and between the parties hereto that the unsold units / said Premises and other said Premises including car parking spaces in the said building shall at all times, including after the formation and registration of the Common Organization and/or after the Conveyance/Lease/Assignment of Lease, as the case may be of the said Property and the said building in favour of the Common

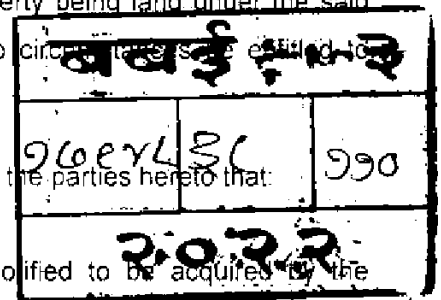


intimating to the Common Organization the name or names of the Allottee/s or acquirer/s of such unsold units, said Premises, etc., the Common Organization shall forthwith accept and admit such Allottee/s and acquirers as their member/s and shareholder/s and shall forthwith issue share certificate/s and other necessary documents in their favour, without raising any dispute or objection to the same and without charging/recording from them any premium, fees, donations or any other amount of whatsoever nature in respect thereof. The Promoter shall not be liable to pay maintenance charges for the unsold units to the Common Organization save and except the municipal taxes with effect from receipt of occupation/ completion certificate. The Promoter shall at its discretion pay the municipal property taxes, non-agricultural assessment charges/taxes/rate etc. in respect of unsold Said Premises / Units / Flats directly to the BMC. It is clarified that the Promoter will not be liable to pay any other amounts in respect of the unsold said Premises / Units / Flats, Adequate provisions for the above shall be made in the said Documents of Transfer.

48. All costs charges and expenses in connection with the formation of the Common Organization, as well as the costs of preparing and engrossing the deed of lease or any appropriate document/deed in respect of the said property and the said Building in favour of the Common Organization, payment of charges for such purpose, stamp duty and registration charges thereof and all other agreements or any other documents required to be executed by the Promoter as well as the entire professional costs of the Attorneys of the Promoter for preparing and approving all such documents shall be borne and paid by the Common Organization or proportionately by all the Allottee/s in the said Building. The share of the Allottee/s in such costs, charges and expenses shall be paid by him/her/them immediately when required. The Purchaser agrees and confirms that notwithstanding anything else contained herein the Purchaser/Ultimate body of the Purchaser shall only be entitled to a lease of the said larger property/said portion of the said larger property being land under the said building and transfer of the said building and shall under no circumstances be entitled to anything more.

49. It is hereby expressly clarified, agreed and understood between the parties hereto that:

(a) If any portion of the said property is acquired or notified to be acquired by the Government, or by any other public body or authority, the Promoter shall be entitled to receive all the benefits in respect thereof and/or the compensatory F.S.I. and/or TDR or all other benefits which may be permitted in lieu thereof till the society or limited company or other body is formed and registered and the said property and building is transferred. The Promoter shall be entitled to use any additional F.S.I. and/or TDR or additional construction that may be permitted by the local body or concerned authority on the said property for any reasons whatsoever including F.S.I. in respect of any adjoining or neighbouring property. Such additional structures and storeys will be the sole property of the Promoter who will be entitled to deal with or dispose of the same





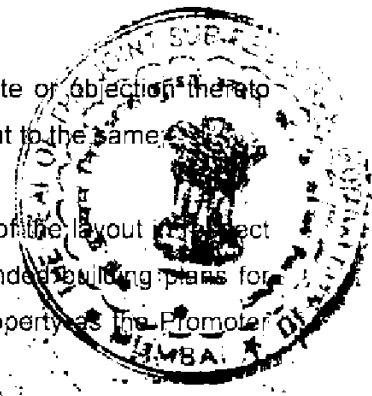
which may be available at any time hereafter in respect thereof for any reason whatsoever including because of change in the status, D. P. Plan, Rules, the proposed D. C. Regulation (2034) ,Regulations and bye-laws governing the FSI as also the changes to Development Plan F.S.I. or otherwise which may be available, it is possible for the Promoter to acquire certificate/s of Development Right or other properties (commonly known as TDR) and to make additional construction on the said property by utilising such Development Rights on any account or due to any reason whatsoever, including on account of handing over to the Government or the Municipality any set back area, and/or due to any change in law, rules or regulations, shall absolutely and exclusively belong to and be available to Promoter, free of all costs, charges and payments, and neither the Allottee/s herein, nor the Organization shall have or claim any rights, benefits or interest whatsoever including for use and consumption in respect thereof and/or of inconvenience and/or of light and ventilation and/or density and environment and/or of water and electricity.

(c) The Promoter shall have, the full right, absolute authority and unfettered discretion to use, utilize and consume the aforesaid or any other FSI and TDR respectively, becoming available to the promoter on various aforesaid occasions, before the formation of the Society and even post formation of the Society for a period of 5 years after the execution of the Deed of Conveyance/Lease/Assignment of Lease, as the case may be and/or deemed Conveyance/Lease/Assignment of Lease as, the case may be and/or after the statutory vesting of the said Sale Building in favour of the Society or federation of societies or apex society for constructing any new and additional structures and floors thereon, and/or otherwise howsoever, as the Promoter may desire and deem fit and proper and as may be legally permitted, whether now or at any time in future. It is expressly agreed that in case of vertical expansion of the said building by way of additional floor/s, the Promoter shall be entitled to shift the water tank/s, dish antenna/s, relay station for cellular and satellite communications etc., either over and above such additional floors and/ or extension or such other place/s as the Promoter may deem fit and proper even after the document of transfer is executed and registered.

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(d) The Allottee/s agree/s and undertake/s to permit and give the Promoter all facilities for making such additions, alterations or to put up any additional structures or floors, on the said property which addition may be horizontal and/or Vertical to the building to be constructed on the said property even after the said society or limited company or ultimate body is formed and registered and the said property and the said building or part thereof is transferred to the society till the work of additions and alterations above is completed in full and possession of such flats etc., are handed over to the respective Allottee/s of such said Premises etc. The Allottee/s agree/s and undertake/s not to object to such construction on the ground of nuisance, annoyance and/or otherwise for any other reasons.

Allottee/s nor the Common Organization shall raise any dispute or objection thereto and the Allottee/s hereby grants his/her/their irrevocable consent to the same.



(f) The Promoter shall be entitled to revise the boundary or area of the layout in respect of the said property and to submit any revised layout or amended building plans for the purpose of revision of the layout in respect of the said property as the Promoter may desire or deem fit from time to time.

(g) The formation of the Society and even post formation of the Society, for a period of 5 years after the execution of the Deed of Conveyance/Lease/Assignment of Lease, as the case may be and/or deemed Conveyance/Lease/Assignment of Lease as, the case may be and/or after the statutory vesting of the said Sale Building in favour of the Society or federation of societies or apex society the Promoter will be permitted to have the entire available F.S.I. including T.D.R. or any other benefit by whatever name called which could be used on the said property whether sanctioned or not and shall be entitled to utilise the same by making additions, alterations or putting up any additional structures as per the plan that may be approved by the local authority or the Government of Maharashtra or any other competent authority so as to consume the entire available F.S.I./benefit in respect of the said property, including that which may be available but not sanctioned even after registration of the society and transfer of the said property to the name of the said society. Such addition, structures, or floors, shall be the property of the Promoter and the Promoter will be entitled to deal with dispose of the same in any manner as Promoter may deem fit and not adversely affecting the flat of the Allottee/s even after transfer of the said property.

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(h) The Promoter shall be entitled to take benefit of any approval of development rights/FSI/TDR/benefits by whatever name called which may become available with respect of the said property to any other property or properties either adjoining the said property or otherwise as may be permissible in law and the Allottee/s shall neither claim any right thereto nor object or dispute the same in any manner whatsoever.

(i) The Allottee/s hereby expressly consent/s to the Promoter re-aligning, re-designing the said Sale Building No 3 or the recreation area or internal road and passages and such other area or areas which the Promoter may desire to re-align and re-design. If the building is completed earlier than the other said Premises in the said Building, then the Allottee/s confirm/s that the Promoter will be entitled to utilize any F.S.I. which may be available on the said Property or any part thereof as set out in the First Schedule hereunder written. till the said Building, is completed and the F.S.I. available on the said Property is duly utilized by the Promoter and the amount or amounts



Nova". the Promoter shall be entitled to amalgamate the said Property with any other adjacent property which it may have already purchased /acquired, or which it may hereafter purchase/acquire, and to apply for and obtain the necessary sanctions, permissions, orders, NOCs, approvals, etc. for such amalgamation, and to develop the said property in accordance therewith. The Allottee/s shall not raise any objection or dispute such amalgamation of the said Property land by the Promoters;

(k) The Allottee/s shall not be entitled to any rebate and/or concession in the price at which he/she/their flat/said Premises on account of the construction of additional floor/s and/or any other building and/or structure and/or the changes, alterations and additions made in the building or buildings or structures or on account of any advertisement hoarding and/or facilities for dish Antenna/Satellite transmission facilities put up on the said property and/or the said building

(l) The Promoter shall be entitled to grant any Right of Way or license of any right through, over or under the said property to any person or party including occupant, Allottee/s or person entitled to any area or areas in any building(s) which may be constructed by the Promoter on the said property or any other adjoining property or properties to the said property or to any other person as the Promoter may desire or deem fit.

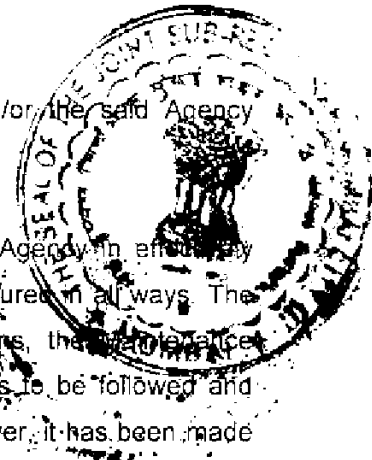
(m) The Common Organization shall admit as its members, all Allottee/s of such new and additional units/said Premises/ tenements whenever constructed on the said building

(n) The Promoter hereby reserve their right to give for the purpose of advertisement or by putting up hoardings or Neon Light hoardings etc. on any open spaces in the said property including on the terrace and compound walls for the said purpose on such terms and conditions as the Promoter may desire. The said right shall continue to

subsist even after the execution of lease or assignment in favour of the estate or common organization to be formed by the flats/said Premises/commercial said Premises etc. Allottee/s. If any municipal rates, taxes, cess, assessments are imposed on the said property due to such advertisements or hoardings put up on the open spaces or terraces or any other portion or compound walls of the said property, the same shall be borne and paid wholly by the Promoter. The Promoter shall be conclusively entitled to the income and profits that may be derived by the display of such advertisement, hoardings at any time hereafter. The Allottee/s will not object to the same for any reason whatsoever and shall allow the Promoter, their agents, servants, etc. to enter into the said property, the terrace and any other open spaces in the said property for the purpose of putting and/or preserving and/or maintaining and/or removing the advertisements and/or hoardings. The Promoter shall be entitled to transfer or assign such right to any person or persons who they may deem fit and the Allottee/s or the common organization to be formed by the Allottee/s shall not raise any objection thereto.

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Maintenance and Service Agreement, with the Promoter and/or the said Agency appointed by the Promoter at their own cost and risk.



(p) It is in the interest of the Allottee/s to help the Maintenance Agency in enforcing by keeping the Said Premises and the said Sale building No 3 secured in all ways. The Allottee/s hereby agrees and accepts that for security reasons, the Maintenance Agency shall be at liberty to enforce a framework of guidelines to be followed and observed by the occupants/ visitors to the same building. However, it has been made clear to the Allottee/s that the entire internal security of the said Premises shall be sole responsibility of the owner/Allottee/s/occupant and the Promoter or the Maintenance Agency shall not be responsible for any theft, loss or damage suffered by the owner/Allottee/s/occupant due to any security lapse within and in respect of the Said Premises hereby agreed to be purchased by the Allottee/s.

(q) The provisions of this clause shall always be of the essence of this Agreement and shall be covenant running with the land.

(r) The Allottee/s hereby agrees that in the event any amount is payable by way of premium to the SRA/Municipality or to the State Government towards betterment charges or development charges or any other tax/charge/levy including but not limited to Infrastructure charges or payment of a similar nature becoming payable by the Promoter in respect of the said Property, the Allottee/s shall reimburse the same to the Promoter such amount in proportion to the area of the Said Premises agreed to be purchased by the Allottee/s, for which such payment is required to be made and in determining such amount the decision of the Promoter shall be conclusive and binding upon the Allottee/s;

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(s) The Allottee/s shall indemnify and keep indemnified the Promoter and hold the Promoter harmless against all actions, claims, demands, proceedings, costs, damages, expenses, losses and liability (including its professional fees in relation thereto) of whatsoever nature incurred or suffered by the Promoter directly or indirectly in connection with: (a) the enforcement of or the preservation of any rights of the Promoter under this Agreement; (b) any breach and/or default by the Allottee/s in the performance of any and/or all of his/her/its obligations under this Agreement; (c) damages to any Property(ies) howsoever arising related to the use and/or occupation of the said Premises and directly or indirectly as a result of the negligence, act and/or omission of the Allottee/s or his/her/its agents, servants, tenants, guests, invitees and/or any person or entity under his/its control; and (d) Allottee/s's non-compliance with any of the restrictions regarding the use and/or occupation of the said Premises;

(t) The Allottee/s hereby agrees that in the event if any further amount by way of

determining such amount, the decision of the Promoters / Confirming Party shall be conclusive and binding upon the Allottee/s.

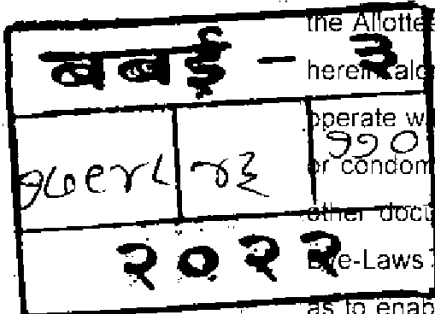
50. The Allottee/s hereby agree/s that in the event if any amount by way of premium or security deposit as fire cess is paid to the SRA/MHADA/MMRDA/MCGM or to the State Government or any other tax or repayment of a similar nature becoming payable by the Promoter, shall be reimbursed by the Allottee/s to the Promoter in proportion of the said Premises agreed to be acquired by the Allottee/s and in determining such amount, the decision of the Promoter shall be conclusive and binding upon the Allottee/s.



If at any time, any development and/or betterment charges or other levy are or is charged, levied or sought to be recovered by the SRA/MHADA/MCGM/MHADA, Government and/or any other Public Authority in respect of the said Property and/or the said building standing thereon, the same relating to the period after the Allottee/s is put in possession of the said Premises shall be borne and paid by the Allottee/s in proportion to the saleable area occupied by it.

52. The Allottee/s agree/s and undertake/s that all charges, consideration, stamp duty, registration charges, transfer fee, premium or any other charges of any nature whatsoever payable to SRA/MMRDA or MCGM or Metropolitan Commissioner or any other authority for execution of lease of the said free sale plot in favour of the said Common Organization and/or for execution of this Agreement is the responsibility of the Allottee/s. The expenses, charges, fees etc. for obtaining lease deed from MCGM/SRA/Concerned authority in respect of the said Property in favour of the Common Organization to be formed for the Building including stamp duty and registration charges in respect thereof shall be borne and shared by the Allottee/s of premises in the said Sale Building No 3.

