

391/697

पावती

Original/Duplicate

Thursday, January 13, 2022

नोंदणी क्र. :39म

4:48 PM

Regn.:39M

पावती क्र.: 770 दिनांक: 13/01/2022

गावाचे नाव: कांजुर

दस्तऐवजाचा अनुक्रमांक: करल4-697-2022

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अभिजीत दत्तात्रय वझे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

**DELIVERED**

एकूण:

रु. 32000.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

5:07 PM ह्या वेळेस मिळेल.

*Shastri*  
सह दु.निबंधक कुर्ला - 4  
सह दुय्यम निबंधक कुर्ला-४  
मुंबई उपनगर जिल्हा

बाजार मुल्य: रु.6939542.4 /-

मोबदला रु.10374000/-

भरलेले मुद्रांक शुल्क : रु. 518700/-

1) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1301202204997 दिनांक: 13/01/2022

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011609482204997E दिनांक: 13/01/2022

बँकेचे नाव व पत्ता:

**DELIVERED**

Pre-Registration summary (नोंदणी पूर्व गोषवारा)

Valuation ID	202201135577	मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )	13 January 2022,04:44:50 PM
मूल्यांकनाचे वर्ष	2021	करल 4	
जिल्हा	मुंबई (उपनगर)		
मूल्य विभाग	120-कांजर - कुर्ला		
उप मूल्य विभाग	120/547 भुभाग: एल.बी.एस.मार्गाच्या पश्चिमेकडील सर्व मिळकती.		
सर्व्हे नंबर /न. प्र. क्रमांक :	सि.टी.एस. नंबर#177		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
58180	118400	130700	163200
बांधीव क्षेत्राची माहिती			ओद्योगिक
बांधकाम क्षेत्र (Built Up)-	55.82 चौरस मीटर	मिळकतीचा वापर-	मोजमापनाचे एकक
बांधकामाचे वर्गीकरण-	1-आग सी सी	मिळकतीचे वय-	चौरस मीटर
उदवाहन सुविधा-	आहे	मजला -	
गन्ता सन्मुख -			
Sale Type - First Sale			
Sale/Resale of built up Property constructed after circular dt.02/01/2018			
मजला निहाय घट/वाढ	= 105% apply to rate= Rs.124320/-		
			करल 8
			६६० १ १००
			२०२२
घसा-यानुसार मिळकतीचा प्रति ची, मीटर मूल्यदर	= (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी (खुल्या जमिनीचा दर )		
	= ( ( (124320-58180) * (100 / 100 ) ) + 58180 )		
	= Rs.124320/-		
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
	= 124320 * 55.82		
	= Rs.6939542.4/-		
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेडनमिन मजला क्षेत्र मूल्य + लगतच्या गल्लीचे मूल्य + अटीत गल्लीचे मूल्य + बंदित वाहत तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + फ्लारती भोवतीच्या खुल्या जगेचे मूल्य + बंदित बाळकनी + रेकॉग्निज्ड वाहनतळ		
	= A + B + C + D + E + F + G + H + I + J		
	= 6939542.4 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0		
	= Rs.6939542.4/-		

Home Print



सहा दुय्यम निबंधक कुर्ला - ४  
मुंबई उपनगर जिल्हा



CHALLAN  
MTR Form Number-6



GRN	MH011609482202122E	BARCODE			Date	13/01/2022-13:53:48	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)				
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4			Full Name	ABHIJIT DATTATRAY VAZE			
Location	MUMBAI			Flat/Block No.	FLAT NO 501 5TH FLOOR C WING HAPPY			
Year	2021-2022 One Time			Premises/Building	HOME C WING			

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030045501 Stamp Duty	518700.00	DRAKSHI BAUG, J M ROAD	BHANDUP, MUMBAI		4 0 0 0 7 8
0030063301 Registration Fee	30000.00				



Remarks (If Any)

SecondPartyName=MS ENTREE DEVELOPERS

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Total	5,48,700.00	Amount In Words	Five Lakh Forty Eight Thousand Seven Hundred Rupees Only
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Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK		
Cheque-DD Details	Bank CIN	Ref. No.	69103332022011315250	2723963206
Cheque/DD No.	Bank Date	RBI Date	13/01/2022-13:58:37	Not Verified with RBI
Name of Bank	Bank-Branch	IDBI BANK		
Name of Branch	Scroll No. , Date	Not Verified with Scroll		

Mobile No. : 9324653017

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

*A. D. Vaze*

*J. J. J.*

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AGREEMENT

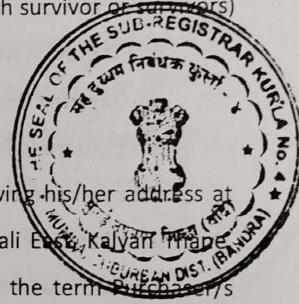
THIS AGREEMENT is made and entered into at Mumbai this 13<sup>th</sup> day of January, 2022.

BETWEEN

**M/s. Entee Developers**, a Partnership firm, registered under the provisions of the Indian Partnership Act, 1932, having its registered office at B-2/G-11, Khira Nagar, S V Road, Santacruz (West), Mumbai 400054 referred to as the "**Developers**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean include the partner or partners for the time being and from time to time constituting the said firm, the survivors of them and the heirs, executors, administrators and assigns of the last such survivor or survivors) of the **One Part**;


AND

**Mr. Abhijit Dattatray Vaze an adult** of Mumbai, Indian Inhabitant, having his/her address at 1/15, Tarabai Niwas, New Ayre Road, Near Rajganga Building, Dombivali East, Kalyan Thane, Tilaknagar, Maharashtra, 421201, hereinafter for the sake of brevity, the term **Purchaser/s** shall be referred to as "**THE PURCHASER/S**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include their respective heirs, executors, administrators and permitted assigns) of the **Other Part** and shall include Investor/s for the purposes of Article 5(g-a) (ii) of the Schedule I to the Bombay Stamp Act, 1958



WHEREAS:

1. One Mr. Jamnadas D Pandey hereinafter called the "**Owner**" is seized and possessed or otherwise well and sufficiently entitled to hold and is in possession of land admeasuring 1264 Sq. yards equivalent to 1057.75 Sq. Meters, bearing Survey No. 147, CTS No. 177,177/1 to 17 of Village Kanjur Taluka Kurla in the Registration District of Bombay City and Bombay Suburban and two structures constructed thereon bearing Municipal Assessment Nos. SX-08-0374-03-2-0000, SX-08-0874-03-5-0000, SX-08-0874-00-1-0000 more particularly described in the Schedule hereunder written and delineated by red colour boundary lien on the plan annexed hereto;
2. M/s. Ratansay Karsondas & Ors. The Proprietors of M/s. Bhandup Estate are the original Owners and holders of the said land;
3. By a Deed of Conveyance dated 23/08/1971 executed between the original Owners M/s. Ratansay Karsondas and other as the Vendors therein and the Owner as the Purchasers therein and registered with the Sub-Registrar of Assurances bearing Serial No.S-305 the party of the First Part herein purchased the said land admeasuring 1350 Square Yards equivalent to 1132 Square Meters of thereabouts;

 Abhijit Vaze

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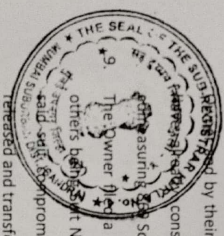
4. 1350 Square Yards the Owner sold a portion of the said land admeasuring 955 Square Yards to one Manilal Dhanji Kenia by Registered Deed of Conveyance leaving balance piece of land admeasuring 395 Square Yards out of the said purchased land;

5. (a) Mr. Balinath Baldev and (b) Mr. Jagannath Baldev were in possession of the portion of the said land admeasuring 55'x55' as the tenant of one Trivenbat the widow of Kaildas Khusaldas Gandhi claiming to the lessee of M/s. Bhandup Estate and constructed structure thereon;

6. By a Deed of Conveyance dated 17/11/1960 the said Balinath Baldev and another sold the said structure and assigned the right, title and interest in respect of the said portion of the land to the Owner and the Owner has been holding the said portion of the said land as the tenant thereof;

7. The Owner is in use, occupation exclusive and continuous possession of the said land admeasuring 869 Square Yards or thereabout since the year 1960 and thereby the Owner acquired the right of Owner ship by adverse possession and the Owner of the structures constructed thereon as aforesaid;

8. M/s. Ratansey Karsondas and others by an Agreement dated 05/11/1987 have agreed to release, assign their right, title and interest in respect of the said land in favour of the Owner by their letter dated in November, 1987 M/s. Ratansey Karsondas and others consented to get the records of rights in respect of the said land in possession of the Owner to be transferred in his name;



9. The Owner (M/s. Ratansey Karsondas and others) has consented to get the records of rights in respect of the said land in possession of the Owner to be transferred in his name; and the said property is released and transferred in the name of the Owner;

10. The Owner has proposed a Scheme for development of the said land erecting houses thereon by constructing multistoried buildings;

11. By Development Agreement dated 17/01/1992, executed by and between Mr. Jamanprasad D Pandey (therein the Owner) and M/s. Akriti Builders (therein the Developer), the Owner therein agreed to develop the area admeasuring 1264 Square Yards for the consideration and on terms and conditions mentioned therein.

