

Mob: 9082232214  
Balwant Parmar

Mob: 7666942444  
Rishab Parmar.



**SLUM REHABILITATION AUTHORITY**  
**PART OCCUPATION CERTIFICATE AS PER REG. NO. 11(8) OF DCPR 2034**  
**& as per S.R.A. Circular No. 178.**

No. SRA/ENG/3824/RN/PL/OC

Date: 17 JAN 2023

To,

M/s. Shreeraj Developer LLP,  
807/808, 8<sup>th</sup> floor, 'B' Wing,  
Hub Town Solaris, N.S. Phadke Marg,  
Opp. Telly Gully, Near Regency Hotel,  
Andheri (E), Mumbai - 400 069.

**Sub:** Part Occupation certificate to Sale Building No. 3 i.e. for wing D, E & F (from 1<sup>st</sup> floor (pt) to 23<sup>rd</sup> upper floors) proposed under Reg. 33(10) & 33(11) of DCPR 2034, of proposed S.R. Scheme on land bearing C.T.S. No. 1778, 1778/ 1 to 3, 1779 (pt), 1779, 1779/ 1 to 22, 1780(pt), 1780/1 to 11, 1781(pt), 1781/1 to 8, 1782 (pt), 1783 (pt), 1783/ 4 to 6, 1807/A (pt), 1807/A & 1807/1/A of Village Dahisar for Jai Bhavani CHS (prop), Sai Ashirwad CHS (prop), Sai Kripa CHS, Sai Sadan CHS (prop), Harsiddha Mata CHS (prop), Shree Parasnath CHS (prop), Shivganga CHS (prop) & Riddhi Siddhi (prop) at S.V. Road, Mumbai-400 068, in 'R/N' Ward of BMC.

**Ref:** IOA granted under even number dtd. 16/12/2016, amended Plans sanctioned on 31/10/2017, 13/06/2019, 05/05/2021, 26/08/2021 & your application dtd. 25/11/2022.

Gentleman,

The Part development work of Sale Building No. 3 proposed under Composite Redevelopment on land bearing CTS No. 1778, 1778/ 1 to 3, 1779, 1779/ 1 to 23, 1780, 1780/1 to 11, 1781, 1781/1 to 8, 1782, 1782/1 to 4, 1783, 1783/1 to 6, 1785, 1807/1A & 1807-A of Village Dahisar, Mumbai Suburban District, Ambawadi, Mumbai-400 068, for Riddhi Siddhi SRA CHS Ltd., Sai Ashirwad CHS (prop), Sai Kripa CHS, Sai Sadan CHS (prop), Harsiddha Mata CHS (prop), Shree Parasnath CHS (prop), Shivganga CHS (prop) & Jai Bhavani CHS (prop), in 'R/N' Ward of MCGM, is completed under supervision of Lic. Surveyor, Shri. Satish M. Hande (License No. H/47/LS) of M/s. Tryfour Associates, Structural Engineer, Shri. Achyut Watve of JW Consultants (License No. STR/W/10) & Site Supervisor, Shri. Mohan Manekar (License No.M/108/SS-1) may be occupied on the following conditions:-

1. This Part Occupation permission is granted to Sale Building No.3 for wing D, E & F (i.e. from 1<sup>st</sup> floor (pt) to 23<sup>rd</sup> upper floors).as per approval plans dtd 26/08/2021
2. That the balance conditions of LOI issued u/n. SRA/ENG/2679/RN/PL/LOI dtd. 28/04/2015 & Revised LOI dtd. 21/11/2016 and 05/10/2017 & 04/06/2019, shall be complied with before requesting full OCC.

Hubtown Solaris, 807/808, 8th Floor, N.S. Phadke Marg, Opp. Telli Gully,  
Near Regency Hotel, Andheri (East), Mumbai - 400069.  
Call : 022 - 26843911 / 26843912 | www.chandakgroup.com

## POSSESSION LETTER

Dated : 22/2/2023

To,  
Shashikant Atmaram Parab  
Sujata Shashikant Parab  
B-706, Raj Umang II, Ashok Van, S V Cross Road, Rawalpada, Dahisar (East), Mumbai,  
Maharashtra, INDIA, 400068

**Sub:** Possession of the flat/unit/premises admeasuring 342 square feet carpet are and bearing no. E-1606 in the E - WING" on the 16 floor ("the said Premises") of the building/project known as "Nishchay E - WING" lying being and situate at Amabawadi, Dahisar, Mumbai ("the said Project").

**Ref:** Agreement for Sale dated 10/10/2018 made and executed between ourselves and duly registered with the sub-registrar of assurances at Borivali under number BRL-4-15028-2018 ("the said Agreement") in respect of the said Premises in the said Project.

Dear Sir/ Madam,

1. We refer to the said Agreement.
2. We are pleased to inform you that we have obtained part occupation certificate on 17/01/2023 from the concerned authority in respect of the said Project including inter alia in respect of the said Premises ("the said OC"). A copy of the said OC has been already shared with you.
3. In pursuance of us having obtained the said OC, we hereby issue this notice to you, within the meaning of clause 9 (a) of the said Agreement, requesting you to accept the possession of the said Premises, subject to you having complied with the terms and conditions including inter alia making full and final payment of all the amounts due and payable under the said Agreement. You agree that the sale consideration in respect of the said Premises is arrived at after adjusting any additional input tax credit accrued/to be accrued to us, the Promoter, and there is no further obligation on the part of Promoter to pass any further benefit to you. Accordingly, you confirm that you are fully satisfied with the credit passed to you. You further agree and confirm that from the date of execution of this letter, you shall be liable to bear all the outgoings in respect of the said Premises and common amenities including but not limited to property tax, society maintenance, electricity charges and all other expenses and outgoings in accordance with the terms of the said Agreement.
4. You agree that you shall use the said Premises only for the purpose as agreed and stated in the said Agreement and for no other purpose.
5. You have inspected the said Premises and hereby confirm that the same has been constructed in accordance with the plans sanctioned by the concerned authority and the same has been perused by you and you confirm that you are fully satisfied with same.