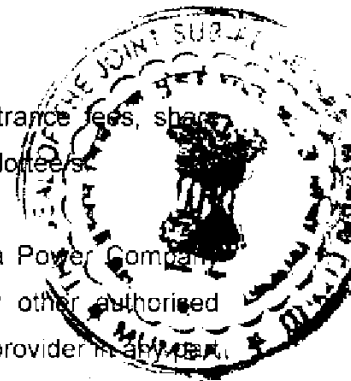
53. The Promoter shall form a Co-operative Society or the Limited Company or condominium of the Allottee/s of the said Premises of the said Building in accordance with law. The Allottee/s herein along with the other Allottee/s of said Premises in the said Building shall fully cooperate with the Promoter in forming and registering the new Society or the Limited Company or condominium, and for that purpose, from time to time, sign and execute applications and other documents to become a member and to sign and return all the documents including Bye-Laws to the Promoter within seven days of receipt, thereof, time being of the essence, so as to enable the Promoter to register the Society or the Limited Company or condominium of all the Allottee/s under section in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 and such other laws that may be applicable from time to time. The Allottee/s shall not raise any objection if any changes or modifications are made in the draft Bye-Laws or the Memorandum of Association and Articles of Association as may be required by the Registrar of Co-operative Societies or by other Authority.



54. In the event of the new Society or the Limited Company or Condominium ("Organisation") being formed and registered before the sale and disposal of all the Promoter's Said Premises



member without asking any transfer fee or amount, save and except entrance fees, share application money and security deposit for maintenance charge like other Allottees.



55. As may be required by the BEST Reliance Infrastructure Limited or Tata Power Company Limited or Maharashtra State Electricity Board or Adani Electricity any other authorized electricity providers, a substation room may be provided to such electricity provider in any part of the layout of the said Property for supplying electricity to the building/s on the said Property and/or any part thereof and/or to the buildings constructed in the vicinity of the said Property; and the Allottee/s hereby grant his/her/their irrevocable consent to the Promoter for the same. The Promoter may be required to and if so required, the Promoter shall make the requisite applications to the land owning authority to execute a deed of lease/sub-lease/conveyance in favour of any concerned electricity provider for such area on which the substation room is to be provided as may be required. The Allottee/s shall not raise any objection and/or obstruction towards the putting up and construction of the electric substation and its structures and allied constructions, room/s, pipes and boxes, electrical meters, cables, connections and other matters in this connection and shall extend all co-operation and assistance as may, from time to time, be necessary in this respect as per the rules and requirements of the electricity provider. The lease to be executed in favour of the said Society or Organisation or Proposed Federation (as the case may be) shall be subject to such lease/sub-lease/conveyance as may be executed in favour of such electricity provider.

56. The Allottee/s for himself with an intention to bring all persons unto whomsoever hands the said Premises may come, doth hereby represent to the Promoter as follows:

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- (a) That he has independently investigated and conducted due diligence and has satisfied himself in respect of the title of the said Property, after being given complete inspection of all documents relating to title of the said Property, including sufficient time to go through this Agreement and all other ancillary documents.
- (b) That he waives his right to raise any questions or objections to the title of the Promoter to develop the said Property and to construct the said Building and said Premises, considering all the queries have been sufficiently answered/satisfied by the Promoter.
- (c) That he has entered into these presents after understanding and accepting the terms mentioned herein after taking advice of professionals and well-wishers, if required, and shall not subsequently raise any grievance with respect to any clauses contained herein.

57. The Promoters shall pay all outgoings (Municipal and Collector's Bills) and all other amounts such as betterment charges, contributions etc., payable to any local or public authority in respect of the said property under any statute or law, previous to the date hereof, if necessary, shall be apportioned between the Promoters and the Allottee/s.

(ii) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the project and shall obtain requisite approvals from time to time to complete the development of the project;

(iii) There are no encumbrances upon the project land or the project except those disclosed in the title report;

(iv) All approvals, licenses and permits issued by the competent authorities with respect to the project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;

(v) The Promoter has the right to enter into this agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee/s created herein, may prejudicially be affected;

(vi) The Promoter has not entered into any agreement for sale and/or Development Agreement or any other agreement/arrangement with any person or party with respect to the project land, including the project and the said Premises/Plot) which will, in any manner, affect the rights of Allottee/s under this Agreement;

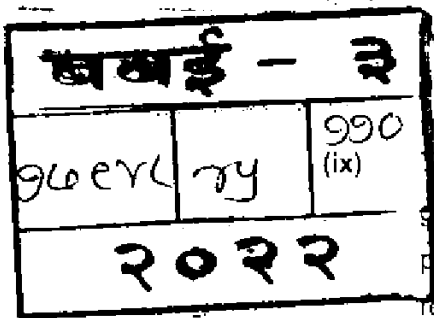
(vii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said (Premises/Plot) to the Allottee/s in the manner contemplated in this Agreement;

(viii) At the time of execution of the conveyance deed of the structure to the association of Allottee/s the Promoter shall hand over lawful, vacant, peaceful, physical possession of the common areas of the structure to the Association of the Allottee/s,

(ix) The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;

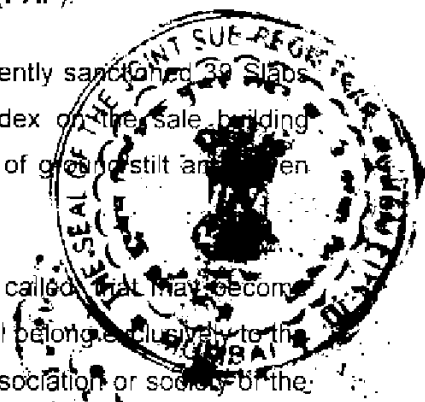
(x) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the project except those disclosed in the title report.

(xi) Some of the slum dwellers have filed Appeals before the Competent Authority impugning the rejection of their eligibility for rehabilitation in the rehab premises.



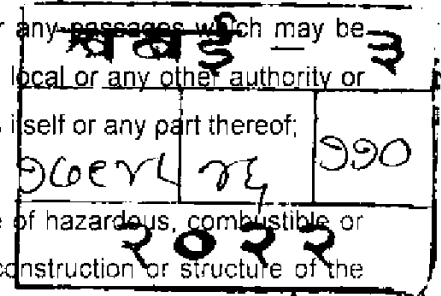
compensatory Floor Space Index in respect of the slum property and/or due to provision of Floor Space Index for Project Affected Persons (PAP).

- (xiii) The Promoters are proposing to construct beyond the presently sanctioned 39 Slabs of the sale building by loading Fungible Floor Space Index on the sale building vertically or horizontally by adding another sale building/s of ground/tilt and level floors.
- (xiv) All such additional Floor Space Index, by whatever name called, that may become available for additional construction on the sale building shall belong exclusively to the Developers and the Allottee/s and/or any juristic body or association or society of the Flat Allottee/s of the sale building shall neither have nor make any claim to such additional or compensatory FSI including and not limited to any FSI that may become available due to PAP or as Fungible FSI or otherwise



59. The Allottee/s for himself/herself/themselves with intention to bring all persons into whosoever hand the said Premises may come, do hereby covenant with the Promoter as follows:

- (a) To maintain at the Allottee/s own cost in good tenable repair and condition from the date of possession of the said Premises is taken and shall not do, or suffer to be done, anything in or to the said Building, staircases or any passages which may be against the rules, regulations or bye-laws or concerned local or any other authority or change/alter or make addition in or to the said Premises in self or any part thereof;
- (b) Not to store in the said Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the said Building or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or be likely to damage the staircases, common passages or any other structure of the said Building including entrances of the said Building and in case any damage is caused to the said Building and/or the said Premises on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable to carry out the repair at the Allottee/s cost;
- (c) To carry at his/her/their own cost all internal repairs to the said Premises and maintain the said Premises in the same condition, state and order in which it was delivered by the Promoter to the Allottee/s and shall not do or suffer to be done anything in the said Premises or to the said Building or the said Premises which may be against the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Allottee/s committing any act in contravention of the above provision, the Allottee/s shall be responsible and liable for the consequence thereof to



the said Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the said free sale building and shall keep the portion, sewers, drains pipes in the said Premises and appurtenances thereto in good tenantable repair and condition and shall not chisel or, in any other manner, damage the columns, beam walls, slabs or RCC Partis or other structural members in the said Premises without the prior written permission of the Promoter and/or the said Common Organization and in the event so such damage the Allottee/s shall indemnify the Promoter and/or Common Organization for the same;



to do or permit to be done any act or thing which may render void or voidable any insurance of the said free sale plot and the said Building or any part thereof or whereby any increase in premium shall become payable in respect of insurance.

(g) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the said free sale plot and the said Building;

(h) No equipment's such as dish antennae/solar heaters/solar panels, D.G. Set, air conditioning plants etc. shall be installed on the terrace and/or under the stilts and/or basements of the said building and/or in the compound of the said building by any of the flats/units/said Premises holders and/or the said organization at any time whatsoever without the permission of the Promoters. However the Promoter alone shall, from time to time, and at all times be entitled to permit the Premises/said Premises holders of the said Premises in the said building to install equipments such as dish antennae/solar heaters/solar panels, D.G. set, air conditioning plants etc on the terrace and/or under the stilts and/or basements of the said building and/or in the compound of the said building as the Promoter may determine absolutely at its discretion.

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(i) The refuge area adjoining to lobby / staircase / said Premises (hereinafter referred to as "the Refuge Area"), shall not be altered and/or enclosed and/or covered and/or changed on any grounds whatsoever, by the Allottee/s / Common Organisation. The Refuge area in the said building shall kept in a clean and habitable condition and shall be the part of the common amenities and shall be used by all the Allottee/s in the building. The entry thereof at all times shall be without any restriction and shall always kept open and free of encroachment at all times including the common passage, stair case leading to such Refuge area.

(j) The Allottee/s shall not remove or affix grills / fixtures on the exterior of the said Building or cause any obstruction of any nature whatsoever and the Allottee/s shall forthwith remove such grills, fixtures, obstructions and shall be liable to pay a fine of Rs. 1,00,000/- (Rupees One Lacs Only) to the Promoter/ Promoters.

(k) Pay to the Promoter within 7 (seven) days of demand by the Promoter, his/her/their

Premises by the Allottee/s viz. user for any purposes other than purpose for which the same is allotted;

(m) The Allottee/s shall not sell, mortgage, transfer, assign, let, underlet or sub-let the said Premises or the Allottee/s's interest or benefit of this Agreement or part with the possession of the said Premises or any part thereof until all the dues payable by the Allottee/s to the Promoter under this Agreement are fully paid-up and only if the Allottee/s had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Allottee/s has intimated in writing to the Promoter;

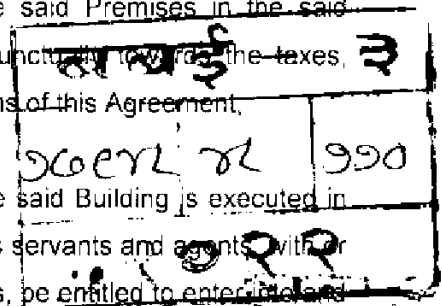
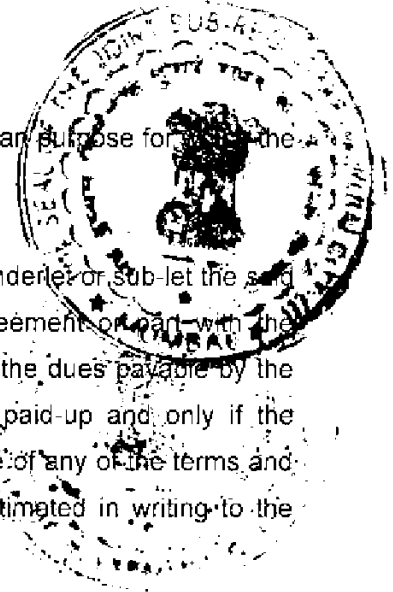
(n) The Allottee/s shall observe and perform all the rules and regulations which the said Common Organization may adopt at its/their inception and the additions, alterations, or amendments thereof that may be made from time to time for protection and maintenance of the said free sale plot, the said free sale building, the said Building and the said Premises therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of the Government and other public bodies. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the said Common Organization regarding the occupation and use of the said Premises in the said Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement,

(o) Till the lease/sub-lease of the said free sale plot and the said Building is executed in favour of the Common Organization, the Promoter and its servants and agents with or without workmen and others, shall at all reasonable times, be entitled to enter and land upon the said free sale plot, and the said Building or any part thereof.

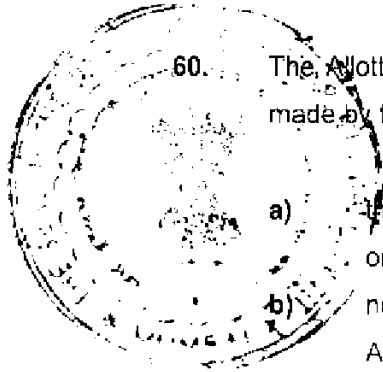
(p) In the event any development charges or betterment charge, service charge or premium or tax or any other levy becomes payable by the Promoter, the Allottee/s hereby agrees to reimburse the same to the Promoter in proportion to the area of Flat / Units / Said Premises / Parking space / Garage etc., agreed to be purchased by him/her/them and in determining such amount, the decision of the Promoter shall be conclusive and binding upon the Allottee/s.

(q) The Allottee/s shall insure and keep insured the said Flat / Units against loss or damage by fire of any other calamities for the full value thereof.

(r) The Allottee/s agrees that his/her/their/its interest in the said property and the said building is impartable and he/she/they/it shall not be entitled at any time to demand



and the disbursements of the payments to be made. The Allottee/s alongwith other flats/said Premises/parking space Allottee/s and/or the co-operative society and/or limited company and/or incorporated body will not have any objection to the aforesaid right of the Promoter.

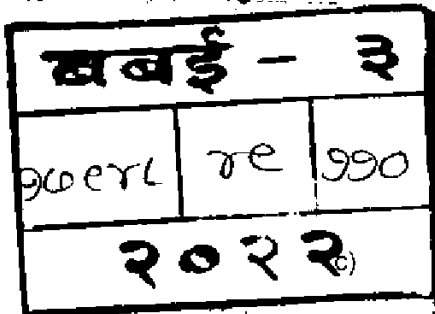


60. The Allottee/s has assured further that this Agreement is subject to the following covenants made by the Allottee/s:

- a) The Allottee/s have not been adjudicated as insolvent/bankrupt and/or to be wound up or any such proceedings are not pending against the Allottee/s .
- b) no receiver and/or assignee and/or liquidator is appointed in relation to any of the Allottee/s assets/properties;
- c) none of the Allottee/s assets are subject matter of any attachment and/or the Allottee has not been served with any notice and/or no proceedings in regard of the aforesaid are pending wherein the Allottee/s is a defending party;
- d) the Allottee/s has never been involved in any activity nor are any proceedings against him pending under the provisions of money laundering or foreign exchange violations/regulations;
- e) the Allottee/s has not compounded payment with his creditors, and has not been convicted of any offence involving moral turpitude and/or sentenced to imprisonment for any offence exceeding a period of six months;

61. The Promoter has informed to the Allottee/s and the Allottee/s is aware and confirm that:

- a) The development of the said Property is being carried out by the Promoter is under D.C. Regulation 33(10) read with Appendix IV.
- b) As per the scheme formulated by the State Government/SRA only after completion of the entire development of the said Property, SRA will execute or caused to be executed, Lease in respect of the said Property in favour of the Society for a term of 30 years with a clause for renewal for further period of 30 years on the terms and conditions that may be approved by SRA.



c) The Promoter will request MCGM/SRA to execute separate Lease in respect of the Sale Plot, in favour of the society or any other Organisation that may be formed by the Promoter along with Allottee/s of the said Premises in the building "Ruparel Nova".

- d) Since the said Property forms part of the holistic scheme for the development of the said Property, as and when permission to develop the remaining area of the said Property if any, is granted, SRA may instead of issuing separate LOI, treat the LOI issued in respect of the said Property as principal LOI for development of the Property and may modify the same from time to time.