12. To the Development Agreement dated 24/08/2002, Mr. Jamanprasad D Pandey and all the tenants put M/s. Akriti Builders in physical possession of the said Property.

13. By an Order dated 10/12/1994 the builders herein obtained permission from Slum Improvement Authority to develop the aforesaid property utilizing 2.5 F.S.I. for the said property.

14. Under afore stated Development Agreement dated 23/02/1992, M/s. Akriti Builders obtained permissions/approvals in respect of the said Property as under:-

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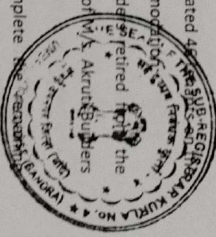
a) LOI dated 29/03/1993 bearing reference issued by Deputy of the Collector & Component Authority in favour of M/s. Akriti Builders is annexed here to and marked as ANNEXURE "A"

b) Slum Rehabilitation Authority issued Intimation of Approval (IOA) dated 26/02/2009, bearing Ref. No. SRA/Eng./2160/S/PL/AP, in respect of the CTS NO. 177. A copy of the said IOA is annexed here to and marked as ANNEXURE "B"

c) Slum Rehabilitation Authority issued Revised/Amended Commencement Certificate dated 24/06/2009, bearing No. SRA/ENG/2160/S/PL/AP in respect of the CTS NO. 177. A copy of the said Commencement Certificate is annexed here to and marked as ANNEXURE "C"

15. M/s. Akriti Builders/Developers the said Builders have taken several steps to develop the said property and have already commenced Development of the Said Property in accordance of the plan approved by SRD and have also accommodated the said property by providing the tenants free of cost alternate accommodation.

16. Mr. Ramesh A Mishra, one of the partners of M/s. Akriti Builders retired from the partnership and Mr. Yogesh K Gala and 4 others became partners of M/s. Akriti Builders under Deed of Partnership dated 01/04/1997;



17. The Builders have approached the Developers herein to complete the development of the property on the terms and conditions hereinafter recorded as they are having financial difficulties and Developers have agreed to develop the property relying on representation made by Mr. Ashok J Singh, Partner of Builders as recorded hereinafter;

18. By and under an agreement dated 24/08/2002, between M/s. Akriti Builders (therein the Builders) and M/s. Entee Developers (therein and herein the Developer), the Builder therein agreed to grant developmental rights in respect of all the piece and parcel of land which includes the said land in aggregate, admeasuring 2219 Square Yards equivalent to 1857 Square Meters or thereabouts along with the structure/s constructed thereon which is lying being and situate at Village-Kanjur, Taluka-Kurla, Dist-Bombay Suburban and bearing Survey No. 147, CTS NO. 177, 177/1 to 17 of Kanjur within Registration Sub-District of Bandra, which is more particularly described in the First Schedule hereunder (hereinafter the said referred to as "THE SAID PROPERTY") for the consideration and on terms and conditions mentioned therein.

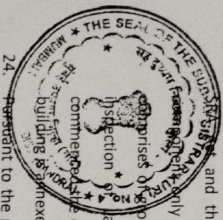
19. Under afore stated Development Agreement dated 24/08/2002, M/s. Entee Developers have obtained further permissions/approvals in respect of the said plots of land as under:-

a) Slum Rehabilitation Authority issued Revised/Amended Commencement Certificate dated 27/04/2016, bearing No. SRA/ENG/2160/S/PL/AP, in respect of the CTS No. 177. A copy of the said Commencement Certificate is annexed here to and marked as ANNEXURE "D"

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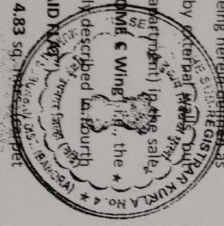
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 The said property may be constructed on the property by utilizing balance FSI in buildings/floors may or any other FSI/benefit which may be available in respect of the said property or any other property and which can be utilized on the said Property or any other benefit that can be utilized on the said Property or otherwise as also by utilizing TDR as may be permitted in law for construction on the property or any part thereof, the Developers alone shall be entitled to the same.

21. The Developers have entered into a standard Agreement with the Architect Arch-V- Shan- Creations. The Developers have appointed Structural Engineers Mr. Chinan Patel for the said Building for the preparation of structural designs and drawings of the building and the Developers have accepted the professional supervision of the Architects and Structural Engineers till the completion of the building.
22. The Developers have got approved from the concerned local authority, various plans, including the Amended Plans, Block Plans, Layout Plan, Floor Plan, Terrace Plan, specifications, elevations, sections and details of the said building. A copy of the Amended Plan, Block Plans, Layout Plan, Floor Plan, Terrace Plan, specifications, elevations, sections and details is annexed hereto and marked as ANNEXURE "E"
23. The Developers hereby declare that present re-development project is under provisions of the Maharashtra Act, 1963 and the new building is a sale Component Building which includes Sale Component Building only i.e. only 'C' Wing. The 'C' Wing of the said Sale Component Building comprises of Ground plus 7 / 8 (Seven or Eight) upper floors. The Developer has given layout plan of sale building to Purchaser/s. The Developers have construction of the said Building. A copy of the said Layout plan of Sale Component Building is annexed hereto and marked as ANNEXURE "F".
24. Pursuant to the plans sanctioned by the SRA (Slum Rehabilitation Authority) and other concerned authorities, the Developers have commenced construction of the said building i.e., ('C' Wing).
25. Prior to execution of this Agreement, the Purchaser/s has/have demanded from the Developer and the Developer has given inspection to the Purchaser/s of all the documents of the title & planning relating to the said property and development permission, approvals such as Development Agreement, Power of Attorney, Sale Deed, Society Resolutions, Plans, Approvals, Designs and Specifications prepared by the Developer and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction Sale, Management and Transfer) Act, 1963, Maharashtra Housing (Regulation and Development) Act, 2012, Real Estate (Regulation and Development) Act, 2016, as may be applicable and the rules made there under. (Hereinafter referred to as "THE SAID ACTS") including Property Card/s, or any other relevant Title Deed showing the nature of title to said property on which building is to be constructed. The Purchaser/s shall not be entitled to further investigate the title and



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 rights, powers and authorities of the Developer and no objection or objection shall be raised on any matter relating thereto and howsoever in connection therewith.

- (a) Copies of the Certificate of title issued by the Advocates of the Developers has also been inspected by the Flat Purchaser is annexed hereto and marked as ANNEXURE "G"
- (b) The Flat Purchaser has/have, in pursuance to what is stated herein, verified and accepted and is satisfied with the title of the Developers to the said Property and has/have agreed not to raise any objection hereafter.
- (c) The Purchaser/s has/have applied to the Developer for allotment/ purchase/ acquisition to the Purchaser/s Residential Building no 2 bearing Flat No. 501 on 5<sup>th</sup> floor, "C" wing, approximately admeasuring about 356 Square Feet (carpet area) equivalent to 33.07 Square Meters (carpet area) (carpet area being hereinafter defined as net usable area of an apartment excluding the area covered by external walls but includes the area covered by the internal partition wall of the apartment). In the said component building to be constructed having name "HAPPY HOME C Wing" (i.e., the said Building, upon the said property, which is more particularly described in the fourth Schedule hereunder written (Herein after referred to as "THE SAID ACTS") including the following:
  - (d) An approximate enclosed balcony area of 52 sq. ft. equipment 4.83 sq. ft. (carpet area) is abutting the above mention apartment. An approximate enclosed flowerbed area 138 sq. ft. equivalent to 12.82 sq mtrs. (carpet) , total area of Carpet 546 sq. ft. is abutting the above mentioned apartment.
  - (e) The Flat Purchaser has agreed to purchase one flat tentatively numbered as Flat No. 501 in the plan of the proposed building on the 5<sup>th</sup> floor of the said building at or for a price of Rs. 1,03,74,000/- (Rs. One Crore Three Lakhs Seventy Four Thousand only)
  - (f) The Flat Purchaser has paid to the Developers a sum of Rs. 5,50,000/- (Rs. Five Lakhs Fifty Thousand only/-) as initial/part payment.
  - (g) Under section 4 of the said M.O.F. Act, the Developers are required to execute a written Agreement for Sale of the said Flat to the Purchaser/s being in fact, these presents and it is also required that the said agreement be registered under the Registration Act. It shall be the responsibility of the Purchaser to cause this Agreement to be registered with the appropriate Sub-Registrar of Assurances within the time prescribed by the Registration Act, 1908. The Promoters shall co-operate with the purchaser in registration of this Agreement and attend the office of the Registrar as and when required.
  - (h) Hereinafter for the sake of brevity, the term Purchaser/s shall be referred to as "THE PURCHASER/S" and shall include investor/s for the purposes of Article 5(g-a) (ii) of the Schedule I to the Bombay Stamp Act, 1958;
  - (i) The parties hereto are desirous of recording the said terms and conditions:



Advocate

क्रमांक	४३२१४
दिनांक	२४/१२/२०२२

AND THESE PRESENTS WITNESSETH and it is hereby agreed by and between the parties hereto as under:

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 Developers are constructing a Building to be known as "HAPPY HOME C Wing" i.e. Wing "C" being the said Sale component Building, consisting of ground plus 7 / 8 (Seven or Eight) upper floors, as per plans sanctioned by SRA and other relevant authorities, under IOA dated 26/02/2009, bearing Ref. No. SRA/Eng./2160/S/Pl/AP and Commencement Certificate dated 27/04/2016, bearing No. SRA/ENG/2160/S/Pl/AP, in respect of the CTS No. 177, copies of which are annexed hereto as Annexure "B" and "D" respectively.
3. The Flat Purchaser/s hereby confirm that he/she/they has/have inspected the Original of the said Sanctioned Plans, lay out plan, and all other plans, specifications together with Intimation of Approval (IOA) and Commencement Certificate, as are approved by the relevant authorities.
4. The Developers shall, under the normal conditions and subject to the availability of the building materials construct and complete the said building as per the said and specifications seen and approved by the said Flat Purchaser/s, with and modifications as the Developers may consider necessary or may be required by a public authority to be made in them so long as the area of the said Flat No.501 (hereinafter referred to as "THE SAID FLAT") to be acquired by the Flat Purchaser from the Developers) is not altered, and the said Flat Purchaser/s shall be at liberty (and are hereby permitted) to make variations in the plan, elevations of the Property and/or of the building including relocating the open spaces/all structures/buildings/garden spaces and/or varying the location of the access to the said building as the exigencies of the situation and the circumstances of the case may require. The Flat Purchaser/s hereby expressly consents to such variations as if the said variations had been incorporated in the approved plans.
5. The Purchaser/s are aware that the Promoters are in process of registering the Project under the Real Estate (Regulation & Development) Act 2016 ("RERA Act"). This Agreement is entered into by the RERA Act shall be applicable and binding upon the parties hereto. The Purchaser/s do and each of them doth hereby agree to execute and register a Supplemental Deed to this Agreement or such further assurance as promoters may deem fit for bringing this Agreement in conformity with the statutory and mandatory provisions as prescribed in RERA Act.
6. The Promoters are making all efforts to register itself/themselves and/or the project under the RERA Act within the prescribed period and if the same has not been registered as required under the RERA Act for any reason not within Promoters control, then the Purchaser/s shall have an options either to take back the money paid under this



Adhize

Agreement (after deducting the necessary charges paid extend the period if permitted under the Law or otherwise)

7. The Purchaser/s hereby agree/s to purchase from the Developers and the Developers hereby agree to sell a Residential Flat No.501 admeasuring 356 Square Feet (carpet area) equivalent to 33.07 Square Meters (carpet area), on 5<sup>th</sup> Floor in Wing C of the Building known as "HAPPY HOME C Wing", consisting of Stilt plus 7 / 8 (Seven or Eight) upper floors building with lift facility, lying, being and situate on all the piece and parcel of land more specifically described earlier as said plots of land and which Flat is more particularly described in Second Schedule hereunder written and is shown surrounded by RED colour boundary line on the Plan annexed hereto as Annexure "H" (hereinafter the said Flat and common proportionate area are jointly called ("THE SAID FLAT") at or for the consideration of Rs. 1,03,74,000/- (Rs. One Crore Three Lakhs Seventy Four Thousand only), including the consideration for proportionate common area of the nature, extent and description of common areas and facilities described in the 6 Schedule hereunder written.
8. In addition to the area as stated in clause 5, an additional area such as utility area, dry balconies, flower beds, cupboard niches, elevation boxes, open spaces, etc. shall be within or attached to the said flat that are permissible Free of FSI as per the Development Control Regulation Act, Mumbai. The details of such said utility area has been specifically informed to the Purchaser/s.
9. It is expressly agreed that the said Flat shall contain specifications, fixtures, fittings and amenities as described in the ANNEXURE "I" hereto and the Purchaser/s confirm/s that the Developers shall not be liable to provide any other specifications, fixtures, fittings and amenities in the said Flat.
10. The Purchaser/s agree/s to pay to the Promoters the said balance consideration of Rs. 98,24,000/- (Rupees Ninety Eight Lakhs Twenty Four Thousand Only) in the following manner:-
  - a. Rs. 8,24,000/- (Rupees Eight Lakhs Twenty Four Thousand only) paid on or before the execution of these presents (the payment and receipt whereof the Promoters do hereby admit and acknowledge)
  - b. A sum of Rs.1,03,74,00/- (Rupees One Lakh Three Thousand Seven Hundred Forty only) being 1% (the limit prescribed over Rs.50,00,000/- as per Income Tax Act u/s 194 IA being agreement value) of consideration amount is deducted simultaneously herewith as Tax Deducted at Source to be paid over to the income tax authorities. The same shall be paid by the Purchaser within seven days of the execution hereof. Issue challan certifying such payment to the taxation department shall be handed over to the Promoters.

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(Rupees Ninety Lakhs only) being the balance of the purchase price to be paid by the Purchaser/s in the manner and by the installments mentioned hereunder:

- (i) Rs. 15,00,000/- payable on or before casting of the plinth.
- (ii) Rs. 15,00,000/- payable on or before casting of First floor slab;
- (iii) Rs. 10,00,000/- payable on or before casting of Second floor slab;
- (iv) Rs. 10,00,000/- payable on or before casting of Third floor slab;
- (v) Rs. 10,00,000/- payable on or before casting of Fourth floor slab;
- (vi) Rs. 10,00,000/- payable on or before casting of Fifth floor slab;
- (vii) Rs. 10,00,000/- payable on or before casting of Sixth floor slab;
- (viii) Rs. 5,00,000/- payable on or before casting of Seventh floor slab;
- (ix) Rs. 4,50,000/- payable on or before commencement of brickwork/plastering.
- (x) A Sum of Rs. 50,000/- (Rupees Fifty Thousand only) being the balance amount payable against possession of the said Flat being offered by the Developers to the Purchaser/s, pending execution of Deed of Conveyance in favour of any Co-operative Housing Society/ies or limited company or condominium of Apartments, as the case may be. The Purchaser/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 the "essence of the contract". The Developers will forward by courier/email/post to the Purchaser/s, intimation of the Developers having carried out/completed the aforesaid work, at the address given by the Purchaser/s under this Agreement and the Purchaser/s will be bound to pay the amount of installments within eight days of Developers dispatching such intimation. The Developers shall keep the certificate of their Architect's certifying that the Developers have carried out/completed the aforesaid work and such certificate will be open for inspection to the Purchaser/s at the office of the Developers. The said certificate shall be valid and binding upon the Purchaser/s and the Purchaser/s hereby agrees not to dispute the same.



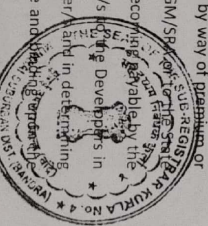
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11. The consideration mentioned in clause 5 above is exclusive of taxes, cesses and levies, if any. Purchaser/s is/are specifically informed that the Government of India and the Government of Maharashtra has levied Service Tax and Vat, the Purchaser/s has/have agreed to pay in time, the said Service Tax and Vat as may be applicable and payable, on or before each installments payable as per clause 8 above (at the time of registration of the Agreement). In addition to the payment of Service Tax and Vat as stated above, any taxes or levies including GST that the Central Government, or any other authority may

levy, the same will be payable by the Purchaser/s and the Purchaser/s agrees to pay the same, simultaneously with payment of each installment as per clause 8 above.

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12. The Purchaser/s hereby agrees that in the event any amount by way of premium or Security Deposit or betterment charges or development charges or tax for the purpose of giving water connection, and electricity connection or any other tax or payment of a similar nature is payable to the Municipal Corporation of Greater Mumbai or SRA or to the State Government and/or Central Government, the same shall be paid by the Purchaser/s to the Promoters in proportion to the area of the said Flat and determining such amount the discretion of the Developers shall be conclusive and binding upon the Purchaser/s. Such payment will be over and above the other payment referred to in this agreement.



13. The Purchaser/s hereby agrees that in the event if any amount by way of premium or security deposit as fire cess is paid to the MHADA/MMRDA/MCGM/SRA or any other Government or any other tax or repayment of a similar nature become payable by the Purchaser/s, the same shall be reimbursed by the Purchaser/s in proportion of the said Flat agreed to be acquired by the Purchaser/s and in determining such amount, the decision of the Developers shall be conclusive and binding upon the Purchaser/s.