*An*

*[Signature]*

Hubtown Solaris, 807/808, 8th Floor, N.S. Phadke Marg, Opp. Telli Gully,  
Near Regency Hotel, Andheri (East), Mumbai - 400069.  
Call : 022 - 26843911 / 26843912 | [www.chandakgroup.com](http://www.chandakgroup.com)

6. You further confirm that you have examined, inspected and measured the said Premises and you have no claim/s towards any variation in the carpet areas in the said Premises as per the terms of the said Agreement and you are fully satisfied in respect thereof.
7. You further confirm that you have examined and inspected the said Premises and there is no leakage, dampness, seepage, hairline cracks or water logging in the said Premises and you are fully satisfied with the condition of the said Premises and the amenities provided therein.
8. You shall not raise any objection in respect of our exclusive rights to advertise the said Project displaying our brand name/logo viz. "Chandak" and/or such other brand name/logo in any form as desired by us and as agreed and stated in the said Agreement.
9. You hereby further agree and confirm that the fit-out/ interior works shall be carried out by you and/or your contractors as per the approvals/permissions that may be granted by concerned authorities and/or under the supervision of the qualified architect and without causing any damage to the structure, external design, elevation, architectural features, walls, columns and beams and shall always maintain the building aesthetics/elevation as per the terms of the said Agreement. In respect of carrying out the fit-out works, you hereby undertake to indemnify us and/or our employees, agents and representatives and shall keep us duly defended and harmless against any actions, proceedings, claims, loss, damages, demands etc. that may be taken up / made by any person or party or authority by reason of any of your acts or omission in relation to the works in the said Premises, at your own costs, risks and consequences. Further, you shall alone be liable and responsible for any mishap or accident and consequential damage to any person or property or damage of any kind including but not limited to any leakage or seepage etc., that may occur in said Premises and/or any other premises and/or any part of the said Project/building, as a result of the fit-out works being carried out by you; and we shall not be held liable for the same towards the defect liability as per the terms of the said Agreement.
10. You further agree and undertake to become a member of the Society by signing necessary forms, applications, undertakings and indemnities and complying with all necessary formalities to that effect, and shall abide by all the rules, regulations and bye-laws as in force from time to time and as per the terms of the said Agreement. You further agree, that in the event of transfer of the said Premises to any third party, you shall obtain a prior written NOC from us and / or the Society, as the case may be. The provisions of the said Agreement and all the other letters and writings including this letter shall be binding upon such proposed transferee/s.
11. You confirm that you are signing this letter out of your own free will and without any force and/or coercion and after reviewing and understanding the contents hereof.
12. This Possession Letter shall always be read in consonance with said Agreement. All capitalised terms used in this letter and not specifically defined herein but defined in the said Agreement, shall have the same meaning as assigned to such terms in the said Agreement unless the context otherwise requires.

An

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(Am)



# SHREERAJ DEVELOPER LLP.

Hubtown Solaris, 807/808, 8th Floor, N.S. Phadke Marg, Opp. Telli Gully,  
Near Regency Hotel, Andheri (East), Mumbai - 400069.  
Call : 022 - 26843911 / 26843912 | www.chandakgroup.com

13. This letter is being issued to you in duplicate. You are requested to append your signature hereunder in confirmation of receipt of possession of the said Premises along with all sets of the keys in respect of the said Premises and in confirmation of the contents hereof.

Thanking you,  
Yours faithfully,  
For Shreeraj Developer LLP

Authorized Signatory

We hereby expressly agree and confirm having received possession of the said Premises and further agree and confirm to the terms, conditions, undertakings and indemnities mentioned hereinabove and the said Agreement.

Purchasers

  
(Shashikant Atmaram Parab)

(Sujata Shashikant Parab)

387/15028

पावती

Original/Duplicate

Wednesday, October 10, 2018

नोंदणी क्र.: 39M

4:26 PM

Regn.: 39M

पावती क्र.: 16938 दिनांक: 10/10/2018

गावाचे नाव: दहिसर

दस्तऐवजाचा अनुक्रमांक: बरल-4-15028-2018

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: शशिकान्त आत्माराम परब

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1960.00

पृष्ठांची संख्या: 98

एकूण:

रु. 31960.00

सह दु.नि.का-बोरीवली4

बाजार मुल्य: रु.3196462.5/-

मोबदला रु.6900000/-

भरलेले मुद्रांक शुल्क : रु. 345200/-

सह. दुय्यम निबंधक, बोरीवली क्र.-४,  
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: eChallan रकम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006652341201819M दिनांक: 28/09/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.1960/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1010201804642 दिनांक: 10/10/2018

बँकेचे नाव व पत्ता:

*(Amiya)*



12/10/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली  
4

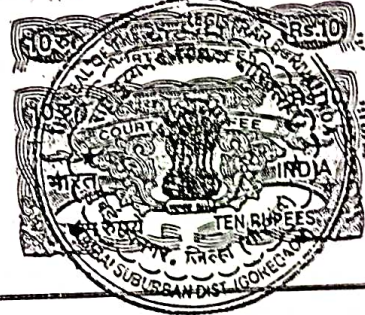
दस्त क्रमांक : 15028/2018

नोंदणी :

Regn.03m

भावाचे नाव : दहिसर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6900000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3196462.5
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : सदनिका नं: 1606 इ विंग, माळा नं: 16 वा मजला, इमारतीचे नाव: निक्षय, ब्लॉक नं: मानचंद चुनीलाल कपाऊड निअर परबत नगर, रोड : एस व्ही रोड दहिसर पूर्व मुंबई 400068, इतर माहिती: --- सोबत 1 कार पार्किंग स्पेस----- मिळकतीचे क्षेत्र 31.77 चौ मी रेरा कार्पेट एरिया ( ( C.T.S. Number : 1779 ; ) )
(5) क्षेत्रफळ	1) 34.95 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असलेले तेंव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- श्रीराज डेव्हलपर एल एल पी चे भागीदार अभय एस चांडक तर्फे मुखत्यार प्रदीप परब वय:-40; पत्ता:- प्लॉट नं: 807/808, माळा नं: 8 वा मजला, इमारतीचे नाव: हबटाउन सोलारीस बी विंग, ब्लॉक नं: एन एस फडके मार्ग, रोड नं: अंधेरी पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400069 पॅन नं:-ABUFS3204R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- शशिकांत आत्माराम परब वय:-42; पत्ता:- प्लॉट नं: बी 706, माळा नं: - इमारतीचे नाव: राज उमंग 2, ब्लॉक नं: अशोकवन एस व्ही क्रॉस रोड रावळपाडा, रोड नं: दहिसर पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400068 पॅन नं:-AHQPP3771J 2): नाव:- सुजाता शशिकांत परब वय:-41; पत्ता:- प्लॉट नं: बी 706, माळा नं: - इमारतीचे नाव: राज उमंग 2, ब्लॉक नं: अशोकवन एस व्ही क्रॉस रोड रावळपाडा, रोड नं: दहिसर पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400068 पॅन नं:-AHKPP9412A
(9) दस्तऐवज करून दिल्याचा दिनांक	10/10/2018
(10) दस्त नोंदणी केल्याचा दिनांक	10/10/2018
(11) अनुक्रमांक, खंड व पृष्ठ	15028/2C18
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	345200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-: (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 अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.  
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.**Integrated Governance enabling You to Do Business Easily**

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

Details of this transaction have been forwarded by Email ( dated 11/10/2018 ) to Municipal Corporation of Greater Mumbai.

