

450/3396
Friday, April 21, 2023
8:28 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 9251 दिनांक: 21/04/2023

माकाराचे नाव: द्रादर-नावगाव
दस्तावेजाचा अनुक्रमांक: ववई3-8396-2023
दस्तावेजाचा प्रकार: कारनामा
सादर करणाऱ्याचे नाव: अमित महेश कपारेल

| | |
|--------------------|-------------|
| नोंदणी फी: | ₹. 30000.00 |
| दस्त हाताळणी फी | ₹. 2700.00 |
| पुढाची संख्या: 135 | |
| एकूण: | ₹. 32700.00 |

DEL. RED

आपणाम मूळ दस्त, खंबनेल प्रिंट, मूली-२ अंदाजे
8:40 PM ह्या वेळेस मिळेल.


सह दुय्यम निबंधक, मुंबई-3

वाजार मूल्य: ₹. 31530498.36 /-
मोबदला ₹. 56500000/-
भरलेले मुद्रांक शुल्क: ₹. 3390000/-

- 1) देयकाचा प्रकार: DHC रकम: ₹. 700/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 3003202303135 दिनांक: 21/04/2023
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: ₹. 2000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 2903202311045 दिनांक: 21/04/2023
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH000995107202324P दिनांक: 21/04/2023
बँकेचे नाव व पत्ता:

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Payment Details

| sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|-----|-------------------------------------|----------|------------------------|--------------------|------------|---------|------------------|-------------|
| 1 | Shree Sukhakarta Developers Pvt Ltd | eChallan | 10000502023042106557 | MH000995107202324P | 3390000.00 | SD | 0000532736202324 | 21/04/2023 |
| 2 | | DHC | | 3003202303135 | 700 | RF | 3003202303135D | 21/04/2023 |
| 3 | | DHC | | 2903202311045 | 2000 | RF | 2903202311045D | 21/04/2023 |
| 4 | Shree Sukhakarta Developers Pvt Ltd | eChallan | | MH000995107202324P | 30000 | RF | 0000532736202324 | 21/04/2023 |

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

AGREEMENT FOR SALE

BETWEEN

SHREE SUKHAKARTA DEVELOPERS PRIVATE LIMITED

AND,

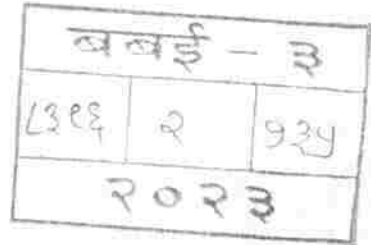
MR. AMIT MAHENDRA RUPAREL

FLAT NO. 1704 ON 17th FLOOR, RUPAREL ARIANA





| Department of Stamp & Registration, Maharashtra | | | |
|--|----------------------|---------|-----------------|
| Receipt of Document Handling Charges | | | |
| PRN | 2903202311045 | Date | 29/03/2023 |
| Received from RUPAREL, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Mumbai, City 3 of the District Mumbai District. | | | |
| Payment Details | | | |
| Bank Name | ablepay | Date | 29/03/2023 |
| Bank CIN | 10004152023032910427 | REF No. | 202308882435530 |
| This is computer generated receipt, hence no signature is required. | | | |







D H C

Receipt of Document Handling Charges

PRN 2903202311045

Receipt Date 21/04/2023

Received from RUPAREL, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 8396 dated 21/04/2023 at the Sub Registrar office Joint S R, Mumbai City 3 of the District Mumbai District



Payment Details

Bank Name sbiepay

Payment Date 29/03/2023

Bank CIN 10004152023032910427

REF No. 202308862435530

Deface No 2903202311045D

Deface Date 21/04/2023

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



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Receipt of Document Handling Charges

PRN 3003202303135 Receipt Date 21/04/2023

Received from ruparel, Mobile number 0000000000, an amount of Rs.700/- towards Document Handling Charges for the Document to be registered on Document No. 8396 dated 21/04/2023 at the Sub Registrar office Joint S.R. Mumbai City 3 of the District Mumbai District.



Payment Details

Bank Name sbiepay Payment Date 30/03/2023

Bank CIN 10004152023033002941 REF No. 202308928709203

Deface No 3003202303135D Deface Date 21/04/2023

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



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CHALLAN
MTR Form Number-6



| | | | | | | | | |
|---|--------------------|---------|---------------|--|---------------------------|--|--------------------------|-----------------------|
| GRN | MH000595107252224P | BARCODE | [Barcode] | | Date | 21/04/2023-16:07:00 | Form ID | 25.2 |
| Department: Inspector General Of Registration | | | | | Payer Details | | | |
| Type of Payment: Stamp Duty Registration Fee | | | | | TAX ID / TAN (If Any) | | | |
| | | | | | PAN No. (If Applicable) | AATCS3173L | | |
| Office Name: BHE3 of SUB REGISTRA MUMBAI CITY 3 | | | | | Full Name | Shree Sukhakarta Developers Pvt Ltd. | | |
| Location: MUMBAI | | | | | Flat/Block No. | Flat No-1704, 17th Floor, Ruparel Anana. | | |
| Year: 2024/2024 One Time | | | | | Premises/Building | | | |
| Account Head Details | | | Amount in RS. | | Road/Street | G.D Ambekar Marg,Jerbai Wadia Road,Parpi | | |
| 0030045501 Stamp Duty | | | 3390000.00 | | Area/Locality | Mumbai | | |
| 0030063301 Registration Fee | | | 30000.00 | | Town/City/District | | | |
| | | | | | Pin | 4 0 0 0 1 2 | | |
| | | | | | Remarks (If Any) | SecondPartyName=Amir Mahendra Ruparel | | |
| | | | | | Amount in Words | Thirty Four Lakh Twenty Thousand Rupees | | |
| Total | | | | | Amount in Words | 34,20,000.00 | | |
| Payment Details: STATE BANK OF INDIA | | | | | FOR USE IN RECEIVING BANK | | | |
| Cheque/DD Details | | | | | Bank CIN | Ref. No | 10000502023042106557 | 0807689039925 |
| Cheque/DD No | | | | | Bank Date | RBI Date | 21-04-2023-16:07:23 | Not Verified with RBI |
| Name of Bank | | | | | Bank Branch | STATE BANK OF INDIA | | |
| Name of Branch | | | | | Scroll No | Date | Not Verified with Scroll | |

3420000.00



Department ID: _____ Mobile No.: 0000000000

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| Sr. No. | Remarks | Defacement No. | Defacement Date | User Id | Defacement Amount |
|-------------------------|--------------|------------------|---------------------|---------|-------------------|
| 1 | 051-450-8396 | 0000532736202324 | 21/04/2023-20:27:53 | IGR184 | 30000.00 |
| 2 | 051-450-8396 | 0000532736202324 | 21/04/2023-20:27:53 | IGR184 | 3390000.00 |
| Total Defacement Amount | | | | | 34,20,000.00 |



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AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT made at Mumbai this 21st day of April in the Christian Year Amir
Two Thousand and Twenty Three (2023)

BETWEEN

SHREE SUKHAKARTA DEVELOPERS PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having its corporate office at 1st Floor, Ruparel Iris Plot No. 273, Near Big bazaar, Senapati Bapat Marg, Matunga Road (W), Mumbai - 400016, Through its director Mr. Parkshit Sharma (formerly known as M/s. Shree Sukhakarta Developers) hereinafter referred to as "THE PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its administrators, successors in business and assigns) **OF THE ONE PART;**

AND

MR. AMIT MAHENDRA RUPAREL, adults, Indian Inhabitants residing at Apartment No 2101, Tower :1, 21st Floor Sumer Trinity tower, New Prabhadevi Road, Prabhadevi Mumbai - 400025, hereinafter called "THE PURCHASER/S", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of individual include his/her/their respective heirs, executors, administrators and permitted assigns / in case of the HUF, the Karta and the coparceners / Members of HUF from time to time and the last surviving member and coparcener and the legal heirs, executors and administrators of such last surviving member / in case of partnership firm the partners or partner as at present constituting the said firm the survivors or survivor of them and the heirs, executors, administrators and permitted assigns of the last survivor or survivors and in case of a limited company / corporate body its successors and permitted assigns) **OF THE OTHER PART;**

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WHEREAS:

A. The Municipal Corporation of Greater Mumbai ("MCGM") is the owner of the property being all that piece and parcel of land together with the structures standing thereon admeasuring about 10,602.85 sq. mtrs. or thereabouts bearing Cadastral Survey No. 177 (pt) and un-numbered slum plot of Dadar Naigaon Division in Sewree Wadala Estate Scheme No. 57 in F/S ward of MCGM, in the Registration District and Sub-District of Island City of Mumbai, under SRA Scheme/Provisions, and shown delineated in RED colour boundary line on the Plan annexed and marked as ANNEXURE "A" hereto and more particularly described in the First Schedule hereunder written hereinafter referred to as "the said larger property"



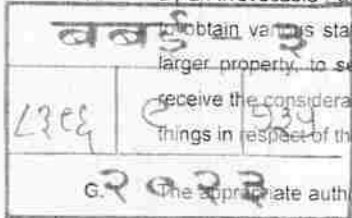
B. The said larger property is occupied by slum dwellers/occupants/tenants who are residing with their respective families in their respective structures / hutments. These slum dwellers/occupants/tenants have proposed to form a society by the name "Mamta Sahakari Griha Nirman Sanstha (Proposed)" to be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

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

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

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

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



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

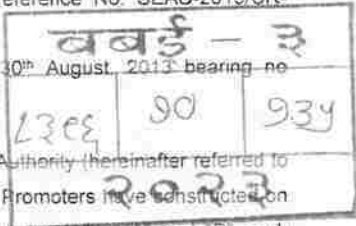
H. The Slum Rehabilitation Authority has issued Annexure III on 25th April, 2008, bearing no. SRA/ACCT/ANNEXIII/CERT/1646/2008/572, setting out details of the SRA Scheme.

I. The Tata Power Co. Ltd. vide its letter dated 3rd December, 2008, bearing reference No. TLJ/LA-Q1/(SGB)/739 has given its "No Objection Certificate" for proposed development of the said larger property which is adjacent to Tata Power's 110 KV Trombay-Parel Line Nos. 1, 2 & 4 and 110 KV Parel-Mankhurd line in span 17-19.

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- J. The Promoter also obtained individual irrevocable consents and have entered into separate individual agreements with majority of the slum dwellers/tenants/ occupants on the said larger property.
- K. Pursuant to the aforesaid, the Slum Rehabilitation Authority issued a Letter of Intent dated 1st February, 2010 and Revised Letter of Intent dated 22nd May, 2015, 29th December, 2016 and then 22nd January, 2019 both bearing No. SRA/ENG/1596/FS/ML/LOI ("the said LOI") to Mr. Shree Sukhakarta Developers, inter alia granting permission for the proposed Slum Rehabilitation Scheme on the said larger property in accordance with Development Regulation No. 33 (10) and Appendix – IV of the amended Development Control Regulations for Greater Mumbai 1991, on the terms and condition setout therein. A copy of the said LOI is annexed hereto as ANNEXURE "B", "B1", "B2" & "B3".
- L. Thereafter the Promoters have obtained the Intimation of Approval (IOA) dated 30th October, 2012 and the amended IOA dated 11th June 2015 & 28th January, 2019, all bearing No. SRA/ENG/2726/FS/ML/AP in respect of the Rehab Building on the portion of the said larger property and Intimation of Approval (IOA) dated 13th March, 2013 and the amended IOA dated 11th June 2015, 27th March, 2017 & 3rd December, 2018 and then 28th January, 2019, all bearing No. SRA/ENG/2987/FS/ML/AP in respect of the Sale Building on the portion of the said property. Copies of the IOA are annexed hereto as ANNEXURE "C", "C1", "C2", "C3", "C4", "C5", "C6" & "C7" respectively.
- M. The Promoters have obtained the Commencement Certificate (C.C.) dated 2nd March, 2013 bearing No. SRA/ENG/2726/FS/ML/AP in respect of the Rehab Building No. 1 and revised from time to time and C.C. dated 16th April, 2015 bearing No. SRA / ENG / 2987 / FS / ML/AP in respect of the Sale Building on the portion of the said larger property and revised from time to time. A copy of the CC is annexed hereto and marked as ANNEXURE "D" & "D1" respectively.
- N. Thereafter, the Promoters herein has obtained the following permissions sanctions and No Objection Certificate from the competent authorities, they are as follows:
- (i) High Rise NOC dated 24th March, 2014 bearing its reference no CHE/HRB-397/DPWS,
 - (ii) Environment NOC dated 30th July, 2013 bearing its reference No. SEAC-2013/CR-318/TC-1
 - (iii) Chief Fire Officer NOC, Mumbai Fire Brigade dated 30th August, 2013 bearing no FB/HRC/CITY/10
- O. Earlier the layout was duly approved by the Slum Rehabilitation Authority (hereinafter referred to as "the SRA") for the said scheme. As per the earlier layout the Promoters have constructed on the portion of the said property, building/s having two Wings being Wing "A" and "B" each consisting of ground and plus 21 (Twenty-One) or more upper floors being the rehabilitation building for rehabilitating the slum dwellers (hereinafter referred to as "the Rehabilitation Building"). The Slum Rehabilitation Authority ("S.R.A.") has granted the Occupation Certificate dated 24th September 2018, bearing its Reference No SRA/ENG/2726/FS/ML/AP, in respect of the said Rehabilitation Building.
- P. The Promoters further state that in the earlier layout they we are constructing on the remaining portion of the said property, one building comprising of 2 Basements + Ground + 1st to 7th levels parking podium + 1 podium level + 1st to 48 (Forty Eight) residential Upper floors or more upper floors, subject to sanction and permission to be obtained from the concerned authorities and a



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common 2 level basement under the Rehab Building and the Sale building for the parking of cars of Purchasers of Sale Building only, which shall be allotted by the Promoters (hereinafter referred to the "THE SALE BUILDING") subject to approval to be obtained from concerned authorities. However due to planning and structural constraints including in view of the topography of the land it became necessary to amend the plans. The Promoters have submitted amended plans for sanction and have obtained necessary sanction / approvals from the appropriate authority and in the process about the Promoter shall also constructing (i) 3 (three) or more car parking towers for the Sale Building, (ii) instead of common 2 (two) level basement under the Rehab Building and the Sale building, the Promoter have divided the common basement by constructing wall between the Rehab Building and the Sale building, whereby the basement under Rehab Building shall be used for Rehab Services only and the basement under Sale building shall be used for the parking of cars of Purchasers of Sale Building only, which shall be allotted by the Promoters, save and except this changes and modifications and alteration the layout will be the same as per the earlier sanctions and approval. The name of the said proposed buildings shall be "RUPAREL ARIANA".

Q. The S.R.A. ("S.R.A.") has granted Part Occupation Certificate dated 2nd March 2019, bearing Reference No SRA/ENG/2987/FS/ML/AP, for Composite (Sale) Building comprising 2 (two) level basement + Ground + 1st to 7th level podium + 1 podium level + 1st to 40th upper floors & permit to occupy from the 2 (two) level basement +Ground + 1st to 7th level podium + podium level + transfer floors + 1st to 30th upper floors in respect of the said Sale Building i.e. Ruparel Ariana. Thereafter SRA has pending the balance construction of the remaining portion of the said Building have further issued another Part Occupation Certificate dated 24th December 2020, bearing Reference No SRA/ENG/2987/FS/ML/AP, for Composite (Sale) Building from 31st to 45th upper floors in respect of the said Sale Building No 2 (Fit out/bear cell) i.e. Ruparel Ariana. A copy of the said Part Occupation Certificate dated 2nd March 2019 and 24th December 2020, both bearing its Reference No SRA/ENG/2987/FS/ML/AP, is annexed hereto as ANNEXURE "E" & "E1" respectively. The Promoter herein shall be entitled to carry out the pending / remaining construction work of the said Sale Building without any consent and or approval and or hindrances from the Allottee/s herein and the Allottee/s herein has agreed and giving their irrevocable consent and No objection for the same.

R. The Promoters hereby declares that the Floor Space Index available as on date in respect of the S. R. A. Scheme Land in respect of the said larger property for construction of necessary rehabilitation buildings as well as free sale buildings on the properties and which *inter alia* permitted total built up area of 43716.00 square meters or thereabouts out of which rehabilitation built up area would be 17641.99 square meters and sale built up area of 26568.12 square meters by consuming FSI of 6.82 *in situ* on the basis of the total plot area admeasuring 10602.44 square meters or thereabouts.

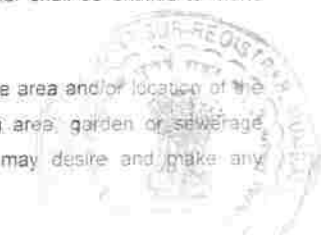
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The proposed sale building/s is only a part of a larger construction S.R. Scheme of the Promoter who propose not only to construct the said Building (i.e. Ruparel Ariana) and other building/s for developing on the said larger property but are also desirous of developing one or more adjoining slum properties as a single scheme / layout. The said adjoining properties and Slum Societies are hereinafter jointly referred to as "Adjoining Land" and the said larger Property and "the Adjoining Land" are hereinafter jointly referred to as "The Scheme Land". The Promoter shall be entitled to club and or amalgamate the development of the said larger Property along with any of the Adjoining Lands in which event there will be joint development of both/ all such properties. There will be additional re-habilitation building/s to rehabilitate the slum dwellers/occupants/

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tenants of such other properties and there shall be further floors / wings / buildings for the sale component in respect of such other land / properties. The Promoter shall be entitled to make necessary changes in the plans as they may deem fit.

- T. The Promoter shall in their sole discretion be entitled to change the area and/or location of the said Building/s, any Car Parking, Towers/Area/Spaces, recreation area, garden or sewerage treatment plant or other specifically earmarked areas as they may desire and make any amendments, modifications and/or changes therein.
- U. In the premises, the Promoter is absolutely entitled to the development rights in respect of the said larger property and entitled to develop the said property in the manner as it may deem fit and proper, save and except the area to be provided for the rehabilitation of the hutment dwellers.
- V. The Promoter has, subject to the terms and conditions of the aforesaid Special General Body Resolutions, Development Agreements, Irrevocable Power of Attorneys, Annexure II, Annexure III, the Letter of Intent, the IOA, the G.C., the Chief Fire Officer NOC and the Development Plan Remarks and other permission and approvals of plans, etc. referred to herein and any amendments, modifications and/or changes therein, the sole and exclusive right to sell and/or otherwise deal with the aforesaid all sale building/s and the premises / flats / units / parking space or any other premises to be constructed by the Promoter on the said properties/ the SRA Scheme land and to enter into agreement/s with the Allottee/s of the premises, flats, automotive / mechanical parking spaces, stack parking, stilt parking's, etc. and to receive the sale proceeds in respect thereof.
- W. The Promoter have appointed an Architect registered with the Council of Architects and have also appointed a Structural Engineer for the preparation of structural designs and drawings of the said building and the Promoter accept the professional supervision of the Architect and Structural Engineer till the completion of the said Building and other buildings.
- X. In these circumstances, the Promoter is in process of constructing the rehab building/s and the aforesaid building/s on the said property and are selling and transferring the premises on ownership basis, premises, flats, units in the said Building and are allotting the specific exclusive user of vehicle parking spaces in open / basement / stilt / vehicle parking space and other premises in the aforesaid Car Parking Spaces.
- Y. The Promoters shall be entitled to change the area and/or location of the Sale Building recreation area, garden or sewerage treatment plant or other specifically earmarked areas as they may desire and make any amendments, modifications and/or changes therein.
- Z. The plans, specifications, images and other details including change in the name of the said building to any other name and also to change the Constitution of the Firm, which we may deem fit and proper, and or also change the elevation, layout, specifications, etc. for raising additional floor/s, area, premises, etc. for constructing the new building/s and or wing/s and for changing / revising the RERA time lines, herein may undergo change in accordance with applicable laws, directions/orders of the statutory authorities. The process of approvals has been initiated and some of the approvals may be received over a period of time. Due to such additions and or alterations and or amendment and or modification and or changes in the plans of the said



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Building, whereby the said Premises, floors nos., area, etc. have been changed and modified for which you have agreed and have given your irrevocable consent for the same.