- f) Some of the commercial said Premises in the said Sale Building will be provided to the existing eligible occupants, as and by way of Permanent Alternate Accommodation.
- g) The Promoter may at their option instead of utilising Sale Component at-situ, opt for grant of TDR in lieu of the Sale Component and the Allottee/s herein-as well as other said Premises Allottee/s shall have no claim or demand of any nature whatsoever in respect thereof and Promoter shall be entitled to sell/transfer the TDR generated from the said Property and/or said Larger Property and/or due to amalgamation of Scheme or otherwise in the open market and to receive and appropriate to themselves the sale proceeds in respect thereof.
- h) Notwithstanding the fact that the said Property is included in the holistic scheme for development of the said Larger Property, neither the Allottee/s slum dwellers/occupant of the said Premises in rehab component of the said Property nor of the Larger Property shall have any right in respect of the said property and/or Sale component or any portion thereof. Similarly the Allottee/s of the said Premises in the building "Ruparel Nova" shall have no right, title, interest, claim or demand of any nature whatsoever in respect of the remaining area/FSI/Fungible FSI/TDR/any other benefit that may accrue to the share of the Promoter in any manner whatsoever in respect of the said Property and/or any other portion of the said Larger Property and/or any portion of the said Larger Property that may be developed by the Promoter.

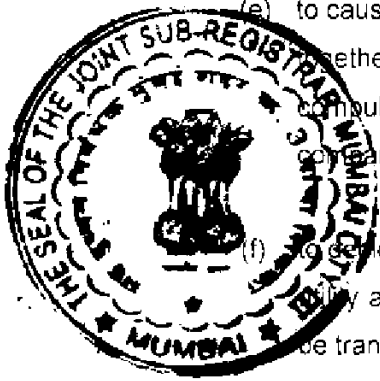
The Allottee/s hereby agrees and consents to the same and grants his irrevocable consent to the Promoter to carry out the development as aforesaid. The Promoter has agreed to sell the said Premises to the Allottee/s based on the aforesaid assurance only.

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62. Notwithstanding any other provisions of this Agreement the Promoter shall be entitled to, at the Promoter sole and absolute discretion:

- (a) to decide from time to time when and what sort of document of transfer should be executed in whose favour.
- (b) to have a society and/or limited company and/or condominium and/or any other body or bodies of Allottee/s formed and constituted as contemplated herein.
- (c) have an exclusive, unfettered and unimpeachable right to sell, enter into any agreement with any persons as may decided by them from time to time.

Lease, as the case may be, lease given by the Promoter to the society and/or limited company as may be formed or incorporated as contemplated herein.



(e) to cause to be and/or sub-leased, leased or transferred the said building and/or buildings together with the said property i.e. land underneath the building and appurtenant land i.e. compulsory open space required under law in favour of such society and/or limited company and/or other associations as the case may be.

(f) to provide and determine how and in what manner the infrastructure including the common areas and other recreational facilities to be used by the various flat Allottee/s may be transferred and/or conveyed/assigned/ leased.

(g) to provide for and incorporate covenants, restrictions and obligations with regard to the provision of maintaining the infrastructure and common amenities including garden and roads if any.

63. The Promoter has raised loan from LIC Housing Finance Ltd and created charge on the cash flow. The Promoter may take further loan from any bank and/or other institutions for development of the said Property, the Promoter has/may create mortgage/charge over the said Property including the said Premises and/or the cash flow of Premises to be constructed on the said Property to secure loan/advance that may be lent or advanced by the Bank/Financial Institutions to the Promoter. In the event, such Bank/Financial Institutions impose any condition that the consideration required to be paid by the Allottee/s is to be deposited in a designated account than upon receipt of intimation from the Promoter, the Allottee/s will make all the payments by issuing cheque/pay orders as may be required by such Bank/Financial Institutions. Before offering possession of the said Premises and upon receipt of the entire consideration from the Allottee/s, it shall be the duty of the Promoter to obtain the requisite consent/NOC from such Bank/Financial Institutions releasing the charge in respect of the said Premises.

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Promoter shall hereafter not mortgage or create a charge on the [Premises] and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee/s who has taken or agreed to take such [Premises]

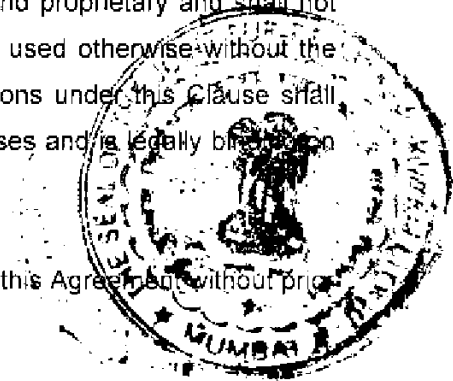
65. For any amount remaining unpaid by the Allottee/s under this Agreement, the Promoter shall have first lien and charge on the said Premises agreed to be allotted to the Allottee/s

66. This Agreement sets forth the entire agreement and understanding between the Promoter and the Allottee/s pertaining to the said flat and supersedes, cancels and merges :

(a) All agreements, negotiations, commitments writings between the Allottee/s and the Promoter prior to the date of execution of this Agreement



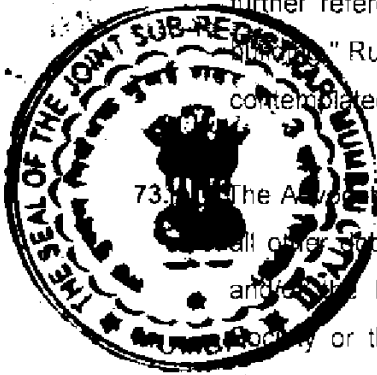
pursuance thereof ("**Confidential Information**") is confidential and proprietary and shall not be disclosed, reproduced, copied, disclosed to any third party or used otherwise without the prior written consent of the Promoter. The confidentiality obligations under this Clause shall survive even after handing over the possession of the said Premises and is legally binding on the Allottee/s and shall always be in full force and effect.



68. The Allottee/s shall not make any public announcement regarding this Agreement without prior consent of the Promoter.
69. Nothing contained hereinabove shall apply to any disclosure of Confidential Information if:-
- a) such disclosure is required by law or requested by any statutory or regulatory or judicial/quasi-judicial authority or recognized self-regulating Organization or other recognized investment exchange having jurisdiction over the Parties; or
  - b) such disclosure is required in connection with any litigation; or
  - c) such information has entered the public domain other than by a breach of the Agreement.
  - d) The Promoter shall not be bound by any such agreement, negotiations, commitments, writings, discussions, representations, warranties etc. and/or compliance thereof other than expressly agreed by the Promoter under this Agreement.
  - e) The Allottee/s agrees and acknowledges that the sample flat that may be constructed by the Promoter and all furniture, items, electronic goods, amenities, etc. provided therein are only the purpose of show casing that flat and the Promoter are not liable/required to provide any furniture, items, electronic goods, amenities, etc. as displayed in the said sample flat, other than as expressly agreed by the Promoter under this Agreement;
  - f) The Allottee/s agrees that his/her/their/its interest in the said property and the said building is impartable and he/she/they/it shall not be entitled at any time to demand partition of his/her/their interest in the said property and/or in the said building.
70. It is clearly understood and so agreed by and between the parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the project shall equally be applicable to and enforceable against any subsequent Allottee/s of the Premises in case of a transfer, as the said obligations go along with the Premises for all intents and purposes.
71. The Allottee/s hereby agrees, undertakes and covenants with the Promoter / Promoter/s that neither he/she/they, nor the said Common Organization shall, at any time hereafter, limit, curtail, revoke, cancel or terminate any of the powers, rights, benefits, interests, privileges or authorities reserved by or granted to the Promoter / Promoter/s under this Agreement, or any other deed, document or writing that may be entered into and executed between the parties hereto, or those of the Promoter / Promoter as mentioned herein, and the Allottee/s and the

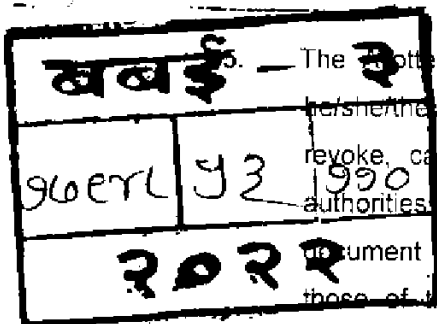
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Allottee/s do/doth hereby confirms and consents to the irrevocable right of the Promoter, to develop the said Property including the said Building known as "RUPAREL NOVA", on the said Property being a portion of the property more particularly described in the First Schedule hereunder written, in whatsoever manner the Promoter may deem fit and proper without any further reference or other consent or concurrence in future upon transfer of the said land to the said ultimate organization the Allottee/s will become Owner as contemplated under the RERA and/or Companies Act and/or condominium.



73. The Allottee/s and Solicitors of the Promoter shall prepare the Deed of Transfer / Lease and all other documents to be executed in pursuance of these presents as also the Bye-laws and Memorandum and Article of Association in connection with the Co-operative Society or the Limited Company or the Condominium as the case may be and all costs, charges and expenses including stamp duty, registration charges and other expenses in connection with the preparation and execution of the Conveyance and other documents and the formation or registration or incorporation of the Said Organisation shall be borne and paid by all the Allottee/s of the said Premises in the said Property in proportion to the respective area of the respective Said Premises.

74. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Said Premises or of the said Property and the said Building or any part thereof. The Allottee/s shall have no claim save and except in respect of the said Premises hereby agreed to be sold to him/her/them. It is further agreed that all rights of ownership in all open spaces, parking spaces, lobbies, lifts, staircases, common terraces, etc. will remain the property of the Promoters, until the said Property and the said Building is leased to the said Common Organization as hereinabove mentioned, which in any case shall be subject to the rights of the Promoter as agreed to and specified herein and of the other Allottee/s of units and said Premises as herein stated.



The Allottee/s hereby agrees, undertakes and covenants with the Promoter that neither he/she/they, nor the said Common Organization shall, at any time hereafter, limit, curtail, revoke, cancel or terminate any of the powers, rights, benefits, interests, privileges or authorities reserved by or granted to the Promoter under this Agreement, or any other deed, document or writing that may be entered into and executed between the parties hereto, or those of the Promoter as mentioned herein, and the Allottee/s and the said Common Organization shall be bound and liable to render to the Promoters, all necessary assistance and co-operation, to enable it to exercise and avail of the same.

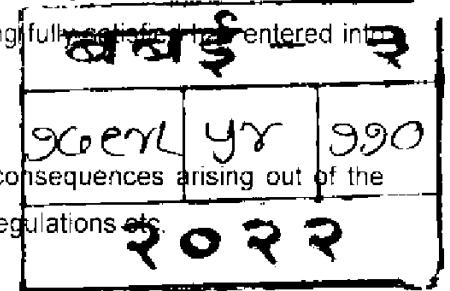
76. Any delay tolerated or indulgence shown by the parties in enforcing the terms of this Agreement or any forbearance or giving of time to each other shall not be construed as a waiver on their part of any breach or non-compliance of any of the terms and conditions of this Agreement nor shall the same in any manner prejudice the rights of parties.

77. The Allottee/s shall present this Agreement for registration within the time prescribed by the

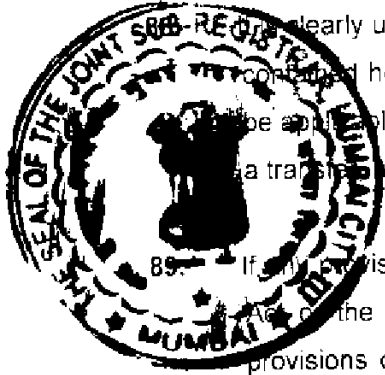
NAME : (1) MRS. LEENA CHAITANYA DABHOLKAR AND  
(2) MR. CHAITANYA HEMANT DABHOLKAR  
EMAIL : cdabholkar70@gmail.com  
ADDRESS : 303/40, Sulochana Bane Sadan, Waras Lane, Worli Koliwada, Worli,  
Mumbai – 400030.



79. The Allottee/s and Promoter agree to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Allottee/s or the Promoter, as the case may be.
80. The Allottee/s hereby agrees that in case there are joint-Allottee/s, all communications shall be sent by the Promoter to the Allottee/s whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottee/s.
81. The Allottee/s hereby declares that he has gone through this Agreement and all the documents related to the said Property and the said Premises and has expressly understood the contents, terms and conditions of the same and the Allottee/s after being fully satisfied has entered into this Agreement.
82. The Promoter shall not be responsible and/or liable for the consequences arising out of the change in law or changes in Municipal and other laws, rules, regulations etc.
83. This Agreement shall be subject to the provisions of the Real Estate (Regulation and Development) Act, 2016, or any other modifications or re-enactments thereof that may be in force in the State of Maharashtra from time to time or the Maharashtra Premises Ownership Act (Mah Act. No. XV of 1971) whichever may be adopted by the Promoter and the rules made there under.
84. The Allottee/s hereby declares that they have gone through the Agreement and all the documents related to the said Premises purchased by him/her/them and has expressly understood the contents, terms and conditions of the same and the Allottee/s after being fully satisfied with the contents has entered into this agreement.
85. The Stamp Duty and Registration charges payable on this Agreement and all the documents to be executed in pursuance to this agreement shall be borne and paid by the Allottee/s alone.
86. PROVIDED AND ALWAYS that if any dispute, difference or question at any time hereafter arises between the parties hereto or their respective representatives or between Allottee/s of other Said Premises in the Said Building and the Promoter in respect of the construction of



understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Premises/plot/building as the case may be



clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottee/s of the [Flat/Plot], in case of a transfer as the said obligations go along with the [Flat/Plot] for all intents and purposes

89. If any provision of this Agreement shall be determined to be void or unenforceable under the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

90. Wherever in this Agreement it is stipulated that the Allottee/s has to make any payment in common with other Allottee/s(s) in Project, the same shall be in proportion to the carpet area of the Premises to the total carpet area of all the Premises in the Project.

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

92. The Allottee/s and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof

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93. The Permanent Account Numbers of the parties hereto are as under.

Name	Permanent A/c. No.
Shree Sukhakarta Developers Pvt. Ltd.	AATCS3173L
(1) MRS. LEENA CHAITANYA DABHOLKAR	BBRPB9704M
(2) MR. CHAITANYA HEMANT DABHOLKAR	AOZPD4653D

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

**THE FIRST SCHEDULE ABOVE REFERRED TO :**

(Description of "the said Larger Property")

On or towards North : by Hindu Cemetery C. S. No. 826  
 On or towards South : by Jerbaiwadia Road  
 On or towards East : by T. B. Hospital C.S. No. 991  
 On or towards West : by Sanatorium C.S. No. 185



**THE SECOND SCHEDULE ABOVE REFERRED TO:**

(Description of "the said Premises")

**ALL THOSE** premises being Flat / Premises No/s. 3404 admeasuring:368 sq.ft. RERA carpet area, on the 34<sup>th</sup> floor, of the proposed sale building to be known as "RUPAREL NOVA" to be constructed on the portion of the said larger property more particularly described in the First Schedule hereinabove and delineated in RED colour boundary line on the floor plan thereof hereto annexed and marked as ANNEXURE "G", together with an exclusive right to use 1 (One) vehicle parking space provided as an amenity being part of the common area

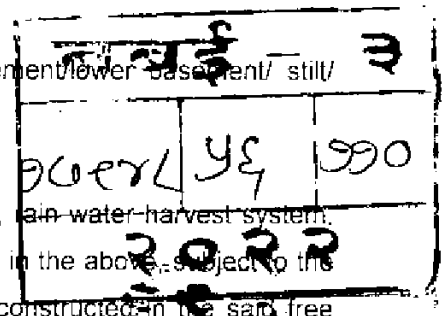
**THE THIRD SCHEDULE ABOVE REFERRED TO:**

**LIST OF COMMON AREAS AND FACILITIES**

(Nature, extent and description of common areas and facilities/limited common areas and facilities)

**RESTRICTED COMMON AREAS AND FACILITIES**

1. Landing in front of stairs on the floor on which the particular premises is located, as a mere access to the premises but not for the purpose of storage, recreation, residence or sleeping. The landing is limited for the use of occupiers of the premises on that particular floor and the visitors thereto but is subject to means of access for reaching other floors, available to all residents and their visitors.
2. Mechanical and puzzle Car parking spaces in the upper basement/lower basement/ still/ podium levels in the free sale building.
3. Underground flushing and domestic water tank and water supply, rain water harvest system, CCTV. The Purchaser will have a proportionate undivided interest in the above, subject to the proportionate reduction therein in case additional premises are constructed in the said free sale building. All areas not covered under "common areas and facilities" including open spaces, terrace, parking spaces are restricted areas and facilities and the Promoter shall have absolute rights to dispose of the same as the Promoter may deem fit.