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

खरी प्रत

सह. दुय्यम निबंधक, बोरीवली-४,  
मुंबई उपनगर जिल्हा.

Registration ID 201810102682

मूल्यांकनाचे वर्ष 2018  
 जिल्हा मुंबई(उपनगर)  
 मूल्य विभाग 89-दहीसर ( बोरीवली )  
 उप मूल्य विभाग 89/412 भुभाग: उत्तरेस लिक रोड,एस.खो. रोड, द्रुतगती मार्ग व नदीने वेढलेला भुभाग.  
 सर्वे नंबर/न. भू क्रमांक : सि.टी.एस. नंबर#1779

वर्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
जमीन	निवासी सदनिका	130800	88000	चौरस मीटर
1400	75600	100400		

**वांधीव क्षेत्राची माहिती**  
 बांधकाम क्षेत्र(Built Up)- 34.95चौरस मीटर  
 बांधकामाचे वर्गीकरण- 1-आर सी सी  
 उद्दवाहन सुविधा- आहे  
 मिळकतीचा शापर- मिळकतीचे वप-  
 निवासी सदनिका 0 TO 2थर  
 मिळकतीचा प्रकार- मिळकतीचा प्रकार-  
 मूल्यदर/बांधकामाचा दर - Rs.75600  
 वांधीव  
 11th floor To 20th floor

Sale Type - First Sale  
 Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 110% apply to rate = Rs.83160/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर  
 =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)  
 = (( (83160 - 31400) \* (100 / 100) ) + 31400)  
 = Rs.83160/-

मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
 = 83160 \* 34.95  
 = Rs.2906442/-  
 बांधकाम वाहन तळाचे क्षेत्र = 13.95चौरस मीटर  
 बांधकाम वाहन तळाचे मूल्य = 13.95 \* ( 83160 \* 25/100)  
 = Rs.290020.5/-

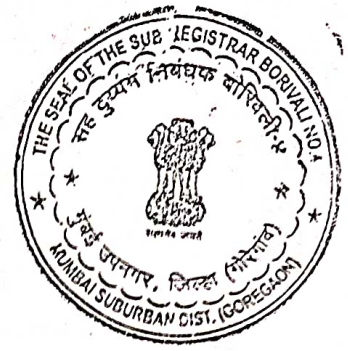
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + रेडनार्डन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बांधकाम वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बांधकाम बात्कनी  
 = A + B + C + D + E + F + G + H + I  
 = 2906442 + 0 + 0 + 0 + 290020.5 + 0 + 0 + 0 + 0  
 = Rs.3196462.5/-

Home Print

सह. दुय्यम निबंधक, बोरीवली क्र.-४,  
 मुंबई उपनगर जिल्हा.



वरल-४  
 94026 9 EC  
 2016



### AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at Mumbai on this 10<sup>th</sup> day of October, 2018: &

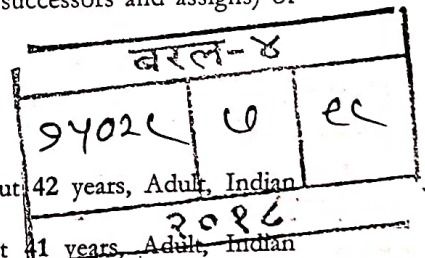
BETWEEN

SHREERAJ DEVELOPER LLP, a limited liability partnership registered under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at 807/808, Hubtown Solaris, 8<sup>th</sup> Floor, N.S. Phadke Marg, Opposite Teli Gully, Near Regency Hotel, Andheri (East), Mumbai - 400069, hereinafter referred to as "the Promoter" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the ONE PART;

AND

1.MR.SHASHIKANT ATMARAM PARAB, aged about 42 years, Adult, Indian Inhabitant of Mumbai, and  
2.MRS.SUJATA SHASHIKANT PARAB, aged about 41 years, Adult, Indian Inhabitant of Mumbai, having their address for the purpose of these presents at B-706, Raj Umang II, Ashok Van, S V Cross Road, Rawalpada, Dahisar (East), Mumbai - 400068, hereinafter referred to as "Allottee" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of individual/s (his/her/their heirs, executors, administrators and permitted assigns) of the OTHER PART.

The Promoter and the Allottee are hereinafter collectively referred to as "the Parties", and individually as a "Party". &







WHEREAS The Promoter is the Owner and/or otherwise well and sufficiently entitled to (i) all that pieces and parcels of land bearing CTS Nos. 1778, 1778/1 to 3, 1779, 1779/1 to 23, 1780, 1780/1 to 11, 1781, 1781/1 to 8, 1782, 1782/1 to 4, 1783, 1783/1 to 6, 1785, 1807A, 1807/1/A admeasuring in aggregate 16,803.60 square meters or thereabout lying being and situate at Village Dahisar, Taluka Borivali, Mumbai Suburban District and as more particularly described in the Part A of First Schedule (hereinafter referred to as the "said Portion"), (ii) all that pieces and parcels of land admeasuring 3609.20 square meters as per physical survey and comprising of land bearing CTS No. 1808 admeasuring 2765.90 square meters as per physical possession, land bearing CTS No. 1809 admeasuring 98.80 square meters, land bearing CTS No. 1814 admeasuring 15.20 square meters, land bearing CTS No. 1815 admeasuring 42.60 square meters, land bearing CTS No. 1818 admeasuring 62.00 square meters, and land bearing CTS No. 1769 (part) admeasuring 150.00 square meters, CTS No. 1811 admeasuring 207.80 square meters, CTS No. 1812 admeasuring 198.00 square meters, CTS No. 1817 admeasuring 68.90 square meters, all of Village Dahisar, Taluka Borivali, Mumbai Suburban District situate lying and being at Village Dahisar, Ambawadi in the Mumbai Suburban District and as more particularly described in the Part B of the First Schedule. The land described in the Part A and Part B of the First Schedule is delineated in blue color boundary line on the plan hereto annexed and marked as Annexure-1 and hereinafter jointly referred to as the "said Land".

B. The Promoter is in the process of acquiring the rights in respect of the adjoining lands and its vicinity and developing it in phase wise manner and the magnitude and scope of the said Land shall vary, modify in accordance with the actual acquisition of land and the term "said Land" shall be construed accordingly.