AA. In the premises, the Promoters are absolutely entitled to the development rights in respect of the said larger property in the manner as they may deem fit and proper save and except the area to be provided for the Rehabilitation of the hutment dwellers.

BB. The Promoters, have subject to the terms and conditions of the aforesaid Development Agreement, the above referred LOI's and writings referred to herein and any amendments, modifications and/or changes therein, the sole and exclusive right to sell and/or otherwise deal with the Sale Building and the premises / flats / shop / parking space or any other premises to be constructed by the Promoters on the said property / The Scheme Land and to enter into agreement/s with the Allottee/s of the premises, flats, parking space etc. and to receive the sale proceeds in respect thereof.

CC. The rights of the said M/s: Shree Sukhakarta Developers a partnership firm got transferred into Shree Sukhakarta Developers Private Limited.

DD. At the instructions of the Promoters, Preeti Brahmania, Advocate has investigated the title of the Promoters to the said Property, and the said Advocate by her Title Certificate dated 25th January, 2013, inter alia opined the Promoters are authorised and entitled to develop the Sale Building on the portions of said property and construct buildings thereon and sell the premises therein. A copy of the said Title Certificate is also annexed hereto and marked as ANNEXURE "F".

EE. The aforesaid development is a Slum Rehabilitation Scheme wherein the Free Sale FSI/TDR is generated as a cross-subsidy due to construction of Rehabilitation units of slum dwellers/occupants and by payment of requisite premium for the Fungible FSI/Area. The aforesaid FSI/TDR/Fungible FSI belongs solely to the Promoter who may decide where, when and how to use/load/consume the same within the said larger Property/the said scheme land or any part thereof. The Rehab Building/s, Composite Building/s & Sale Building/s and other building/s is part of the properties being executed by the Promoters. The development for the properties will be done in an organized fashion i.e. in a phase-wise manner and shall be in the discretion of the Promoter.

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The Promoters shall be installing an electric substation constructed by BEST or TATA Power or Reliance Energy or Adani Electricity on a portion of the said property.

GG. The Promoters have got approved from the concerned local authority, the plans, specification, elevations, sections and details of the said building.

HH. The Promoters have accordingly completed construction of the portion of the said Sale building from 2 basements + Ground + 1st to 7th level parking podium + 1 Podium level + 1st to 48th upper residential floors in accordance with the said plans and are carrying on the construction of the balance of the said Sale Building to be known as Ruparel Ariana and further building/s / structures on the said Larger Property. The Promoters are offering possession of the premises to the purchaser/s upto 45th residential floor in the said Sale Building to be known as Ruparel Ariana. The Promoters are offering premises / flats, etc. on ownership basis in the said Sale Building.

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- ii. The present layout, design, elevation, plans, etc. may be required to be amended from time to time by the Promoters and the Allottee/s has entered into the present Agreement knowing fully well that the scheme of development proposed to be carried out by the Promoters on the said larger property may take a very long time, therefore the Promoters may require to amend from time to time, the plans, lay out, design, elevation, etc. and the Allottee/s has no objection to the Promoters making such amendments; however in the event the area and location of the Premises is required to be altered and or modified and or changed, then the Promoters will obtain the consent from the Allottee/s.
- JJ. The Allottee/s demanded from the Promoters and the Promoters have given inspection to the Allottee/s of all the documents of title (including all the documents referred under this Agreement) relating to the said larger property including the true copy of the plans, designs and specifications prepared by the Promoters' Architect and of such other documents as are specified under the Real Estate (Regulation & Development) Act 2016, and the rules made thereunder and the Allottee/s confirm having seen, perused, verified and understood the said documents, writing etc., fully and have thereafter agreed to enter into this Agreement with the full knowledge thereof realizing that this Agreement is subject to the terms and conditions contained in the above mentioned documents.
- KK. The Promoters have registered the Project known as "Ruparel Ariana" as per the provision under the Real Estate (Regulations & Development) Act 2016 ("RERA Act"), accordingly the Maharashtra Real Estate Regulatory Authority has issued Registration Certificate of Project, Form "C", under rule 6 (a) on 5th August 2017 under no "P51900003250". A copy of Registration Certificate of Project dated 5th August 2017, is annexed as the ANNEXURE "G" hereto.
- LL. The Premises / Flat Purchaser/s applied to the Promoters for allotment of the Premises / Flat No. 1704 on the 17th Floor, in the proposed sale building/s to be constructed and to be known as "RUPAREL ARIANA" on the portion of the said larger property and more particularly described in the Second Schedule hereunder written (the said flat are hereinafter referred to as "the said premises/ flat/s") for the sale price / total consideration of Rs.5,65,00,000/- (Rupees Five Crore Sixty Five Lakhs Only) ("Total Consideration").
- MM. This agreement is entered into by the Allottee/s on a specific understanding that the Allottee/s shall not insist upon the Conveyance / Lease being executed in favour of the proposed/sale Society until the entire development of the entire project is complete in all respects and all Building/s Occupation/Completion Certificate is received.
- NN. Relying upon the application, declarations, representations, assurances and agreement herein contained the Promoters have agreed to sell to the Allottee/s the said Premises/flats at the price and on terms and conditions hereinafter appearing.
- OO. The Promoter reserves to itself the right to make such alterations, additions and/or in the layout/building plans as may be deemed necessary by the Promoter, without affecting the said Premises agreed to be sold hereunder to the Allottee/s and consequent thereto construct such additional premises as permissible under the Development Control Regulations and/or by MCGM and other concerned authorities from time to time. The Allottee/s hereby grant their irrevocable consent on the same.
- PP. Prior to the execution of these presents, the Allottee/s has/have paid to the Promoter a sum of Rs.1,15,00,000/- (Rupees One Crore Fifteen Lakhs Only) as earnest money being part

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payment of the sale price of the said premises / flat agreed to be sold by the Promoter to the Allottee/s as earnest money (the payment and receipt whereof the Promoters do hereby admit and acknowledge) and the Allottee/s has/have agreed to pay to the Promoter the balance of the sale price in the manner hereinafter appearing.



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

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

1. It is agreed between the parties hereto that all the recitals of this Agreement shall form part and parcel of operative part of this Agreement and shall be read accordingly.
2. The Promoters are as aforesaid have constructed part of sale building/s to be known as "RUPAREL ARIANA" from 2 Basements + Ground + 1st to 7th level parking podium + 1 podium level + 1st to 48th upper residential floors, in accordance with the said plans and are carrying on the construction of the balance of the said Sale Building to be known as Ruparel Ariana and shall construct the remaining sale building alongwith basement and other space reserved for parking vehicles on the said property, in accordance with the plans, specifications and designs approved/that may be approved by Slum Rehabilitation Authority (SRA) or other appropriate local authority which have been seen and approved by the Allottee/s, with such variations and modifications as the Promoter may consider necessary or as may be required by the concerned authorities or government from time to time or become necessary due to architectural and structural reasons. The Allottee/s is aware that at present building plans are sanctioned up to 57th Residential floors. This shall operate as an irrevocable consent in writing of the Allottee/s to the Promoter carrying out such changes in the building plans. PROVIDED THAT if such variations and modifications relates to addition and alteration in lay-out plan of the Sale Building or common area then the Promoter shall before carrying out such addition or alteration in lay out plan or specification of the building or common area obtain prior consent as required under the of the Allottee/s who have agreed to take Said Premises in such building. PROVIDED FURTHER that the Promoter is entitled to implement the Scheme to the fullest extent by carrying out such additional development and/or alterations and/or additions and/or modifications in the said building and/or other building/s to be constructed on the said Property, more particularly described in the First Schedule hereunder written. This shall operate as an irrevocable consent in writing of the Allottee/s to the Promoter carrying out such changes in the building plans. If the building/Wing, in which the Allottee/s have agreed to acquire the premises, are completed earlier than other Buildings / Wing on the said Property, the Allottee/s confirms that the Promoter then will be entitled to utilize any F.S.I. whether T.D.R. or any other benefits or otherwise, which may be available on the said property, the said entire property or any part thereof or any adjoining property or properties as the case may be, written.

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3. The Promoter is as aforesaid constructing the remaining/balance portion of the said building and the annex car parking buildings to be known as "RUPAREL ARIANA" on a portion of the said

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larger property (hereinafter referred to as "the said property") and shall construct the said remaining / balance portion of the said building/s on the portion of the said property in accordance with the plans, designs, specifications etc. approved by the concerned local authority and which have been seen and approved by the Purchaser/s with only such variations and modifications as the Promoter may consider necessary or as may be required by the SRA and or the concerned authority or the concerned local authority or the Government to be made in them or any of them. The Purchaser/s hereby expressly consent to the Promoter re-designing any building or buildings or the recreation area or internal road and passages and such other area or areas which the Promoter may desire to realign and redesign. If the building/Wing, in which the Purchaser/s have agreed to acquire the premises, are completed earlier than other Buildings / Wing on the said Property, the Purchaser/s confirms that the Promoter then will be entitled to utilize any F.S.I. whether T.D.R. or any other benefits or otherwise, which may be available on the said property, the said entire property or any part thereof or any adjoining property or properties as the case may be, written. Notwithstanding anything else contained herein, till the construction of the building "Ruparel Ariana" and other sale building/s including the commercial buildings and other buildings to be constructed on the said larger property / the scheme land are completed and the F.S.I. and/or T.D.R. and/or the any other benefits available in present or in future on the said property are fully utilized by the Promoter and all the obligations, required to be carried out by the Purchaser/s herein and the other Purchaser/s of premises from the said Developers, are fulfilled, the Promoter shall not be bound and shall not be called upon or required to form any Co-operative Society, Limited Company or condominium of Apartment Owners, as the case may be. The Purchaser/s agree and irrevocably consent not to raise any demand or dispute or objection in that behalf.

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

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5. The plans, specifications, images and other details including change in the name of the said building to any other name and also to change the Constitution of the Firm, which we may deem fit and proper, and or also change the elevation, layout, specifications, etc. for raising additional floor/s, area, premises, etc. for constructing the new building/s and or wing/s and for changing / revising the RERA time lines, herein may undergo change in accordance with applicable laws, directions/orders of the statutory authorities. The process of approvals has been initiated and some of the approvals may be received over a period of time. Due to such additions and or alterations and or amendment and or modification and or changes in the plans of the said Building, whereby the said Premises, floors nos., area, etc. have been changed and modified for which you have agreed and have given your irrevocable consent for the same.

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6. The Purchaser/s hereby agrees/agree to purchase from the Promoters and the Promoters hereby agree to sell to the Purchaser/s /Flat / Premises No. 1704, admeasuring 1226 sq.ft. RERA carpet area, on the 17th floor, from the ground level (lower floors may include stilt + podiums levels for parking vehicles, entrance levels, etc.) of the proposed sale building to be known as "RUPAREL ARIANA" delineated in RED colour boundary line on the floor plan thereof hereto annexed and marked as Annexure "H", together with an exclusive right to use 1(One) vehicle parking being the common area and more particularly described in the Second Schedule hereunder written (hereinafter the said flat and basement/stilt/podium/open parking space are jointly referred to as "the said Premises"), for the price of Rs.5,65,00,000/- (Rupees Five Crore Sixty Five Lakhs Only) including the proportionate price of the common areas and facilities appurtenant to the said premises, extent and description of the common/limited common areas and facilities as more particularly mentioned hereunder. The Allottee/s has paid Booking amount to the Promoters a sum of Rs.1,15,00,000/- (Rupees One Crore Fifteen Lakhs Only) as and by the way of earnest money and hereby agrees to pay to the Promoters a sum of Rs. 4,50,00,000/- (Rupees Four Crores Fifty Lakhs Only) being the balance amount payable against possession of the said premises being offered by the Promoters to the Allottee/s, pending execution of Deed of Lease / Deed of Conveyance in favour of any Co-operative Housing Society or Limited company or condominium of Apartments, as the case may be. The Allottee/s shall without fail and without any delay or default or demur pay the aforesaid installments on its respective due dates, as time in respect of each of the said payments is OF THE ESSENCE OF THE CONTRACT. The Promoters will forward by courier/email/ post to the Allottee/s, intimation of the Promoters having carried out/completed the aforesaid work, at the address given by the Allottee/s under this Agreement and the Allottee/s will be bound to pay the amount of installments within seven days of Promoters dispatching such intimation. The Promoters shall keep the certificate of their Architect/s certifying that the Promoters have carried out/completed the aforesaid work and such certificate will be open for inspection to the Allottee/s at the office of the Promoters. The said certificate shall be valid and binding upon the Allottee/s and the Allottee/s agree not to dispute the same.

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It is expressly agreed by the Allottee/s herein that the time for the payment of each of the aforesaid installments of the consideration and other amounts shall be the essence of the contract. All the above respective payments shall be made within seven days of him/her/their/it to make payment of the same. The Promoters will send such notice under certificate of posting at the address mentioned hereinafter to the Allottee/s and such posting will be sufficient discharge to the Promoters. The Allottee/s shall make all payments of the consideration amount due and payable to the Promoters through an account payee cheque / demand draft / pay order / wire transfer / any other instrument drawn in favour of "Shree Sukhakarta Developers Pvt Ltd", Kotak Mahindra Bank,

7. The RERA carpet area of the said Premises / Flat is 1226 sq. ft RERA carpet area includes the net usable floor area of the Premises, excluding the area covered by the external walls, areas under service shafts/service area, exclusive enclosed balcony / balcony, deck or verandah area and exclusive open terrace area, but includes the area covered by the internal portion walls ("walls" would mean walls made of Reinforced Cement Concrete (RCC) or plain concrete or Shear wall(s) or wall made from bricks or blocks or precast materials or drywalls or precast walls or columns or walls

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made of any material or composition of one or more of any of the materials and shall include column(s) within or adjoining or attached to the wall) of the said Premises. The Allottee/s has been specifically informed that apart from the said Carpet Area, the said premises enjoys certain further areas provided with certain common areas such as vehicle parking floors, passages, lift well, staircase, entrance lobby, etc., as part of the building for the use of flat Allottee/s."

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

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9. The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in taxes, property taxes, charges or levies which may be increased, levied or imposed by the competent authority, Local Bodies/Government from time to time or otherwise as stated herein. The Promoter undertakes and agrees that while raising a demand on the Allottee/s for increase in development charges, taxes, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee/s.

10. In case of any dispute regarding the measurement of carpet area and exclusive area, the same shall be physically measured after removing all finishes and the cost of removal of finishes shall be borne by the party that raises dispute in relation to the Carpet Area and Exclusive Area. The total price payable for the carpet area and Exclusive Area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area then Promoter shall in the discretion of the

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Promoter either adjust the excess money in the subsequent instalment or refund the excess money paid by the Allottee/s within forty-five days. In case of payment beyond 45 days the Promoter shall pay interest at the rate of State Bank of India's highest Marginal Cost of Lending rate + 2% per annum. If there is any increase in the carpet area allotted to the Allottee/s, the Promoter shall demand additional amount from the Allottee/s to be paid to the Promoter within 15 days from the date of confirmation/deemed confirmation of such increase in floor area of the said Premises by both parties. All these monetary adjustments shall be made at the same rate per square meter as agreed in this Agreement.

The promoter has expressly made clear to the Allottee/s that the Promoter has obtained necessary approvals however, some of the other approvals including amendments of the current approval shall be proposed from time to time and that the Allottee/s has granted an irrevocable consent to the above and entered into this agreement. While carrying out such amendment, the Promoter shall ensure that such amendments shall not affect floor of the said Premises and its area beyond the +/- variance of 5% in the carpet area and exclusive area. In case there is a change of floor and / or change in area beyond the +/- 5% in the carpet area and exclusive area only then the Promoter shall require a written consent from the Allottee/s for making such amendments in the sanctioned plans from the local authorities. Such consent shall be deemed to have been given by the Allottee/s if not refused in writing by him/her within 15 days from intimation from the Promoter.

12. It is expressly agreed that the time for the payment of each of the aforesaid installments of the consideration and other amounts shall be the Essence of The Contract. The said Consideration is derived on the basis that (a) the Promoter shall be entitled to utilise the entire unconsumed and residual Floor Space Index (F.S.I.), if any, in respect of the said Property / the Scheme Land, and the entire increased, additional, future and extra F.S.I. (whether by way of purchase of FSI from the layout and/or purchase of FSI from the authorities by payment of premium or price and/or the change of law and policy and/or the purchase of Transferable Development Rights and/or floating FSI or FSI/benefit against land acquired for road widening, set back or otherwise) before the formation of the Society/Ultimate Body of Allottee/s and even post formation of the Society/Ultimate Body of Allottee/s for a period of 5 years after the execution of the Deed of Conveyance/Lease/Assignment of Lease, as the case may be and/or deemed Conveyance/Lease/Assignment of Lease as, the case may be and/or 5 years after the statutory vesting of the said Sale Building in favour of the Society or formation of societies or apex society and (b) the Allottee/s has accorded his irrevocable consent to the Promoter whereby the Promoter shall be entitled to make any variations, alterations, amendments or deletions to or in the scheme of development of the Property / Land, relocate/realign service and utility connections and lines, open spaces, parking spaces, recreation areas and all or any other areas, amenities and facilities as the Promoter may deem fit in its sole discretion and/or to the Sanctioned Plans (from time to time) before the formation of the Society and even post formation of the Society/Ultimate Body and even after the execution of the Deed of Conveyance/Lease/Assignment of Lease, as the case may be /and/or deemed Conveyance/Lease/Assignment of Lease, as the case may be and/or after the statutory vesting of the said sale Building in favour of the Society/Ultimate Body. All the above respective payments shall be made to the Promoter within seven days of the due date notwithstanding the Allottee/s not having received any intimation in writing to make payment of the same. The Allottee/s shall make all payments of the consideration amount due and payable to the Promoter through an account payee cheque / demand draft / pay order / wire transfer / any other instrument drawn in favour of the Promoter.