AMR

Beena

C.H. Dholakia

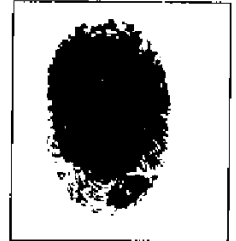


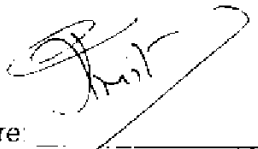
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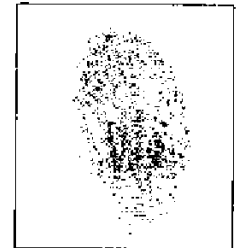
SIGNED AND DELIVERED by the )  
 within named Promoters )  
**SHREE SUKHAKARTA DEVELOPERS** )  
**PRIVATE LIMITED** )  
 through its Director / Authorised Signatory )  
**MR. AMIT MAHENDRA RUPAREL** )

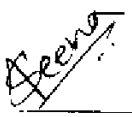


Signature: 

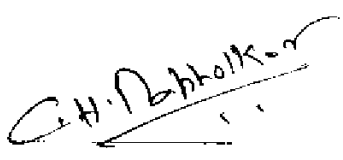


In the presence of: )  
 1.  )  
 2.  )

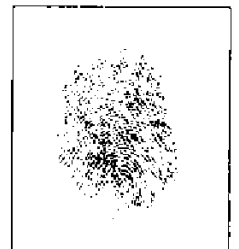
SIGNED AND DELIVERED by the )  
 within named A.lottee/s : )  
**(1) MRS. LEENA CHAITANYA DABHOLKAR** )



Signature: 

**(2) MR. CHAITANYA HEMANT DABHOLKAR** )

Signature  )  
 In the presence of )  
 1.  )  
 2.  )



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**RECEIPT**

RECEIVED the day and year first hereinabove written of and from the withinnamed Purchaser/s the total sum of Rs. **20,99,841/-** (**Rupees Twenty Lakhs Ninety Nine Thousand Eight Hundred Forty One Only**) as mentioned below :

Date	Bank	Cheque No.	Amount
30-Jul-2022	M-Swipe	221114021907	50,000
30-Jul-2022	M-Swipe	221119925201	50,000
23-Aug-2022	Saraswat Bank	060690	9,99,841
03-Sep-2022	State Bank of India	698129	10,00,000
<b>TOTAL</b>			<b>20,99,841</b>

as and by way of earnest money as mentioned hereinabove to be paid by him/her/them to us.

Rs. 20,99,841/-

WE SAY RECEIVED

For Shree Sukhakarta Developers Pvt. Ltd

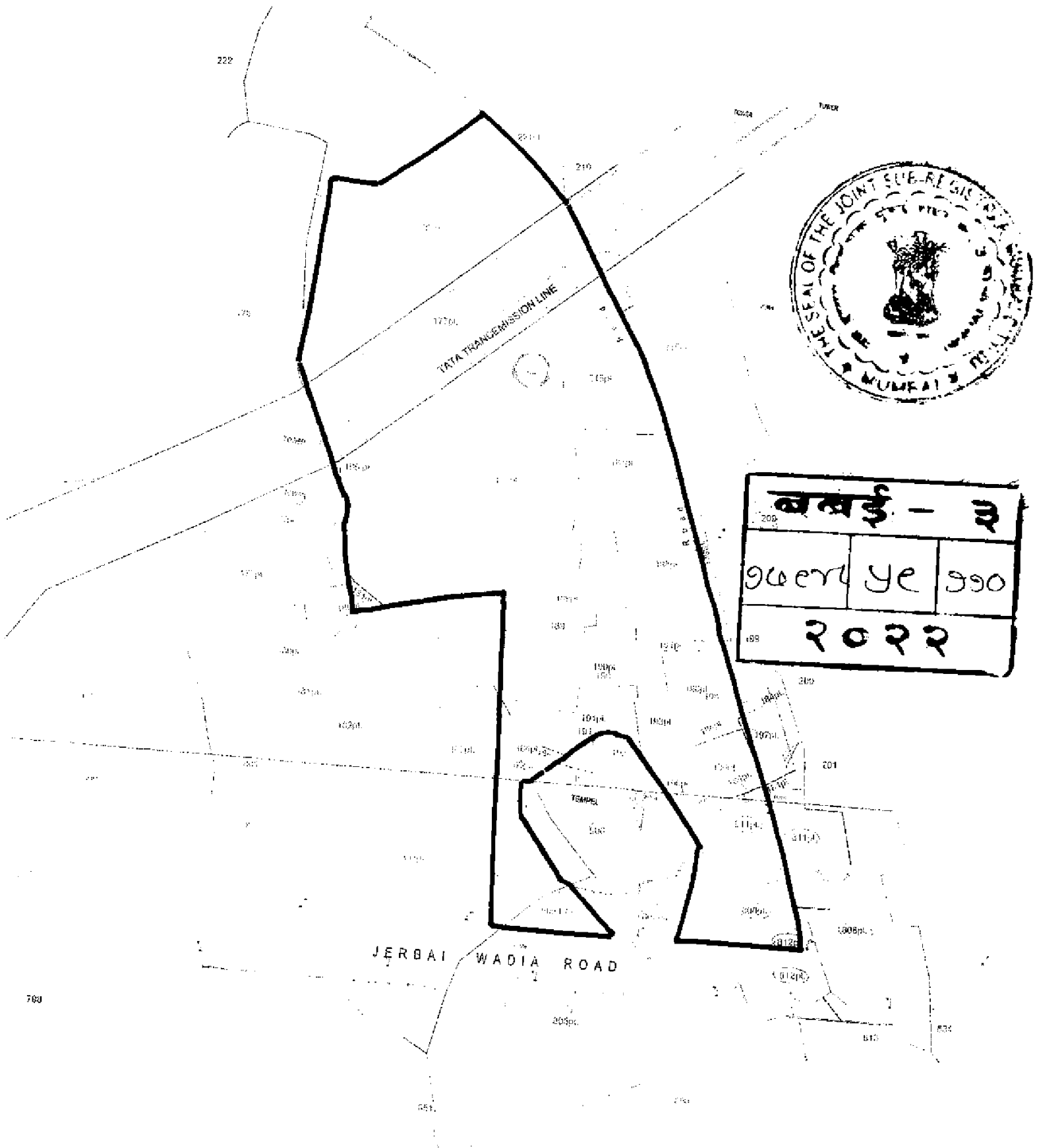
*AMR*

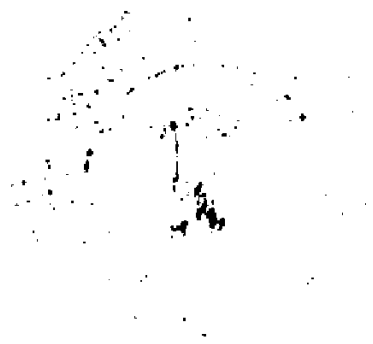
(DIRECTOR / AUTHORISED SIGNATORY)



<b>बवई - ३</b>		
१००५८	५८	११०
<b>२०२२</b>		

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No.: SRA/ENG/1596/FS/ML/LOI

Date: 15/06/2019

1. Architect Shri. Rahul Kamathi of M/s. Rahul Kamathi Architects & Interior Designers  
Near Magnet Mall, Senapati Bapat Marg,  
Matunga (West), Mumbai - 400 016.



2. Developer M/s. Shree Sukhakarta Developers  
Municipal Chawl No. 404/2,  
Kartak Road, Wadala West,  
Mumbai 400 031

3. Society 'Mamta Sahkari Grihanirman Sanstha CHS (Ltd.)

Sub: Revised of LOI - Proposed S. R. Scheme on plot bearing S.R. Scheme on plot bearing C.S. No. 177 (pt), 180(pt), 183(pt), 184(pt), 185(pt), 186(pt), 187(pt), 188(pt), 189(pt), 190(pt), 192(pt), 193(pt), 195(pt), 196(pt), 197(pt), 198(pt), 202(pt), 215(pt), & 221(pt). of Dadar Naigaon Division in Sewree Wadala Estate Scheme No. 57 and C.S. no. 804(pt), 805(pt), 808(pt), 809(pt), 810(pt), 811(pt), 811(pt), & 812(pt), in F/S Ward of MCGM, Mumbai. For 'Mamta Sahkari Grihanirman Sanstha CHS (Ltd.)

बबई - ३		
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Ref: SRA/ENG/1596/FS/ML/LOI

Gentleman,

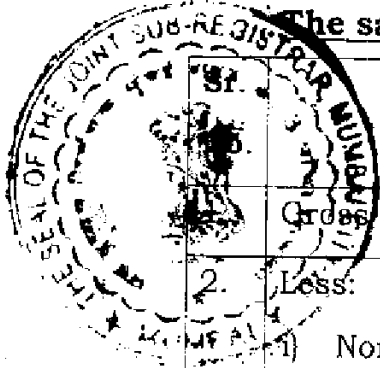
With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant, this office is pleased to issue in principle approval to the scheme in the form of this **Revise 1 Letter of Intent (LOI)** subject to the following conditions.

1. This Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure - II issued by Competent Authority and other relevant documents.
2. This LOI is in continuation with earlier LOI u/no

**SRA/ENG/1596/FS/ML/LOI**

3. The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot, Nos. of eligible huts etc. the parameters shall be got revised from time to time.

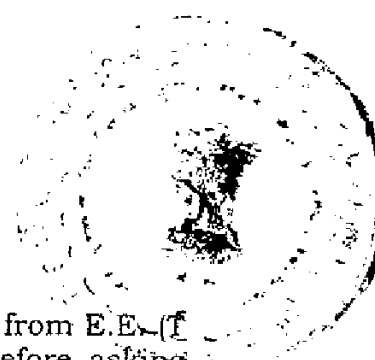
**The salient features of the scheme are as under:.**



बखडे - ३  
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Particulars	Area in Sq.Mt.
Gross Plot Area	10,602.44
Less:	
i) Non buildable R.G. (35% of reservation area adm. 1465.88 sq. mt.)	513.06
ii) Area under internal road	1696.27
iii) Area under Jerbai Wadia road	430.86
iv) Area under Reservation for TB Hospital. (5738.33x .20)/4	286.92
v) Area under Tata transmission line	1,271.10
Total Deductions	4,197.21
3. Balance Plot Area	6,404.23
4. Deduction for 15% R.G.	--
5. Net Plot Area	6,404.23
6. Plot area for FSI Consumption	6,404.23
7. Rehabilitation BUA	17,641.99
8. Rehabilitation Component	23654.16
9. Sale Component in the Scheme (considering basic ratio of 1.1)	26086.104
10. Total BUA sanctioned for the scheme (7+9)	43716.00
11. FSI permitted to consumed on plot	6.82
12. BUA/TDR against TB Hospital Construction	482.02

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**SRA/ENG/1596/FS/ML/LOI**

4. That you shall submit The Revised NOC from CFO, NOC from E.E. (T & C) remarks and NOC from Dy. Ch. Eng. (M & E) before asking Further CC building under reference.
5. That all the structural members below ground shall be designed considering the effect of chlorinated water, Sulphur water, seepage water etc. and any other possible chemical effect and due care while constructing the same will be taken and completion certificate to that effect shall be submitted before asking further CC to composite bldg. in the scheme.
6. That the work shall not be carried out between 10.00 pm to 6.00 am, only in accordance with Rule 5A(3) of Noise Pollution (Regulation & Control) Rules 2000 & the provision of Notification issued by Ministry of Environment & forest Dept.
7. That you shall register the said project with MAHA- RERA & submit the certificate to this office for office record
8. That the developer shall submit the certified Annexure-II for Non Eligible tenements as provisional PAP's before asking OCC Sale Bldg.

Yours faithfully,

Chief Executive Officer  
Slum Rehabilitation Authority

(Hon'ble CEO (SRA) has approved the Revised LOI)

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1914

1914



Annexure - 23



No F-S/MCGM/0051/20060825

Date: 20/02/2019

To,  
Architect  
Shri. Rahul Kamathi  
Ruparel Iris, Plot No. 273,  
Senapati Bapat Marg,  
Matunga (W) Mumbai

**Sub:** Amended Plans for Sale bldg. No. 03 under S.R. Scheme on land bearing C. S. No. 177(pt.), 180(pt.), 183(pt.), 184(pt.), 185(pt.), 186(pt.), 187, 188(pt.), 189(pt.), 190(pt.), 191(pt.), 192(pt.), 193, 195, 196(pt.), 197(pt.), 198(pt.), 202(pt.), 215(pt.) & 221(pt.) of Dadar Naigaon in Sewree Wadala Estate scheme No. 57 and C.S. No. 804(pt), 805(pt), 808(pt) 809, 810, 811(pt.) & 812(pt.) for For Mamta Sahkari Grihanirman Sanstha CHS (Ltd.) of MCGM Mumbai.

**Ref.:** Your letter received to this office on 04/02/2019  
Gentleman,

With reference to the above, the amended plans for Sale of proposed Building submitted by you are hereby approved by this office, subject to following conditions,

1. That the conditions of LOI u/no. SRA/ENG/1596/FS/ML/LOI dtd. 11/02/2010 & Revised LOI dtd. 29/12/2016 & 22/01/2019 shall be complied with.
2. That the conditions of IOA u/no. F-S/MCGM/0051/20060825/AP/S3 dtd. 28/01/2019 & shall be complied with.
3. That the Revised drainage approval and drawing shall be obtained for proposed amended plans shall be submitted before asking CC to sale bldg. u/r
4. That the NOC from Ex. Eng. (T &C) shall be obtained for proposed Amendments before asking further CC of Bldg. under reference.
5. That Revised Structural Design and calculations shall be obtained for proposed amended plans before asking further CC of Bldg. under reference.

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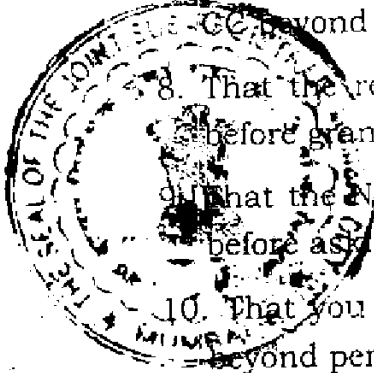
6. That the C.C shall be got Re-endorsed as per amended plans.

7. That the Revised MOEF NOC shall be submitted before asking further CC beyond previous NOC.

8. That the revised Demarcation of R.G. Reservation shall be obtained before granting FCC of Bldg. u/r.

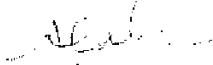
9. That the NOC from CFO shall be obtained for proposed amendments before asking further CC of Bldg. under reference.