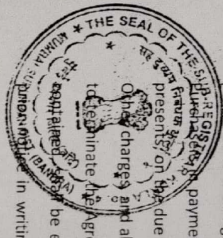
14. The Developers shall not be bound to accept the payment of any installment unless the same is paid along with the amount of Service Tax/VAT if any applicable thereon and the Purchaser/s shall be deemed to have committed default in payment of amount due to the Developers, under this agreement if such payment is not accompanied with the applicable Service Tax/VAT, if any payable. Provided further that if on account of change/amendment in the present statute or laws, rules, regulations and policies or enactment of new legislation of new laws by the Central and any other authority GST or any other taxes become payable hereafter on the amounts payable by the Purchaser/s to the Developers in respect of this transaction and/or aforesaid taxes levied is increased on account of revision by Authorities, the Purchaser/s shall be solely and exclusively liable to bear and pay the same and if the same are not paid as aforesaid, by the Purchaser/s and when payable the Purchaser/s shall be liable to pay the same with interest of 21% p.a. thereon and penalty, if any before taking possession of the said Flat. In case the said taxes are not paid by the Purchaser/s on or before taking possession of the said Flat as the case may be, then in that event, the Purchaser/s shall forthwith on demand pay to the Developers without any protest and there shall be a charge on the said Flat for such unpaid amounts (without prejudice to any other rights that may be available to the Developers). Such amount will be paid with interest at the rate of 21% per annum from the date of default till receipt of payment of such amount by the Developers. The Purchaser/s hereby indemnifies and agrees to keep the Developers indemnified for all times against any loss or damage or penalty or prosecution that may

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 be occasioned to the Developers on demand of the Developers on account of the Purchaser/s failing to pay to the

as provided hereinabove. The failure to the said amounts with interest and penalty if any shall be treated as serious breach of the Agreement and the consequences including termination will follow.

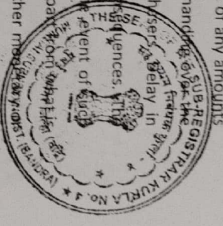


15. The Purchaser/s agree and confirm that the instalments of consideration amount and all other amounts payable by the Purchaser/s under these presents shall be paid on its respective due dates without any delay, demur or default as time is the essence of the Contract, in respect of each of the payment of instalments and in respect of all amounts payable under these presents by the Purchaser/s upon delay or default on the part of the Purchaser/s in payment of any of the instalments or amount, the Developers shall be entitled to interest at the rate of 21% per annum on all such amounts and instalments from the date of default till receipt of payment by the Developers. Without prejudice to their rights in law and under these Presents, upon delay or default by the Purchaser/s in payment of instalments or any other amount or amounts, under these Presents, on the due date (including his/her proportionate share of taxes, rates, cesses, Other charges and all other outgoing), the Developers shall, at their option, be entitled to terminate the Agreement. Provided and Always that: the power to terminate, herein shall be exercised by the Developers after giving the Purchaser/s 15 days written notice in writing of their intention to terminate this Agreement specifying the breach or breaches of the terms and conditions on the account of which the Developers intend to terminate the Agreement, and the Purchaser/s fails in remedying such breach or breaches within the stipulated period of fifteen days from the date of such notice from the Developers. It is further agreed that upon termination of this agreement, as stated herein, the Developers shall refund to the Purchaser/s without interest the instalments of part payments of sale price if any (excluding earnest money deposit which shall stand forfeited and the Purchaser/s shall have no claim or right on the same), which the Purchaser/s may have, till then, paid to the Developers. The Developers shall not be liable to pay in the event of termination and/or cancellation of this agreement to the Purchaser/s any interest, compensation, damages, costs or otherwise and shall also not be liable to reimburse to the Purchaser/s any Government Charges such as Service Tax, VAT, GST, Stamp Duty, Registration Fees etc. The amount shall be accepted by the Purchaser/s in full satisfaction of all his/her/its/their claims under this Agreement and/or in or to the said Flat but subject to what is stated hereinafter. The Purchaser/s agree that receipt of the said refund by cheque from the Developers by the Purchaser/s by registered post acknowledgement due/email or courier at the address sent by the Purchaser/s whether the Purchaser/s encash the cheque or not, will amount to the refund. The Purchaser will also be liable to make good to the Promoter any loss that may be caused to the Developers as a result of the sale of

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Flat at a lesser value than at value of which the Flat is sold at higher value. Upon not be entitled to make any claim in case the Flat is sold at higher value. Upon termination of this agreement by the Developers, the Developers shall be at liberty to dispose of and sell the said Flat, to such person or persons, at such price and on such terms and conditions as the Developers may, in their absolute discretion, deem fit and the Purchaser/s agrees that it shall not be entitled to question such sale or to claim any amount from the Developers and further agrees that Developers' sending the said refund by cheque, to Purchaser/s, at the address given by the Purchaser/s in these presents, whether the Purchaser/s encashes the cheque or not, will amount to the refund of said payments required to be refunded.



16. It is agreed by the Purchaser that any delay or default in the payment of any amounts under this agreement by the Purchaser is likely to result in a delay in handing over possession of the unit to the Purchaser herein as also other purchaser's delay in handing over of possession will expose the Developer to harsh consequences. The Purchaser therefore agrees that notwithstanding what is stated in the event of such delay and/or default, in payment of money dues, the Purchaser shall, apart from what is stated above, be fully responsible for the consequences thereof, whether the Purchaser 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.

17. The Purchaser has specifically put to notice that the building is being constructed as per the sanctioned plans under the prevailing Development Control Regulations, Rules, By-Laws, Notifications and Circulars issued thereunder or under the Maharashtra Regional Town Planning Act, 1966. The Purchaser has agreed that in the event of carpet area of the Said Flat reducing or increasing for reasons of change in law, the Purchaser will not raise any objection and in the event of reduction in carpet area, will accept proportionate refund of the proportionate consideration paid by him and in further event of carpet area being increased the Purchaser will pay the proportionate additional consideration amount which will be intimated by the Promoter to the Purchaser.

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

a) The Developers are as aforesaid constructing/ a building to be known as "HAPPY HOME C Wing", being Wing "C" comprising ground plus 7 / 8 (Seven or Eight) upper floors, the plans, designs, specifications etc. approved by the concerned local authority and which have been seen and approved by the Flat Purchaser/s with such variations and modifications as the Developers may be required by the concerned local authority or the Government to be made in them or any of them or as may be desired by the Developers. The Purchasers hereby expressly consent to the Developers re-designing any building or buildings or the recreation area or internal road and passages and such other area or areas which

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the reasons beyond their control they are unable to give the reasons beyond their control they are unable to give by them in respect of the said Flat without any interest. It is agreed that upon refund of the said amount, as stated hereinabove, the Purchaser/s shall have no right, title, interest, claim or demand of any nature whatsoever either against the Developers or against the said Flat or against the said Property in any manner whatsoever and the Developers shall be entitled to deal with and dispose off the said Flat to any person or persons as the Developers, may at their absolute discretion, desire.

27. A). The Purchaser/s shall at the time of delivery of the possession of the Said Flat pay to the Promoters the following amounts:

No.	Amount Rs.	Description
1	10000/-	Legal charges and out pocket expenses
2	260/-	Share Application Money
3	10000/-	Fees for Society Formation & Registration
4	50000/-	Electricity Meter, Cabling and Substation
	30000/-	MCGM Water Meter & plumbing, Pump Room Erection, Motors etc.
	30000/-	Sewage Management System
	53370/-	Six months maintenance (excluding MCGM Taxes & Water Charges
	182930/-	TOTAL

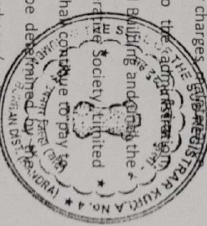


Having been accountable therefore, utilize the sum mentioned in sub-clause (1) to (7) of clause 25(A) paid by the Purchaser/s to the Developers for meeting all legal costs, charges and expenses, including professional costs of the Attorney at Law/Advocates, of the Developers in connection with formation of the said Society/ preparing and engraving this Agreement and the Conveyance or Conveyances Construction of Electric Substation, Meter Room, Wiring and Cabling Charges, Water connection charges, MCGM Water Meter, Pump room with Water pumps, Construction of Septic Tank, sewage lines and chambers, laying of Chequered tiles, compound wall, common electrification.

b) The aforesaid amount [in sub clause (8) of Clause 25(A)] after deduction there from arrears of taxes and maintenance expenses incurred, will be transferred by the Developers to the Society as and when such Co-operative or Limited Company or Condominium of Apartment is formed and after the said Property is finally transferred to such Co-operative Society or Limited Company Condominium of Apartment as the case may be. If, however such Organisation is not formed, the said amounts will be retained by the Developers and the same will not be refunded to the Purchaser/s till the society, limited company or condominium as the case may be informed.

c) The Purchaser/s shall in addition to the consideration mentioned in Clause 25(A) above and other charges stated herein, pay at the time of execution hereof, an amount of **Rs.101275/-** lump sum as Development charges (which includes MRTP Charges and Labour Welfare Tax).