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

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

15. The Allottee/s is aware in accordance with section 194 IA of the Income Tax Act, 1961, TDS has to be deducted @ of 1% of the consideration or such other rate as may be prescribed by Income Tax Authorities from time to time including the amount of taxes, if any, while making any payment to/crediting the account of the Promoter under this Agreement. The amount so deducted by the Allottee/s is required to be paid to the Income Tax Authorities on or before the 7th of the next English Calendar month. As required under the Income Tax Act, 1961 the amount of TDS deducted shall be paid by the Allottee/s electronically only by using Form No. 26QB. The TDS shall be acknowledged/credited by the Promoter, only upon the Allottee/s submitting the original TDS Certificate within 30 days from the end of the month in which such payment was made or credit was given and the amount of TDS as mentioned in the certificate matches with the data available with the Income Tax Department concerning the tax deducted at source on behalf of the Promoter in the prescribed Form No. 26AS of the Promoter. The Allottee/s further agrees and undertakes that if the Allottee/s fails and/or neglects to deduct the tax at source or fails to pay the same after deduction to the Income Tax Authorities, the Allottee/s alone shall be deemed to be an Assessee in default in respect of such tax and the Promoter shall not be liable for any statutory obligations/liability for non-payment of such TDS. In the event that the Allottee/s fails to deduct such amount and/or to pay such amount to the Government Treasury then the Allottee/s shall be liable to suffer or incur all the consequences including to reimburse the damages or loss which may be suffered or incurred by the Promoter by reason of non-deposit of such amount in the Government Treasury and/or upon the failure to furnish the Challan/TDS Certificate evidencing such payment to the Promoter.

16. The Allottee/s agrees to pay to the Promoter interest at the rate which is the highest marginal cost of lending rate of State Bank of India plus 2% per annum on all the amounts which become due and payable by the Allottee/s to the Promoter under these presents, including towards maintenance charges from the date the said amount becomes due, until actual payment. It is clarified and the Allottee/s accords his irrevocable consent to the Promoter to appropriate any payment made by him, notwithstanding any communication to the contrary, in the following manner:

- (i) Firstly, towards any cheque bounce charges in case of dishonour of cheque.
- (ii) Secondly, towards interest, if any, payable by the Allottee/s for delayed payments;

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- (iii) Thirdly, towards costs and expenses for enforcement of this Agreement and recovery of the Total Consideration, dues and taxes payable in respect of the said Premises.
- (iv) Fourthly, towards outstanding dues including Total Consideration in respect of the said Premises or under the Agreement.



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

18. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over possession of the Premises to the Allottee/s, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Premises.
19. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 10602.44 sq mtrs and Promoter has planned to utilize Floor Space Index of 4.0, which is the permissible sale BUA on site as per the above referred LOI's and over and above this the Promoter will and can avail FSI/ TDR on payment premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulation, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 3.89 as presently proposed to be utilized by him on the project land in the said project and Allottee/s has agreed to purchase the said Premises based on the proposed construction and sale of Premises to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

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

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21. Any delay and /or default in payment of the amounts as and when due and payable to the promoters shall amount to breach of this agreement. Further, a "breaches remedying charges" of Rs.2,00,000/- (Two Lakhs Only) shall be levied over and above the delayed payment interest and total consideration under this agreement. Such charges shall be imposed only if there are any three payment delays that are due as per payment schedule hereinabove and a termination notice has been issued to the Allottee/s.
22. Without prejudice to the right of promoter to charge interest in terms of sub clause mentioned above, on the Allottee/s committing default in payment on due date of any amount due and payable by the Allottee/s to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee/s committing any 3 (three) defaults of payment of instalments and/or on the Allottee/s committing breach of any of the terms and conditions herein contained, the Promoter/s shall at his/their/its own option, may terminate this Agreement in which event the consequences hereinafter set out shall follow:

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- (a) The Allottee/s shall cease to have any right or interest in the said Premises or any part thereof.
- (b) The Promoter, as the case may be, shall be entitled to sell and transfer the said Premises at such price and on the terms and conditions to such other person or party as the Promoter may, in its absolute discretion deem fit, without any recourse to Allottee/s.
- (c) On the realization of the entire sale consideration on resale from the new prospective Allottee/s towards the said Premises, the Promoter shall refund to the Allottee/s the amount paid till then by the Allottee/s to the Promoter without any interest in pursuance of this Agreement after deducting therefrom:
- (i) 20% of the purchase price of the said Premises which is to stand forfeited by the Promoter towards liquidated damages which amount is agreed by the parties to be a fair estimate of the loss the Promoter will suffer in the event of default on the part of the Allottee/s /Allottee/s to pay any of the amount/s payable by him/her/it/them to the Promoters hereunder.
 - (ii) the taxes, service charges and outgoings, etc. if any, due and payable by the Allottee/s in respect of the said Premises up to the date of termination of this Agreement.
 - (iii) The amount of interest and breach remedying charges payable by the Allottee/s to the Promoter in terms of this Agreement from the dates of default in payment till the date of termination as aforesaid.
- (d) The Promoter shall, in the event of any shortfall, be entitled to recover the said amounts from the Allottee/s. The Promoter shall not be liable to pay to the Allottee/s any interest, compensation, damages, costs otherwise and shall also not be liable to reimburse to the Allottee/s any Government Charges such as GST, Stamp Duty, Registration Fees etc. as the case may be. The amount shall be accepted by the Allottee/s in full satisfaction of all his/her/its/their claim under this Agreement and/or in or to the said Premises. The Allottee/s agree that receipt of the said refund by cheque from the Promoter by the Allottee/s by registered post acknowledgement due at the address given by the Allottee/s in these presents whether the Allottee/s accept/s or endorse/s the cheque or not, will amount to the said refund.

PROVIDED always that the power of termination herein before contained shall not be exercised by the Promoter unless and until the Promoter shall have given to the Allottee/s 15 (fifteen) days prior notice in writing of its intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it has intended to terminate the Agreement and default shall have been made by the Allottee/s in remedying such breach or breaches including that of delayed payments and its interest and/or payment of breach remedying charges within fifteen days after receiving of such notice, failing which the Promoters shall be entitled to terminate this Agreement. The Promoter will send such notice by Registered Post AD at the address provided by the Allottee/s and or mail at the email address provided by the Allottee/s at the address mentioned hereinafter to the Allottee/s and such posting will be sufficient discharge to the Promoter.

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

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

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25. The Allottee/s is aware that the Sale Building and the common areas and amenities in the said Sale Building including the Club House shall be maintained and managed by the Promoters / a Facility Management Company (FMC) appointed by the Promoters. The Allottee/s along with the other Allottee/s of the said Premises shall be entitled to avail of the services provided or arranged by or through the Promoters/ FMC at a cost or charges that may be fixed by the Promoters/FMC. All common costs, charges and expenses that may be claimed by the Promoters/FMC shall be to the account of and borne by the Allottee/s of the Said Premises in the said Sale Building. These common costs shall be shared by all such Allottee/s on pro-rata basis determined by the Promoters and/or FMC, which determination shall be binding on the Allottee/s.

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

- a. The Promoters shall make available the Common Areas and Amenities as set out in Third Schedule hereunder written.
- b. Restricted Areas and Amenities:

Upon making full payment of all amounts due under this Agreement and completion of the said Sale Building, the Allottee/s shall be entitled to use the facilities of the " Club House" which is proposed to be constructed on a portion of the said Property which gym shall be under the control of FMC or any other person nominated by the Promoters. Any memberships shall be permitted only if the individual is a Allottee/s of the Said Premises and on payment of fees as may be decided by the Promoters / FMC from time to time. Similarly, charges for any guests shall be determined by the Promoters / FMC. The membership will be subject to the terms and conditions, rules and charges, as may be framed /levied from time to time by the Promoters/operator(s) of "the Club House ". The Allottee/s hereto is aware that the Promoters are constructing one Club House, in the said Property and the Allottee/s shall have access only to the Club House in respect of his / her / their said Sale Building only. The Allottee/s undertakes to be bound by the rules framed by the Promoters / FMC with regard to the access to the Club House in the said Property and the Allottee/s hereby waives his/her /their right to raise any objection in this regard. The right to use the facilities at the Club House shall be personal to the Allottee/s of the Premises in the said Sale Building and shall not be transferable in any manner to any third person or party whatsoever. In the event that the said Premises in the said Sale Building is sold / transferred by the Allottee/s then the Allottee/s shall be deemed to have transferred the right to utilize the said facilities as well as the membership to the then Allottee/s/transferee of the said Premises, who shall pay necessary entrance fees for a sum of Rs.5,00,000/- (Rupees Five Lakhs Only) or any additional amounts, that may be decided by the Promoters. It is, however, clarified that that the Promoters/Promoters shall be entitled to grant membership rights to such other person(s) as they may deem fit to be and the Allottee/s shall not be entitled to object to the same. The Allottee/s shall be obliged to pay the charges, if any, levied by the operator of the Club House for specific service(s) availed of by the Allottee/s. The Allottee/s shall, in addition to the Total Consideration and other amounts payable hereunder, at the time the said Premises is made available to the Allottee/s for the fit outs, be obliged to and agrees to pay to the Promoters towards non-refundable gym membership admission maintenance agency the monthly subscription / charges / service/user fees the amount as set in the table below hereto in respect of the " Club House." membership from the month the services of the Club House are made available to the Allottee/s of the said Premises in the said sale Building. It is clarified that certain facilities shall have usage charges in addition to the said Club House membership charges and same shall be payable on or before the date of Offer of Possession of the said Premises as specified by the Promoters, along with applicable taxes, if any. The membership to the Club House shall be renewed on such the terms, conditions and charges as may be imposed by the Operator of the Club House. The Allottee/s is/are aware and agrees that the Club House may be ready for use up to 24 (Twenty Four) months after date of Offer of Possession and in the period between Date of Offer of Possession and opening of the Club House, the Allottee/s shall not be able to use the facilities of the Club House and shall not object to the same.

27: The Promoter does not warrant or guarantee for use, performance or otherwise the services provided by the operator of the Club House. The Parties hereto agree that the Promoters shall not be

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responsible and/or liable in connection with any deficiency of the performance / non-performance of the services or otherwise provided to the Allottees/s.

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



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

- (i) an ad-hoc amount of Rs. At Actuals (Rupees At Actuals Only) to facilitate either the Promoter or the Estate Manager to pay on behalf of the Purchaser the proportionate actual municipal property taxes payable by the Purchaser to the concerned authority in relation to the said Premises and Building; the Promoter /Estate Manager shall adjust and appropriate the said ad-hoc amount in payment of the municipal property taxes at actuals payable by the Purchasers on proportionate basis in relation to the said Premises and Building.
- (ii) a lumpsum amount of Rs. At Actuals (Rupees At Actuals Only) which shall be utilized towards the outgoings from the lift maintenance contract of the lifts in building, Cable TV charges, intercom maintenance contract, common lights, electricity charges, water charges, charges for watchmen, house-keeping in connection with building;
- (iii) an aggregate lumpsum amount of Rs. 5,00,000/- (Rupees Five Lakhs Only) towards Club Charges, to be paid at the time of possession.
- (iv) an ad-hoc amount of Rs. 6,30,000/- (Rupees Six Lakhs Thirty Thousand Only) which shall be utilised towards the outgoings in connection with the development charges, taxes common infra, commercial services, facilities, amenities including the garden, which are common for Building and other buildings and the said property.
- (v) a lumpsum amount of Rs. At Actuals (Rupees At Actuals Only) which shall be utilised towards the proportionate monthly contributions payable towards the outgoings in connection with the said Premises.
- (vi) a lumpsum amount of Rs. At Actuals (Rupees At Actuals Only) which shall be utilised towards the proportionate monthly contributions payable towards the outgoings in connection with the said parking space.
- (vii) an aggregate lumpsum amount of Rs. 25,000/- (Rupees Twenty Five Thousand Only) for meeting all legal cost, charges and expenses including professional cost of attorneys at law, advocates and solicitors of the Promoter in connection with the cost of preparing and engrossing this Agreement.
- (viii) an aggregate lumpsum amount of Rs. 500/- (Rupees Five Hundred Only) for share money of 10 (ten) shares of Rs. 50/- (Rupees Fifty Only) each and Rs. 100/- (Rupees One Hundred Only) towards entrance fee of the proposed co-operative housing society or limited company.
- (ix) an aggregate lumpsum amount of s. 25,000/- (Rupees Twenty Five Thousand Only) towards the deposit to meet the legal expenses and other out of pocket

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expenses/expenditure for formation and registration of the society or ultimate body of Purchasers.

- (x) an ad-hoc amount of Rs. At Actuals (Rupees At Actuals Only) to facilitate either the Promoter or the Estate Manager to pay on behalf of the Purchaser the proportionate actual non-agricultural assessment charges, taxes, rate etc. payable by the Purchaser to the concerned authority in relation to the said Premises and Building; the Promoter /Estate Manager shall adjust and appropriate the said ad-hoc amount in payment of non-agricultural assessment charges, taxes, rate etc. at actuals payable by the Purchaser on proportionate basis in relation to the said Premises and Building.
- (xi) an aggregate lumpsum amount of Rs. 1,00,000/- (Rupees One Lakh Only) towards deposit for water meter and electric meter and costs of electric substation and cables
- (xii) an aggregate lumpsum amount of Rs. 10,000/- (Rupees Ten Thousand Only) towards Pipe Gas Connection Charges, if gas pipe line is installed.
- (xiii) an aggregate lumpsum amount of Rs. At Actuals (Rupees At Actuals Only) towards maintenance Charges, to be paid at the time of possession.

(b) The date of commencement of the Purchaser's liability to pay the municipal property taxes, non-agricultural assessment charges, taxes, rate etc., outgoings towards common infra and outgoings for the period/s specified or otherwise in the aforesaid sub-clauses 28 shall be mentioned in the letter of intimation to be sent by the Promoters to the Purchasers. The aforesaid ad-hoc amounts and lumpsum amounts shall not carry interest and are inclusive of co-ordinating fees (which includes accounting fees) of the Promoter/Estate Manager, as the case may be. The Promoter /Estate Manager, as the case may be, shall not be liable to render accounts in respect of the lumpsum amounts mentioned in the aforesaid sub-clauses 28 to the Purchaser and/or the concerned Organisation/s/Federation. The Promoter /Estate Manager, as the case may be, shall also not be liable to render accounts in respect of co-ordinating fees, which are included in the aforesaid Organisation/s/Federation. The Purchaser is aware that the Promoter / Estate Manager, are only co-ordinating with the Agency who shall provide the services relating to the Building and the said property to the Purchaser. The Purchaser agrees that the Purchaser shall not either by himself/herself/himself/itself or through the concerned Organisation and/or Organisations interfere in the co-ordination by the Promoter / Estate manager with the Agency of Building the said property and the said parking space.

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(c) on the ad-hoc amounts referred to in sub-clause 28 (a) herein being completed, and on the expiry of the said periods referred hereinabove, the Promoter /Estate Manager, as the case may be, shall call upon the Purchaser and the Purchaser shall within seven days from the date of the Purchaser being called upon to make payment thereof, pay to the Promoter / Estate Manager the amounts towards the municipal property taxes, non-agricultural assessment charges, taxes, rate etc., outgoings, etc. as mentioned in the bills presented by the Promoter /Estate Manager to the Purchaser in order to enable the Promoter /Estate Manager to pay the same on behalf of the Purchaser to the necessary parties. The Purchaser agrees that he/she/they/it shall also in addition to the aforesaid pay to the Promoter /Estate Manager as the case may be, on quarterly basis co-ordinating fees (which shall be inclusive of accounting fees) at 15 % of the bill amount

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

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

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of the provisions under this Agreement and the consequences for such breach as provided in this Agreement shall follow. The Purchaser hereby indemnifies and agrees to keep the Promoter indemnified for all times against any loss or damage or penalty or prosecution that may be occasioned to the Promoters on account of the Purchaser failing to pay to the Promoter on demand the amount payable by the Purchaser towards the said taxes as provided hereinabove

- (e) Without prejudice to the above, the Purchaser shall pay to the Promoter /Estate Manager, as the case may be, interest at the rate of 15% per month with annual rests-compounded interest for the period for which the payment of the aforesaid dues have been delayed.
- (f) if the amount under any head shall fall deficient, (i) the Purchaser shall forthwith on demand pay to the Promoter /Estate Manager, as the case may be, his/her/their/its proportionate share to make up such deficit and (ii) if the Promoter are of the opinion that the maintenance of Building and common infra on the said Property and/or due payment of municipal property taxes, non-agricultural assessment charges, taxes, rate etc., and other taxes is suffering thereby, and there is any unappropriated amount under any other head, the Promoter may at their sole discretion themselves or the Estate Manager on the directions of the Promoters shall appropriate and utilise such amount for any of the other purposes referred in this Agreement and such directions by the Promoter to the Estate Manager shall be binding on the Estate Manager and the flat, unit, premises purchasers and the concerned Organisation. The Promoters shall give details/list of the defaulting members, if any, to the concerned Organisation/Federation. The concerned Organisation shall recover from its defaulting members/purchaser, if any, the amounts or dues payable by them towards the aforesaid taxes, non-agricultural assessment charges, taxes, rate etc., and outgoings along with interest thereon and pay the same to the Promoter /Estate Manager, as the case may be
- (g) The Purchaser hereby agrees that the Purchaser shall in addition to the amount mentioned in clause 28 (a) herein pay the Promoters/Estate Manager, as the case may be, such further ad-hoc amount as may be determined by the Promoter /Estate Manager on account of enhancement in the municipal property taxes due to the Purchaser letting, sub-letting and/or otherwise parting with possession of the said Premises to any third party. If the Purchaser fails to pay such further ad-hoc amount then the Purchaser/his/her/their/its lessee/sub-lessee/tenant and/or any other party claiming through the Purchaser shall not be entitled to the use of the common infra, common services, facilities, amenities etc. till such time the Purchaser makes payment thereof together with interest thereon to the Promoter /Estate Manager, as the case may be; notwithstanding what is stated hereinabove the Promoters/Estate Manager shall at their sole discretion be entitled to pay the same from and out of the ad-hoc amount mentioned in clause 28 (a) and/or utilise the said ad-hoc amount for payment of such municipal property taxes. The said obligations of the Purchaser and remedies of the Promoter /Estate Manager shall be without prejudice to the other remedies available in law to the Promoters. The Promoter /Estate Manager shall not be liable for any consequences that may ensue on account of the Purchaser failing to make the payment towards the same as provided herein.

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(h) In the event of the Purchaser making any default in the payment of the outgoings, municipal property taxes, non-agricultural assessment charges, taxes, rate etc., other taxes, amounts and/or other payments payable under the terms and conditions of this Agreement, then Purchaser shall cease to be entitled to the use (and the Promoter will in such event be entitled to take appropriate steps to stop the Purchaser from using) of the building, infra, common areas, services, facilities, amenities till such time as he/she/they/it makes the payments together with interest thereon. If the default is for three months and in the event of the default continued even after giving fifteen days' notice in writing to the Purchaser calling upon him/her/them/it to make the payments such default shall be deemed to be just and reasonable clause under provision of RERA Act to cut off or withhold any essential supply or service enjoyed by the Purchaser in respect of the said Premises, till such time as he/she/they/it makes payments of the said amounts together with interest thereon.