10. That you shall submit Civil Aviation NOC before asking further CC beyond permitted height.



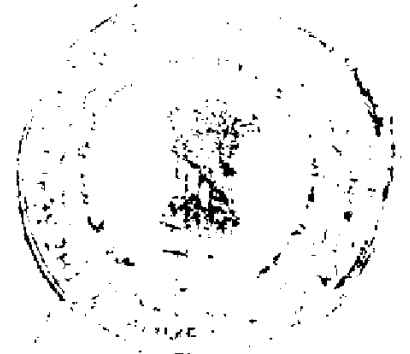
Yours faithfully,

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Slum Rehabilitation Authority  
Executive Engineer-I



STATE REHABILITATION AUTHORITY



No F-S/MCGM/0051/20060825/AP/S3

Date: 29 APR 2022

To,  
Architect  
Shri. Rahul Kamathi  
Ruparel Iris, Plot No. 273,  
SenapatiBapatMarg,  
Matunga (W) Mumbai

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**Sub:** Amended Plans for Sale bldg. No. 03 under S.R. Scheme on land bearing C. S. No. 177(pt.), 180(pt.), 183(pt.), 184(pt.), 185(pt.), 186(pt.), 187, 188(pt.), 189(pt.), 190(pt.), 191(pt.), 192(pt.), 193, 195, 196(pt.), 197(pt.), 198(pt.), 202(pt.), 215(pt.) & 221(pt.) of Dadar Naigaon in Sewree Wadala Estate scheme No. 57 and C.S. No. 804(pt), 805(pt), 808(pt) 809, 810, 811(pt.) & 812(pt.) for Mamta Sahkari Grihanirman Sanstha CHS (Ltd.) in F/S ward of MCGM Mumbai.

**Ref.:** Your letter received to this office on 12/01/2022.

Sir,

By direction, the amended plans for Sale Building No.3, submitted by you are hereby approved by this office, subject to following conditions,

1. That the conditions of LOI u/no. SRA/ENG/1596/FS/ML/LOI dtd. 11/02/2010 & Revised LOI dtd.29/12/2016 & 22/01/2019 shall be complied with.
2. That the conditions of IOA u/no. F-S/MCGM/0051/20060825/AP/S3 dtd. 28/01/2019 And Amended plans 07/02/2019 shall be complied with.
3. That the Revised drainage approval and drawing shall be obtained for proposed amended plans and shall be submitted before asking CC to sale bldg. u/r
4. That the NOC from Ex. Eng. (T &C) shall be obtained for proposed amendments before asking further CC of Bldg. under reference.
5. That Revised Structural Design and calculations shall be submitted for proposed amended plans before asking further CC to Sale Bldg. u/r.

6. That the C.C shall be got Re-endorsed as per amended plans.

7. That the revised Demarcation of R.G. Reservation shall be obtained before granting CC of Bldg. u/r.

8. That the NOC from CFO shall be obtained for proposed amendments before asking CC of Bldg. under reference.

9. That you shall submit NOC from Civil Aviation Authorities before asking further CC beyond permitted height.

10. That the NOC from Dy. Ch. Eng. (M & E) shall be submitted before asking further CC of Bldg. under reference.

11. That you shall submit NOC from High-Rise Committee before asking CC beyond 120m height.



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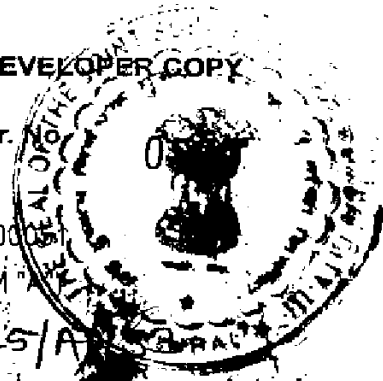
Yours faithfully,

Executive Engineer  
Slum Rehabilitation Authority

Annexure - D<sup>1</sup>

DEVELOPER COPY

Sr.



**SLUM REHABILITATION AUTHORITY**

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400 051

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM

NO F-5/MCGM/0051/20060825/AP393

COMMENCEMENT CERTIFICATE

To,

M/s. Shree Sukhakarta Developers

Municipal Chawl No. 404/2, Office No. 3,  
Katrak Road, Madala (W), Mumbai - 400 031.

Sir,

With reference to your application No. 808

dated 23/01/2019 for Development

Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional and 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. bearing

C.T.S. No. 177(Pt.), 180(Pt.), 183(Pt.), 184(Pt.), 185(Pt.), 186(Pt.), 187(Pt.),  
188(Pt.), 189(Pt.), 190(Pt.), 191(Pt.), 192(Pt.), 193(Pt.), 198(Pt.),  
196(Pt.), 197(Pt.), 198(Pt.), 202(Pt.), 215(Pt.), & 221(Pt.) of

of village Dadar Nalgaon Division

T.P.S.No.

ward F1S

Situated at

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI

U/R No. SRA/ENG/1596/FS/ML/LOI

dt. 11/02/2010

IDA/U/R No. F-5 MCGM/0051/20060825/AP393

dt. 28/01/2019

and on following conditions.

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.

In Sewree Wadala Estate Scheme No. 37 and C. S. No. 804(Pt.), 803(Pt.), 808(Pt.), 809(Pt.), 810(Pt.), 811(Pt.), and 812(Pt.) of Parel Sewree Div. InSE/S Ward of MCGM, Mumbai for 'Mama Sahkari Gruha Nirman



F-S/MCGM/0051/20060825/AP/S3

is re-endorsed for sale of floor  
as per last amended plan dtd. 07/02/2019

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F-S/MCGM/0051/20060825/AP/S3

This C.C. is further extended up to 7th upper floor (i.e. upto 24 mt. ht.) as per last approved amended plan dtd. 07/02/2019.

F-S/MCGM/0051/20060825/AP/S3

F 2 07/2020

This C.C. is further extended from 8th to 18th upper floors with RCC, brick and masonry work & from 19th to 39th upper floors in form of R.C.C. frame work, as per last approved amended plans dtd. 10/10/2019.

Sum Bahadur



**Santosh K. Singh**

M.A., LL. B.

Advocate & NOTARY, Govt. of India



Annexure - 5  
Mob: 9821381307

Off. : Lawyers Chamber, 2nd Floor, Bandra Court, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051.

Resi.: 604-A, Durga Residence CHS Ltd., Phase-III, Indralok, Deepak Hospital Road, Bhayander, (E), Dist: Thane.

बवई - ३		
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TO WHOMSOEVER IT MAY CONCERN

This is to certify that I have for the purpose of investigating the title of **SHREE SUKHAKARTA DEVELOPERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its corporate office at 1<sup>st</sup> Floor, Plot No. 273, Near Big bazaar, Senapati Bapat Marg, Matunga Road (W), Mumbai - 400016, (formerly known as M/s. Shree Sukhkarta Developers) ("**the Developers**"), to all that pieces and parcel of land together with the structures standing thereon admeasuring about 10,602.85 sq. mtrs or thereabouts bearing Cadastral Survey No. 177(pt), 180(pt), 183(pt), 184(pt), 185(pt), 186(pt), 187(pt), 188(pt), 189(pt), 190(pt), 192(pt), 193(pt), 195(pt), 196(pt), 197(pt), 198(pt), 202(pt), 215(pt) & 221(pt) of Dadar Naigaon Division in Sewree Wadala Estate Scheme No 57 in F/S ward of MCGM, in the Registration District and Sub-District of Island City of Mumbai occupied by the slum dwellers of "**Mamta Sahakari Gruha Nirman Sanstha (Proposed)**" (hereinafter referred to as "**the said Property**") have caused searches to be taken with the Sub-Registrar of Assurances at Bombay for the year 1961 to 2011 (for 51 years) through my search clerk, Mr. Shriniwas A. Chipkar.

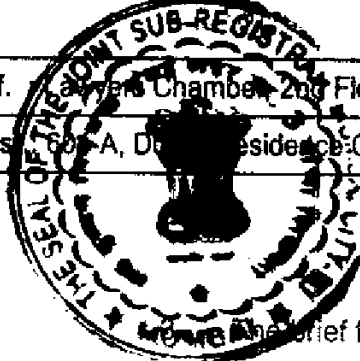
1. The Developers published a public notice inviting claims in respect of the said property. The public notice was published in two newspapers viz, English and Marathi (Mumbai Edition) on 13 March 2010. The Developers have not received any claims and/or objection to the said Public Notice. I have not issued any public notice thereafter.
2. The said property is not under any reservation under the development plan save and except as stated above.

# Santosh K. Singh

M.A., LL. B.

Advocate & NOTARY, Govt. of India

NOTARY



Off. : Lawyers Chamber, 2nd Floor, Bandra Court, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051.

Res. : 60-A, D. Residence: CHS Ltd., Phase-III, Indralok, Deepak Hospital Road, Bhayander (E), Dist. Thane.

The brief facts of the said Property are as under:-

(a) It appears that, the Municipal Corporation of Greater Mumbai ("MCGM") is the owner of the property being all that piece and parcel of land together with the structures standing thereon admeasuring about 0,602.85 sq.mtrs. or thereabouts bearing Cadastral Survey No. 177(pt), 180(pt), 183(pt), 184(pt), 185(pt), 186(pt), 187(pt), 188(pt), 189(pt), 190(pt), 192(pt), 193(pt), 195(pt), 196(pt), 197(pt), 198(pt), 202(pt), 215(pt) and 221(pt) of Dadar Naigaon Division in Sewree Wadala Estate Scheme No. 57 in F/S ward of MCGM, in the Registration District and Sub-District of Island City of Mumbai, under SRA Scheme/Provisions (hereinafter referred to as "the said property").

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(b) The above property is occupied by slum dwellers/occupants/tenants who are residing with their respective families in their respective structures / hutments. These slum dwellers/occupants/tenants have proposed to form a society by the name "Mamta Sahakari Gruha Nirman Sanstha (Proposed)" be registered after the construction of the same (hereinafter referred to as "the said Society").

(c) The said property is completely occupied by proposed members of the said proposed society/tenants/occupants.

(d) By Special General Body Meeting, the said Society vide its Resolution interalia granted development rights of the said Property to the said Developers, under Regulation No. 33 (10) of the Development Control Regulation for Greater Mumbai 1991.

(e) By a Development Agreement dated 30 May 2006, made and entered into





*Santosh K. Singh*

M.A., LL. B.

Advocate & NOTARY, Govt. of India



Mob: 9821351307

Off. : Lawyers Chamber, 2nd Floor, Bandra Court, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051.

Resi.: 604-A, Durga Residence CHS Ltd., Phase-III, Indralok, Deepak Hospital Road, Bhayander (E), Dist. Thane.

members/office bearers (therein referred to as "the Society") of the Other Part and, the Society therein agreed to grant all the development rights in respect of the said Property to the said Developers, for the consideration and on the terms and conditions more particularly set out therein.

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- (f) Thereafter the said Society executed an Irrevocable Power of Attorney dated 30 May 2006, in favour of the said Developers inter alia to obtain various statutory permissions, carry on construction / development works on the said Property, to sell the premises to be constructed from the FSI available and to receive the consideration amount from the sale thereof and to do various acts, deeds, matters and things in respect of the said property.
- (g) The appropriate authority i.e. the Ward Officer F/South Ward of Brihanmumbai Mahanagar Palika on 16<sup>th</sup> April 2008 issued Annexure II, setting out details of the eligible and non-eligible slum dwellers in respect of the said Property and the revised Annexure II / Supplemental Annexure II was issued by the concerned authorities from time to time.
- (h) Subsequently, the Slum Rehabilitation Authority issued Annexure III on 25<sup>th</sup> April 2008, setting out details of the SRA Scheme.
- (i) The Tata Power Co. Ltd. vide its letter dated 3<sup>rd</sup> December 2008, bearing reference no. TLJ/LM-01/(SGB)/739 has given its "No Objection Certificate" for proposed development of the said property adjacent to Tata Power's 110 KV Trombay-Parel Line Nos. 1, 2 & 4 and 110 KV Parel-Mankhurd line in para 17.10.

Mob.: 9821381307



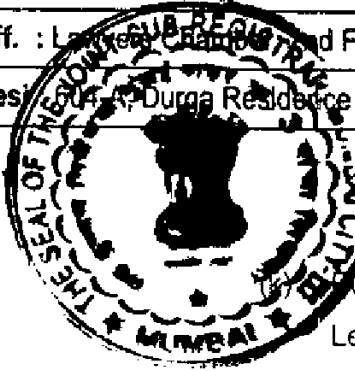
*Santosh K. Singh*

M.A., LL. B.

Advocate & NOTARY, Govt. of India

Off. : Lok Sabha Chamber, 2nd Floor, Bandra Court, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051.

Res. : Durga Residence CHS Ltd., Phase-III, Indralok, Deepak Hospital Road, Bhayander (E), Dist. Thane.



Pursuant to the aforesaid, the Slum Rehabilitation Authority issued a Letter of Intent dated 11<sup>th</sup> February, 2010, Revised Letter of Intent dated 22<sup>nd</sup> May, 2015, Revised Letter of Intent dated 29<sup>th</sup> December, 2016 and Revised Letter of Intent dated 22<sup>nd</sup> January, 2019 all bearing No. SRA/ENG/1596/FS/ML/LOI ("the said LOI"), to the Developers, interalia granting permission for the proposed Slum Rehabilitation Scheme on the said property in accordance with Development Regulation No. 33 (10) and Appendix - IV of the amended Development Control Regulation for Greater Mumbai 1991, on the terms and condition setout therein.

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Thereafter the Developers have obtained the Intimation of Approval ("IOA") dated 28<sup>th</sup> January 2019, the amended IOA dtd. 7<sup>th</sup> February 2019, bearing No. F-S/MCGM/0051/20060825/AP/S3 in respect of the Sale Building No. 3 on portion of the said property.

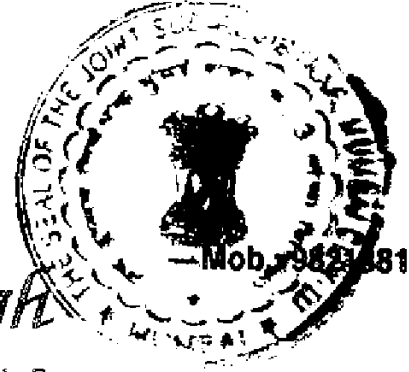
- (m) The Promoters have obtained Commencement Certificate ("C.C.") dated 07<sup>th</sup> February, 2019, bearing F-S/MCGM/0051/20060825/AP/S3 in respect of the Sale Building No. 3 on portion of the said property.
- (n) Pursuant to the aforesaid permissions the Developers are in process constructing on the portion of the said property, Sale Building No. 3, subject to sanction and permission to be obtained from the concerned authorities (hereinafter referred to the "the Sale Building No. 3"), the name of the Sale Building No. 3 shall be "RUPAREL NOVA",
- (o) In the meantime the said M/s. Shree Sukhkarta Developers a partnership firm got converted / transferred into a private limited i.e. Shree Sukhakarta Developers Private Limited, registered with Registrar of Companies vide



*Santosh K. Singh*

M.A., LL. B.

Advocate & NOTARY, Govt. of India



Mob: 982181307

Off. : Lawyers Chamber, 2nd Floor, Bandra Court, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051.

Resi.: 604-A, Durga Residence CHS Ltd., Phase-III, Indralok, Deepak Hospital Road, Bhayander (E), Dist. Thane.

4. In the premises the Developers i.e., the said **SHREE SUKHAKARTA DEVELOPERS PRIVATE LIMITED** (formerly known as *M/s. Shree Sukhkarta Developers*) are entitled to the develop the said property and they have a clear and marketable right free from all encumbrances in respect of the said Property.

Dated this 19<sup>th</sup> day of February, 2019.

*Santosh K. Singh*  
MR. SANTOSH KUMAR SINGH  
Advocate

बचई - ३		
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Annexure - 'F'



## 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 :  
**P51900019946**

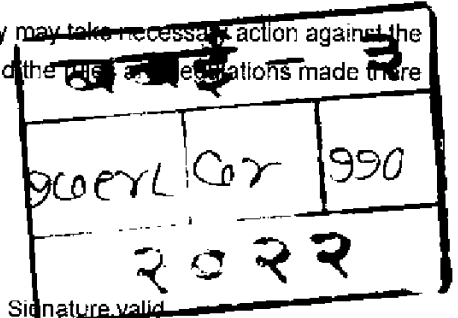
Project: **Ruparel NOVA** , Plot Bearing / CTS / Survey / Final Plot No.: **177p and others of dadar naigaon division and 804p and others of sewree wadala division at GNorth-400016, Ward GNorth, Mumbai City, 400012;**

1. **Shree Sukhakarta Developers Pvt.Ltd.** having its registered office / principal place of business at *Tehsil: Ward GNorth, District: Mumbai City, Pin: 400016.*
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 (l) of sub-section (2) of section 4 read with Rule 5;

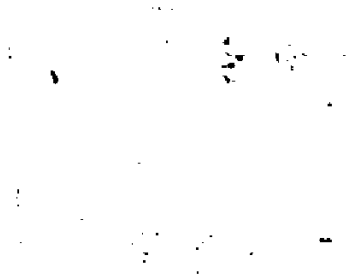
OR

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.