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28. It is agreed between the Developers and the Purchaser/s that, commencing a week after the notice in writing is made by the Developers to the Purchaser/s that the Flat is ready for use and occupation, the Purchaser/s shall be liable to take possession of the Said Flat and pay the proportionate share (i.e. in proportion to the floor area of the Said Flat) of all outgoing in respect of the said Municipal Assessment Taxes, Property Tax, the proposed building including local taxes and cesses, rates all other levies by the local authority, government, water charges, insurance charges, common lights, repairs, salaries of clerks, Bill Collector's charges, Chowkidar and Sweeper charges, charges and all other expenses necessary and incidental to the management and maintenance of the said Building and the said Property and the said Building is transferred to any Co-operative Society or Limited Company or Condominium as the case may be, the Purchaser/s shall contribute to pay the Developers the proportionate share of outgoing as may be determined by the Developers. The Purchaser/s further agrees that till the Purchaser/s share is so determined the Purchaser/s shall pay to the Developers the provisional monthly contribution of **Rs 5429/-** per month towards such outgoings and excluding MCGM property and water taxes which shall be paid by the purchasers in individual capacity on demand by the authorities. The amount so paid by the Purchaser/s to the Developers shall, without any interest, remain with the Developers till a Conveyance, as provided herein, is executed in favour of any society, Limited Company or Condominium as the case may be. On such Conveyance being executed, the aforesaid deposits (less deductions provided for in this Agreement) shall, be paid over by the Developers to the Society or Limited Company or Condominium as the case may be. The Purchaser/s undertakes to pay such provisional monthly contribution and charges regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

29. It is further agreed by the Purchaser/s that they shall not at any time either at the time of carrying out the interior works or otherwise make any changes in the facade elements or elements supporting facade, that the window above the ledge should be retained to avoid leakage in side of the said Flat and that the gap between the ledge and structural glazing should not be closed and that there should not be any change in this regard, there should not be any tampering for the existing services like plumbing, electrical, etc in the service duct areas, there should not be any tampering to any R.C.C. members like columns, beams, slabs, etc., there should not be any tampering of the smoke seal, no work is allowed in the Electrical or Plumbing duct without prior

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being fully satisfied with the contents has entered into this agreement. terms and conditions of the same and the Purchaser/s after understanding the contents.

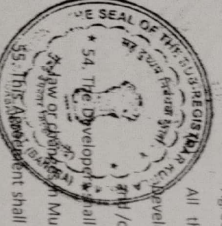
51. That the Society shall always be known as **HAPPY HOME C Wing** (or any other name as to be decided by the Developers) to be formed shall bear the said name and this name shall not be changed without the written permission of the Developers.

52. Any delay or indulgence by the Developers in enforcing the terms of this agreement of any forbearance or giving of time to the Purchaser/s shall not be construed as a waiver on the part of the Developers of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser/s nor shall be same in any manner prejudice the rights of the Developers.

53. This Agreement sets forth the entire agreement and understanding between the Developers and the Purchaser/s pertaining to the said flat and supersedes, cancels and merges :

- (a) All agreement, negotiations, commitments writings between the Purchaser/s and the Developers prior to the date of execution of this Agreement.

All the representation, warranties commitments etc. made by the Developers to the Purchaser in any documents, brochures, hoarding etc. shall not be responsible for the consequences arising out of changes in the Law of Maharashtra Municipal rules, regulations etc. or arising out of any notifications etc.



54. The Developer shall not be responsible for the consequences arising out of changes in the Law of Maharashtra Municipal rules, regulations etc. or arising out of any notifications etc.

55. This Agreement shall be subject to the provisions of the Maharashtra Owner ship Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 or the Maharashtra Apartment Owner ship Act. (Mah Act. No. XV of 1971) whichever may be adopted by the Developers and the rules made there under.

56. The provisions of MOFA or Maharashtra Apartment Owner ship Act or Companies Act as the case may be and/or amendments from time to time and re-enactment including Maharashtra Housing (Regulation) and Development Act as also Real Estate Regulation Act to the extent notified from time to time shall be applicable to this Agreement to the extent the same are mandatory.

57. All letters, notices, circulars, receipts issued by the Developers as contemplated by and under this Agreement shall be deemed to have been duly served/delivered to the Purchaser/s and shall discharge the Developers completely and effectually of its obligations, if sent to the Purchaser/s under Certificate of Posting or registered Post Acknowledgement Due at the following address (or at any other address as may have been subsequently notified by the Purchaser/s as and by way of change of address and if such change is confirmed by the Developers):

58. The stamp duty and registration charges incidental to this agreement and on all the documents to be executed in pursuance to this agreement including conveyance and

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other transfer documents shall be paid (whichever borne and paid by the Purchaser/s alone. The Purchaser/s shall immediately after the execution of this Agreement inform the Developers the Serial Number under which and date on which this Agreement is lodged for registration Act, 1908, to enable the Developers to attend and admit execution of this Agreement before Sub-Registrar of Assurances.

59. The Purchaser/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 as the case may be/lease or any document or Instrument of transfer in respect of the said property and/or any part thereof and the said building to be executed in favour of the society/ies or limited company. The Developers will not be bound and liable to pay any stamp duty or registration charges on and/or under this agreement or otherwise.

60. PROVIDED AND ALWAYS that if any dispute, difference or question at any time arises between the parties hereto or their respective representatives in respect of the construction of these presents or concerning anything hereto contained in the Flat or as the rights liabilities or the duties of the said parties shall be referred to Arbitrators of two persons one to be appointed by the Purchaser/s or all other Purchaser/s together and one by the Developers. The Arbitrators so appointed shall appoint before entering upon the reference, appoint Chairman. The provisions of the Arbitration and Conciliation Act, 1996 shall apply to such reference. The language of Arbitration shall be English and the place for Arbitration shall be Mumbai.

61. The Purchaser/s shall present this Agreement for registration within the time prescribed by the Registration Act, 1908 and the Developers shall attend the Office of the Sub-Registrar and admit the execution thereof.

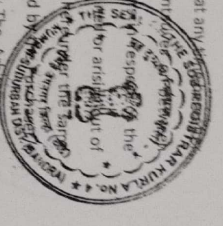
62. The PAN Nos. of the parties are as under:

- PAN No. of Developers- AACFE0921G
- PAN No. of Purchaser No. 1 - ADZPV9857C
- PAN No. of Purchaser No. 2-

**THE FIRST SCHEDULE ABOVE REFERRED TO**

ALL THAT piece and parcel of land admeasuring 2219 Square Yards Equivalent to 1857 Square Meters or thereabout bearing survey No. 147. C.T.S. No. 177, 17/1 to 17 of Village-Kanjur, Taluka-Kurla, B.S.D. and the structures constructed thereon lying and situate at Drakshi Baug, JM Road, Bhandup, Mumbai 400078.

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२०२२	THE SECOND SCHEDULE HEREINABOVE REFERRED TO:	

(Details of Flat allotted to the Flat Purchaser/s)

Flat No.501 admeasuring 546 Square Feet Rera (carpet area) equivalent to 50.72 Square Meters (carpet area), on 5<sup>th</sup> Floor in Wing "C" of the Building known as "HAPPY HOME C Wing", consisting of Stilt plus 7 (seven) upper floors building with lift facility, lying, being and situate on the property described in Third Schedules hereinabove written.

**THE THIRD SCHEDULE ABOVE REFERRED TO:**

**THE LIST OF AMENITIES:**

**AMENITIES:**

**FLOORING:**

- Good quality vitrified flooring in entire flat.
- Vitrified flooring in the lobby and landing area.
- Granite steps upto 1<sup>st</sup> floor & Kotah steps 2<sup>nd</sup> floor onwards for stair case

**KITCHEN:**

- Granite upto 4 feet dado
- Granite Platform with Stainless steel sink.

**TOILETS:**

- Common Toilets with anti skid ceramic flooring and dado upto 6'6" and EWC.
- Concealed plumbing in WC / Bath
- Superior quality sanitary fixtures.

**DOORS / WINDOWS:**

- Designers wooden main door with fancy fittings.
- Elegant door for bedroom.
- PVC Moulded doors for Bath, WC Toilets.
- Aluminum sliding windows in rooms.

**ELECTRICAL:**

- Concealed electrical copper wiring with concealed switch board
- MCB for electrical safety

**OTHERS:**

- Acrylic Paint on exterior of the building.
- Acrylic Emulsion Paint internal finish.