(i) The Purchaser hereby confirms that the Promoter and/or the Estate Manager shall not be responsible in any manner whatsoever in case of any attachment or other proceedings that may be made or taken in respect of the said Premises and/or Building and/or the said Property by the concerned authorities due to non-payment of municipal property taxes, electricity bills and/or other dues etc. to the said authorities on account of default in making payments of the said municipal property taxes, non-agricultural assessment charges, taxes, rate etc., electricity bills and/or other dues etc. by the Purchaser or other purchaser of premises therein and/or their failing to comply with their obligations under this Agreement.

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

29. The Promoter shall utilize the sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) plus taxes as mentioned in Clause 28 paid by Allottee/s for meeting all legal costs, charges and expenses including professional costs of the attorneys at law/advocates of the Promoter in connection with formation of the said society or limited company or any other ultimate body of Allottee/s as the case may be, for preparing its rules, regulations and bye-laws and the Deed of Conveyance / Lease / Assignment of Lease, as the case may be / or any other documents of transfer.

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

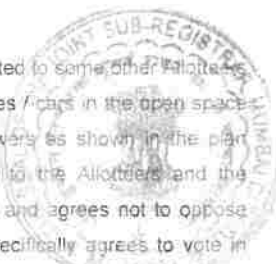
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31. The Allottee/s shall pay stamp duty and registration charges payable, if any, by the said society or limited company, on the Conveyance/Lease/Assignment of Lease, or any document or instrument of transfer in respect of the said property and/or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

32. The Promoter has represented that the open space, stilt and stack parking spaces form part and parcel of the common areas which are common to all the Allottee/s. The Allottee/s etc. have been proportionately charged for this common areas with specific right to park vehicle / cars in an open area / stilt / podium levels and which area has been sanctioned by the corporation for parking

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vehicles. The Allottee/s is also aware that the Promoter have already allotted to some other Allottee/s as and by way of an additional amenity the exclusive right to park vehicles / cars in the open space passed for parking vehicles, still and parking floor areas in the car towers as shown in the plan hereto. A list of such exclusive rights which has already been given to the Allottees and the Allottee/s herein hereby unconditionally accepts and confirms the same and agrees not to oppose the grant of such exclusive rights to park at any time hereafter and specifically agrees to vote in favour of creation of such exclusive rights if, at any stage, any voting takes place on a resolution passed in this regard at any meeting at the time or after the formation of the society or other body in the meeting of the society or otherwise, whether General Body Meeting or of any Managing Committee in respect thereof or otherwise in any manner whatsoever including by circular resolution. These exclusive rights to park vehicles / car as afore stated are both inheritable and transferable and will stand attached to the said Premises the same being an amenity attached to the said Premises and the same shall not be transferred by the Allottee/s otherwise than with the transfer of the said Premises. The Allottee/s agrees and undertakes to support any further exclusive rights to park that may be created by the Promoter herein in favour of the Allottee/s which may be hereinafter made without any objection whatsoever and also agrees and undertakes not to object to and to specifically vote in favour of such exclusive rights in any resolutions that may be put up for passing in the General Body Meetings or Managing Committee Meeting of the society or other body in the meeting of the society or otherwise in any other meeting. The Allottee/s is aware that specifically relying on the aforesaid assurances and undertakings, the Allottee/s is specifically granted exclusive rights to park as stated herein. The Agreement shall be treated as an irrevocable consent to the Promoter granting such exclusive rights to flat Allottee/s.



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- (i) The Allottee/s acknowledge/s and understand/s that in view of non-availability of car parking spaces in the said sale building No 2, the car parking spaces shall be provided in the Annexe building in the form of a chess type automated mechanical car parking system, which shall have a floor mounted roller bed type system, allowing criss cross movement of car parking pallets, in the car parking towers wherein there shall be no identified spot/place which may be earmarked for parking of vehicles of a particular acquirer of said Premises in the said Building and which shall be designed to minimize the area and/or volume required for parking cars (hereinafter referred to as "the Mechanical Parking"). The Allottee/s is/are aware that such Mechanical Parking involves operation of an automated machine for parking and removing cars from the Mechanical Parking system and the same could be time-consuming and the Purchase/s acknowledge/s that the Allottee/s has/have no objection to the same. The Allottee/s is/are aware that such Mechanical Parking also requires a valet system by appointment of qualified drivers, for ease of parking and removing of vehicles from the parking slots in the Mechanical Parking system.
- (ii) For the effective management of car parking spaces in the said Building and in order to avoid any later disputes, the Promoters are entitled to carry out a tentative earmarking of a certain number parking spots in the mechanical parking system of the said Building for exclusive use thereof by certain acquires of said Premises in the said Building depending on availability of parking spots in the Mechanical Parking System. The Allottee/s agree/s that the Promoters shall be entitled to do such earmarking of such number of car parking spots at its discretion and the Allottee/s hereby accept/s the decisions taken by the Promoters in relation to such earmarking of car parking spots.

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The Allottee/s further agrees/s and undertakes/s that pursuant to formation and registration of the organization of flat Allottee/s/holder/s (defined hereof as the Common Organization) and admission of the Allottee/s to the said Common Organization as member/s thereof, the Allottee/s shall cast his/her/their votes in the first general meeting or shareholders meeting, as the case may be, of the Common Organization in favour of approving such car parking earmarking as done by the Promoters, so that the respective person/s in whose favour the Promoters have earmarked a certain number of car parking spots, will be allotted such respective car parking spot/s by the said Body for exclusive use along with rights of transferability in respect thereof. As per such tentative plans prepared by the Promoters, the holder of the said Premises would be entitled to park 1(One) vehicle in the Mechanical Parking system.

(iii) It is clarified that in the event that the car parking spot/s are tentatively earmarked for the Allottee/s in the Mechanical Parking, then and in such an event, the Allottee/s may not be allotted any independent or identifiable car parking spaces/s. Within each mechanical parking system, there shall be no identifiable space for parking of any particular vehicle/s. The Allottee/s hereby confirm/s that the Allottee/s has/have no objection to the same and that the Allottee/s shall not park his/her/their car/s at any other place in the said Building. The Allottee/s hereby agree/s and undertakes that the Allottee/s shall bear the costs and expenses of the maintenance of such Mechanical Parking system or also keep such valet parking facility, at his/her/their costs for parking or removal of cars from the Mechanical Parking system. The Allottee/s shall not refuse to bear such costs and/or expenses on the ground of non-utilisation of such Mechanical Parking system or valet parking facility or on any other ground whatsoever and howsoever arising.

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

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

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

37. The Promoter shall endeavour to offer possession of the said Premises to the Allottee/s on or before 30th December, 2023 subject to what is otherwise stated herein. If the Promoter fails and neglects to offer possession of the said Premises on the aforesaid date or any such date as may be extended by mutual consent then the Allottee/s shall have the option to terminate this agreement after giving 45 days' notice in writing thereupon the Promoter shall be liable to refund to the Allottee/s within 12 months such termination along with simple interest at the rate

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which is the highest marginal cost of lending rate of State Bank of India plus 2% per annum being the same interest rate as mentioned in Clause above from the date the Promoter received the sum till the date the said amount and interest thereon is paid to the Allottee/s. It is agreed that upon the termination of this Agreement by the Allottee/s, the claim of the Allottee/s shall be restricted to refund of monies paid with simple interest as afore stated and that the Allottee/s shall not be entitled to claim any loss and/or damages for mental trauma or otherwise whatsoever. The entire amounts to be refunded with the interest payable on the amounts refundable to the Allottee/s shall be paid solely by the Promoter as it is the Promoter's responsibility to complete the construction in a timely manner. The amount so refunded shall be in full and final satisfaction and final settlement of all the claims of the Allottee/s under this Agreement. The Allottee/s shall be entitled to such refund from the promoter only after execution and registration of the deed of cancellation and waiving his/her /their right and interest derived from this agreement. The Allottee/s shall before exercising its rights under this clause shall have to ensure that he/she/they are not under any breach/breaches of this agreement and have fulfilled their obligations in totality. The Allottee/s agrees that receipt of the said refund by Cheque from the Promoter by the Allottee/s by registered post acknowledgement due at the address given by the Allottee/s in these presents whether the Allottee/s accepts or encashes the cheque or not, will amount to the said refund. The protection available to the Allottee/s in this clause is subject to the Allottee/s having paid all the amounts due and payable hereunder as per the payment schedule stated in this agreement. In such event the Promoter shall pay the aforesaid Premises to the Allottee/s and thereupon the Promoter alone shall be entitled to deal with or dispose of the said Premises as they may deem fit.

38. The Promoter shall be entitled to a reasonable extension of time for handing over the possession of the said Premises, as stated in Clause 37 hereinabove, if the completion of the said free sale building in which the said Premises is situated is delayed on account of but not because of an act and/or omission on the part of the Promoter.
- (i) non-availability of steel, cement, other building material, water or electric supply for a period of not more than six months.
 - (ii) War, Civil Commotion, Riots or Act of God; or
 - (iii) Any notice, order, rule, notification of the Government and/or other public or competent authority; or
 - (iv) changes in any rules, regulation, bye-laws of various statutory bodies and authorities affecting the development and the project; or
 - (v) on account of delay in issue of the Occupation Certificate and / or any other Certificate / permission / approval as may be required in respect of the said free sale building by the said local authority or
 - (vi) delay in grant of any NOC / permission / license / connection for installation of any services, such as lifts, electricity and water connections and meters to the project / flat / road or completion certificate from appropriate authority for which such delay shall be condoned by not be more than six months; or
 - (vii) any stay, injunction or other order of any court, tribunal or authority;

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

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

40. The Allottee/s shall take possession of the said Premises within 15 (fifteen) days of the Promoter giving written notice to the Allottee/s intimating that the said Premises are ready for use and occupation. Provided that if within a period of 1 (one) year from the date of handing over the said Premises to the Allottee/s, the Allottee/s bring/s to the notice of the Promoter any structural defect in the said Premises or the said building in which the said Premises is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible, such defects shall be rectified by the Promoter at the Promoter's own cost and in case it is not possible to rectify such defects then the Allottee/s shall be entitled to receive from the Promoter reasonable compensation for such defect or change. However, if the Allottee/s carries out any alteration or addition or change as regards columns, beams, slabs, and/or ceiling or outer walls any other structural change/alteration in the said Premises or any part thereof in the said Premises and/or the said building, the liability of the Promoter shall come to an end and the Allottee/s alone shall be responsible to rectify such defect or change at their own cost/s.

41. The Allottee/s shall use the Premises or any part thereof or permit the same to be used only for purpose of residence or any other user permitted in law. He shall use the parking space only for purpose of keeping or parking vehicle.

42. The Allottee/s along with other Allottee/s of Premises in the building shall join in forming and registering the society or association or a limited company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee/s, so as to enable the Promoter to register the common organization of Allottee/s. No Objection shall be taken by the Allottee/s, if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority. The Promoter will make an application for the formation of the Apex Body within 3 (three) months of receipt of the Occupation Certificate of the last building to be constructed in the layout.

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43. The Promoter shall (subject to his right to dispose of the remaining Premises, if any), within 12 months from the receipt of the entire consideration from all the Allottee/s, execute the conveyance/lease/assignment of lease of the structure of that building or wing of that building (excluding basements and podium) or cause the lease of the entire undivided or inseparable land underneath all buildings jointly in favour of the apex body, Federation of all the societies jointly or otherwise as they may deem fit.

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44. It is clarified that the Promoter is not the owner of the said Property or the Sale Portion and does not have or hold the rights to convey or grant the lease in respect of the said Property or the Sale Plot in favour of the Society or Organisation or the Proposed Federation (as the case may be) and accordingly, it is clarified that the only obligation of the Promoter in this regard shall be to make the requisite applications to the concerned authorities and to make reasonable endeavours for execution of the Lease as aforesaid in favour of the Society or Organisation or the Proposed Federation (as the case may be). The proposed lease deed and conveyance or other instrument of transfer in favour of the Proposed Body or the Proposed Federation (as the case may be) shall be in accordance with the provisions of the DCR, 1991 and the policies pertaining to the redevelopment schemes under Regulation 33 (10) and Appendix IV of the DCR, 1991, as may be adopted from time to time by the SRA/Government of Maharashtra. It is however clarified that any amount required to be paid to MCGM/SRA/statutory authorities for transfer of the said property in favour of such Organisation or Limited Company shall be borne solely by such Organisation or Limited Company or the flat Allottee/s proportionately.
45. The Allottee/s has understood the aforesaid and the Allottee/s hereby agrees and undertakes with the Promoter that the Allottee/s shall not hold the Promoter responsible or liable if the concerned authorities including SRA/MCGM do not execute the lease deed or any other document of transfer in respect of the portion of the said property in favour of the said Society or Organisation or the Proposed Federation (as the case may be). Moreover, the execution of the documents for effectuating lease shall be subject to such terms and conditions as may be prescribed by the SRA, the MCGM and/or any other concerned authorities and/or the Government and the Allottee/s hereby agree and undertake that the Allottee/s shall not challenge or raise a dispute with regard to any of such terms and conditions, which may be onerous in nature.
46. The Apex Body or Federation if any formed by the promoter on a layout plot shall manage and administer the common areas and the facilities without having any legal rights, title and interest in the building or buildings in such a layout plot and all legal rights, title and interest in the building or buildings shall belong to the respective entities in whose favour the Conveyance/Lease/Assignment of Lease, as the case may be of such building or buildings is executed.

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

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

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post formation of the Society for a period of 5 years after the execution of the Deed of Conveyance/Lease/Assignment of Lease, as the case may be and/or deemed Conveyance/Lease/Assignment of Lease as, the case may be and/or after the statutory vesting of the said Sale Building in favour of the Society or federation of societies or apex society shall belong to the Promoter. The Promoter shall not be bound to obtain any consent or permission from the organization of flat Allottees in the said layout land or phase for the purpose of utilizing the balance Floor Space Index or the Transfer of Development Right, Floor Space Index or additional Building Floor Space Index. The flat Allottee/s shall not be entitled to and shall not object to such development. The flat Allottee/s and their permitted successors in title shall not be entitled to object and shall not object to such document in any of the meeting of the ultimate society by whatever name called.

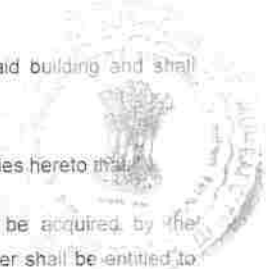
47. It is expressly and specifically clarified, agreed, understood and confirmed by and between the parties hereto that the unsold units / said Premises and other said Premises including car parking spaces in the said building shall at all times, including after the formation and registration of the Common Organization and/or after the Conveyance/Lease/Assignment of Lease, as the case may be of the said Property and the said building in favour of the Common Organization, be and remain the absolute property of the Promoter, and the Promoter shall become members of the Common Organization in respect thereof, and the Promoter shall have full right, absolute power and authority, and shall be unconditionally entitled to deal with and to sell, let or otherwise dispose of the same in any manner and for such consideration, and on such terms and conditions as it may in its sole and absolute discretion deem fit and proper, to any person or party of its choice, and neither the Allottee/s herein, nor the Common Organization shall object to or dispute the same. On the Promoter, as the case may be, intimating to the Common Organization the name or names of the Allottee/s or acquirer/s of such unsold units, said Premises, etc., the Common Organization shall forthwith accept and admit such Allottee/s and acquirers as their member/s and shareholder/s and shall forthwith issue share certificate/s and other necessary documents in their favour, without raising any dispute or objection to the same and without charging/recording from them any premium, fees, donations or any other amount of whatsoever nature in respect thereof. The Promoter shall not be liable to pay maintenance charges for the unsold units to the Common Organization save and except the municipal taxes with effect from receipt of occupation/ completion certificate. The Promoter shall at its discretion pay the municipal property taxes, non-agricultural assessment charges/taxes/rate etc. in respect of unsold said Premises / Units / Flats directly to the BMC. It is clarified that the Promoter will not be liable to pay any other amounts in respect of the unsold said Premises / Units / Flats. Adequate provisions for the above shall be made in the said Documents of Transfer.

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All Costs charges and expenses in connection with the formation of the Common Organization, as well as the costs of preparing and engrossing the deed of lease or any appropriate document/deed in respect of the said property and the said Building in favour of the Common Organization, payment of charges for such purpose, stamp duty and registration charges thereof and all other agreements or any other documents required to be executed by the Promoter as well as the entire professional costs of the Attorneys of the Promoter for preparing and approving all such documents shall be borne and paid by the Common Organization or proportionately by all the Allottee/s in the said Building. The share of the Allottee/s in such costs, charges and expenses shall be paid by him/her/them immediately when required. The Purchaser agrees and confirms that notwithstanding anything else contained herein the Purchaser/Ultimate body of the Purchaser shall only be entitled to a lease of the said larger property/said portion of the said

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larger property being land under the said building and transfer of the said building and shall under no circumstances be entitled to anything more.



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

- (a) If any portion of the said property is acquired or notified to be acquired by the Government, or by any other public body or authority, the Promoter shall be entitled to receive all the benefits in respect thereof and/or the compensatory F.S.I. and/or TDR or all other benefits which may be permitted in lieu thereof till the society or limited company or other body is formed and registered and the said property and building is transferred. The Promoter shall be entitled to use any additional F.S.I. and/or TDR or additional construction that may be permitted by the local body or concerned authority on the said property for any reasons whatsoever including F.S.I. in respect of any adjoining or neighbouring property. Such additional structures and storeys will be the sole property of the Promoter who will be entitled to deal with or dispose of the same in any way the Promoter choose and the Allottee/s hereby irrevocably consent to the same. The Allottee/s shall not be entitled to raise any objection or claim any abatement in price of the said Premises agreed to be acquired by them and/or any compensation or damage on the ground of inconvenience or any other ground whatsoever.
- (b) The entire unconsumed and residual F.S.I. and T.D.R., if any, in respect of the said building to be constructed on the said building on the said Property / the said entire property / the SRA scheme land and the entire increased, additional and extra F.S.I. which may be available at any time hereafter in respect thereof for any reason whatsoever including because of change in the status, D. P. Plan, Rules, the proposed D. C. Regulation (2034) Regulations and bye-laws governing the FSI as also the changes to Development Plan F.S.I. or otherwise which may be available, it is possible for the Promoter to acquire certificate/s of Development Right of other properties (commonly known as TDR) and to make additional construction on the said property by utilising such Development Rights on any account or due to any reason whatsoever, including on account of handing over to the Government or the Municipality any set back area, and/or due to any change in law, rules or regulations, shall absolutely and exclusively belong to and be available to Promoter, free of all costs, charges and payments, and neither the Allottee/s herein, nor the Organization shall have or claim any rights, benefits or interest whatsoever including for use and consumption in respect thereof and/or of inconvenience and/or of light and ventilation and/or density and environment and/or of water and electricity.
- (c) The Promoter shall have, the full right, absolute authority and unfettered discretion to use, utilize and consume the aforesaid FSI and TDR respectively, becoming available to the promoter on various aforesaid occasions, before the formation of the Society and even post formation of the Society for a period of 5 years after the execution of the Deed of Conveyance/Lease/Assignment of Lease, as the case may be and/or deemed Conveyance/Lease/Assignment of Lease as, the case may be and/or after the statutory vesting of the said Sale Building in favour of the Society or federation of societies or apex society for constructing any new and additional structures and floors thereon, and/or otherwise howsoever, as the Promoter may desire and deem fit and proper and as may be legally permitted, whether now or at any time in future. It is expressly agreed that in case of vertical expansion of the said building by way of additional floor/s, the

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Promoter shall be entitled to shift the water tank/s, dish antenna/s, relay station for cellular and satellite communications etc., either over and above such additional floors and/ or extension or such other place/s as the Promoter may deem fit and proper even after the document of transfer is executed and registered



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

(e) All such new and additional tenements, units, said Premises buildings and structures shall absolutely and exclusively belong to the Promoter, and neither the Allottee/s herein, nor the Common Organization shall have or claim any rights, title, benefits or interests whatsoever in respect thereof and the Promoter shall be entitled to deal with, sell, let or otherwise dispose of and transfer the same in any manner, to any person/party of its choice for such consideration, and on such terms and conditions as it may in its sole and absolute discretion deem fit and proper, and neither the Allottee/s nor the Common Organization shall raise any dispute or objection thereto and the Allottee/s hereby grants his/her/their irrevocable consent to the same.