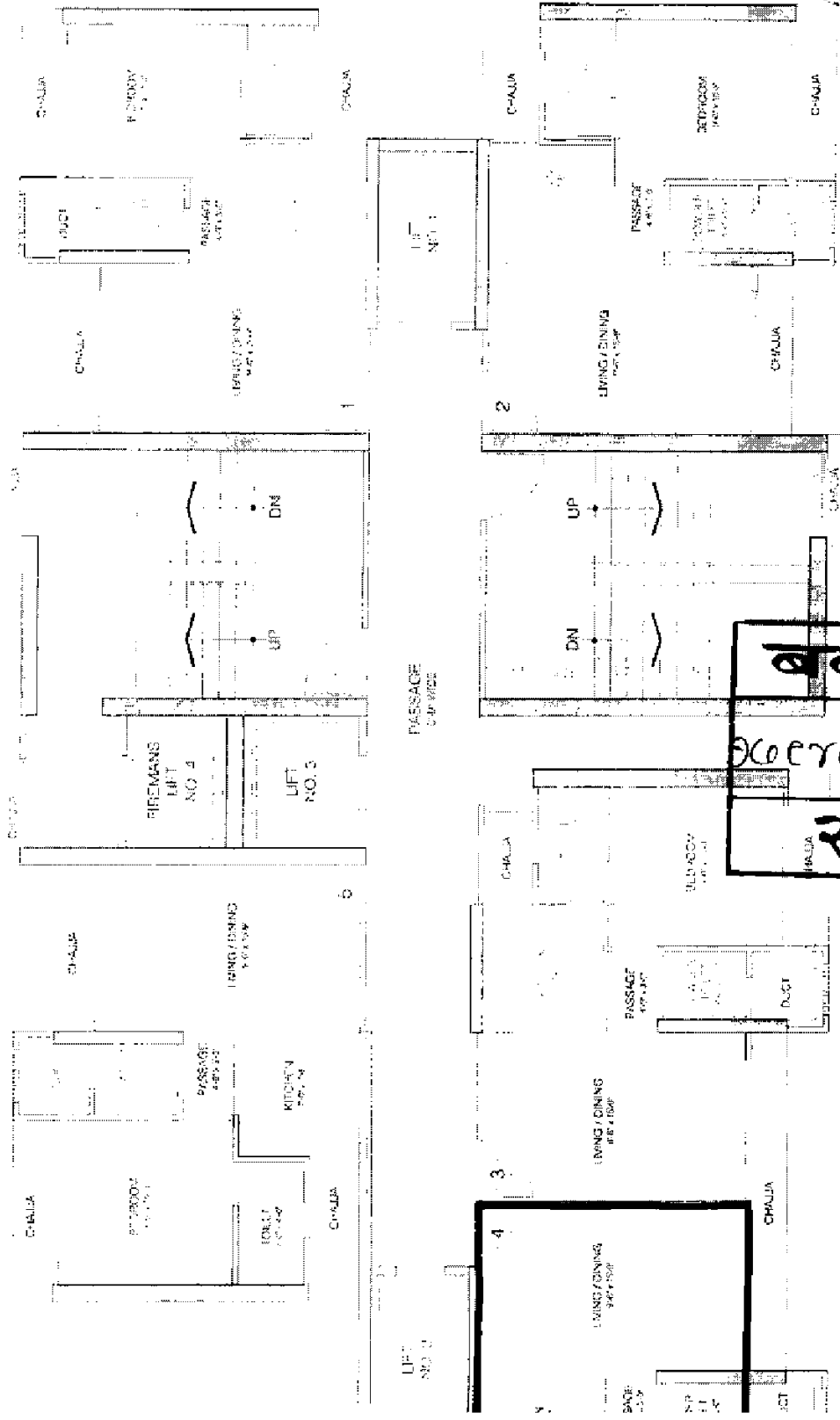
  - The Registration shall be valid for a period commencing from **15/03/2019** and ending with **30/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the 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. Vasant Premchand Prabhu  
(Secretary, MahaRERA)

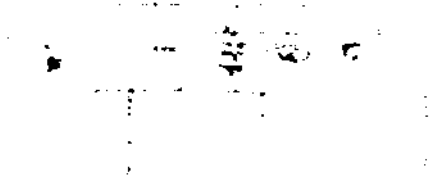


ANNEXURE - 41

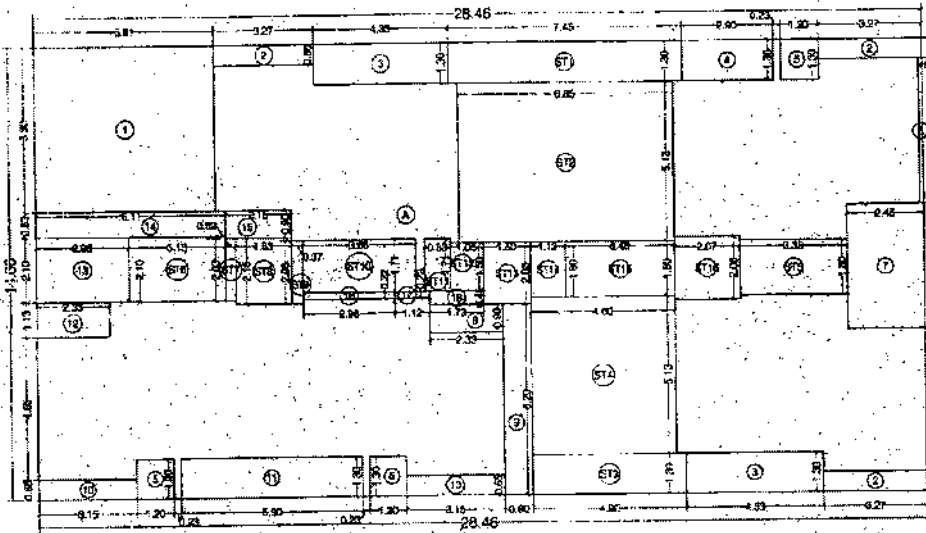


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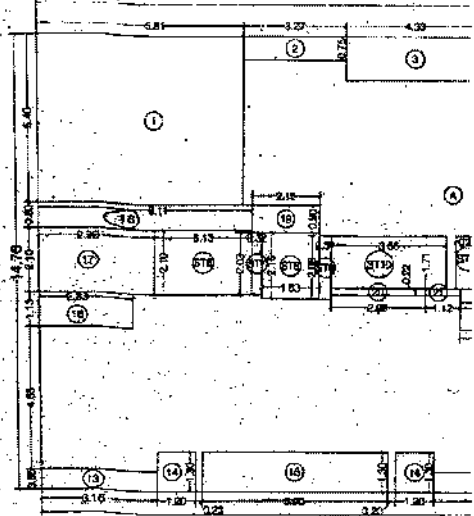
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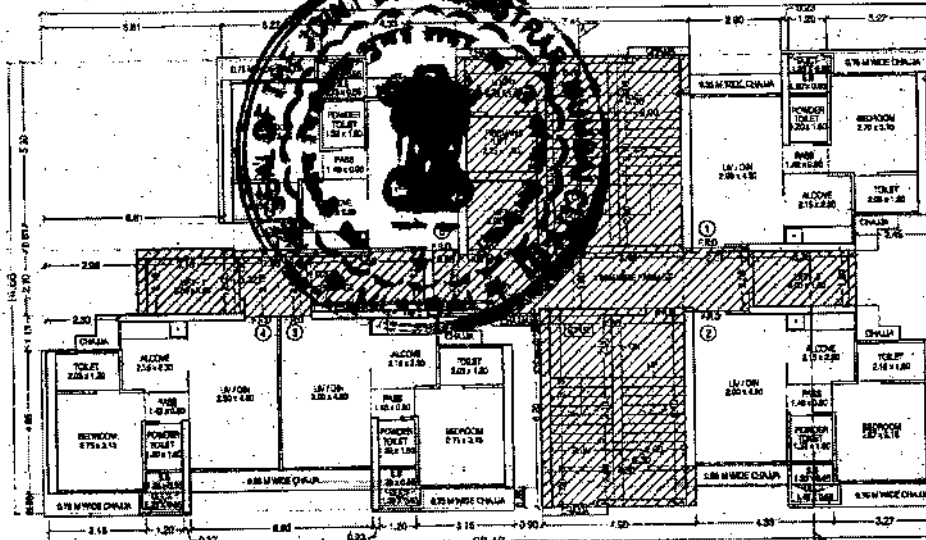




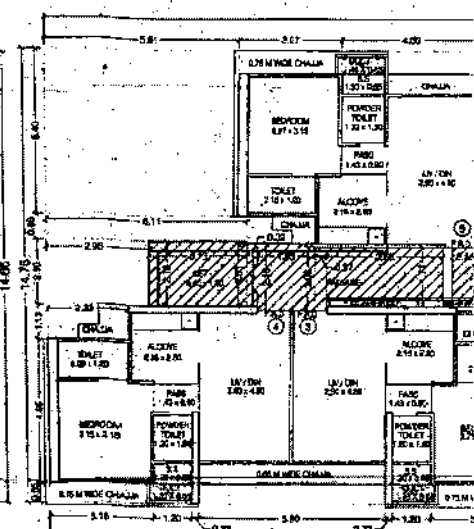
TYPICAL FLOOR AREA LINE DIAGRAM (21ST, 23RD TO 28TH, 30TH TO 35TH, 37TH TO 42ND)  
SCALE 1 : 100



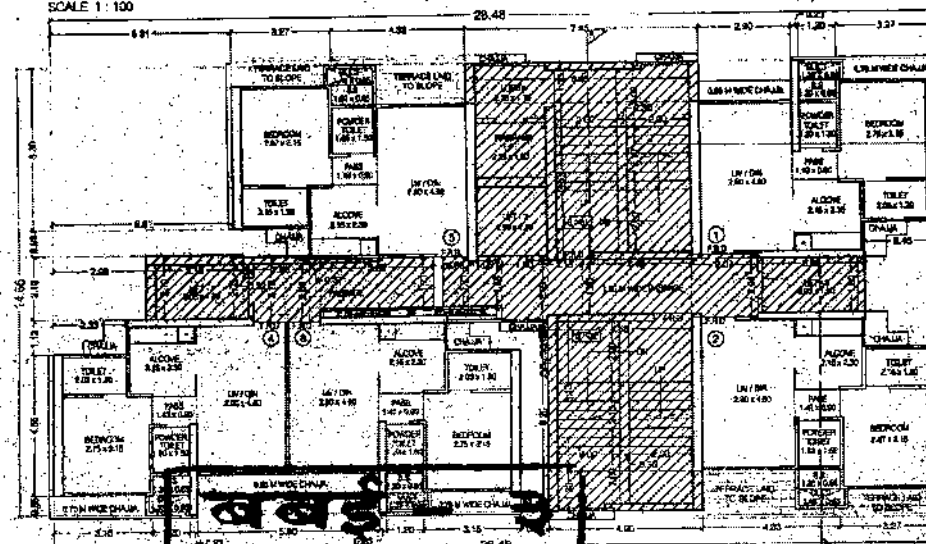
REFUGE FLOOR AREA LINE DIAGRAM (22ND, 29TH)  
SCALE 1 : 100



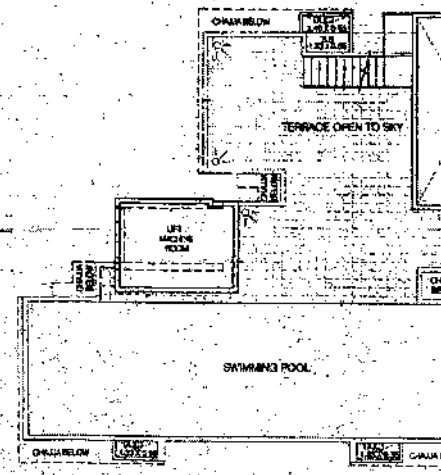
TYPICAL FLOOR PLAN (23RD TO 28TH, 30TH TO 35TH, 37TH TO 42ND)  
SCALE 1 : 100



REFUGE FLOOR PLAN (22ND, 29TH, 36TH)  
SCALE 1 : 100



21ST FLOOR PLAN  
SCALE 1 : 100



TERRACE FLOOR PLAN  
SCALE 1 : 100

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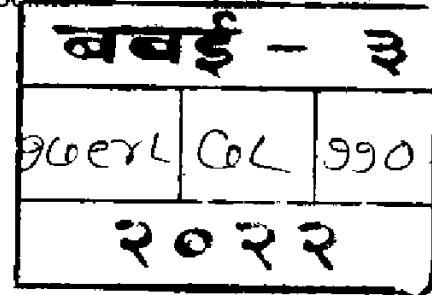


## ANNEXURE 'H'

### LIST OF SPECIFICATIONS AND AMENITIES :-

The work shall be carried out as per the Specifications and with the amenities in respect of the flat/shop agreed to be sold and which are set out herein under:-

- 1) Beautiful elevation and quality construction of R.C.C. framed structures with external and inside walls of block/brick will be finished with plaster.
- 2) Good quality lift.
- 3) Compound wall with M.S. Gate.
- 4) Living room :-  
Imported Tiles flooring, Split air conditioner, TV, Telephone & Intercom points.
- 5) Bedroom :-  
Imported Tiles flooring, Air Conditioner, TV, Telephone & Intercom points.
- 6) Kitchen :-  
Vitrified Tiles flooring, Electric point for appliances.
- 7) Bathrooms :-  
Quality C.P. fittings & Sanitary-ware, ceramic flooring, glazed tiles dado up to door height.
- 8) Electrification :-  
ISI marked copper concealed wiring, telephone cable, wiring for internet. cable T.V points, DB with ELCB, MCB for circuit.
- 9) Painting & Finishing:- Flat walls with plastic paint, Exterior with Acrylic paint.
- 10) Doors :-  
Both side laminate flush doors, S.S./Brass fittings.
- 11) Windows :-





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OF THE DATE.

WHERE THE ABOVE MENTIONED ...

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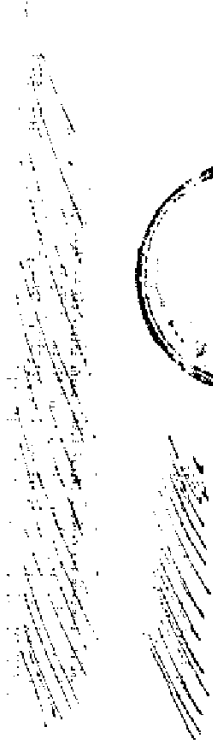
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1. Name of the Company	2. Nature of Business	3. Date of Incorporation	4. Registered Office
5. Authorized Share Capital	6. Paid-up Share Capital	7. Reserve Fund	8. Particulars of Shares
9. Particulars of Shares	10. Particulars of Shares	11. Particulars of Shares	12. Particulars of Shares

Particulars of Shares

DECLARATION BY DIRECTORS

I, the undersigned, being the directors of the above company, do hereby declare that the above particulars are true and correct to the best of our knowledge and belief, and that the same are in accordance with the provisions of the Companies Act, 1956.

Signed: \_\_\_\_\_  
 Director

Signed: \_\_\_\_\_  
 Director

DECLARATION BY DIRECTORS

I, the undersigned, being the directors of the above company, do hereby declare that the above particulars are true and correct to the best of our knowledge and belief, and that the same are in accordance with the provisions of the Companies Act, 1956.