C. The said Land is largely encroached upon by hutment dwellers and is declared/notified/censused slum under the provisions of Maharashtra Slum Areas (Improvement, Clearance And Redevelopment) Act, 1971. The Promoter proposes to develop the said Land under Regulation 33(10) and 33(14) (D) of the Development Control Regulation for Greater Mumbai, 1991 as may be amended, modified and / or re-enacted from time to time (hereinafter referred to as "DCR 1991")/ the Development Control and Promotion Regulation, 2034 (as may be amended, modified and / or reenacted from time to time ("DCPR, 2034") and / or such other provisions of law as may be applicable from time to time ("the said Scheme").

D. The Competent Authority has issued Annexure II certifying the number of eligible hutment dwellers on the said Portion subject to further amendments from time to time.

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The Promoter has prepared composite scheme for redevelopment of the said Land and is entitled to amalgamate the development of the said Portion along with the land described in the Part B of the First Schedule. The Promoter shall obtain such other and further approvals and permissions as may be necessary for implementation of the said Scheme by amalgamating the development of the said Portion along with the land described in the Part B of the First Schedule as a whole project ("Whole Project").

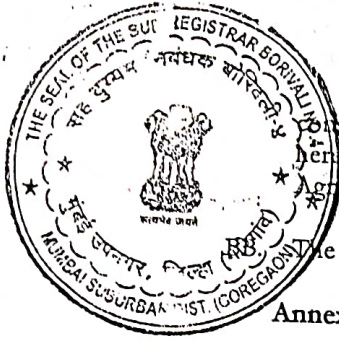
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F. The principal and material aspects of the development of the Whole Project on the said Land as disclosed by the Promoter are briefly stated below:

- (i) The area of the said Land is approximately 20,412.80 square meters of thereabout which is to be developed in a phase-wise manner.
- (ii) The proposed free Sale Component/ Sale FSI to be utilized on the said Land would be approximately 80,000 (Eighty Thousand) Square meters or thereabout including fungible FSI, premium FSI, clubbing FSI, and all other FSI/incentive FSI as may be approved by the authorities.
- (iii) The Promoter shall be entitled to designate any spaces/areas in the Whole Project (including on the terrace and basement levels of such area comprised in the Whole Project) for third party service providers, for facilitating provision and maintenance of utility services (such as power, water, drainage and radio and electronic communication) to be availed by the other allottees in the Whole Project. Such spaces may be allocated by the Promoter on lease, leave and license basis or such other method as may be deemed fit and proper by the Promoter. For this purpose, the Promoter may lay and provide the necessary infrastructure such as cables, pipes, wires, meters, antennae, base sub-stations, towers etc.
- (iv) The details of formation of the Apex Body, and, conferment of title upon the Apex Body with respect to the Whole Project are setout in the clauses 12 to 15 below.
- (v) The Promoter would be entitled to aggregate any contiguous land parcel with the development of the said Land, as provided under the Proviso to Rule 4(4) of the RERA Rules.
- (vi) The Promoter is entitled to amend, modify and/or substitute the future and further Development of the said Land, in full or in part, as may be required by the applicable laws from time to time or due to planning constraints which inter alia may include construction of buildings with the permutations and combinations of the Disclosed Layout in phase-wise manner on the part of the said Portion presently reserved for buildable/non buildable reservations, open space due to changes in layout by implementing various schemes as mentioned in Development Control Regulations or based on expectation of increased FSI which may be available in future on modification of DCR, 1991/DCPR 2034, which are applicable to the development of the said Portion/Land inter alia in consonance with revised DCR, 1991/DCPR 2034.
- (vii) The Allottee is aware and informed that in the event there is any change in the approvals for the phase-wise development of the said Land on acquisition of such additional land, the same may result in the change of the layout of the said Land and has confirmed and consented that the amendment to the layout of the said Land at any time in future, whether by way of amalgamation of such additional lands or sub division and/or clubbing of one or more schemes and/or in any manner whatsoever and modification/variation of the sanctioned plans including the building plans as a result thereof, shall be permissible, however the same would not affect the said Flat/Premises or the Real Estate Project.

G. The Slum Rehabilitation Authority ("SRA") has vide a Revised Letter of Intent dated 5<sup>th</sup> October, 2017, bearing No. SRA/ENG/2679/RN/PL/LOI



consideration as set out in the Second Schedule ("Sale Consideration") hereunder written and upon the terms and conditions mentioned in this Agreement.

The list of Annexures attached to this Agreement are as follows:

- Annexure "1" : Plan of the said Land.
- Annexure "2" : Disclosed Layout.
- Annexure "3" : RERA Certificate in respect of Wing "E".
- Annexure "4" : Copy of Property Register Card in respect of land underneath the Real Estate Project forming part of the said Portion.
- Annexure "5" : Copy of the Intimation of Approval.
- Annexure "6" : Copy of the Commencement Certificate.
- Annexure "7" : Copy of the said Title Certificate.
- Annexure "8" : Copy of the proposed plan of the said Flat/Premises.

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

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

1. The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same are set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience, and are not intended in derogation of RERA.
2. The Promoter shall construct the Real Estate Project to be known as "Nishchay Wing E" or such other name as the Promoter may decide. The said Real Estate Project shall be comprising 2 (two) level basements, 1 (one) stilt (part), part commercial (Ground Floor), 2<sup>nd</sup> level part podium, 2<sup>nd</sup> level (part) residential floor, 3 to 23 or more upper residential floors or as may be sanctioned by SRA from time to time. The Real Estate Project shall have the common areas and facilities that may be usable by the Allottee and are listed in the Third Schedule hereunder written.

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PROVIDED THAT the Promoter shall have to obtain prior consent in writing of the Allottee in respect of any variations or modifications which may adversely affect the Flat/Premises of the Allottee; except, any alteration or addition required by any Government authorities, or, due to change in law, or, any change as contemplated by any of the disclosures already made to the Allottee herein. Provided further that the Promoter shall be entitled to make modifications, variations, additions or alterations as may be required by the Promoter from time to time, by obtaining 2/3<sup>rd</sup> consent of concerned

*[Signature]*

*[Signature]*

*[Signature]*



this Agreement and unless the contrary is expressly stated, no clause in this Agreement limits the extent or application of another clause;

in determination of any period of days for the occurrence of an event or the performance of any act or thing shall be deemed to be exclusive of the day on which the event happens or the act or thing is done and if the last day of the period is not a Business Day, then the period shall include the next following Business Day;

- (xi) the words "include", "including" and "in particular" shall be construed as being by way of illustration or emphasis only and shall not be construed as, nor shall they take effect as, limiting the generality of any preceding words;
- (xii) references to a person (or to a word importing a person) shall be construed so as to include:
  - a. an individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organization, any government, or state or any agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal Personality/ separate legal entity);
  - b. that person's successors in title and permitted assigns or transferees in accordance with the terms of this Agreement; and
  - c. references to a person's representatives shall be to its officers, employees, legal or other professional advisers, sub-contractors, agents, attorneys and other duly authorized representatives;
- (xiii) where a wider construction is possible, the words "other" and "otherwise" shall not be construed ejusdem generis with any foregoing words.