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

(g) The formation of the Society and even post formation of the Society, for a period of 5 years after the execution of the Deed of Conveyance/Lease/Assignment of Lease, as the case may be and/or deemed Conveyance/Lease/Assignment of Lease as, the case may be and/or after the statutory vesting of the said Sale Building in favour of the Society or federation of societies or apex society the Promoter will be permitted to have the entire available F.S.I. including T.D.R. or any other benefit by whatever name called which could be used on the said property whether sanctioned or not and shall be entitled to utilise the same by making additions, alterations or putting up any additional structures as per the plan that may be approved by the local authority or the Government of Maharashtra or any other competent authority so as to consume the entire available F.S.I./benefit in respect of the said property, including that which may be available but not sanctioned even after registration of the society and transfer of the said property to the name of the said society. Such addition, structures, or floors, shall be the property of the Promoter and the Promoter will be entitled to deal with dispose of the same in any manner as Promoter may deem fit without adversely affecting the flat of the Allottee/s even after transfer of the said property.

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- (h) The Promoter shall be entitled to take benefit of any approval of development rights/FSI/TDR/benefits by whatever name called which may become available with respect of the said property to any other property or properties either adjoining the said property or otherwise as may be permissible in law and the Allottee/s shall neither claim any right thereto nor object or dispute the same in any manner whatsoever.
- (i) The Allottee/s hereby expressly consent/s to the Promoter re-aligning, re-designing the said Building or the recreation area or internal road and passages and such other area or areas which the Promoter may desire to re-align and re-design. If the building is completed earlier than the other said Premises in the said Building, then the Allottee/s confirm/s that the Promoter will be entitled to utilize any F.S.I. which may be available on the said Property or any part thereof as set out in the First Schedule hereunder written, till the said Building, is completed and the F.S.I. available on the said Property is duly utilized by the Promoter and the amount or amounts receivable by the Promoter and all obligations required to be carried out by the Allottee/s herein and other Allottee/s of said Premises from the Promoter are fulfilled by them, the Promoter shall not be bound and shall not be called upon or required to form any Co-operative Society, Limited Company or Condominium or Premises as the case may be and the Allottee/s agree/s and irrevocably consent/s not to raise any demand or dispute or objection in that behalf.
- (j) It is agreed and understood that at any time before the execution of the Conveyance/Lease/Assignment of Lease, as the case may be of the said Property in favour of the Common Organisation of the proposed new building known as "Ruparel Ariana", the Promoter shall be entitled to amalgamate the said free the said Property with any other adjacent property which it may have already purchased /acquired, or which it may hereafter purchase/acquire, and to apply for and obtain the necessary sanctions, permissions, orders, NOCs, approvals, etc. for such amalgamation, and to develop the said property in accordance therewith. The Allottee/s shall not raise any objection to or dispute such amalgamation of the said Property land by the Promoters.
- (k) The Allottee/s shall not be entitled to any rebate and/or concession in the price at his/her/their flat/said Premises on account of the construction of additional floor/s and/or any other building and/or structure and/or the changes, alterations and additions made in the building or buildings or structures or on account of any advertisement hoarding and/or facilities for dish Antenna/Satellite transmission facilities put up on the said property and/or the said building.
- (l) The Promoter shall be entitled to grant any Right of Way or license of any right through, over or under the said property to any person or party including occupant, Allottee/s or person entitled to any area or areas in any building(s) which may be construction by the Promoter on the said property or any other adjoining property or properties to the said property or to any other person as the Promoter may desire or deem fit.
- (m) The Common Organization shall admit as its members, all Allottee/s of such new and additional units/said Premises/ tenements whenever constructed on the said building.
- (n) The Promoter hereby reserve their right to give for the purpose of advertisement or by putting up hoardings or Neon Light hoardings etc. on any open spaces in the said property including on the terrace and compound walls for the said purpose on such

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

(o) The Allottee/s is aware that the Promoter or the Maintenance Agency nominated by the Promoter for providing certain Maintenance Services in the said Sale building shall maintain the Sale Building until such time as the society/Common Organization of the Allottee/s is formed and takes charge of the property. Provided that thereafter the Allottee/s along with the other members of the said Society/Common Organization of flat Allottee/s shall be entitled to enter into Maintenance and Service Agreement, with the Promoter and/or the said Agency appointed by the Promoter at their own cost and risk.

(p) It is in the interest of the Allottee/s to help the Maintenance Agency in effectively keeping the Said Premises and the said building secured in all ways. The Allottee/s hereby agrees and accepts that for security reasons, the Maintenance Agency shall be at liberty to enforce a framework of guidelines to be followed and observed by the occupants/visitors to the same building. However, it has been made clear to the Allottee/s that the entire internal security of the said Premises shall be sole responsibility of the owner/Allottee/s/occupant and the Promoter or the Maintenance Agency shall not be responsible for any theft, loss or damage suffered by the owner/Allottee/s/occupant due to any security lapse within and in respect of the Said Premises hereby agreed to be purchased by the Allottee/s.

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

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

(s) The Allottee/s shall indemnify and keep indemnified the Promoter and hold the Promoter harmless against all actions, claims, demands, proceedings, costs, damages, expenses,

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

50. The Allottee/s hereby agree/s that in the event if any amount by way of premium or security deposit as fire cess is paid to the SRA/MHADA/MMRDA/MCGM or to the State Government or any other tax or repayment of a similar nature becoming payable by the Promoter, the same shall be reimbursed by the Allottee/s to the Promoter in proportion of the said Premises agreed to be acquired by the Allottee/s and in determining such amount, the decision of the Promoter shall be conclusive and binding upon the Allottee/s.
51. If at any time, any development and/or betterment charges or other levy are or is charged, levied or sought to be recovered by the SRA/MHADA/MCGM/MHADA, Government and/or any other Public Authority in respect of the said Property and/or the said building standing thereon, the same relating to the period after the Allottee/s is put in possession of the said Premises shall be borne and paid by the Allottee/s in proportion to the saleable area occupied by it.
52. The Allottee/s agree/s and undertake/s that all charges, consideration, stamp duty, registration charges, transfer fee, premium or any other charges of any nature whatsoever payable to SRA/MMRDA or MCGM or Metropolitan Commissioner or any other authority for execution of lease of the said free the said Property in favour of the said Common Organization and/or for execution of this Agreement is the responsibility of the Allottee/s. The expenses, charges, fees etc. for obtaining lease deed from MCGM/SRA/Concerned authority in respect of the said Property in favour of the Common Organization to be formed for the Building including stamp duty and registration charges in respect thereof shall be borne and shared by the occupants of the Building.
53. The Promoter shall form a Co-operative Society or the Limited Company or condominium of the Allottee/s of the said Premises of the said Building in accordance with law. The Allottee/s herein along with the other Allottee/s of said Premises in the said Building shall fully co-operate with the Promoter in forming and registering the new Society or the Limited Company or condominium, and for that purpose, from time to time, sign and execute applications and other documents to become a member and to sign and return all the documents including Bye-Laws to the Promoter within seven days of receipt, thereof, time being of the essence, so as to enable the Promoter to register the Society or the Limited Company or condominium of all the Allottee/s under section in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 and such other laws that may be applicable from time to time. The Allottee/s shall not raise any objection if any changes or modifications are made in the draft Bye-Laws or the Memorandum of Association and Articles of Association as may be required by the Registrar of Co-operative Societies or by other Authority.

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54. In the event of the new Society or the Limited Company or Condominium ("Organisation") being formed and registered before the sale and disposal of all the Promoter's Said Premises in the Building, to be constructed on the said Property, the power and authority of the Organisation so formed shall be subject to the overall authority and control of the Promoter over any of the matters concerning the said Building, the construction and completion thereof and all amenities appertaining to the same. The Promoter shall have absolute authority and control as regards the unhold flats/units/parking space/terraces etc. and the disposal thereof. The Organisation shall, on intimation by the Promoter be liable to admit such Allottee/s as its member without asking any transfer fee or amount save and except entrance fees, share application money and security deposit for maintenance charge like other Allottee/s.

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

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

(a) That he has independently investigated and conducted due diligence and has satisfied himself in respect of the title of the said Property, after being given complete inspection of all documents relating to title of the said Property, including sufficient time to go through this Agreement and all other ancillary documents.

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(b) That he waives his right to raise any questions or objections to the title of the Promoter to develop the said Property and to construct the said Building and said Premises, considering all the queries have been sufficiently answered/satisfied by the Promoter.

(c) That he has entered into these presents after understanding and accepting the terms mentioned herein after taking advice of professionals and well-wishers, if required, and shall not subsequently raise any grievance with respect to any clauses contained herein.

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

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The Promoter hereby represents and warrants to the Allottee/s as follows:-

- i. The Promoter has clear and marketable title with respect to development rights in respect of the project land, as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the project.
- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the project and shall obtain requisite approvals from time to time to complete the development of the project.
- iii. There are no encumbrances upon the project land or the project except those disclosed in the title report.
- iv. All approvals, licenses and permits issued by the competent authorities with respect to the project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas.
- v. The Promoter has the right to enter into this agreement and has not committed or omitted to perform any act or thing whereby the right, title and interest of the Allottee/s created herein, may prejudicially be affected.
- vi. The Promoter has not entered into any agreement for sale and/or Development Agreement or any other agreement/arrangement with any person or party with respect to the project land, including the project and the said Premises/Plot which will, in any manner, affect the rights of Allottees under this Agreement.
- vii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said (Premises/Plot) to the Allottee/s in the manner contemplated in this Agreement.
- viii. At the time of execution of the conveyance deed of the structure to the association of Allottee/s the Promoter shall hand over lawful, vacant, peaceful, physical possession of the common areas of the structure to the Association of the Allottee/s.
- ix. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities.
- x. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the project except those disclosed in the title report.
- xi. Some of the slum dwellers have filed Appeals before the Competent Authority impugning the rejection of their eligibility for rehabilitation in the rehab premises.
- xii. In the event of any of such appellants being successful in their pending proceedings, and subject to the sanction of the SRA, there will be a consequential amendment in the above referred Letter of Intent and revised Letter of Intent issued by the SRA to the Promoters. The Promoter will then be entitled to construct beyond the presently sanctioned floors vertically or horizontally by adding another horizontal extension of upper floors on the said sale building due to the availability of *in situ* compensatory Floor

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

xiii. The Promoters are proposing to construct beyond the presently sanctioned floors of the sale building by loading Fungible Floor Space Index on the sale building vertically or horizontally by adding another sale Wing.

Any such additional Floor Space Index, by whatever name called, that may become available for additional construction on the sale building shall belong exclusively to the Developer and the Allottee/s and/or any juristic body or association or society of the Flat Allottee/s of the sale building shall neither have nor make any claim to such additional or compensatory FSI including and not limited to any FSI that may become available due to PAP or as Fungible FSI or otherwise.

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

(a) To maintain at the Allottee/s own cost in good tenable repair and condition from the date of possession of the said Premises is taken and shall not do, or suffer to be done, anything in or to the said Building, staircases or any passages which may be against the rules, regulations or bye-laws or concerned local or any other authority or change/alter or make addition in or to the said Premises itself or any part thereof;

(b) Not to store in the said Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the said Building or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or be likely to damage the staircases, common passages or any other structure of the said Building including entrances of the said Building and in case any damage is caused to the said Building and/or the said Premises on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable to carry out the repair at the Allottee/s cost.

(c) To carry at his/her/their own cost all internal repairs to the said Premises and maintain the said Premises in the same condition, state and order in which it was delivered by the Promoter to the Allottee/s and shall not do or suffer to be done anything in the said Premises or to the said Building or the said Premises which may be against the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Allottee/s committing any act in contravention of the above provision, the Allottee/s shall be responsible and liable for the consequence thereof to the concerned local authority and/or public authority.

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(d) Not do or suffer to be done anything in the said Premises or to the said Building or the said Premises which is in contravention of this Agreement. And in the event of the Allottee/s committing any act in contravention of this Agreement the Allottee/s shall be responsible and liable for the consequence thereof including the liability to carry out the repair at the Allottee/s cost.

(e) Not to demolish or cause to be demolished the said Premises or any part thereof, nor at any time make or cause to be made any addition or alteration whatsoever in or to the said Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the said free sale building and shall keep the portion, sewers, drains pipes in

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the said Premises and appurtenances thereto in good tenable repair and condition and shall not chisel or, in any other manner, damage the columns, beam, walls, slabs or RCC Partis or other structural members in the said Premises without the prior written permission of the Promoter and/or the said Common Organization and in the event so such damage the Allottee/s shall indemnify the Promoter and/or the Common Organization for the same.

- (f) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said free the said Property and the said Building or any part thereof or whereby any increase in premium shall become payable in respect of insurance.
- (g) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the said free the said Property and the said Building;
- (h) No equipments such as dish antennae/solar heaters/solar panels, D.G. Set, air conditioning plants etc. shall be installed on the terrace and/or under the stilts and/or basements of the said building and/or in the compound of the said building by any of the flats/units/said Premises holders and/or the said organization at any time whatsoever without the permission of the Promoters. However the Promoter alone shall, from time to time, and at all times be entitled to permit the Premises/said Premises holders of the said Premises in the said building to install equipments such as dish antennae/solar heaters/solar panels, D.G. set, air conditioning plants etc. on the terrace and/or under the stilts and/or basements of the said building and/or in the compound of the said building as the Promoter may determine absolutely at its discretion.
- (i) The refuge area adjoining to lobby / staircase / said Premises (hereinafter referred to as "the Refuge Area"), shall not be altered and/or enclosed and/or covered and/or changed on any grounds whatsoever, by the Allottee/s / Common Organisation. The Refuge area in the said building shall kept in a clean and habitable condition and shall be the part of the common amenities and shall be used by all the Allottees in the building. The entry thereof at all times shall be without any restriction and shall always kept open and free of encroachment at all times including the common passage, stair case leading to such Refuge area.
- (j) The Allottee/s shall not remove or affix grills / fixtures on the exterior of the said Building or cause any obstruction of any nature whatsoever and the Allottee/s shall remove such grills, fixtures, obstructions and shall be liable to pay a fine of Rs. 1,00,000/- (Rupees One Lakh Only) to the Promoter/ Promoters.
- (k) Pay to the Promoter within 7 (seven) days of demand by the Promoter, his/her/their share of security deposit, charges or expenses etc. demanded by concerned local authority or Government or giving water, electricity or any other service connected to the said Building;
- (l) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the said Unit / Said Premises by the Allottee/s viz. user for any purposes other than purpose for which the same is allotted;
- (m) The Allottee/s shall not sell, mortgage, transfer, assign, let, underlet or sub-let the said

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Premises or the Allottee/s interest or benefit of this Agreement or part with the possession of the said Premises or any part thereof until all the dues payable by the Allottee/s to the Promoter under this Agreement are fully paid-up and only if the Allottee/s had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Allottee/s has intimated in writing to the Promoter.



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

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

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

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

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

(s) In case BEST/ MSEB / Reliance / Tata Power or any competent authority requires/demands construction of sub-station before supplying necessary electricity or domestic load to the proposed building, the cost charges and expenses thereof shall be borne and paid by all the Allottee/s in proportion to the area of their respective Flat / Units / Said Premises agreed to be acquired by them.

(r) Until the said property together with the said building is conveyed as aforesaid, the Promoter will control the management of the said building, realization of outgoings and the disbursements of the payments to be made. The Allottee/s along with other flats/said Premises/parking space Allottee/s and/or the co-operative society and/or limited company and/or incorporated body will not have any objection to the aforesaid right of the Promoter.