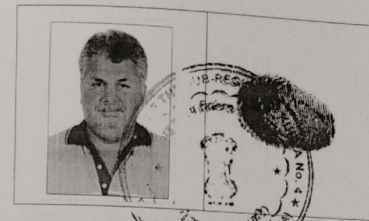
IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands and signatures on the day and the year first hereinabove written.

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SIGNED SEALED AND DELIVERED by the within named DEVELOPERS M/s. ENTEE DEVELOPERS, through its partner Mr. Nitin Dattaram Samant

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in the presence of ...

- Saurabh*
- Abhekare*

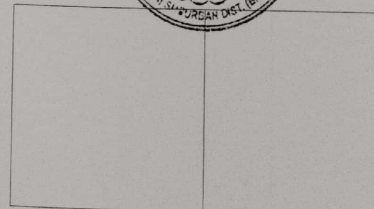
SIGNED AND DELIVERED by the within named Flat Purchaser/s

- 1) MR. Abhijit Dattatray Vaze



- 2) MRS.

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in the presence of ...

- Saurabh Pradhhan*
- Anant Abhekare*

*Saurabh*  
*Abhekare*

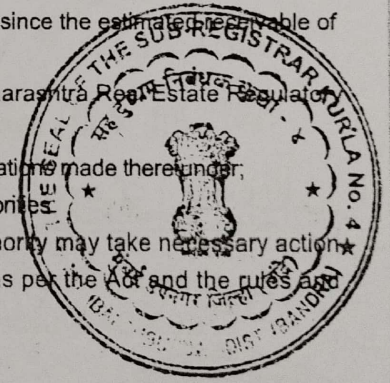


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**Maharashtra Real Estate Regulatory Authority**  
**CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT**  
**FORM 'F'**  
[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: **Project: HAPPY HOME C WING, Plot Bearing / CTS / Survey / Final Plot No.: 177, 177/1-17 at Kurla, Kurla, Mumbai Suburban, 400078** registered with the regulatory authority vide project registration certificate bearing No **P51800002874** of

- Entee Developers** having its registered office / principal place of business at **Tehsil: Kurla, District: Mumbai Suburban, Pin: 400054.**
- This renewal of registration is granted subject to the following conditions, namely:-
  - 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 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by me/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 estimate/feasible of the project is less than the estimated cost of completion of the project.
  - The registration shall be valid up to **29/12/2021** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
  - 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
  - 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.



Dated: **09/09/2021**  
Place: **Mumbai**

Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
Signature (Secretary, Maharashtra Real Estate Regulatory Authority)  
Date: 09-09-2021 21:09:56  
Maharashtra Real Estate Regulatory Authority

चरच 8		
६६०	६९	९००
२०२२		

**APPLICATION FOR PART O.C.C.**

Ref : AVSC/11453  
dated : Tuesday, July 13, 2021.

To,  
The Executive Engineer (E.S.)  
Slum Rehabilitation Authority,  
Administrative Bldg.,  
Anant Kanekar Marg,  
Bandra (E), Mumbai-400 051.

**Subject** :- Application for part O.C.C. Proposed Bldg. No.2 (Sale Bldg) under SRD Scheme on plot bearing on CTS. No.177, 177/1 to 17 of Kanjur village, at SPS Road, Known as Drakshi Baug, Bhandup (W), Mumbai. For Happy Home CHSL

**NAME OF CHS** : Happy Home CHSL

**Architect/L.S. Details** :

Name : Mr. Shantaram Karande of  
M/s. ARCH-V-SHAN CREATION'S

Address : 46/2263, 'Suprabhat' C.H.S. LTD. Gandhi nagar  
near mhada office, Bandra (W) Mumbai - 400 051.

License No : K/361/L.S.

Tel.No. : 022-2645 4555

Cell No. : 9820158885

Mail ID : [arcvishan@rediffmail.com](mailto:arcvishan@rediffmail.com)

Copy of the valid : K/361/L.S. Valid upto 31/03/2022

Registration/license of  
the Architect/L.S.

**Name of the Developer** :

Name : M/s Akruti Builders

Address : Adm Off:4, Chandrakant Apts, Shreyas Colony,  
Aarey road, Goregaon (E), Mumbai - 400 054.

Registration/License No.:

Tel. No. :

- 1 -

46/2263, Suprabhat CHSL., Gandhi Nagar, Next to Mhada Office, Bandra (E), Mumbai-400051  
Tel.: 2645 25 55 / 2645 35 55 | Fax: 2645 45 55 | Email: [arcinfraltd@gmail.com](mailto:arcinfraltd@gmail.com) | Website : [www.arcvishan.com](http://www.arcvishan.com)



OFFICE COPY

2022	8
600	900

**Arcevisshan Infratech Ltd**  
Architects | Licensed Surveyors | Valuers

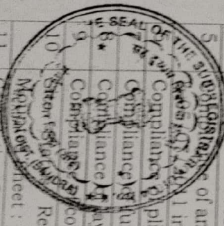
Cell No. : 099-20-470644  
E-Mail ID :  
Website :

The work of Ground + 7<sup>th</sup> floor level Sale building is completed as per the approved plans dt. 05/07/2011 & I hereby submit the required documents/compliances for granting part O.C.C i.e. for shops on Ground + 7<sup>th</sup> floor.

**A) Various compliances :-**

The compliance details of LOI/Revised LOI/IOA/Amended IOA/Plinth C.C./Further C.C./Layout/OCC.

Sl. No.	Compliance Point	Page No.
1	Compliance of LOI conditions dtd. 10/12/1994 in format.	Attached herewith
4	Compliance of IOA conditions dtd. 15/09/1995 in format.	Attached herewith
5	Compliance of amended IOA conditions dtd. 24/06/2009 in format.	Attached herewith
6	Compliance of plinth C.C. conditions in format.	Attached herewith
7	Compliance of further C.C. conditions in format.	Attached herewith
8	Compliance of layout conditions in format.	Attached herewith
9	Compliance of conditions before granting OCC. In format.	Attached herewith
10	Compliance of Report & Completion Plan on Canvas	Attached herewith
11	Completion Certificates from :- a) Architect/L.S. b) Structural Engineer c) Site Supervisor.	
12	List of Relaxations requested - 1) 2) 3)	Reason 1) 2) 3)



46/2263, Suprabhat CHSL, Gandhi Nagar, Next to Mhada Office, Bandra (E), Mumbai-400051  
Tel.: 2645 25 55 / 2645 35 55 | Fax: 2645 45 55 | Email: arcevisshand@gmail.com | Website: www.arcevisshan.com

OFFICE COPY

2022	8
600	900

**Arcevisshan Infratech Ltd**  
Architects | Licensed Surveyors | Valuers

I/We certify that the papers, documents submitted herewith are true & correct. The Developer is ready to pay the requisite charges/premiums/payments due at this stage as per prevailing SRA policy and submit the relevant documents required if any during the scrutiny of the proposal.



So, I/We kindly request you to grant part O.C.C. for shops on Ground + 7<sup>th</sup> floor level in the Sale Building under reference.

Thanking you,

Yours faithfully,

Date: 14/04/2021

M/s. Shantaram Karam  
M/s. Arcevisshan Infratech Ltd.

The application is properly filled in and the documents shown attached, thus application is accepted.

Date:-

Name & Signature of Sub-Engr. / Assst. Engr.

46/2263, Suprabhat CHSL, Gandhi Nagar, Next to Mhada Office, Bandra (E), Mumbai-400051  
Tel.: 2645 25 55 / 2645 35 55 | Fax: 2645 45 55 | Email: arcevisshand@gmail.com | Website: www.arcevisshan.com

SLUM REHABILITATION AUTHORITY

5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

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

No. SRA/ENG/2160/S/PL/AP 24 JUN 2009

COMMENCEMENT CERTIFICATE

42218	
660	88900
2022	

To,

M/s. Akruti Builders,

4, Chandrakant Apartment, Shreyas Colony,  
Aarey Rod, Goregaon (E), Mumbai-400 063.

Sir,

With reference to your application No. 272 dated 01/01/2009 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. - of village Kanjur T. P. S. No. - ward 15 situated at Drakshi Baug.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI/UR No. Dy.C.E./SI/00-9982 dt. 10/12/1994  
IOA UR No. SRA/ENG/2160/S/PL/AP dt. 04/03/2009  
and on following conditions.



- The land vacated in consequence of endorsement of the setback line shall be occupied or allowed to be occupied or used for the purpose for which it was granted.
- 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.
- 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.
- This permission does not entitle you to develop land which does not fall within the area in contravention of the provision of coastal Zone Management plan.
- 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.
- This Certificate is liable to be revoked by the C.E.O. (SRA) if:
  - The development work in respect of which permission is granted under this certificate is carried out or the use thereof is not in accordance with the sanctioned plans.
  - 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.
  - 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.
- The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

**SHRI B.P. PATIL**

The C.E.O. (SRA) has appointed

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

Plinth level.