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

**THE FIRST SCHEDULE HEREINABOVE REFERRED TO:**

**Part A**

(Description of the said Portion)

CTS Nos. 1778, 1778/1 to 3, 1779, 1779/1 to 23, 1780, 1780/1 to 11, 1781, 1781/1 to 8, 1782, 1782/1 to 4, 1783, 1783/1 to 6, 1785, 1807A, 1807/1/A admeasuring in aggregate 16,803.60 square meters or thereabout lying being and situate at Village Chalisga, Taluka Borivli, Mumbai Suburban District and bounded as follows:

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	On the North by
	On the South by
	On the East by
	On the West by

- : Parbat Nagar
- : CTS 1786
- : Saptashri Sankool
- : S V Road

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*✱*

*[Signature]*



**Part B**

All those pieces and parcels of land collectively admeasuring 2918.60 square meters (and admeasuring 3609.20 square meters as per physical survey) and comprising of (i) land bearing CTS No. 1808 (admeasuring 2550 square meters) (and admeasuring 2765.90 square meters as per physical possession), (ii) land bearing CTS No. 1809 (admeasuring 98.80 square meters), (iii) land bearing CTS No. 1814 (admeasuring 15.20 square meters), (iv) land bearing CTS No. 1815 (admeasuring 42.60 square meters), (v) land bearing CTS No. 1818 (admeasuring 62.00 square meters), and (vi) land bearing CTS No. 1769 (part) (admeasuring 150.00 square meters), (vii) CTS No. 1811 (admeasuring 207.80 square meters) (viii) CTS No. 1812 (admeasuring 198.00 square meters), (ix) CTS No. 1817 (admeasuring 68.90 square meters), all of Village Dahisar, Taluka Borivali, Mumbai Suburban District situate lying and being at Village Dahisar, Ambawadi in the Mumbai Suburban District and bounded as follows:

- On the North by : Land bearing CTS No.1778 of Village Dahisar;  
 On the South by : Land bearing CTS No.1807(B) of Village Dahisar;  
 On the East by : Land bearing CTS No. 1740/7 of Village Dahisar; and  
 On the West by : Land bearing CTS No. 1807(A) of Village Dahisar;

**THE SECOND SCHEDULE ABOVE REFERRED TO**

(Meaning of the Terms and Expressions)

Sr. No.	Terms and Expressions	Meaning
1.	The said Flat/Premises	Flat No.E/1606, admeasuring about 31.77 square metres equivalent to approximately 342 square feet carpet area on the 16 <sup>th</sup> Floor.
2.	Sale Consideration	Rs.69,00,000/- (Rupees Sixty Nine Lakhs only)
3.	Name of the Account for payment of Sale Consideration	Account No. 4811966562 with Kotak Mahindra Bank, J B Nagar Branch. IFSC Code KKBK0000651
4.	Possession Date	On or Before 31 <sup>st</sup> December 2023
5.	Permanent Account Number	Promoter's PAN: ABUFS3204R Allottee PAN: Mr.Shashikant Atmaram Parab: AHQPP3771J Mrs.Sujata Shashikant Parab: AHKPP9412A
6.	Name, address and email of the Allottee for the purposes of this Agreement	Mr.Shashikant Atmaram Parab and Mrs.Sujata Shashikant Parab, B-706, Raj Umang II, Ashok Van, S.V Cross Road, Rawalpada, Dahisar (East), Mumbai - 400068, parabshashi@yahoo.co.in
7.	Name, address of the Promoter for the purposes of this Agreement	Shreeraj Developer LLP, 807/808, Hubtown Solaris, 8 <sup>th</sup> Floor, N.S. Rhadke Marg, Opposite Teli Gully, Near Regency Hotel, Ambawadi (East), Mumbai - 400069



**THE THIRD SCHEDULE ABOVE REFERRED TO**  
(Description of the Real Estate Project Amenities)

1. Common Entrance Lobby;
2. Common Staircase of the said Building including the landing for the purpose of access and egress only and not for the purpose of storage, recreation, residence;
3. Common Pump room;
4. Common Passage and mid-landings;
5. Common electricity meters;
6. Elevator/s with respect to each wing.
7. Security cabin.
8. Fire Fighting System
9. Rain Water Harvesting

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
(Description of the Whole Project Amenities)

1. Jogging Track / Cycle Track.
2. Basketball Court.
3. Senior Citizen Sitting Area.
4. Tree Grove
5. Landscape Mound.
6. Open Gym
7. Sculpture Court
8. Open amphitheatre
9. Multipurpose Lawn
10. Yoga Meditation Lawn.
11. Reflexology garden.
12. Toddlers / Kid's Play Area
13. Gymnasium

**THE FIFTH SCHEDULE ABOVE REFERRED TO**  
(Description of the Specifications, Fixtures and Fittings in the said Flat/Premises)

1. Living Room & Bedroom/s:

- a. Vitrified Flooring Tiles.
- b. Electrical Switches of reputed brand.
- c. Laminate finish Entrance Door.
- d. Anodised Aluminium Sliding Windows with Granite Window Sills.
- e. Internal Walls finished with Acrylic Paint.

2. Kitchen:

- a. Granite Kitchen Platform along with Stainless Steel Sink.
- b. Tiles above the Platform.
- c. Electrical Switches of reputed brand.

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Bathroom:	
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	b. ec
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- a. Elegant Ceramic Flooring Tiles.
  - b. Elegant Ceramic Dado Tiles.
- Sanitary Ware and C.P. Fittings of reputed brand

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THE SIXTH SCHEDULE ABOVE REFERRED

(Schedule of payment of Instalments of the Sale Consideration by the Allottee to the Promoter)

On Booking (Earnest Money)	5.00%
Within 30 Days From Booking	4.99%
On Completion of Basement 2	3.01%
On Completion of Basement 1	3.00%
On Completion of Plinth	3.00%
On Completion of Podium Slab	3.00%
On Completion of 2nd Slab of the Real Estate Project	3.00%
On Completion of 4th Slab of the Real Estate Project	3.00%
On Completion of 6th Slab of the Real Estate Project	3.00%
On Completion of 8th Slab of the Real Estate Project	3.00%
On Completion of 10th Slab of the Real Estate Project	3.00%
On Completion of 12th Slab of the Real Estate Project	3.00%
On Completion of 14th Slab of the Real Estate Project	3.00%
On Completion of 16th Slab of the Real Estate Project	3.00%
On Completion of 18th Slab of the Real Estate Project	3.00%
On Completion of 20th Slab of the Real Estate Project	3.00%
On Completion of 22nd Slab of the Real Estate Project	3.00%
On Completion of Terrace Slab of the Real Estate Project	3.00%
On Completion of the Block Work / Brick Work of the said Premises	3.00%
On Completion of the Internal Plumbing of the Said premises	3.00%
On Completion of the Internal Plaster of the Said premises	3.00%
On Completion of the External Plaster of the Said premises	4.00%
On Completion of the Terrace Water Proofing of the Real Estate Project	4.00%
On Completion of the Flooring of the Said Premises	4.00%

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SIGNED SEALED AND DELIVERED )  
by the withinnamed Promoter i.e. Shreeraj )  
Developer LLP, through its authorized )  
partner Mr.Abhay Chandak in the presence )  
of ... )

For SHREERAJ DEVELOPER LLP

  
Partner

1. 
2. 