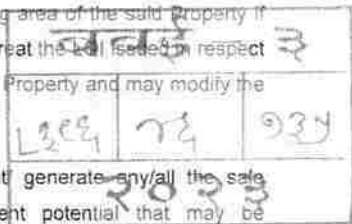
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59. The Allottee/s has assured further that this Agreement is subject to the following covenants made by the Allottee/s:

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

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

- a) The development of the said Property is being carried out by the Promoter is under D. C. Regulation 33(10) read with Appendix IV.
- b) As per the scheme formulated by the State Government/SRA only after completion of the entire development of the said Property, SRA will execute or caused to be executed, Lease in respect of the said Property in favour of the Society for a term of 30 years with a clause for renewal for further period of 30 years on the terms and conditions that may be approved by SRA.
- c) The Promoter will request MCGM/SRA to execute separate Lease in respect of the The said Property, in favour of the society or any other Organisation that may be formed by the Promoter along with Allottee/s of the said Premises in the building "Ruparel Ariana".
- d) Since the said Property forms part of the holistic scheme for the development of the said Property, as and when permission to develop the remaining area of the said Property if any, is granted, SRA may instead of issuing separate LOI, treat the LOI issued in respect of the said Property as principal LOI for development of the Property and may modify the same from time to time.
- e) Promoter shall solely be entitled to consume/utilize/grant generate any/all the sale component FS/TDR/Fungible FS/any other development potential that may be permitted under such LOI or any part of the said Larger Property including the The said Property
- f) Some of the commercial said Premises in the said Sale Building will be provided to the existing eligible occupants, as and by way of Permanent Alternate Accommodation.
- g) The Promoter may at their option instead of utilising Sale Component at situ, opt for grant of TDR in lieu of the Sale Component and the Allottee/s herein as well as other said Premises Allottee/s shall have no claim or demand of any nature whatsoever in respect thereof and Promoter shall be entitled to sell/transfer the TDR generated from



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

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

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- a) The development of the said Property is being carried out by the Promoter is under D. C. Regulation 33(10) read with Appendix IV.
- b) As per the scheme formulated by the State Government/SRA only after completion of the entire development of the said Property, SRA will execute or caused to be executed, Lease in respect of the said Property in favour of the Society for a term of 30 years with a clause for renewal for further period of 30 years on the terms and conditions that may be approved by SRA.
- c) The Promoter will request MCGM/SRA to execute separate Lease in respect of the The said Property in favour of the society or any other Organisation that may be formed by the Promoter along with Allottee/s of the said Premises in the building "Ruparel Ariana".
- d) Since the said Property forms part of the holistic scheme for the development of the said Property, as and when permission to develop the remaining area of the said Property if any, is granted, SRA may instead of issuing separate LOI, treat the LOI issued in respect of the said Property as principal LOI for development of the Property and may modify the same from time to time.
- e) Promoter shall solely be entitled to consume/utilize/generate any/all the sale component FSI/TDR/Fungible FSI/any other development potential that may be permitted under such LOI or any part of the said Larger Property including the The said Property.
- f) Some of the commercial said Premises in the said Sale Building will be provided to the existing eligible occupants, as and by way of Permanent Alternate Accommodation.
- g) The Promoter may at their option instead of utilising Sale Component at situ, opt for grant of TDR in lieu of the Sale Component and the Allottee/s herein as well as other said Premises Allottee/s shall have no claim or demand of any nature whatsoever in respect thereof and Promoter shall be entitled to sell/transfer the TDR generated from

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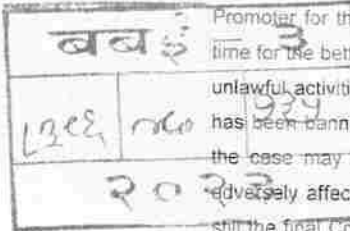
the said Property and/or said Larger Property and/or due to amalgamation of Scheme or otherwise in the open market and to receive and appropriate to themselves the sale proceeds in respect thereof.

Notwithstanding the fact that the said Property is included in the holistic scheme for development of the said Property, neither the Allottee/s slum dwellers/occupant of the said Premises in rehab component of the said Property nor of the Larger Property shall have any right in respect of the said Property and/or Sale components or any portion thereof. Similarly the Allottee/s of the said Premises in the building "Ruparel Ariana" shall have no right, title, interest, claim or demand of any nature whatsoever in respect of the remaining area/FSI/Fungible FSI/TDR/any other benefit that may accrue to the share of the Promoter in any manner whatsoever in respect of the said Property and/or any other portion of the said Larger Property and/or any portion of the said Larger Property that may be developed by the Promoter.

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

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

- (a) to decide from time to time when and what sort of document of transfer should be executed in whose favour.
- (b) to have a society and/or limited company and/or condominium and/or any other body or bodies of Allottee/s formed and constituted as contemplated herein.
- (c) have an exclusive, unfettered and unimpeachable right to sell, enter into any agreement with any persons as may decided by them from time to time.
- (d) have a right to terminate this agreement for sale in the event of happening any one or more of the acts, deeds, things done or caused to be done by the said Allottee/s, if the Allottee/s is not co-operative or unwilling to follow or observe the policy formulated by the said Promoter for the said purpose and/or terms and conditions imposed by them from time to time for the better management of the project or anything done or caused to be done for any unlawful activities, gains or having any relation or connection with the organizations which has been banned by the Government of India or the State Government of Maharashtra as the case may be and/or propagating any message or information or things which may adversely affect the interest of the Promoter and/or persons associated with the Promoter still the final Conveyance/Lease/Assignment of Lease, as the case may be, lease given by the Promoter to the society and/or limited company as may be formed or incorporated as contemplated herein.
- (e) to cause to be and/or sub-leased, leased or transferred the said building and/or buildings together with the said property i.e. land underneath the building and appurtenant land i.e. compulsory open space required under law in favour of such society and/or limited company and/or other associations as the case may be.



- (f) to decide and determine how and in what manner the infrastructure including the common utility areas and other recreational facilities to be used by the various flat Allottee/s may be transferred and/or conveyed/assigned/leased.
- (g) to provide for and incorporate covenants, restrictions and obligations with regard to the provision of maintaining the infrastructure and common amenities including garden and roads if any.
62. Promoter shall hereafter not mortgage or create a charge on the Premises and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee/s who has taken or agreed to take such Premises.
63. For any amount remaining unpaid by the Allottee/s under this Agreement, the Promoter shall have first lien and charge on the said Premises agreed to be allotted to the Allottee/s.
64. This Agreement sets forth the entire agreement and understanding between the Promoter and the Allottee/s pertaining to the said flat and supersedes, cancels and merges:
- (a) All agreements, negotiations, commitments writings between the Allottee/s and the Promoter prior to the date of execution of this Agreement.
- (b) All the representation, warranties commitments etc. made by the Promoter to the Allottee/s in any documents, brochures, hoarding etc. and /or through on any other medium.
65. The Allottee/s agrees that all information, documents, etc. exchanged to date and which may be exchanged including the contents of this Agreement and any documents executed in pursuance thereof ("Confidential Information") is confidential and proprietary and shall not be disclosed, reproduced, copied, disclosed to any third party or used otherwise without the prior written consent of the Promoter. The confidentiality obligations under this Clause shall survive even after handing over the possession of the said Premises and is legally binding on the Allottee/s and shall always be in full force and effect.
66. The Allottee/s shall not make any public announcement regarding this Agreement without prior consent of the Promoter.
67. Nothing contained hereinabove shall apply to any disclosure of Confidential Information if:
- a) such disclosure is required by law or requested by any statutory or regulatory or judicial/quasi-judicial authority or recognized self-regulating Organization or other recognized investment exchange having jurisdiction over the Parties; or
- b) such disclosure is required in connection with any litigation; or
- c) such information has entered the public domain other than by a breach of the Agreement
- d) The Promoter shall not be bound by any such agreement, negotiations, commitments, writings, discussions, representations, warranties etc. and/or compliance thereof other than expressly agreed by the Promoter under this Agreement.
- e) The Allottee/s agrees and acknowledges that the sample flat that may be constructed by the Promoter and all furniture, items, electronic goods, amenities, etc. provided therein are only the purpose of show casing that flat and the Promoter are not liable/required to

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provide any furniture, items, electronic goods, amenities, etc. as displayed in the said sample flat, other than as expressly agreed by the Promoter under this Agreement.

f) The Allottee/s agrees that his/her/their/its interest in the said property and the said Common Organization is impartable and he/she/they/it shall not be entitled at any time to demand partition of his/her/their interest in the said property and/or in the said building.

68. It is clearly understood and so agreed by and between the parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the project shall equally be applicable to and enforceable against any subsequent Allottee/s of the Premises in case of a transfer, as the said obligations go along with the Premises for all intents and purposes.

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

70. It is expressly agreed that right of the Allottee/s under this Agreement is only restricted to the said Premises agreed to be sold by the Promoter and agreed to be acquired by the Allottee/s and all the other said Premises and portion or portions of the said Building and the said Property shall be the sole property of the Promoter. The Promoter shall be entitled to develop the same in whatsoever manner they may deem fit and proper, without any reference, resource, consent or concurrence from the Allottee/s in any manner whatsoever. The Allottee/s do/doth hereby confirms and consents to the irrevocable right of the Promoter, to develop the said Property including the said Building known as "Ruparel Ariana", on the portion of the said larger Property more particularly described in the First Schedule hereunder written, in whatsoever manner the Promoter may deem fit and proper without any further reference or other consent or concurrence in future upon transfer of the said land building " Ruparel Ariana" being constructed on the portion of the said larger property, to the said ultimate organization the Allottee/s will become Owner as contemplated under the RERA and/or Companies Act and/or condominium.

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

72. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Premises or of the said Property and the said Building or any part thereof. The Allottee/s shall have no claim save and except in respect of the said Premises hereby agreed to be sold to him/her/them. It is further agreed that all rights of ownership in all open spaces, parking spaces, lobbies, lifts, staircases, common terraces, etc. will remain the

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property of the Promoters, until the said Property and the said Building is leased to the said Common Organization as hereinabove mentioned, which in any case shall be subject to the rights of the Promoter as agreed to and specified herein and of the other Allottees of units and said Premises as herein stated

73. The Allottee/s hereby agrees, undertakes and covenants with the Promoter that neither he/she/they, nor the said Common Organization shall, at any time hereafter, limit, curtail, revoke, cancel or terminate any of the powers, rights, benefits, interests, privileges or authorities reserved by or granted to the Promoter under this Agreement, or any other deed, document or writing that may be entered into and executed between the parties hereto, or those of the Promoter as mentioned herein, and the Allottee/s and the said Common Organization shall be bound and liable to render to the Promoters, all necessary assistance and co-operation, to enable it to exercise and avail of the same.
74. Any delay tolerated or indulgence shown by the parties in enforcing the terms of this Agreement or any forbearance or giving of time to each other shall not be construed as a waiver on their part of any breach or non-compliance of any of the terms and conditions of this Agreement nor shall the same in any manner prejudice the rights of parties.
75. The Allottee/s shall present this Agreement for registration within the time prescribed by the Registration Act, 1908 and the Promoter shall attend the Office of the Sub-Registrar and admit the execution thereof.
76. It is expressly agreed by and between the Allottee/s and the Promoter that all and/or any notices to be served on the Allottee/s as contemplated by this Agreement shall be deemed to have been duly served if sent either by email or post to the Allottee/s Under Certificate of Posting or have them delivered at:

NAME : MR. AMIT MAHENDRA RUPAREL

ADDRESS : Apartment No 2101, Tower :1, 21st Floor Sumer Trinity tower, New Prabhadevi Road, Prabhadevi Mumbai - 400025.

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77. The Allottee/s and Promoter agree to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Allottee/s or the Promoter, as the case may be.
78. The Allottee/s hereby agrees that in case there are joint-Allottee/s, all communications shall be sent by the Promoter to the Allottee/s whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottee/s.
79. The Allottee/s hereby declares that he has gone through this Agreement and all the documents related to the said Property and the said Premises and has expressly understood the contents, terms and conditions of the same and the Allottee/s after being fully satisfied has entered into this Agreement.
80. The Promoter shall not be responsible and/or liable for the consequences arising out of the change in law or changes in Municipal and other laws, rules, regulations etc.

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81. This Agreement shall be subject to the provisions of the Real Estate (Regulation and Development) Act, 2016, or any other modifications or re-enactments thereof that may be in force in the State of Maharashtra from time to time or the Maharashtra Premises Ownership Act (Mah Act. No. XV of 1971) whichever may be adopted by the Promoter and the rules made there under

82. The Allottee/s hereby declares that they have gone through the Agreement and all the documents related to the said Premises purchased by him/her/them and has expressly understood the contents, terms and conditions of the same and the Allottee/s after being fully satisfied with the contents has entered into this agreement.

83. As per the Government Notification dated 14th January, 2021, bearing its reference no. TPS-1820/AN-27/PK 80/20/UD-13, the Government has granted certain benefits or concession for reduction of the premium facilities to the Promoter herein. If applicable and subject to the Promoter receiving such benefits or concession for reduction of the premium facilities granted by Government in this project, then the Developer agrees that it will bear the Stamp-duty charges (excluding the Registration charges) on this Agreement instead of the same being payable by the Allottee/s herein. However, it has been clarified that in event the Promoters have not availed/ received such benefits or concession for reduction of the premium facilities granted by Government on this project then the Stamp Duty and Registration charges payable on this Agreement and all the documents to be executed in pursuance to this agreement shall be borne and paid by the Allottee/s alone.

84. PROVIDED AND ALWAYS that if any dispute, difference or question at any time hereafter arises between the parties hereto or their respective representatives or between Allottee/s of other Said Premises in the Said Building and the Promoter in respect of the construction of these presents or concerning anything hereto contained or arising out of the said Premises or as the rights liabilities or the duties of the said parties hereunder the same shall be referred to Arbitrators of two persons one to be appointed by the Allottee/s or all other Allottee/s together and one by the Promoter. The Arbitrators so appointed shall appoint before entering upon the reference, (a 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.

85. This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Premises/plot/building, as the case may be.

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

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

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88. Wherever in this Agreement it is stipulated that the Allottee/s has to make any payment, in common with other Allottee/s(s) in Project, the same shall be in proportion to the carpet area of the Premises to the total carpet area of all the Premises in the Project.
89. Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.
90. The Allottee/s and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.
91. The Permanent Account Numbers of the parties hereto are as under:

Name

Permanent A/c. No.

SHREE SUKHAKARTA DEVELOPERS PVT. LTD. AATCS3173L

MR. AMIT MAHENDRA RUPAREL

AAOPR0380E

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

THE FIRST SCHEDULE ABOVE REFERRED TO :

(Description of "the said larger property")

ALL THAT piece and parcel of land and ground along with the structures standing thereon admeasuring about 10,602.85 sq. mtrs or thereabouts on the land/property bearing C.S. No. 177 (P) & un-numbered slum plot of Dadar Naigaon Division in Sewree Wadala Estate Scheme No 57 in F/S ward of MCGM, in the Registration District and Sub-District of Island City of Mumbai occupied by the slum dwellers of Mamta Sahakari Gruha Nirman Sansiha(proposed) and bounded as follows:

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

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THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of "the said Premises")

ALL THOSE premises being Flat / Premises No/s. 1704 admeasuring 1226 sq. ft. RERA carpet area, on the 17th floor, of the proposed sale building to be known as "RUPAREL ARIANA" to be constructed on the portion of the said larger property more particularly described in the First Schedule hereinabove and delineated in RED colour boundary line on the floor plan thereof hereto annexed and marked as ANNEXURE "H", together with an exclusive right to use 1(One) vehicle parking space provided as an amenity being part of the common area.

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SIGNED AND DELIVERED by the
 Within named Promoters
**SHREE SUKHAKARTA DEVELOPERS
 PRIVATE LIMITED**
 through its Director
MR. PARIKSHIT SHARMA



Parikshit Sharma

Signature
 in the presence of:

- (1) *[Signature]*
- (2) *Ajm*



SIGNED AND DELIVERED by the
 Within named Purchasers
MR. AMIT MAHENDRA RUPAREL



Amit Ruparel

Signature
 in the presence of:

- (1) *Ajm*
- (2) *[Signature]*

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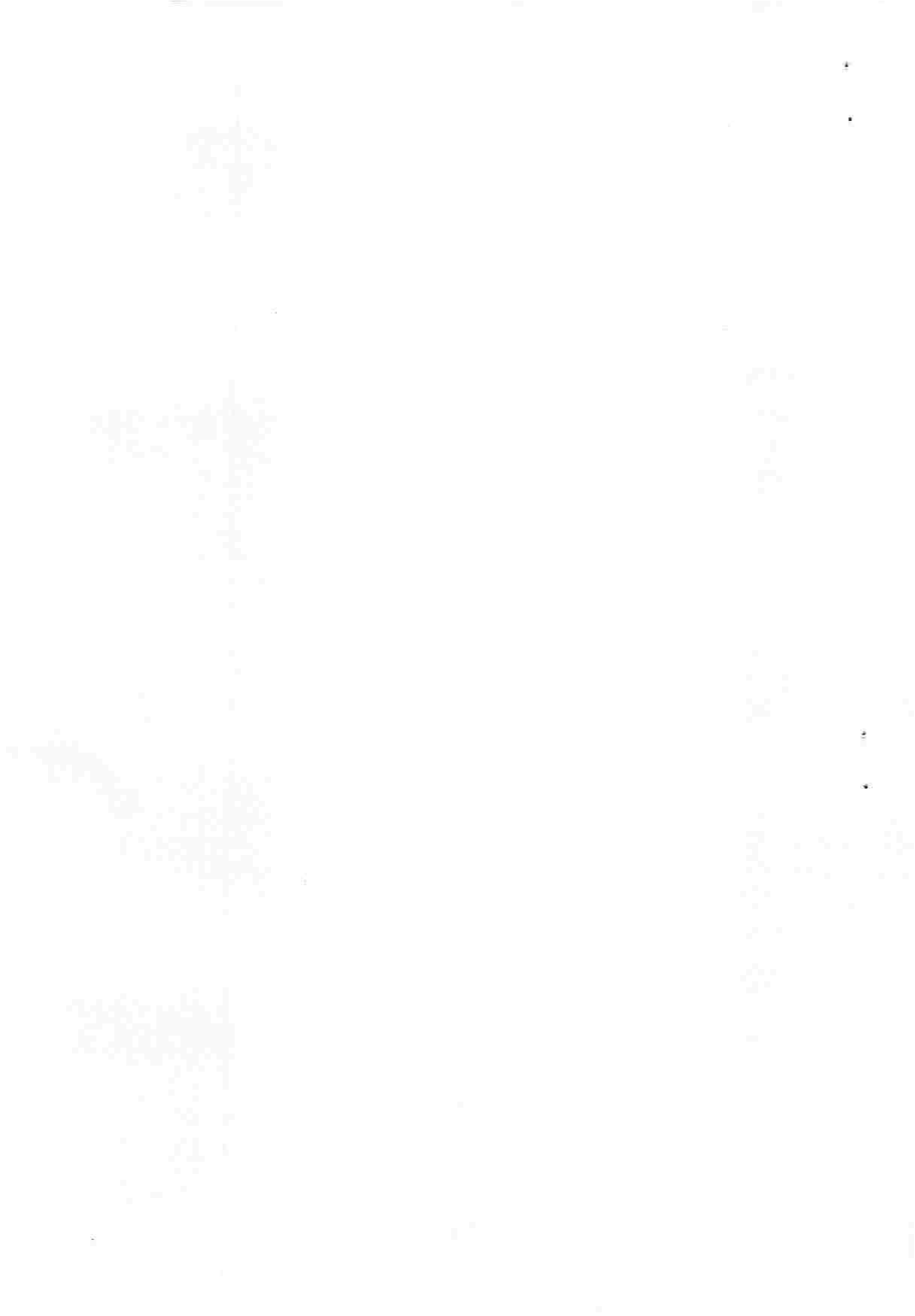