This C.C. is granted for work up to

For and on behalf of Local Authority  
The Slum Rehabilitation Authority

**VALIDATED TRUE COPY**

*Signature of Executive Engineer*

Executive Engineer (SRA)

FOR

CHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)

For ARCHITECTURE CREATIONS'S

Partner

MR. SHANTAKUMAR KUMAR

Licensed Surveyor

Reg. No. K-26712/S



SLUM REHABILITATION AUTHORITY



No SRA/ENG/2160/S/PL/AP

Date 27 APR 2016

R.P.M.D

To: Shantaram Karande,  
Licensed Surveyor,  
M/s. Archvshan Creation  
46/2263, Suprabhat CHSL,  
near MHADA Office,  
Gandhi Nagar, Bandra (E),  
Mumbai - 400 051.

कल 8
६० ०९१००
२०२२

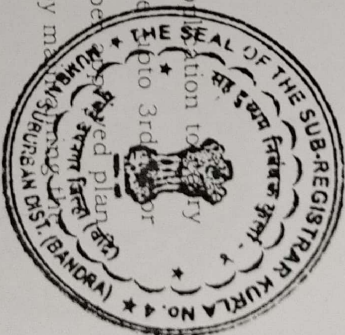
Subj: Proposed Further C.C. for Building No.2 (Sale Building)ie. ground + 3<sup>rd</sup> upper floor under SRD Scheme on plot bearing on CTS. No.177, 177/1 to 18 of Kanjur village, at SPS Road, Known as Draksha Baug, Bhandup (W), Mumbai, For Happy Home CHSL.

Ref:- Your letter u/no. AVSC/11540 dated 12/01/25016.

Gentleman,

With reference to above, This is to inform you that your application to the Slum Rehabilitation Authority for the proposed plan for the construction work of Building No.2 (Sale) above Plinth level is accepted. you can proceed with the work upto 3rd floor as per the plan submitted. The work upto 3rd floor as per the plan issued dated 05/07/2011 & Further C.C. issued dt. 29/08/2011 by me is approved. The quality of work as per standard specification.

Yours faithfully,



CERTIFIED TRUE COPY

For ARCHVSHAN CREATION'S

*(Signature)*  
Partner

MR. SHANTARAM KARANDE  
Licensed Surveyor  
Reg No. K/361/L/S

Executive Engineer-(E.S.)  
Slum Rehabilitation Authority

For ENTEE DEVELOPERS

Partner

SR/ENQ/2160/5/PL/AP	3RD FLOOR	3RD FLOOR
SR/ENQ/2160/5/PL/AP	3RD FLOOR	3RD FLOOR
SR/ENQ/2160/5/PL/AP	3RD FLOOR	3RD FLOOR

21 JUL 2011

approved dt. 24/06/2009.

29 AUG 2011

Executive Engineer  
Slum Rehabilitation Authority

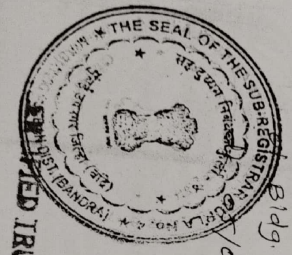
This C.C. is further extended upto 3rd floor as per amended plan approved dt. 24/06/2009.

Executive Engineer  
Slum Rehabilitation Authority

3 AUG 2011

This C.C. is further extended for 4th floor to 7th upper floor except flat No.7 as 7th floor marked as A.B.C.D-E on phase wise plan Bldg No.2 as per amended approved plan dt. 07/2011.

Executive Engineer  
Slum Rehabilitation Authority



For ARCH-V-SHAN CREATION'S

MR. SHANTARAM KARANDI  
Licensed Surveyor  
Reg. No. K/3611/S

F.F.D

To: Shri. Shantaram Karand  
Licensed Surveyor,  
M/s. Archvshan Creation  
46/2263, Suprabhat Cre  
near MHADA Office,  
Gandhi Nagar, Bandra  
Mumbai - 400 051

Ref:- Your letter

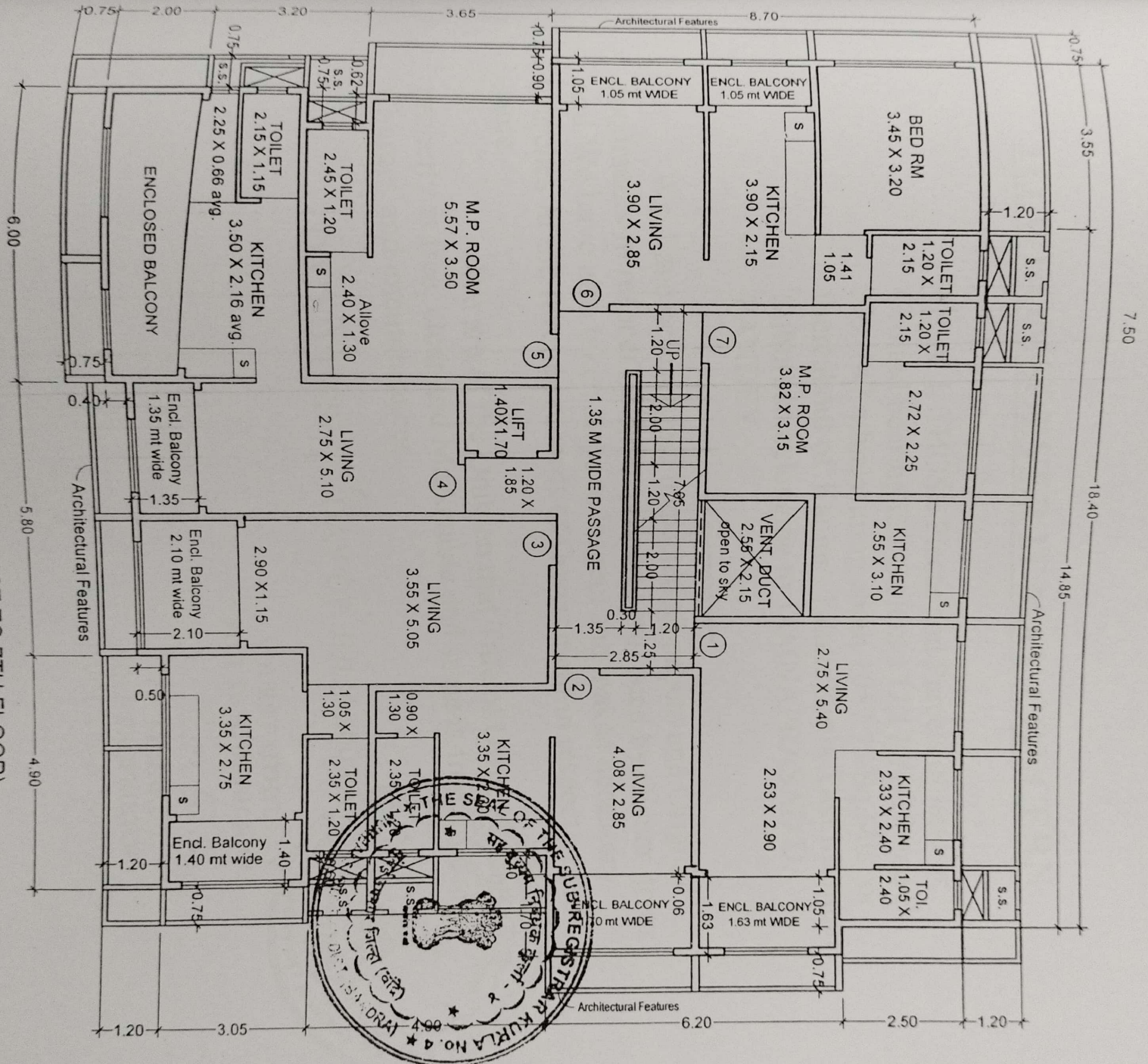
Gentlemen,  
With reference to the construction level accepted, you issued dated 05/07/ quality of work as per Yours faithfully,

CERTIFIED TRUE COPY  
For ARCH-V-SHAN CREATION'S  
MR. SHANTARAM KARANDI  
Licensed Surveyor  
Reg. No. K/3611/S

Adm  
Tel. : 022-26555800/2

Annex - E

2022	2022	2022
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TYPICAL FLOOR PLAN (1ST TO 7TH FLOOR)  
SCALE : 1 : 100





13/01/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ली 4

दस्त क्रमांक : 697/2022

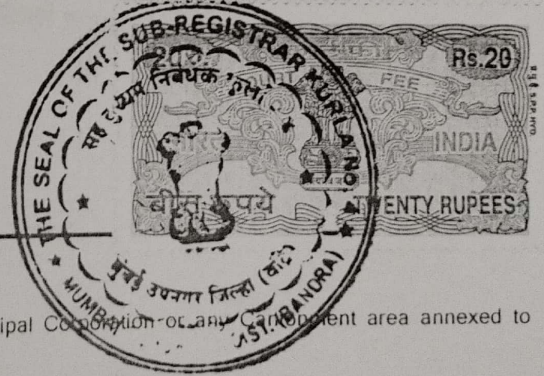
नोंदणी :