SIGNED AND DELIVERED by the )  
within named Allottee i.e. )

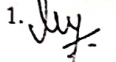

1. Mr.Shashikant Atmaram Parab

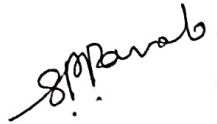




2. Mrs.Sujata Shashikant Parab

in the presence of...

1. 
2. 





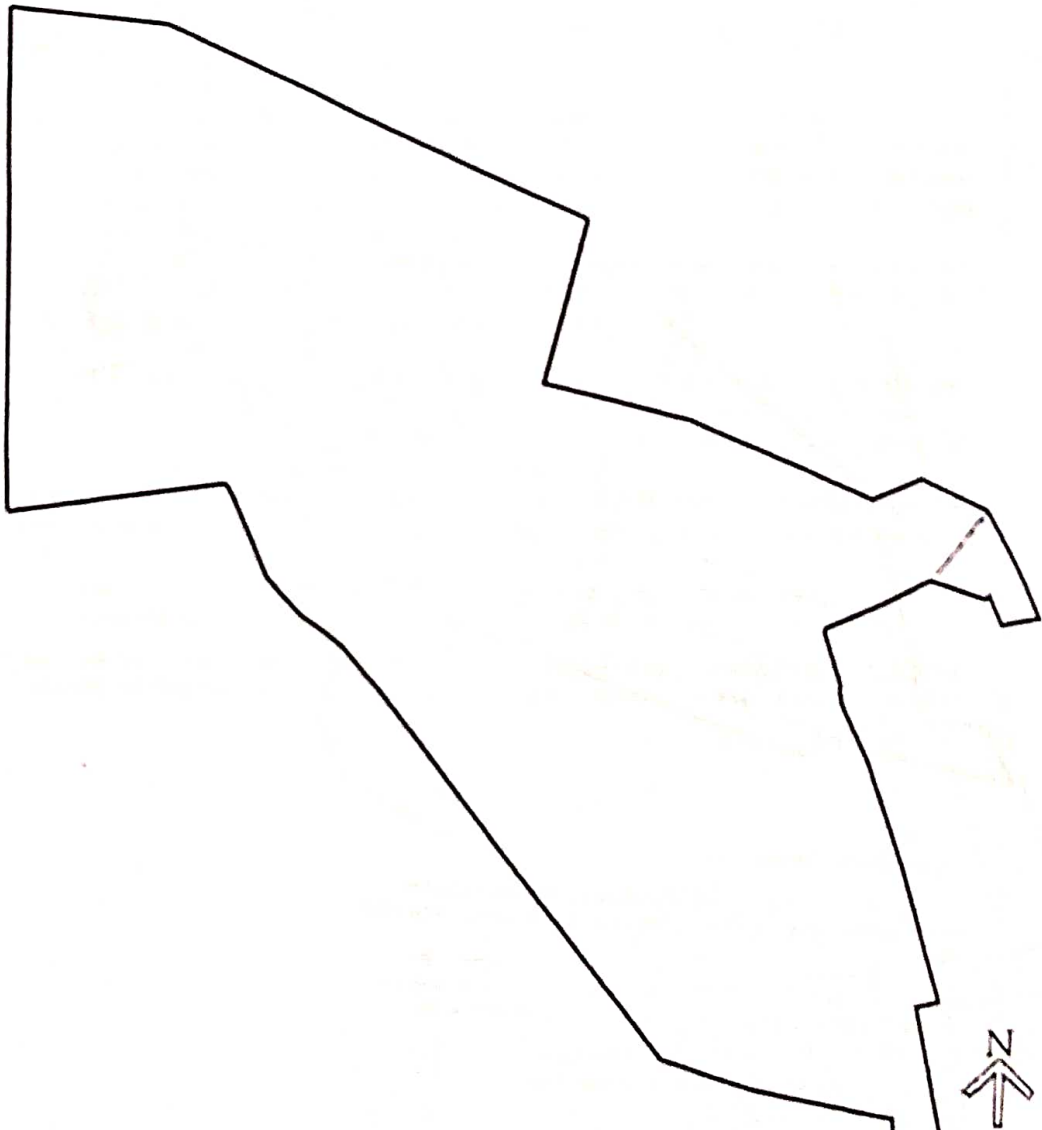
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ANNEXURE - 1