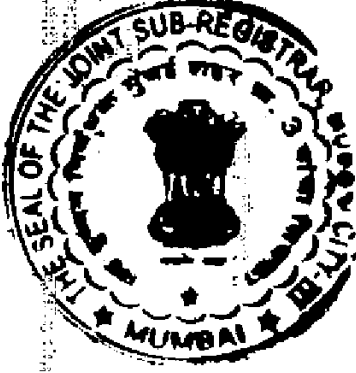
DECLARATION BY DIRECTORS

I, the undersigned, being the directors of the above company, do hereby declare that the above particulars are true and correct to the best of our knowledge and belief, and that the same are in accordance with the provisions of the Companies Act, 1956.

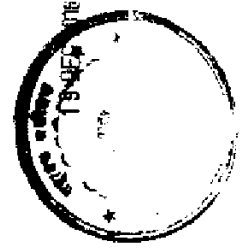
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23 Oct 2016

G. Vaidya

Joint Sub-Registrar, Mumbai

Joint Sub-Registrar, Mumbai



Commodore

1. Name of the vessel: ...  
2. Date of departure: ...  
3. Name of the commanding officer: ...  
4. Name of the crew member: ...  
5. Name of the vessel's owner: ...  
6. Name of the vessel's operator: ...  
7. Name of the vessel's charterer: ...  
8. Name of the vessel's agent: ...  
9. Name of the vessel's broker: ...  
10. Name of the vessel's manager: ...

11. Name of the vessel's captain: ...  
12. Name of the vessel's first officer: ...  
13. Name of the vessel's second officer: ...  
14. Name of the vessel's third officer: ...  
15. Name of the vessel's fourth officer: ...  
16. Name of the vessel's fifth officer: ...  
17. Name of the vessel's sixth officer: ...  
18. Name of the vessel's seventh officer: ...  
19. Name of the vessel's eighth officer: ...  
20. Name of the vessel's ninth officer: ...

21. Name of the vessel's tenth officer: ...  
22. Name of the vessel's eleventh officer: ...  
23. Name of the vessel's twelfth officer: ...  
24. Name of the vessel's thirteenth officer: ...  
25. Name of the vessel's fourteenth officer: ...  
26. Name of the vessel's fifteenth officer: ...  
27. Name of the vessel's sixteenth officer: ...  
28. Name of the vessel's seventeenth officer: ...  
29. Name of the vessel's eighteenth officer: ...  
30. Name of the vessel's nineteenth officer: ...

31. Name of the vessel's twentieth officer: ...  
32. Name of the vessel's twenty-first officer: ...  
33. Name of the vessel's twenty-second officer: ...  
34. Name of the vessel's twenty-third officer: ...  
35. Name of the vessel's twenty-fourth officer: ...  
36. Name of the vessel's twenty-fifth officer: ...  
37. Name of the vessel's twenty-sixth officer: ...  
38. Name of the vessel's twenty-seventh officer: ...  
39. Name of the vessel's twenty-eighth officer: ...  
40. Name of the vessel's twenty-ninth officer: ...

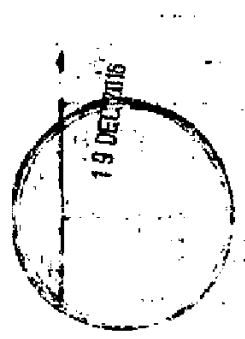
41. Name of the vessel's thirtieth officer: ...  
42. Name of the vessel's thirty-first officer: ...  
43. Name of the vessel's thirty-second officer: ...  
44. Name of the vessel's thirty-third officer: ...  
45. Name of the vessel's thirty-fourth officer: ...  
46. Name of the vessel's thirty-fifth officer: ...  
47. Name of the vessel's thirty-sixth officer: ...  
48. Name of the vessel's thirty-seventh officer: ...  
49. Name of the vessel's thirty-eighth officer: ...  
50. Name of the vessel's thirty-ninth officer: ...

51. Name of the vessel's fortieth officer: ...  
52. Name of the vessel's forty-first officer: ...  
53. Name of the vessel's forty-second officer: ...  
54. Name of the vessel's forty-third officer: ...  
55. Name of the vessel's forty-fourth officer: ...  
56. Name of the vessel's forty-fifth officer: ...  
57. Name of the vessel's forty-sixth officer: ...  
58. Name of the vessel's forty-seventh officer: ...  
59. Name of the vessel's forty-eighth officer: ...  
60. Name of the vessel's forty-ninth officer: ...

61. Name of the vessel's fiftieth officer: ...  
62. Name of the vessel's fifty-first officer: ...  
63. Name of the vessel's fifty-second officer: ...  
64. Name of the vessel's fifty-third officer: ...  
65. Name of the vessel's fifty-fourth officer: ...  
66. Name of the vessel's fifty-fifth officer: ...  
67. Name of the vessel's fifty-sixth officer: ...  
68. Name of the vessel's fifty-seventh officer: ...  
69. Name of the vessel's fifty-eighth officer: ...  
70. Name of the vessel's fifty-ninth officer: ...

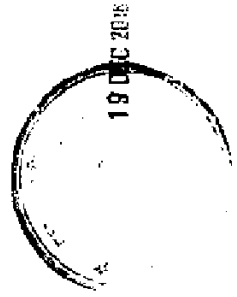
71. Name of the vessel's sixtieth officer: ...  
72. Name of the vessel's sixty-first officer: ...  
73. Name of the vessel's sixty-second officer: ...  
74. Name of the vessel's sixty-third officer: ...  
75. Name of the vessel's sixty-fourth officer: ...  
76. Name of the vessel's sixty-fifth officer: ...  
77. Name of the vessel's sixty-sixth officer: ...  
78. Name of the vessel's sixty-seventh officer: ...  
79. Name of the vessel's sixty-eighth officer: ...  
80. Name of the vessel's sixty-ninth officer: ...

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3. *[Faint text]*

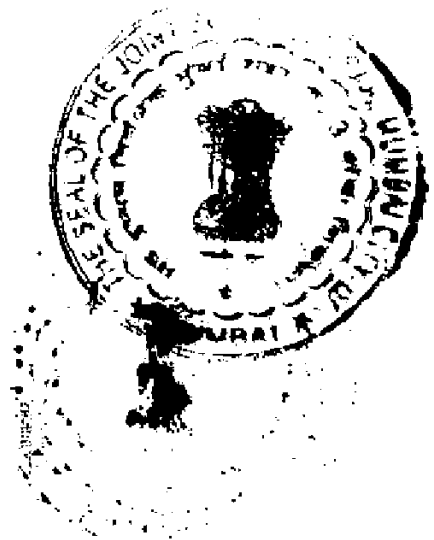
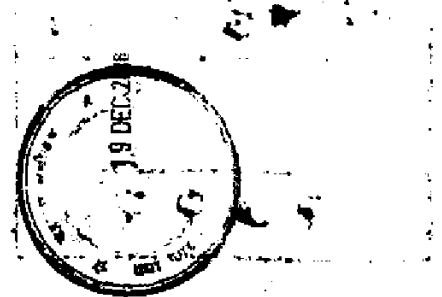
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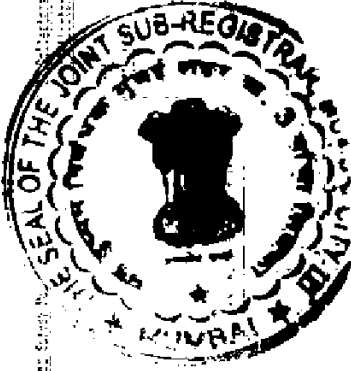
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1. Name of the Applicant  
 2. Address of the Applicant  
 3. Name of the Property  
 4. Description of the Property  
 5. Date of the Application

6. Name of the Registrar  
 7. Date of the Registration

8. Name of the Sub-Registrar  
 9. Date of the Registration

10. Name of the Registrar  
 11. Date of the Registration

12. Name of the Registrar  
 13. Date of the Registration

14. Name of the Registrar  
 15. Date of the Registration

16. Name of the Registrar  
 17. Date of the Registration

18. Name of the Registrar  
 19. Date of the Registration

20. Name of the Registrar  
 21. Date of the Registration

22. Name of the Registrar  
 23. Date of the Registration

24. Name of the Registrar  
 25. Date of the Registration

26. Name of the Registrar  
 27. Date of the Registration

28. Name of the Registrar  
 29. Date of the Registration



30. Name of the Registrar  
 31. Date of the Registration

1. Name of Applicant SADHANA J.	2. Street No. F-602, JALSA, JALSA, JALSA, JALSA	3. District MUMBAI	4. District Survey No.	5. Area of Plot	6. Area of Building	7. Date of Application	8. Collector's No. No. 100-20-10000
				99.1000	1000.00	10/10/2022	
				1000.00	1000.00		
				1000.00	1000.00		
				1000.00	1000.00		

1. Name of Applicant: SADHANA J.  
 2. Street No.: F-602, JALSA, JALSA, JALSA, JALSA  
 3. District: MUMBAI  
 4. District Survey No.:  
 5. Area of Plot: 99.1000  
 6. Area of Building: 1000.00  
 7. Date of Application: 10/10/2022  
 8. Collector's No. No.: 100-20-10000

10. I hereby declare that the information furnished above is true and correct to the best of my knowledge and belief.

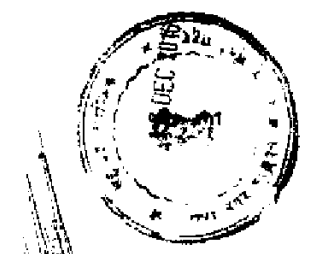
11. Signed  
 12. Public Seal  
 13. Date

14. Received  
 15. Public Seal  
 16. Date

17. I hereby declare that the information furnished above is true and correct to the best of my knowledge and belief.

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Subscribers No. 10,  
 Subscribers Part No. 10.

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 (1) (2) (3) (4) (5)

1. Serial No.  
 2. Name of Street or Locality  
 3. Area in Sq. Meters  
 4. Street No.

6. Name of Person in Charge  
 7. Name of Person in Charge  
 8. Name of Person in Charge  
 9. Name of Person in Charge

10. Name of Public Body or Founder  
 11. Name of Public Body or Founder  
 12. Name of Public Body or Founder

13. Name of Public Body or Founder  
 14. Name of Public Body or Founder  
 15. Name of Public Body or Founder

16. Name of Public Body or Founder  
 17. Name of Public Body or Founder  
 18. Name of Public Body or Founder





FORM NO. 100 (REVISED 2016)

1. Name of the Applicant: Mr. [Name]

2. Name of the Institution: [Institution Name]

3. Name of the Branch: [Branch Name]

4. Name of the College: [College Name]

5. Name of the District: [District Name]

6. Name of the State: [State Name]

7. Name of the University: [University Name]

8. Name of the Department: [Department Name]

9. Name of the Course: [Course Name]

10. Name of the Faculty: [Faculty Name]

11. Name of the Institute: [Institute Name]

12. Name of the Centre: [Centre Name]

13. Name of the Branch: [Branch Name]

14. Name of the College: [College Name]

15. Name of the District: [District Name]

16. Name of the State: [State Name]

17. Name of the University: [University Name]

18. Name of the Department: [Department Name]

19. Name of the Course: [Course Name]

20. Name of the Faculty: [Faculty Name]

21. Name of the Institute: [Institute Name]

22. Name of the Centre: [Centre Name]

23. Name of the Branch: [Branch Name]

24. Name of the College: [College Name]

25. Name of the District: [District Name]

26. Name of the State: [State Name]

27. Name of the University: [University Name]

28. Name of the Department: [Department Name]

29. Name of the Course: [Course Name]

30. Name of the Faculty: [Faculty Name]

11. Mode of Application: [Mode]

12. Date of Application: [Date]

13. Name of the Applicant: [Name]

14. Name of the Institution: [Institution]

15. Name of the Branch: [Branch]

16. Name of the College: [College]

17. Name of the District: [District]

18. Name of the State: [State]

19. Name of the University: [University]

20. Name of the Department: [Department]

21. Name of the Course: [Course]

22. Name of the Faculty: [Faculty]

23. Name of the Institute: [Institute]

24. Name of the Centre: [Centre]

25. Name of the Branch: [Branch]

26. Name of the College: [College]

27. Name of the District: [District]

28. Name of the State: [State]

29. Name of the University: [University]

30. Name of the Department: [Department]

31. Name of the Course: [Course]

32. Name of the Faculty: [Faculty]

19. Name of the Institute: [Institute Name]

20. Name of the Centre: [Centre Name]

21. Name of the Branch: [Branch Name]

22. Name of the College: [College Name]

23. Name of the District: [District Name]

24. Name of the State: [State Name]

25. Name of the Applicant: [Name]

26. Name of the Institution: [Institution]

27. Name of the Branch: [Branch]

28. Name of the College: [College]

29. Name of the District: [District]

30. Name of the State: [State]

31. Name of the University: [University]

32. Name of the Department: [Department]

33. Name of the Course: [Course]

34. Name of the Faculty: [Faculty]

35. Name of the Institute: [Institute]

36. Name of the Centre: [Centre]

37. Name of the Branch: [Branch]

38. Name of the College: [College]

39. Name of the District: [District]

40. Name of the State: [State]

41. Name of the University: [University]

42. Name of the Department: [Department]

43. Name of the Course: [Course]

44. Name of the Faculty: [Faculty]

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6. Survey No. 990  
 7. Survey No. 990  
 8. Survey No. 990  
 9. Survey No. 990

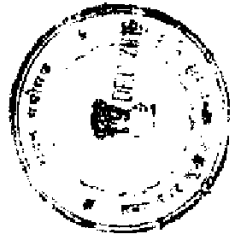
Made of Application by Present Owner

10. Name of Applicant

11. Name of Applicant  
 12. Name of Applicant  
 13. Name of Applicant

14. Name of Applicant  
 15. Name of Applicant  
 16. Name of Applicant

17. Name of Applicant  
 18. Name of Applicant  
 19. Name of Applicant



20. Name of Applicant  
 21. Name of Applicant  
 22. Name of Applicant

2016/08/01

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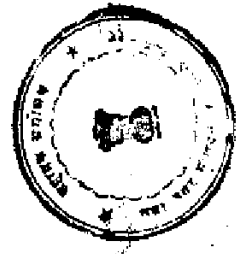
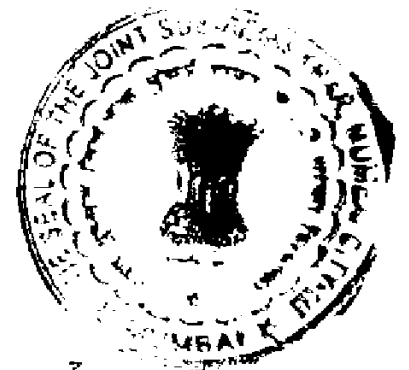
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1. Name of the person whose name is being registered  
 2. Address of the person whose name is being registered  
 3. Date of registration  
 4. Name of the person who is registering  
 5. Signature of the person who is registering  
 6. Date of registration

15. Name of the person whose name is being registered  
 16. Address of the person whose name is being registered  
 17. Date of registration  
 18. Name of the person who is registering  
 19. Signature of the person who is registering  
 20. Date of registration

21. Name of the person whose name is being registered  
 22. Address of the person whose name is being registered  
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 24. Name of the person who is registering  
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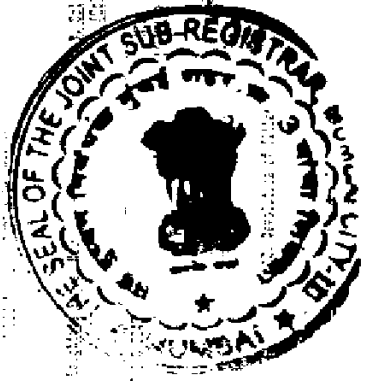
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Small text block in the middle left section, possibly a stamp or label.

Text block in the middle right section, possibly a signature or official statement.