Regn:63m

Page 1 of 2

गावाचे नाव : कांजुर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	10374000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6939542.4
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 501,सी विंग, माळा नं: 5 वा मजला, इमारतीचे नाव: हॅप्पी होम सी विंग, ब्लॉक नं: द्राक्षी बाग,जे एम रोड, रोड : भांडूप,मुंबई - 400078, इतर माहिती: सदनिकेचे क्षेत्र 356 चौ. फुट रेरा कार्पेट,बाल्कनीचे क्षेत्र 52 चौ. फुट कार्पेट,फ्लोरवेड चे क्षेत्र 138 चौ. फुट,असे एकूण क्षेत्र 546 चौ. फुट रेरा कार्पेट व इतर वर्णन दस्तात नमूद केल्याप्रमाणे.( ( C.T.S. Number : 177 ; ) )
(5) क्षेत्रफळ	1) 55.82 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे/- एन्टी डेव्हलपर्स चे भागीदार नितीन दत्ताराम सामंत तर्फे मुखत्यार हिम्मत के वोरा वय:-44; पत्ता:-प्लॉट नं: बी-2/जी-11, माळा नं: -, इमारतीचे नाव: खिरा नगर, ब्लॉक नं: एस व्ही रोड, रोड नं: सांताक्रूझ पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400054 पॅन नं:-AACFE0921G
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अभिजीत दत्तात्रय वझे वय:-42; पत्ता:-प्लॉट नं: 1/15, माळा नं: -, इमारतीचे नाव: ताराबाई निवास, ब्लॉक नं: न्यू आयरे रोड, राजगंगा विल्डींग जवळ, रोड नं: डॉबिवली पूर्व ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-ADZPV9857C
(9) दस्तऐवज करून दिल्याचा दिनांक	13/01/2022
(10)दस्त नोंदणी केल्याचा दिनांक	13/01/2022
(11)अनुक्रमांक,खंड व पृष्ठ	697/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	518700
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

13/01/2022 4 52:05 PM

दस्त गोषवारा भाग-2

दस्त क्रमांक : करल4/697/2022  
दस्ताचा प्रकार :- करारनामा

करल4

दस्त क्रमांक:697/2022

900/900

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:मे/- एन्टी डेव्हलपर्स चे भागीदार नितीन दत्ताराम सामंत  
तर्फे मुखत्यार हिम्मत के वोरा  
पता:प्लॉट नं: बी-2/जी-11, माळा नं: -, इमारतीचे नाव: खिरा  
नगर, ब्लॉक नं: एस व्ही रोड, रोड नं: सांताक्रूझ पश्चिम मुंबई,  
महाराष्ट्र, मुम्बई.  
पिन नंबर:AACFE0921G

पक्षकाराचा प्रकार

लिहून देणार

वय :-44

स्वाक्षरी:-

*Samant*

छायाचित्र



अंगठ्याचा ठसा



2 नाव:अभिजीत दत्तात्रय वझे

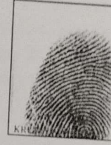
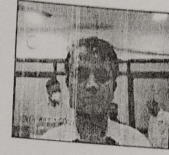
पता:प्लॉट नं: 1/15, माळा नं: -, इमारतीचे नाव: ताराबाई  
निवास , ब्लॉक नं: न्यू आयरे रोड, राजगंगा बिल्डींग जवळ,  
रोड नं: डोंबिवली पूर्व ठाणे, महाराष्ट्र, ठाणे.  
पिन नंबर:ADZPV9857C

लिहून घेणार

वय :-42

स्वाक्षरी:-

*ADaze*



वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिकका क्र.3 ची वेळ:13 / 01 / 2022 04 : 50 : 37 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:सौरभ दिलिप प्रधान

वय:40

पता:गेट नं. 2, 12, मैसूर कॉलनी, आर सी एफ, चेंबर, मुंबई  
पिन कोड:400074

*Saurabh P.*  
स्वाक्षरी

छायाचित्र



अंगठ्याचा ठसा



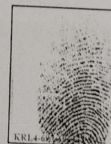
2 नाव:अनंत सखाराम भकरे

वय:46

पता:2/20, रामजतन यादव चाळ, जंगलेश्वर मंदिर, सुभाष नगर, बर्वे नगर, स्वाक्षरी  
मुंबई

पिन कोड:400084

*Anant B.*  
स्वाक्षरी



शिकका क्र.4 ची वेळ:13 / 01 / 2022 04 : 51 : 42 PM

शिकका क्र.5 ची वेळ:13 / 01 / 2022 04 : 51 : 58 PM नोंदणी पुस्तक 1 मध्ये

सह दु.निबंधक कुला - 4

प्रमाणित करण्यात येते की या दस्तामध्ये  
एकूण...११२...९००...पेजे आहेत.  
करल-४/९९७/२०२२  
पुस्तक क्रमांक १ क्रमांकावर नोंदला.  
दिनांक...१३.१.०१.२०२२.....

*Shankar*

आदिती दि. म्हासकर  
सह. दुय्यम निबंधक कुला-४  
मुंबई उपनगर त्रिवेणी

Payment Details.

Sr.	Purchaser	Type	Verification no/Vendor	GRN/License	Amount	Used At	Deface Number	Deface Date
1	ABHIJIT DATTATRAY VAZE	eChallan	69103332022011313250	MH011609482202122E	518700.00	SD	0005583669202122	13/01/2022
2	ABHIJIT DATTATRAY VAZE	eChallan		MH011609482202122E	30000	RF	0005583669202122	13/01/2022
3		DHC		1301202204997	2000	RF	1301202204997D	13/01/2022

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

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दस्त गोपवारा भाग-1

दस्त क्रमांक: करल4 /697/2022

करल4

दस्त क्रमांक: 697/2022

ee/900

बाजार मुल्य: रु. 69,39,542/-

मोबदला: रु. 1,03,74,000/-

भरलेले मुद्रांक शुल्क: रु.5,18,700/-

दु. नि. सह. दु. नि. करल4 यांचे कार्यालयात

अ. क्रं. 697 वर दि.13-01-2022

रोजी 4:47 म.नं. वा. हजर केला.

पावती:770

पावती दिनांक: 13/01/2022

सादरकरणाचे नाव: अभिजीत दत्तात्रय वझे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृथांची संख्या: 100

एकुण: 32000.00

दस्त हजर करणाऱ्याची सही:

सह दु.निबंधक कुर्ला - 4

सह दु.निबंधक कुर्ला - 4

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा क्रं. 1 13 / 01 / 2022 04 : 47 : 01 PM ची वेळ: (सादरीकरण)

शिक्रा क्रं. 2 13 / 01 / 2022 04 : 47 : 52 PM ची वेळ: (फी)



# Valuation Report of the Immovable Property



## Details of the property under consideration:

Name of Proposed Purchaser: **Mr. Abhijit Dattatray Vaze**  
Name of owner: **M/s. Entee Developers**

Residential Flat No. 501, 5<sup>th</sup> Floor, 'C' Wing, Building No. 2, "**Happy Home**", Behind Crosswind Apartments,  
Drakshabag, Near Madhu Hospital, Jangal Mangal Road, Bhandup (West), Mumbai – 400 078,  
State – Maharashtra, Country – India.

Latitude Longitude - 19°08'53.5"N 72°55'55.6"E

## Valuation Done for:

**Cosmos Bank**  
**Dadar Branch**

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai – 400 028,  
State – Maharashtra, Country – India.

**Vastukala Consultants (I) Pvt. Ltd.**

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Vastu/Mumbai/12/2021/21951/38435  
21/03-240-JASKVS  
Date: 21.12.2021

**VALUATION OPINION REPORT**

The property bearing Residential Flat No. 501, 5<sup>th</sup> Floor, 'C' Wing, Building No. 2, "Happy Home", Behind Crosswind Apartments, Drakshabag, Near Madhu Hospital, Jangal Mangal Road, Bhandup (West), Mumbai – 400078, State – Maharashtra, Country – India belongs to **M/s. Entee Developers**, Name of Proposed Purchaser is **Mr. Abhijit Dattatray Vaze**.

Boundaries of the property.

North : Happy Home 'B' SRA CHS  
South : Satyavijay Society  
East : Open Plot  
West : Happy Home 'A' SRA CHS

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for **₹ 1,20,12,000.00 (Rupees One Crore Twenty Lakh Twelve Thousand Only)**. As per site inspection 95% of construction work is completed.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD,  
email=cmd@vastukala.org, c=IN  
Date: 2021.12.21 17:13:55 +05'30'

*Sharad B. Chalikwar*

C.M.D.

Director



**Sharad B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report

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