S.V. ROAD



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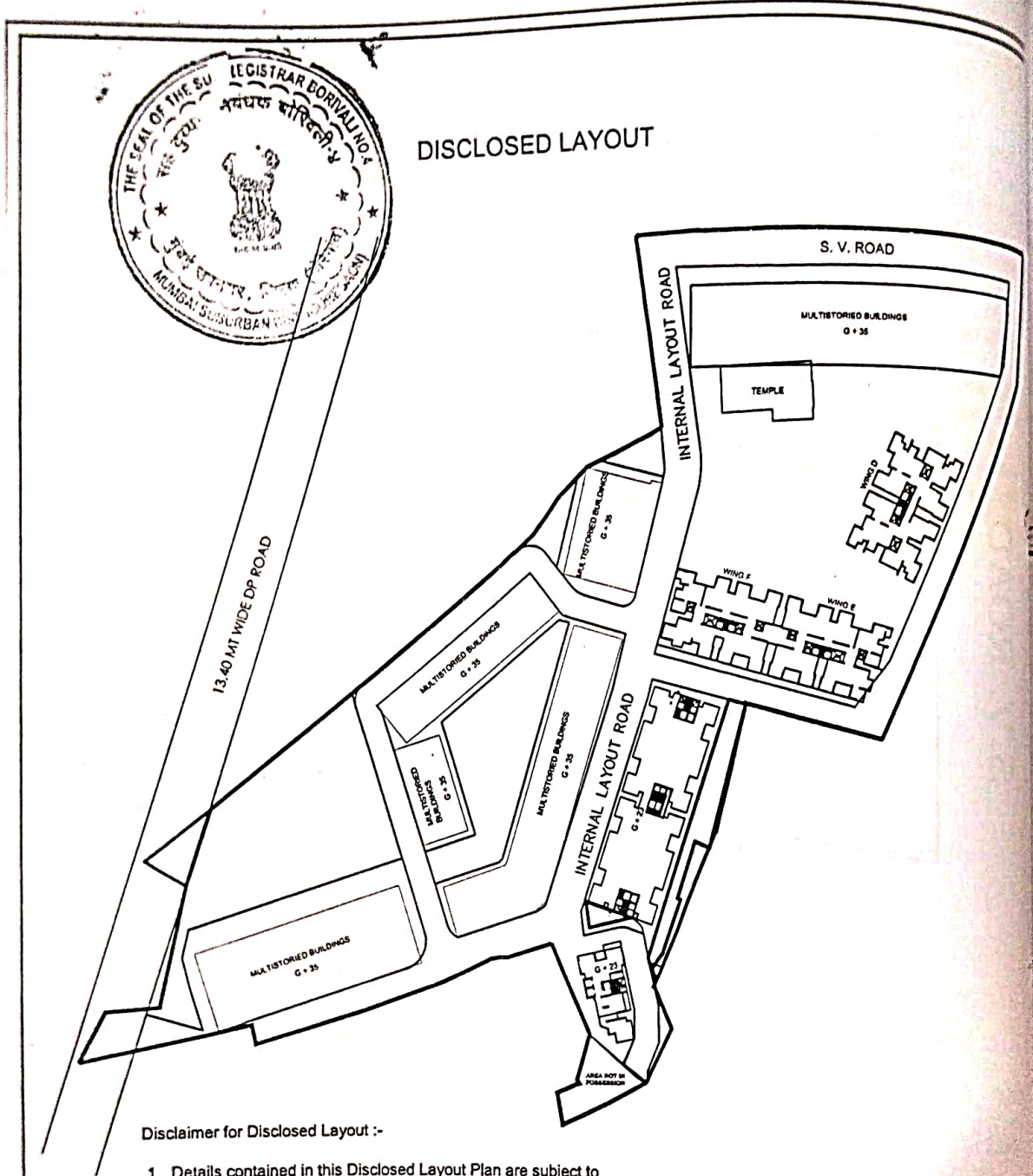
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# ANNEXURE - 2



## DISCLOSED LAYOUT



Disclaimer for Disclosed Layout :-

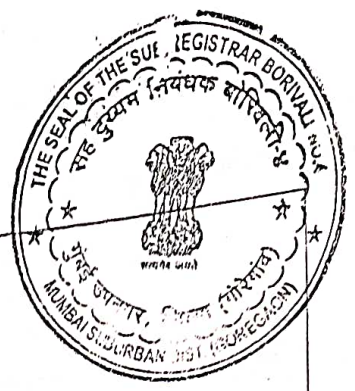
1. Details contained in this Disclosed Layout Plan are subject to terms and conditions more particularly described in this Agreement for Sale.
2. There may be reservations or other amenity structures in the layout/ on the said Land which are not identified on this plan and the same may be provided subject to approvals from the authorities.

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*[Signature]*

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## 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 :  
P51800015985

Project: *Nishchay - Wing E, Plot Bearing / CTS / Survey / Final Plot No.:1779 PART at Borivall, Borivall, Mumbai Suburban, 400068;*

1. **Shreeraj Developer Llp** having its registered office / principal place of business at *Tehsil: Andheri, District: Mumbai Suburban, Pin: 400069.*
2. This registration is granted subject to the following conditions, namely:-
  - 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

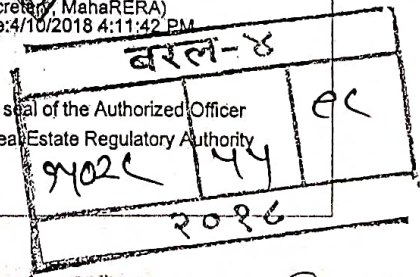
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, 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 **10/04/2018** and ending with **31/12/2023** 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 Pramanand Prabhu  
(Secretary, MahaRERA)  
Date: 4/10/2018 4:11:42 PM

Dated: 10/04/2018  
Place: Mumbai

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



*Am,*

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## SLUM REHABILITATION AUTHORITY

No. SRA/ENG/3824/RN/PL/AP

Date: **6 MAR 2018**

Mr. Satish M. Hande,  
M/s. Tryfour Associates,  
510-511, 'C' Wing, Trade World,  
Kamala Mill Compound,  
Senapati Bapat Marg,  
Lower Parel, Mumbai-400 013.

Sub: Amended plans of Sale Building No. 3 proposed under amalgamation & Joint Redevelopment under Reg. 33(10) & 33(14)(D) of DCR 1991 as per provision of Cl. 7.7 of Appendix-IV, Reg. 33(10) of DCR 1991 of proposed S.R. Scheme Jai Bhavani CHS (prop) on land bearing C.T.S. No. 1779 (pt), 1780(pt), 1780/1 to 11, 1781(pt), 1781/1 to 8, 1779(pt), 1779/21, 1779/22, 1807/A & 1807/1/A of Village Dahisar, MSD, at S.V. Road, Ambawadi, Dahisar, Mumbai with ongoing sanctioned S.R. Scheme of proposed Sai Ashirwad CHS (prop), Sai Kripa CHS, Sai Sadan CHS (prop), Harsiddha Mata CHS (prop), Shree Parasnath CHS (prop), Shivganga CHS (prop) & Riddhi Siddhi (prop) on land bearing CTS No. 1778, 1778/ 1 to 3, 1779, 1779/ 1 to 22, 1782 (pt), 1783 (pt), 1783/ 4 to 6 & 1807/A (pt) of Village Dahisar, Mumbai Suburban District, at S.V. Road, Ambawadi, Dahisar, Mumbai-400 068, in 'R/N' Ward of MCGM.

Ref: i) IOA issued u/n.SRA/ENG/3824/RN/PL/AP dtd. 16/12/2016 & Amended Plan dtd. 31/10/2017.

ii) Your application for amended plans dtd. 14/02/2018

Gentleman,

1. That all conditions mentioned in Letter of Intent issued under No. SRA/ENG/2679/RN/PL/LOI dtd. 28/04/2015 & Revised on 21/11/2016 & 05/10/2017 shall be complied with.
2. That this amended plans are sanctioned in supersession to earlier amended plans issued u/n. No. SRA/ENG/3824/RN/PL/AP dtd. 31/10/2017, hence the relevant conditions of IOA issued under even number dtd. 31/10/2017 will stands modified accordingly and shall be complied with.