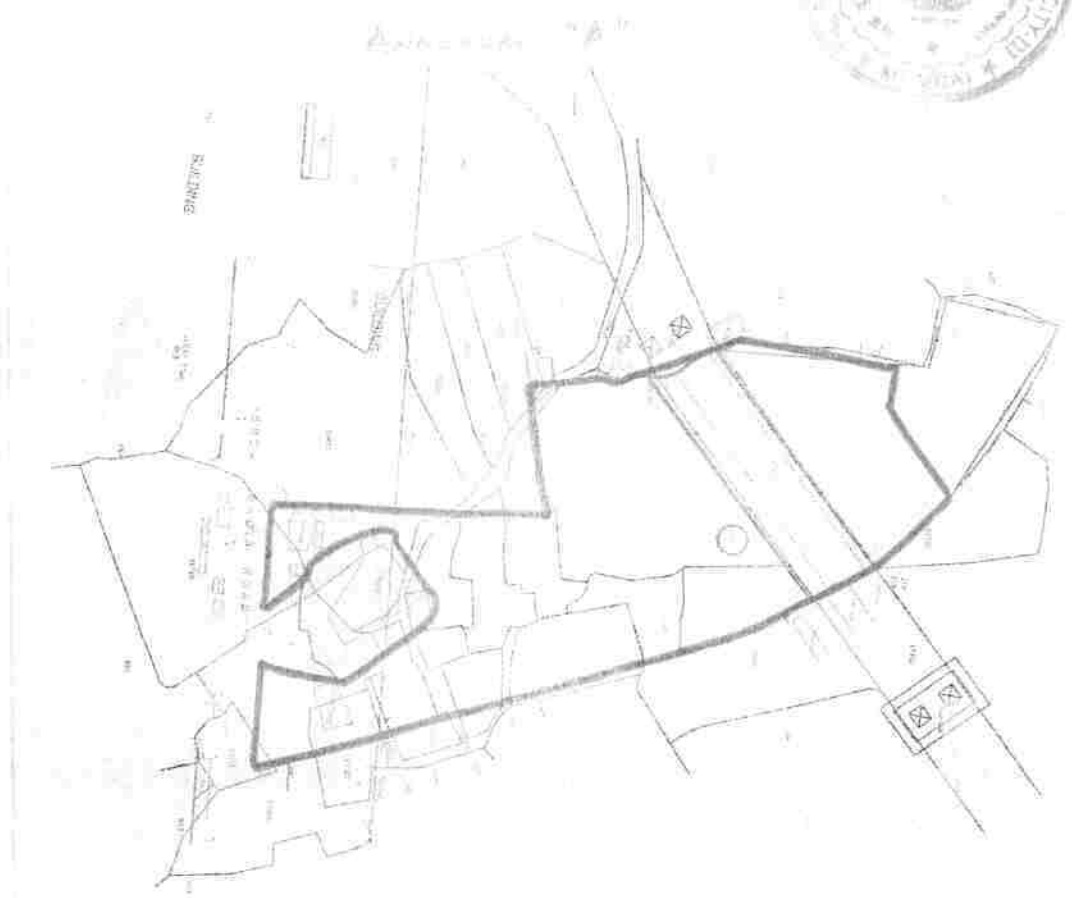
RESTRICTED COMMON AREAS AND FACILITIES

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

Annex

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ANNEXURE "B"



Slum Rehabilitation Authority

Sl. Floor, 10th Cross Street, Bandra East, Mumbai - 400 050
Tel: 022-26580477
Fax: 022-26580477/1820 803



No. SRA/ENG/1596/FS/MI/L01

Date: 11 FEB 2010

- 1) **Society** : Mamta Sahakarji Gruha Nirman Sanstha,
40/23, Vithal Mandir Vasahat, Jeribai Wadai
Road, Sewree, Mumbai - 400 015.
- 2) **Developer** : M/s Shree Sahakarji Developers,
Municipality Ward No. 404/2,
Office No. 3, Karak Road,
Wadala, Mumbai - 400 031.
- 3) **Architect** : Mr. Abhijit S. Puranik,
M/s Shree Sahakarji & Associates Pvt. Ltd.,
85, Indira Vihar, 1st Floor,
Hindal Colony, Sewree
Wadala (W), Mumbai - 400 015.

Sub: Proposed S. R. Scheme on plot bearing CTS No. 17-499 &
an unnumbered slum plot of Dadar, Nagaon Division in Sewree
Wadala Estate Scheme No. 57 in F/S ward of MCGM,
Mumbai for "Mamta Sahakarji Gruha Nirman Sanstha".

Ref: No. SRA/ENG/1596/FS/MI/L01

Sir,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing CTS No. 17-499 & an unnumbered slum plot of Dadar, Nagaon Division in Sewree Wadala Estate Scheme No. 57 in F/S ward of MCGM, this office is pleased to inform you that this **Letter of Intent** is considered and principally approved for the sanctioned FSI of **4.98** (four point ninety eight) in accordance with provisions of Appendix IV of Reg. 33 (10) of amended D. C. Regulations, 1991, out of which maximum FSI of **3.00** shall be allowed to be consumed on the plot, subject to the following conditions:

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That you shall hand over zero number of tenements to the Slum Rehabilitation Authority/M.C.C.M for Project Affected Persons; Each of carpet area 25.00 sq.m. free of cost.

That the carpet area of rehabilitation tenements and PAP tenements shall be certified by the Licensed Surveyor/ Architect.

That the Amenity Tenements (i.e. 5 Balwad), 5 Welfare Centre, 5 Society Office shall be handed over to the slum dwellers society to use for specific purpose only.

4. That you shall rehouse the eligible slum dwellers as per the list certified by the Assistant Commissioner F/S ward by allotting them residential tenements of carpet area of 25 sq.m. and / or residential cum commercial of carpet area of 25 sq.m. and / or commercial tenements as per the area mentioned in certified Annexure II issued by Competent Authority or the carpet area of 20.00 sq.m. whichever is less, free of cost and constructing the same as per building specifications/ norms/building bye-laws.
5. That you shall register society of all slum dwellers to be rehoused under Slum Rehabilitation Scheme and Project Affected Persons (PAP) nominated for allotment of tenements by the Slum Rehabilitation Authority or any other Competent Authority.
6. That if required along with the other societies, you shall form a federation of societies so as to maintain common amenities such as internal road, recreation ground, street lights etc.

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That you shall incorporate the clause in the registration agreement that you shall request slum dwellers and project affected persons that they shall not transfer tenements allotted under Slum Rehabilitation to anyone else except the legal heirs for a period of 10 (ten) years from date of taking over possession, without prior permission of the CEO (SRM).

That you shall provide transit accommodation to the slum dwellers with requisite amenities, if required to be shifted for construction of proposed building, till the permanent tenements are allotted and possession is given complying all formalities and existing amenities shall be maintained in sound working condition till slum dwellers are re-housed in the proposed rehabilitation tenements.

9. That you shall obtain the permission for construction of the temporary transit accommodation from Slum Rehabilitation

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Authority along with the phased development programme and list of the eligible slum dwellers shifted in the transit camp, date of their displacement from their existing huts shall be submitted before asking C.C. for Rehab bldg.

10. That you shall bear the cost of carrying out infrastructure work right upto the plot, and shall strengthen the existing infrastructure facility and / or provide services of adequate size and capacity as per the directives of the Slum Rehabilitation Authority, issued during execution period.
11. That you shall submit layout and get the same approved before obtaining Commencement Certificate of 1st Rehab Building.
12. That you shall submit phasewise programme for development of infrastructural works, reservation, amenities etc. in the layout while approving the layout and same shall be developed accordingly. A registered and making to that effect shall be submitted. This shall be submitted alongwith layout plan or before issue of C.C. for 1st Rehab Bldg.
13. That you shall not block existing access leading to adjoining structures/users and shall make provision of adequate access to the adjoining land locked plot, if any. Free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.
14. That you shall submit the P.R. Card with area mentioned therein duly certified by Superintendent of Land Records for land demarcated/sub divided plots before obtaining C.C. for last 25% of built up area.
15. That you shall get D.P. (Plot) for built up area handed from A.E. (Survey)/D.P./ T & C department of M.C.G.M. and handed over to M.C.G.M. free of cost and free of encumbrances by transferring the ownership in the name of M.C.G.M. duly developed as per Municipal specification and certificate to that effect shall be obtained and submitted before obtaining C.C. for the last 25% of sale built up area approved in the scheme.
16. That you shall handover the buildable reservation (T.B. Hospital) and/or built-up amenity structure in the form of residential tenements of 25.00 sq.m. carpet area to MCGM and/or user department free of cost before granting CC to the last 25% for Sale-BUA of sale building in the scheme and agreement transferring ownership of the buildable and non-buildable reservation in the name of M.C.G.M. / user Deptt. shall be executed before obtaining Occupation Certificate for Sale Bldg.

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18. Demarcation of slum plot confirming slum plot area of the scheme will be insisted from the C.T.S.O. before granting C.C. of composite building.

19. That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the scheme parameters Annexed herewith.

The salient features of the scheme are as under:

| Sr.No. | Particulars | Parameters in sq.mt. as per 3.00 FSI in sq.mt. |
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| 1 | Gross Plot Area | 10602.85 |
| 2 | Non-Buildable R.G. | 1678.38 |
| 3 | Area Under Internal Road | 1230.24 |
| 4 | Non Area For Calculation Of Density | 7694.23 |
| 5 | Area Under Tala Transmission Line | 1271.10 |
| 6 | Total Plot Area For FSI | 6423.13 |
| 7 | Maximum Permissible FSI On Plot | 3.00 |
| 8 | Maximum Permissible BUA On Plot | 19269.39 |
| 9 | Proposed Rehab BUA | 15292.07 |
| 10 | Area Of Bihwaji Welfare Center, Society Office & Common Passage | 6999.67 |
| 11 | Rehab component proposed. (9+10) Above. | 22291.74 |
| 12 | Permissible Side Component In The Scheme 0.75 X (11) Above. | 16718.81 |
| 13 | Total BUA Of The Scheme: (9)+ (12) Above. | 32010.88 |
| 14 | Total FSI Of The Scheme (13)/(6) Above | 4.98 |
| 15 | Side BUA Proposed In-Situ (8)-(9) | 3977.32 |
| 16 | Total In-situ BUA Proposed On Plot (9+15) | 19269.39 |
| 17 | FSI Consumed On Plot (16/4) | 3.00 |
| 18 | TDR Generated (12-15) | 12741.50 |

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19. That you shall get the plot boundaries demarcated from concerned authority before starting the work as per D.C. Regulation No. 38 (27), prior to commencing the building work and the compound wall shall be constructed on all sides of the plot clear of the road side drain without obstructing flow of rain water from adjoining holding, to prove possession of holding in phase programme as per removal/cleaning of structures on plot before requesting C.C. of composite building.



20. That you shall accommodate the plans getting fit along the boundary of the plot demarcated by the staff of the City Survey office.
21. That you shall get the plans approved for each building separately with due mention of the scheme of Rehabilitation of plot under D/C Regulation No. 33(10) and with specific mention on plan of the rehabilitation building / tenements for slum dwellers and project affected persons that the same are for rehousing of slum dwellers and project affected persons. Tenements to be allotted to the PAP shall be hatched with due mention that they are for allotment of PAP nominated by the Concerned Authority.
22. That you shall submit the NOCs as applicable from the following concerned authority at the office of Slum Rehabilitation Authority before requesting of approval of plans or at a stage at which it is insisted upon by the concerned Executive Engineer (SRA)
 - (1) A.A.& C/P/S Ward
 - (2) H.E.
 - (3) C.E.O
 - (4) Town Authority
 - (5) D. Ch. Eng. (S.W.) F.S. W.S. (C/S)
 - (6) D. Ch. E. (S.P.) (P/G/D)
 - (7) D. Ch. Eng. (Roads) F.S. W.S. / City
 - (8) D.C.O. F/S
 - (9) Civil Aviation Authority for height of buildings scheme
 - (10) B.E.S.T undertaking
 - (11) M.T.N.L. - Mumbai
 - (12) Railway Authority
 - (13) Authority of Balance Dept.
 - (14) Authority of High Tension Power Transmission Line
 - (15) E.E. (P & C) of MCGM for parking layout on medium.
23. That you shall submit the Indemnity Bond indemnifying the Slum Rehabilitation Authority and its officers against any damage or claims risk, damages, cost arising out consequences of any sort of litigation with the slum dwellers / property owners or otherwise.
24. That you shall submit the Agreements of at least 70% of eligible slum dwellers with the photographs of wife and husband on each of the agreements before requesting for Commencement Certificate and the name of the wife of the eligible occupier of hut shall be incorporated with joint holder of the tenement to be allotted in the rehabilitation building.
25. That you as Architect / Developer / Society / PMC shall strictly observe that the work is carried out as per phased programme approved by the Slum Rehabilitation Authority and you shall

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submit regularly progress report to the Slum Rehabilitation Authority along with photographs and certificate showing the progress of the construction work on site achieved as per approved phased programme. Even if the progress is nil, report shall be submitted by the Architect stating reasons for delay.

26. That the tenements proposed for rehabilitation and for PAP shall be shown distinctly on the plan to be submitted and should be forwarded to A.A. & C. of concerned ward to assess the property.
27. That the possession of the residential tenements and shops shall not be handed over to the eligible hutment dwellers before the society is registered and transit accommodation given is surrendered and all the dues to the M.C.G.M./MHADA/Govt. have been cleared.
Demolition of the Transit Camp shall be carried out before obtaining the Occupation Certificate to the Sale Bldg.

28. That the rehabilitation component of scheme shall include:

- a) 481 Numbers of Residential tenements
- b) nil Numbers of Commercial tenements
- c) 21 Numbers of R/e.
- d) nil Numbers of Existing office
- e) 5 Numbers of Balwadi
- f) 5 Numbers of Welfare Centre
- g) 5 Numbers of Society office
- h) nil Numbers of PAP
- i) 38 Numbers of tenements to be handed over to M.C.G.M. as implemented buildable reservation of TB hospital.

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Amenity tenements to be handed over to Society and Society to use for specific purpose only.

29. That the layout physical Recreation Ground shall be duly developed before obtaining occupation of sale building.

30. That the quality and workmanship of construction work of each building in the layout shall be strictly monitored by concerned Architect / Site supervisor / Structural Engineer and report on quality of work carried out shall be submitted by Architect with test results as and when required by Executive Engineer (SRA) and at the stages of obtaining plinth C.C., further C.C., occupation to the buildings in the scheme.

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31. That 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.
32. That this Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure - II issued by Competent Authority and other relevant documents. In the event of any deviation in the area of the plot during plot demarcation by D.D.L.R. / City Survey Office, then sale area consumed on the plot will be adjusted accordingly so as to keep total consumption of F.S.I. on the plot within 2.0.
33. That No objection Certificate from respective Land Owning Authority i.e. M.C.G.M shall be obtained within one month from approval of S.R. Scheme as per clause No 2.8 of DCR 33 (10).
34. That necessary formality for executing lease agreement shall be initiated by MCGM/MHADA/COLLECTOR for leasing the plot and lease documents shall be executed.
35. This Letter of Intent gives no right to avail of extra FSI granted under D.C. Regulation 22 (10) upon land, which is not your property.
36. That the Arithmetical error if any revealed at any time shall be corrected on either side.
37. That this letter of intent shall be deemed to be cancelled in case any of the documents submitted by the Architect / Owner are found to be fraudulent / misappropriated by issuing authority.
38. That you shall pay total amount of Rs.1,02,40,000 to be kept with Slum Rehabilitation Authority at the rate of 20,000/- per tenement as decided by the authority towards deposit amount of Rs.1,97,13,220/- i.e. @ Rs.840/- (only) per sq.ft. towards Infrastructural Development charges.
39. That you shall pay development charges as per 124 E of M.R. & T.P. Act separately for sale built up area as per provisions of M.R & T.P. Act.
40. That this LOI is valid for the period of 3 (three) months from the date hereof. However, if O.A / C.C. is obtained for any one bldg. of the project then this LOI will remain valid till completion of estimated project period.

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SRA/ENG/1596/FS/ML/LOI 11 FEB 2010

shall re-house all the additional hutment dwellers in the declared eligible in future by the competent Authority, by the plans wherever necessary.

- 42. That the allotment of rehabilitation tenements to the eligible slum dwellers in the scheme, shall be made by drawing lots in presence of the representative of the Assistant Registrar of Societies (SRA) and statement of rehab tenements allotted to the eligible slum families in the rehabilitation building with corresponding tenements no. in rehab / composite building and Sr. No. in Annexure - II etc. duly certified by the concerned society of slum dwellers and Assistant Registrar (SRA) shall be submitted before requesting for occupation permission of respective rehab tenements.
 - 43. That you shall bear the cost towards displaying the details such as Annexure - II, date of issue of important document like LOI, Layout, C.C., O.C.C. on SRA website.
 - 44. The owner/Developer shall display the name at site before starting of the work giving the details such name, address and contact no. of owner/Developer, Architect, Structural Engineer, Approval No. & Date of LOI, Layout & IOW.
 - 45. That you shall display bilingual sign boards on site and painting of SRA Logo on rehab buildings as per Circular No. SRA/Admn/Circular No. 67/569/2004 dtd. 14/10/2004.
 - 46. That the rain water harvesting system should be installed/provided as per the direction of U.D.D., Govt. of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11010-10/03/2005 and the same shall be maintained in good working conditions all the time, failing which penalty of Rs.1000/- (one thousand) for every 100-sq.mt. of built-up area shall be levied.
 - 47. The Society/Developer/Architect shall display the copy of approved LOI and list Annexure II with prior permission from Dy. Collector (SRA). That copy of Annexure - II shall be displayed by the society of slum dwellers on the notice board of society for the period of 30 days and shall be easily accessible to the staff of SRA for inspection. Intimation of the same shall be given to the office of Dy. Collector (SRA) three days before the date of display.
- In case of non-compliance of above condition the Society/Developer shall be held responsible and liable for suitable action as deemed fit.

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One hard copy and soft copy of Annexure -II shall be submitted to the office Dy. Collector (SRA) by the Co-operative Housing Society / developer before display of Annexure -II on site.

- b) Any slum dwellers (not eligible by the Composite Authority) or desire to make any changes shall apply within one month of issue of the letter of Intent to the competent authority with supporting documents, failing which no claim of whatsoever nature shall be entertained.
- c) That you shall give wide publicity in one Marathi & one English news paper for the approval of S. R. Scheme and paper cutting shall be submitted to this office.
- d) That the certificate from office of the Dy. Collector (SRA) for satisfactory compliance of above conditions shall be submitted before requesting for approval to the first rehab building plans.
- e) That you shall submit NOC from Dy. Collector (SRA) stating that the appeals for eligibility of non-eligible slum dwellers are received by the Appellate Authority before requesting any further approvals to the S.R. Scheme.
- f) That you shall intimate in writing to all non-eligible slum dwellers that they have to appeal before the Appellate Authority regarding their non-eligibility within 90 days from receipt of such intimation from the developer and copy of the receipt letter shall be submitted to Dy. Collector (SRA) for record.

48. High Rise Building:

- a) That you shall appoint Project Management Consultant with prior approval of Dy.Ch. Eng. (S.R.A./E.D.) (S.R.A) for implementation / supervision / completion of S.R. Scheme.
- b) The Project Management Consultant appointed for the scheme shall submit progress report to Slum Rehabilitation Authority after issue of LOI.
- c) That the developer shall execute tri-partite Registered agreement between Developer, Society & Lift Supplying Co. or maintenance firm for comprehensive maintenance of the electro mechanical systems such as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the Rehabilitation / Composite building.