Large block of handwritten text in the lower right section, appearing to be a detailed note or report.

Text at the bottom of the page, possibly a footer or concluding remarks.

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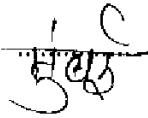


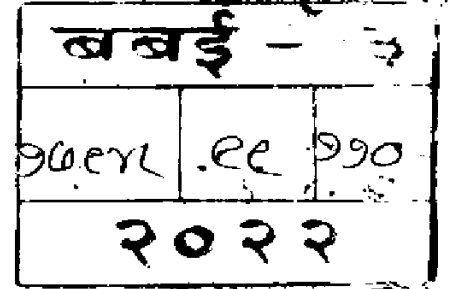
## घोषणापत्र

मी श्री. समीर अशोक खाडे याद्वारे घोषित करतो की, दुय्यम निबंधक मुंबई...३. यांचे कार्यालयात करारनामा या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री सुखकर्ता डेव्हलपर्स प्रायव्हेट लिमिटेड चे संचालक व अधिकृत हस्ताक्षरकर्ता श्री. अमित महेंद्र रुपारेल यांनी दिनांक 27-09-2021 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीसाठी सादर केला आहे/ निष्पादीत करुन कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रदद केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही. किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रददबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैद्य असून उपरोक्त कृती करण्यास मी पूणता : सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे


दिनांक ०६ / १० / २०२२

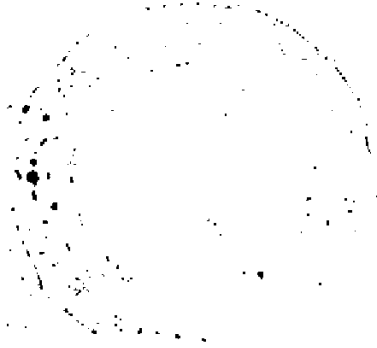
ठिकाण





कुलमुखत्यारपत्रधारकाचे नाव व सही

  
श्री समीर अशोक खाडे



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Receipt of Document Handling Charges

PRN 2509202101057 receipt date 28/09/2021

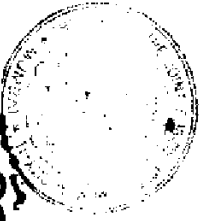
Received from Anil Ruparel Mobile number 0000000000, an amount of Rs.240/- towards Document Handling Charges for the Document to be registered on Document No. 1154 dated 28/09/2021 at the Sub Registrar office Joint S.R. Mumbai City 2 of the District Mumbai District.

240

Payment Details

Bank Name	Sheepay	Payment Date	25/09/2021
Bank CIN	10004152021092500966	REF No.	202126829529182
Office No	2509202101057D	Office Date	28/09/2021

This is computer generated receipt, hence no signature is required



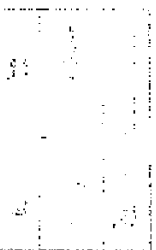
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SPECIAL POWER OF ATTORNEE

TO ALL TO WHOM THESE PRESENTS SHALL COME  
Ruparel, Indian (inhabitant) having address at Ruparel (1st, P  
Marg, Matunga Road (West) Mumbai 400016 SEND GREETINGS

A. WHEREAS I the owner / assignee of rights of immovable property in and around Mumbai, Municipal Suburban, New Matunga, some parts across India is entitled to develop, sell, lease, etc. am also holding various properties as individual, Partner, Director of various Companies holding various properties

B. AND WHEREAS I as the owner / assignee of rights of immovable property required to execute various documents such as Sale Deed, Power of Attorney and any other documents, insurance, document related to develop, purchase, sale, transfer, etc. Shops / Flats / Units, etc.





GSTIN No: 27AAAC0228R-23  
 Billing Period: 30/09/2020  
 Billing Cycle: 30/09/2020

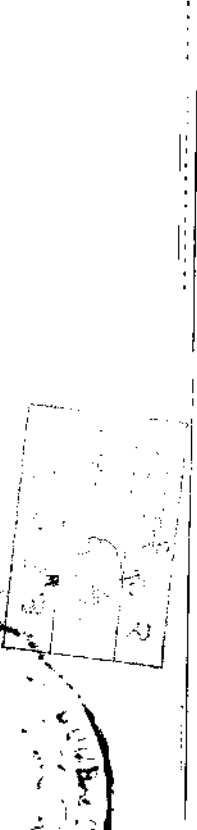
Bill No: 27AAAC0228R-23  
 Bill Date: 30/09/2020  
 Bill To: M. N. S. N.  
 Billing Address: 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Account No	Account Name	Account Type	Account Status
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Account No	Account Name	Account Type	Account Status
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Account No	Account Name	Account Type	Account Status
27AAAC0228R-23	M. N. S. N.	RETAIL	ACTIVE

490 GB Data @ 4Mbps  
 Unlimited thereafter @ 1Mbps  
 300 Free calls  
 with Broadband Plan  
 RS 1900



Enjoy  
 490 GB Data @ 4Mbps  
 Unlimited thereafter @ 1Mbps  
 300 Free calls  
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 RS 1900

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Document		Date	
Stamp Date		Date	
Type of Payment	Payee Details		
Office Name	Full Name		
Location	Flat/Block No.		
Venue	Premises/Building		
Account Head Details	Road/Street		
Amount In Rs	Area/Locality		
Town/City/District	State		
Remarks (If Any)		Amount In Words	
600.00		Six Hundred Rupees Only	

STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Bank C/N	Self No	Bank C/N	Self No
Bank Date	Bank Date	Bank C/N	Self No
Name of Bank	Branch	Bank C/N	Self No
Branch	Branch	Bank C/N	Self No
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Sl. No.	Remarks	Defacement No.	Defacement Date	Usurd	Defacement Amount
1	100118011184	100118011184	28/08/2021-11:16:18	ICR100	100.00
2	100118011184	100118011184	28/08/2021-11:16:18	ICR100	500.00
<b>Total Defacement Amount</b>					<b>600.00</b>

**भारत सरकार**  
Unique Identification Authority of India  
Government of India

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दस्तावेजांची संख्या -

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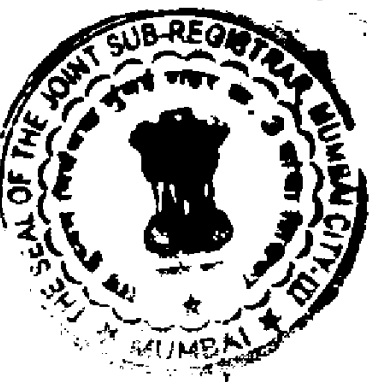
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4608679270207122P      4F      8603      18551830322      08-08-2007

00031010307      24A      24      251930111      08-08-2007

**Internet Handling Charges:**

11.000 USD

See Remarks: Registrars  
0.000 USD (before after 08/08/07)

www.irs.gov/irs/individuals/public



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**SELLER**

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SHREE SUKHAKARTA DEVELOPERS  
PRIVATE LIMITED

03/07/2013  
Permanent Account Number  
AATCS3173L

आयकर विभाग  
INCOME TAX DEPARTMENT

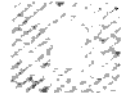


भारत सरकार  
GOVT. OF INDIA

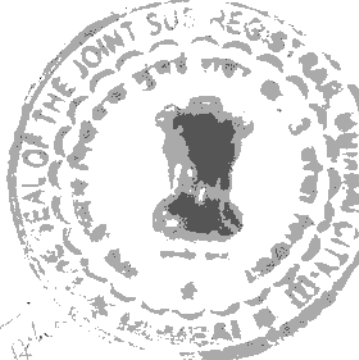
AMIT MAHENDRA RUPAREL  
MAHENDRA KARSANDAS RUPAREL

27/02/1974  
Permanent Account Number  
AAOPR0380E

*Amit Ruparel*  
Signature



*AMR*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

JAYLE PRADE  
SECTOR CHAIRMAN, TRADE  
ASSOCIATION

*Jayle Prade*  
Signature

**PURCHASER**

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

CHAITANYA H DABHOLKAR  
HEMANT DATTARAM DABHOLKAR

09/06/1988  
Permanent Account Number  
AOZPD4653D

*C. H. Dabholkar*  
Signature

*C. H. Dabholkar*

आयकर विभाग  
INCOME TAX DEPARTMENT



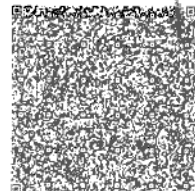
भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
BBRPB9704M

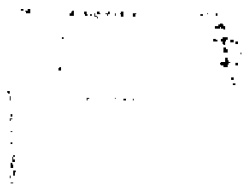
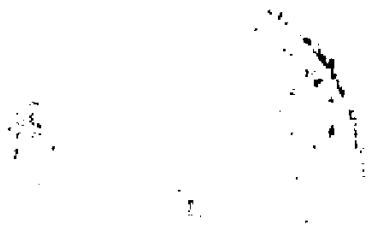
नाम/ Name  
LEENA CHAITANYA DABHOLKAR

पिता का नाम/ Father's Name



बबई - ३		
9000	900	990
२०२२		

*Leena*





भारत सरकार  
Government of India

अजय लक्ष्मण मोरे  
Ajay Laxman More  
जन्म तारीख / DOB : 17/05/2000  
पुरुष / Male



Aim

9223 9634 8376

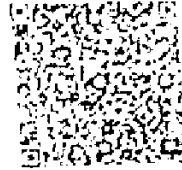
आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
GOVERNMENT OF INDIA



अजय लक्ष्मण मोरे  
Ajay Laxman More  
जन्म तारीख / DOB : 17/05/2000  
पुरुष / Male



*(Handwritten signature)*



3796 2720 0312

आधार - सामान्य माणसाचा अधिकार

वर्कई - ३	
900erL90L	990
२०२२	



450/17948

दस्त गोषवारा भाग-1

खंड-3

902/790

दस्ता, 06 ऑक्टोबर 2022 1.58 म.न.

दस्त क्रमांक: 17948/2022

दस्त क्रमांक: खंड-3 /17948/2022

मजदूर मूल्य: ₹. 1,03,47,671/-

मोजदला: ₹. 1,11,09,500/-

मजदूर मजदारी शुल्क: ₹. 6,66,800/-

दस्ता नं. 450, खंड-3 नं. 17948

पावती: 19274

पावती दिनांक: 06/10/2022

दस्ता दिनांक: 06-10-2022

मादरीकरणाने नाव: सीमा चैतन्य दाभोळकर

वेळी 1:50 म.न. या दिवशी

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 2200.00

पृष्ठांची संख्या: 110

एकूण: 32200.00

दस्त मजदूर करणाऱ्यांनी सही:

*Beena*  
मजदूर मजदारी निबंधक, खंड-3

*Beena*  
मह. दुय्यम निबंधक, खंड-3

दस्ता उद्देश: कारागारा

दस्ता उद्देश: (मजदूर) मजदूर मजदारी निबंधकाच्या हद्दीत किंवा मजदूर मजदारी निबंधकाच्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न  
करणाऱ्या मजदारी निबंधकाच्या हद्दीत किंवा

शिफ्ट क्र. 1 06 / 10 / 2022 01 : 50 : 23 PM ची वेळ: (मादरीकरण)

शिफ्ट क्र. 2 06 / 10 / 2022 01 : 51 : 42 PM ची वेळ: (फी)

### प्रतिज्ञापत्र

\*सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस  
दाखल केलेला आहे. \*दस्तातील संपूर्ण मजदूर, निष्पादक व्यक्ती, साक्षीदार व  
सोबत जोडलेल्या जागदपत्रांची सत्यता तपासली आहे. \* दस्ताची सत्यता, वैधता  
कायदेशीर बाबीसाठी दस्त निष्पादक व कनुसीधारक हे संपूर्णपणे जबाबदार राहतील.

*Beena*  
लिहून देणारे :

*Beena*  
लिहून घेणारे:

*C. H. D. Beena*  
SUB-REG





दस्तावेज नोंदणी भाग-2

वर्क 3

770/990

दस्तावेज क्रमांक:17948/2022

10/02/2022 2:08:54 PM

दस्तावेज नोंदणी क्रमांक:17948/2022

दस्तावेज प्रकार: (अपारणा)

क्र.सं.	पक्षकारांचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाथजी मधुकर हेमंतपुत्र बांधकाम विमितेड चे संचालक व अधिष्ठाता इमारतकारांचा श्री. अमित महेश लखन्या बांधकाम वनीस कुलसंचालकाने श्री. नर्मोद अशोक घाडे पत्ता:प्लॉट नं: अशिका, माळा नं: एडिना मन्नाबा, इमारतीचे नाव: सारिका आर्याना, ब्लॉक नं: मादुगा रोड पश्चिम, रोड नं: प्लॉट नं 273, विंग ताळारुळा जवळ, सेनापती बापट मार्ग, महाराष्ट्र, मुंबई. पिन नंबर:AATCS3173L	विहृत घेणार वय :-41 स्वाक्षरी:-		
2	नाथजीना हेमंतपुत्र कारभोलकर पत्ता प्लॉट नं: 303/40 माळा नं: - इमारतीचे नाव: सुनोचना वाने स्थल, ब्लॉक नं: बरळी बोळीवाडा, बरळी, मुंबई, रोड नं: वारम रोड, महाराष्ट्र, मुंबई. पिन नंबर:BBRPB9704M	विहृत घेणार वय :-30 स्वाक्षरी:-		
3	नाथजीना हेमंतपुत्र कारभोलकर पत्ता:प्लॉट नं: 303/40 माळा नं: - इमारतीचे नाव: सुनोचना वाने स्थल, ब्लॉक नं: बरळी बोळीवाडा, बरळी, मुंबई, रोड नं: वारम रोड, महाराष्ट्र, मुंबई. पिन नंबर:AQZPD4663D	विहृत घेणार वय :-34 स्वाक्षरी:-		

C.H. Ashaker

दस्तावेज नोंदणी करणेकरिता पक्षकारांनी करावयाचे दस्तावेज घेऊन दिव्याने कळविलेले करताना.

दिनांक 3 र्चि 2022 06 / 10 / 2022 02 : 00 : 29 PM

दस्तावेज:

अपारणा करणे अर्थ निवेदीना करताना की ते दस्तावेज घेऊन दशा-यानां अन्तीश: ओळखतात, व त्यांची ओळख पटवितात

क्र.सं.	पक्षकारांचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाथ अशोक - मोंग वय:22 पत्ता:सहिका मधुना, लखन्या आर्याना, मादुगा रोड पश्चिम, सेनापती बापट मार्ग पिन नोंद:400016	स्वाक्षरी		
2	नाथ दिपक मोंग वय:27 पत्ता:सहिका मधुना, लखन्या आर्याना, मादुगा रोड पश्चिम, सेनापती बापट मार्ग पिन नोंद:400016	स्वाक्षरी		

प्रमाणित करणेत येते की दस्तामध्ये एकूण.....770.....पाने आहेत पुस्तक क्रमांक-१, मध्ये खर्च-३/११.११.२०२२ नोंदला. दिनांक 08/10/2022

दिनांक 4 र्चि 2022 06 / 10 / 2022 02 : 02 : 07 PM

सह दुय्यम निबंधक, मुंबई शहर क्र.-३



सह. दुय्यम निबंधक, मुंबई शहर-३

sr. Purchaser Type Verification no. Amount Used At Deface Number Deface Date

Shree





\*\*\*\*\*  
DATED THIS      DAY OF                      2022  
\*\*\*\*\*

BETWEEN

Shree Sukhakarta Developers Pvt. Ltd.

.. PROMOTER

AND

**(1) MRS. LEENA CHAITANYA DABHOLKAR**

**(2) MR. CHAITANYA HEMANT DABHOLKAR**

.. FLAT PURCHASER

AGREEMENT FOR SALE OF UNIT /  
FLAT / PREMISES BEARING  
NO. 3404 ON 34<sup>th</sup> FLOOR,  
RUPAREL NOVA,