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That the revised Structural designs, drawings and calculations shall be submitted before re-endorsement of plinth C.C.

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Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai- 400051  
Tel: 022-26565800/26590405/1879 Fax: 91-22-26590457 Website: www.sra.gov.in E-mail: info@sra.gov.in

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4. That you shall appoint Project Management Consultant with prior approval of Dy. Ch. Eng.(SRA) /Executive Eng.(SRA) for the implementation /Supervision /Completion of the S.R. Scheme.
5. The Third party quality auditor shall be appointed for the scheme with prior approval of Dy. Ch. E. (SRA)/ E.E. (SRA) for quality audit of the building work at various stages of the S.R. Scheme.
6. That you shall submit the remarks from Electric Company for the size & location of meter room before asking further C.C.
7. That you shall submit the remarks of Executive Engineer (M&E) of MCGM.
8. That the revised drainage approval shall be obtained as per the amended plans.
9. That the slab of the Underground Tank shall be designed with "AA" class loading to bear the load of the fire tender.
10. That the separate P.R. Cards in words duly certified by Superintendent of Land Records for D.P. Road/ set back/ D.P. reservation/ net plot shall be obtained and submitted before obtaining C.C. to last 25% of built-up area in the scheme.
11. As per Circular No. 130, cess of one percent of total cost of construction (excluding land cost) shall be paid before grant of C.C.
12. That you shall submit the Revised NOC from EE (T&C) of MCGM before asking plinth C.C.
13. That further CC will be restricted for built up area adm. 66.34 sq. mt./ till the possession of adverse possession of land.
14. That the final plan shall be mounted on canvas before asking Occupation Certificate.

One set of amended plan is returned herewith as token of approval.

Yours faithfully,

Executive Engineer, II,  
Slum Rehabilitation Authority

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Copy to: For information please,

1. Developer, M/s. Shreeraj Developer LLP.
2. Asst. Commissioner, 'R/N' Ward of MCGM,
3. A. E. (W.W.), 'R/N' Ward of MCGM,
4. A.A. & C., 'R/N' Ward of MCGM,
5. Dy. Collector (SRA),
6. I.T. Section (SRA).

Executive Engineer-II  
Slum Rehabilitation Authority

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## SLUM REHABILITATION AUTHORITY

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

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

No. SRA/ENG/3824/RN/PL/AP  
COMMENCEMENT CERTIFICATE

23 MAR 2018

SALE BLDG. No. 03

TO,  
M/s. Shreeraj Developer

807, 808, 8th Floor, Hubtown Solaris,  
N.S. Phadke Marg, Opp. Telli Galli,  
Near Regency Hotel, Andheri (East),  
Mumbai - 400 069.

With reference to your application No. 1066 dated 05/12/2016 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. ---

C.T.S. No. 1778, 1778/1 to 3, 1779, 1779/1 to 22, 1780(pt), 1780/1 to 11, 1781(pt), 1781/1 to 8, 1779(pt), 1779/21 to 22, 1782(pt), 1783(pt), 1783/4 to 6, 1807(pt)/A(pt), 1807/1/A

of village Dahisar MSD T.P.S. No. ---  
ward R/N Situated at S.V. Road, Ambawadi Dahisar, Mumbai-400 0

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI U/R No. SRA/ENG/2679/RN/PL/LOI dt. 05/10/2017  
IDA/U/R No. SRA/ENG/3824/RN/PL/AP dt. 06/03/2018  
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 44 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. ~~The conditions~~ 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.

The C.E.O. (SRA) has appointed Shri, Pradip B. Pawar

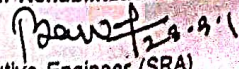
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

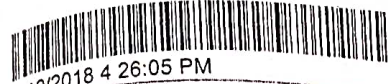
This C.C. is granted for work up to Plinth level (i.e. top of upper level basement)  
for Wing D, E & F Only.

Certified True Copy  
For M/S TRYFOUR ASSOCIATES

  
Satish M Hande  
(Lic. Surveyor)  
H/47/LS

For and on behalf of Local Authority  
The Slum Rehabilitation Authority

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



10/10/2018 4 26:05 PM

दस्त गोषवारा भाग-2

वरल-4

दस्त क्रमांक:15028/2018

दस्त क्रमांक :वरल-4/15028/2018

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्रीराज डेव्हलपर एल एल पी चे भागीदार अभय एस चांडक तर्फे मुखत्यार प्रदीप परब पत्ता:प्लॉट नं: 807/808, माळा नं: 8 वा मजला, इमारतीचे नाव: हबटाउन सोलारीस बी विंग, ब्लॉक नं: एन एस फडके मार्ग, रोड नं: अंधेरी पूर्व, महाराष्ट्र, मुम्बई. पॅन नंबर:ABUFS3204R	लिहून देणार वय :-40 स्वाक्षरी:-		
2	नाव:शशिकांत आत्माराम परब पत्ता:प्लॉट नं: बी 706, माळा नं: -, इमारतीचे नाव: राज उमंग 2, ब्लॉक नं: अशोकवन एस व्ही क्रॉस रोड रावळपाडा, रोड नं: दहिसर पूर्व, महाराष्ट्र, मुम्बई. पॅन नंबर:AHQPP3771J	लिहून घेणार वय :-42 स्वाक्षरी:-		
3	नाव:सुजाता शशिकांत परब पत्ता:प्लॉट नं: बी 706, माळा नं: -, इमारतीचे नाव: राज उमंग 2, ब्लॉक नं: अशोकवन एस व्ही क्रॉस रोड रावळपाडा, रोड नं: दहिसर पूर्व, महाराष्ट्र, मुम्बई. पॅन नंबर:AHKPP9412A	लिहून घेणार वय :-41 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:10 / 10 / 2018 04 : 03 : 54 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:रुपेश पटेल  
वय:30  
पत्ता:भंगलोर स्टोर गोरेगाव पश्चिम  
पिन कोड:400104

2 नाव:जगदीश सावंत  
वय:40  
पत्ता:इम्तियाझ चाळ सुन्दांम नगर बोरीवली पूर्व  
पिन कोड:400066

वरल-४

94026	ew	ec
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छायाचित्रे ०१ अंगठ्याचा ठसा



शिवका क्र.4 ची वेळ:10 / 10 / 2018 04 : 04 : 56 PM

शिक्का क्र.5 ची वेळ:10 / 10 / 2018 04 : 05 : 38 PM नोंदणी पुस्तक 1 मध्ये

सह न.नि.का-बोरीवली4

EPayment Details.

sr. Epayment Number  
1 MH006652341201819M  
2 1010201804642

Defacement Number  
0003865834201819  
1010201804642D