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Entire cost shall be borne by the developer and copy of the registered agreement shall be submitted to S.R.A. for record before applying for Occupation Certificate including part C.C.

d. The third party quality auditor shall be appointed for the scheme with prior approval of Dy. Ch. Eng. (S.R.A.) / E.E. (S.R.A.) for quality audit of the building work at various stages of the S.R. Scheme.

e. That the developer shall install fire fighting system as per requirements of C.F.O. and to the satisfaction of this department. The developer shall execute tri-partite Registered agreement between Developer, Society & Fire Fighting equipment supplying Co. and/or maintenance firms for comprehensive maintenance for a period of ten years from the date of issue of occupation certificate to the building.

Entire cost shall be borne by the developer and copy of the Registered Agreement shall be submitted to S.R.A. for record before applying for Occupation Certificate including part C.C.

f. That the structural design of buildings having height more than 24m shall be got peer reviewed from another registered structural engineer / educational institute like SPCE/VJTI/IT.

39. The developer shall submit prior environmental clearance from Ministry of Environment & Forest (MOEF) as per the notification no. MO-1513 (E) dtd. 15-9-2006 before obtaining C.C. for the scheme with total actual area to be constructed on site having more than 20000-sq.m.

30. The High Rise Committee's approval shall be obtained before requesting C.C. for the building having height more than 70-mtr. from average ground level.

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| वबई | | The Developer/Society shall pay premium at the rate of 25% in terms Ready Reckoner as per the Govt. notification issued u/mo. 1014/4308/897/CR-145/08/UD-11 of 16/04/2008 in respect of Slab Rehabilitation scheme being undertaken on land belonging to Govt. Land/Municipal Land/MHADA Land and as per the stages as mentioned in the Circular No. SRA/ENG/85 dtd. 12-6-2008. |
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That you shall submit registered undertaking for payment for difference in premium paid and calculated as per the revised land rate and the additional land premium in future due to grant of additional FSI if any.

57. That the demarcation of S.R Scheme plot confirming slum plot area & slum plot boundary from CTSO office shall be submitted before asking C.C. to the composite building in scheme.
58. That the conditions mentioned in notified Annexure B issued under no. S.A.F.S/2661/ slum dtd. 15/04/08. of shall be complied and compliances thereof shall be submitted to this office.
59. That the internal layout road of uniform width 9.00 mt. shall be constructed as per Municipal specification in consultation with Executive Engineer (Roads) City of MCGM & completion certificate thereof shall be submitted before asking OCC permission to composite building in scheme.
60. That you shall be appoint Third Party Quality Auditor if more than one building in the layout is proposed with prior approval of Dy.Ch.Eng. (S.R.A.) / E.E. (S.R.A.) for implementation / supervision of S.R. Scheme.
61. That the existing stand post water connections in the scheme shall be disconnected after demolition of respective building and all the slums shall be paid and cleared.
62. That if rehab religious structure is proposed in the layout then the following conditions shall be complied
 - a) NOC from Commissioner of Police.
 - b) NOC from Trustee of Religious Structure regarding planning and location.
63. The separate mutation entry for the right of way shall be reflected in the P.R. Card before obtaining C.C. for the Rehab Bldg.
64. That you shall make payment in respect of the depreciated cost of any toilet block(s) existing in the slum plot to the Municipal Corporation of Greater Mumbai through Ch. Eng. (MSDP), if the same is required to be demolished for development under SRA.
65. That you shall submit the P.C. (SRA)'s NOC as per Circular No. dtl. 19/06/2008 before issue of IOA of 1st building.
66. That IOA for first rehab building will be granted after compliance of Condition No. 48 A.
67. That society of slum dwellers / developer shall submit the Indemnity Bond before issue of IOA stating that, if there is any litigation pending/ arises caused in future about ownership of un-numbered plot then they shall bear the consequences thereof and shall Indemnify SRA and its staff against any litigation, damages, risk, cost and consequences thereof.

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That you shall submit the lease agreement with TATA power company before issue of IOA to rehab building or before claiming FSI of land admeasuring 1271.10 sq.mt. owned by TATA power Co. whichever is earlier.

65. That you shall get the demarcation of R.G. area from CTSO and handing over the R.G. to M.C.G.M. before grant of C.C. to the last 25% sale component in scheme.
66. That you shall submit the NOC of MCGM about planning/specification and acceptance of implemented buildable reservation of T.B hospital inform 38 nos. of Residential tenements of having builtup area 1157.11 sq.mt. before grant of C.C. to composite building in scheme.
67. That you shall submit the society registration certificate from the A.R.S. (SRA) before the asking of I.O.A. to the composite building.
68. That the boundaries of D.P. reservation of R.G. falling within S.R. Scheme boundary admeasuring 1678.38 sq. mt. (which is excluded for FSI purpose) shall be got demarcated from CTSO office before asking C.C. to composite building and R.G. reservation duly developed shall be handed over to MCGM before asking C.C. to the last 25% sale component in scheme.
69. That environment clearance NOC from MOE & F department proposed S.R. Scheme as per notification no. SO-1533 (b). dtd 14/09/2006 shall be submitted before asking I.O.A. to composite building.
70. That the developer shall ensure that water connection to the rehab building is obtained within one month from date of Occupation Certificate of the water connection granted shall be submitted to this office before asking any further approvals in the scheme thereafter.

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| बवड | That the defect liability period for rehab building will be 3 years and any repairs/rectification required during this period will be done by the developer. The bank guarantee and deposits of the developer will be withheld till the completion of the defect liability period. |
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SRA/ENG/1596/FS/ML/LOI 11 FEB 2010

2. In case of S.R. Scheme of State Govt /MHADA/MCGM land lease deed for rehab component and sub-component shall be executed before obtaining approval of building plans for last 25% of permissible BUA in the scheme.

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, containing full sanctioned F.S.D separately for each building, in conformity with the D.C. Regulation No. 33 (10), in the office of the undersigned.

Yours faithfully,

[Signature]
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[Signature]
Executive Engineer
Slum Rehabilitation Authority

[Signature]
11/2/2010
Deputy Chief Engineer
Slum Rehabilitation Authority

Copy to:

11 FEB 2010
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- 1. Chief Engineer, SESRA, 1/F, 1st Floor, M.C.G.M.
- 2. Deputy Chief Engineer, Development Plan, M.C.G.M.
- 3. Deputy Collector (SPV) - for information with a request to take proper note of it.
- 4. H.E. of MCGM
- 5. I.T. Section (SRA)
- 6. Assistant Commissioner - (State Deptt) M.C.G.M
- 7. C.T.S.O. (SRA)
- 8. F.O. (SRA)

[Signature]
11.2.10
SESRA

[Signature]
Executive Engineer
Slum Rehabilitation Authority

[Signature]
11/2/2010
Deputy Chief Engineer
Slum Rehabilitation Authority

2 Copys
Received
Developer & Architect
11/2/10

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ANNEXURE B1



SLUM REHABILITATION AUTHORITY

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

Date: 22 MAY 2015

ISSUED

To,

- 1. License Surveyor : Shri. Harendra B. Patel
of M/S Aakar Architects & Consultants
Ground floor, Satyanarayan Prasad
Commercial Centre,
Dayaldas Road,
Vile-Parle (E), Mumbai-400 055
- 2. Developers : M/s. Sukhkarta Developers,
Municipal Chawl No.407/2,
Office No.3, Katrak Road,
Wadala, Mumbai-400 031.
- 3. Society : Mamta Sahakari Gruha Nirman Sanstha
(Ltd.)



Sub: Proposed S.R. Scheme on land bearing C.S. No. 177(pt), 180(pt), 183(pt), 184(pt), 185(pt), 186(pt), 187(pt), 188(pt), 189(pt), 190(pt), 191(pt), 192(pt), 193(pt), 195(pt), 196(pt), 197(pt), 198(pt), 202(pt), 215(pt) & 221(pt) of Dadar Naigaon Division in Sewer Wadala Estate Scheme No. 57 and C.S. no. 804(pt), 805(pt), 808(pt), 809(pt), 810, 811(pt) & 812(pt) in E/S ward of MCGM, Mumbai for "Mamta Sahakari Gruha Nirman Sanstha (Ltd.)"

Ref: SRA/ENG/1596/FS/ML /LOI

Gentleman,

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

Handwritten notes and stamps: 1308, 2015, 2015

- 1. That all the conditions of LOI u/no. SRA/ENG/1596/FS/ML/LOI dated 11/02/2010 shall be complied with.
- 2. The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot or of eligible huts etc. the parameters shall be got revised from time to time.

Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai-400 055
Tel: 022-26565800/26590405/1879 Fax: 01-22-26590457 Website: www.sra.gov.in

Signatures and stamps of Executive Engineer and Dy. Ch. Engineer, Slum Rehabilitation Authority

The salient features of the scheme are as under:

| Sl. No. | Particulars | Proposed Parameters as per 4.00 FSI in sq. mt. | Revised |
|---------|--|--|---------|
| 1. | Gross Plot Area | 10,602.44 | |
| | Less: | | |
| | i) Non buildable R.G. | i) 1363.36 | |
| | ii) Area under internal road | ii) a) 1467.81 | |
| | a) Under non-slum | b) 303.27 | |
| | b) Under slum | 1771.08 | |
| | iii) Area under 15% Reservation for TB Hospital. | iii) 288.96 | |
| | iv) Area under Tata transmission line | iv) 1271.10 | |
| | Total | 4797.02 | |
| 3. | Balance Plot Area | 5805.42 | |
| 4. | Deduction for 15% R.G. | -- | |
| | Net plot area | 5805.42 | |
| | Addition for FSI purpose: | | |
| | i) Non buildable R.G. | i) -- | |
| | ii) Area under internal road | ii) a) -- | |
| | a) Under Non-slum | b) 303.27 | |
| | b) Under slum | | |
| | iii) Area under 15% Reservation for TB Hospital. | iii) 288.96 | |
| | iv) Area under Tata transmission line | iv) -- | |
| | Total | 592.23 | |
| 7. | Plot area for FSI | 6397.65 | |
| 8. | Permissible FSI on Plot | 4.00 | |
| 9. | BUA permissible on plot | 25590.60 | |
| 10. | Rehabilitation BUA | 15110.16 | |
| 11. | Areas of Amenities including common passage | 5777.75 | |
| 12. | Rehabilitation Component | 20887.91 | |
| 13. | Permissible Sale Component in the Scheme. 0.75 x (12) above. | 15665.93 | |
| 14. | Total BUA proposed for project | 30776.09 | |
| 15. | Total FSI permissible for project | 4.81 | |
| 16. | BUA permissible for sale on plot | 10480.44 | |
| 17. | Total BUA proposed to be consumed on plot | 25590.60 | |
| 18. | FSI | 4.00 | |

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This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect / Developer / Society or Owner are proved fraudulent/misappropriated before the Competent Court/HPC and if directed by Competent Court /HPC to cancel the LOI, then the LOI is liable to be cancelled and concerned person/Society /Developer/Architect are liable for action under version provision of IPC 1860 and Indian Evidence Act.1872.

22 MAY 2015

4. Details of land ownership - The plot bearing C.S. No. 177(pt), 180(pt), 183(pt), 184(pt), 185(pt), 186(pt), 187(pt), 188(pt), 189(pt), 190(pt), 191(pt), 192(pt), 193(pt), 195(pt), 196(pt), 197(pt), 198(pt), 202(pt), 215(pt) & 221(pt) of Dadar Naigaon Division in Sewree Wadala Estate Scheme No. 57 and C.S. no. 804(pt), 805(pt), 808(pt), 809(pt), 810, 811(pt) & 812(pt) belongs to M.C.G.M.
5. Details to access:- The plot under reference is accessible by 29.45 m wide Jerbai Wadia Road.
6. Details of D.P. remarks:- As per the D.P. Remarks the plot under reference falls in Residential Zone & is partly affected by R.U. Reservation partly affected by Tata Hydro Electric Transmission Line and partly by Municipal T. B. Hospital Reservation.
7. The conditions mentioned in the NOC issued by the Dy. M.A. (DP), under no. CHE/18531/DPG dt. 25/09/2014 shall be complied.
8. The conditions mentioned in the High Rise building NOC issued by the CH. ENG. (DP), under no. CHE/HRB-397/DPWS dt. 24/03/2014 shall be complied.
9. If the land is owned by Govt. or public body the Developer/Society shall pay premium at the rate of 25% as per Annual Schedule Rates (A R) and as per the Govt. notification issued u/no. TPB/4308/897/CR-145/08/UD-11 of 16/04/2008 in respect of Slum Rehabilitation scheme being undertaken on public land belonging to Govt./Municipal/MHADA and as per the stages as mentioned in the Govt. Order u/no. इओपुयो २००८/प्र.क्र.२३६/ओपम्-१ दिनांक ०२/०७/२०१० and as per Circular no.114 dated 19/07/2010.
10. The Developer shall pay Rs 20,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ Rs. 840/- (City) per sq.mt., to the Slum Rehabilitation Authority as per Circular no 7 dated 25/11/1997 as amended by SRA Authority.
11. The Amenity Tenements of Anganwadi shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra per Circular No. 129, Welfare Centre Society Office as mentioned. salient features condition no.3 above shall be handed over to the slum dwellers society to use for specific purpose only, within 30 days from the date of issue of OCC of Rehab/Composite bldg. handing over Taking over receipt shall be submitted to SRA by the developer.
12. The conditions if any mentioned in certified Annexure-II issued by the Competent Authority, it shall be complied and compliances thereof shall be submitted to this office in time.
13. The Developer shall rehabilitate all the additional hutment dwellers if declared eligible in future by the competent Authority, after amending plans wherever necessary or as may be directed.





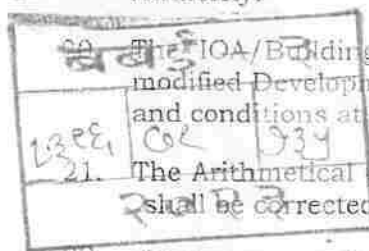

S.E. (SRA) A.E. (SRA) Executive Engineer Dy. Ch. Engineer
 Slum Rehabilitation Authority Slum Rehabilitation Authority

SRA/ENG/1596/FG/ML/LOI

- The Developer shall submit various NOCs including that from MCEF as applicable from the concerned authorities in the office of Slum Rehabilitation Authority from time to time during the execution of the S.R. Scheme.
15. When the project land is on public land and the IOA is not obtained within the validation period of LOI then the developer is liable to pay compound interest at the rate 12% per Annum on balance amount of land premium payable as per Annual Schedule Rates at IOA stage.
16. If it is noticed regarding less land premium is charged then the difference in premium paid and calculated as per the revised land rate shall be paid by the developer as per policy.
17. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to 1st rehab building as mentioned below :-
- | | |
|---------------------------------------|--------------|
| Plot area upto 4000 sq.mt. | → 36 months. |
| Plot area between 4001 to 7500 sq.mt. | → 60 months. |
| Plot area more than 7500 sq.mt. | → 72 months. |

In case of failure to complete the project within stipulated time period the extension be obtained from the CEO/SRA with valid reasons.

18. The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs 200/- non-judicial stamp papers indemnifying the Slum Rehabilitation Authority and its officers against any kind of dispute, accident on site, risks or any damages or claim arising out of any sort of litigation with the slum dwellers / property owners or any others before IOA in a prescribed format.
19. The Developer shall not block existing access/easement right leading to adjoining structures/users and shall make provision of adequate access to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.



20. The IOA/Building plans will be approved in accordance with the modified Development Control Regulations and prevailing rules, policies and conditions at the time of approval.
21. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
22. That proper safety measures like barricading, safety net etc. shall be taken on site during construction work as maybe necessary depending upon the type of work and the developer along with their concerned technical team shall be solely responsible for safety.

SRA/ENG/1596/FS/ML/LOI 22 MAY 2015

If applicant Society/Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the modified D.C. Regulations of 1991 to the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,


21/05/15
(S.R.A.) A.E.(S.R.A.)


Executive Engineer
Slum Rehabilitation Authority


Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO (SRA) signed dated 15/05/2015)

Copy to:

1. Municipal Commissioner MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "F/S" Ward, M.C.G.M./A.O.(Estate) MCGM
4. Addl/Dy. Collector of Mumbai City/MSD etc. as applicable.
5. Chief Engineer (Development Plan), M.C.G.M.
6. H.E. of MCGM.
7. I.T. Section (SRA), to publish this LOI on SRA website.


21/05/15
S.R.A.) A.E.(S.R.A.)


Executive Engineer
Slum Rehabilitation Authority


Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO (SRA) signed dated 15/05/2015)

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ANNEXURE 32



SLUM REHABILITATION AUTHORITY

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

Date: 29 DEC 2016

To,

1. **Lic. Surveyor** : Shri. Jitendra B. Patel
Of M/s. Aakar Architects & Consultants,
Gr. Floor, Satyanarayan Prasad Commercial
Centre, Dayaldas Road, Vile Parle East,
Mumbai 400 057.

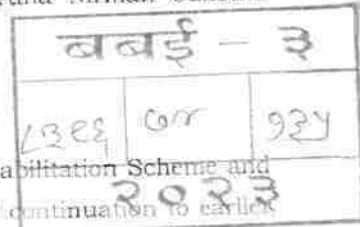
2. **Developer** : M/s. Sukhkartha Developer,
Municipal Chawl No. 407/2,
Office No. 3, Katrak Road,
Wadala, Mumbai-400 031.

3. **Society** : "Mamta Sahakari Gruhanirman Sanstha (Ltd.)"

Subject: Proposed S.R. Scheme on land bearing C.S. No. 177(pt.), 180(pt.), 183(pt.), 184(pt.), 185(pt.), 186(pt.), 187(pt.), 188(pt.), 189(pt.), 190(pt.), 191(pt.), 192(pt.), 193(pt.), 195(pt.), 196(pt.), 197(pt.), 198(pt.), 202(pt.), 215(pt.) & 221(pt.) of Dadar Naigaon Division in Sewree Wadala Estate Scheme No. 57 and C.S. no. 804(pt.), 805(pt.), 808(pt.), 809(pt.), 810, 811(pt.) & 812(pt.) in F/S ward of MCGM, Mumbai for "Mamta Sahakari Gruha Nirman Sanstha (Ltd.)"

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

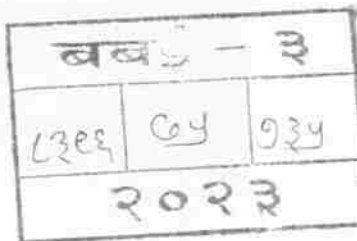
With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant and continuation to earlier LOI dated 22/05/2015 in this office is pleased to issue in principal approval to the scheme in the form of this Revised Letter of Intent (LOI) subject to the following conditions.



Condition No.01: That the location of the R.G. reservation in layout shall be maintained at the location as approved by the Chief Engineer (Development Plan) and it shall be hand over to the Municipal Corporation of Greater Mumbai free of cost and free of any consideration, duly developed with access to the same from Municipal Road, before requesting C.C. for last 25% of the sale building.

Condition No. 02: The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot, nos. of eligible flats etc. the parameters shall be got revised from time to time.

| Sr No. | Particulars | Proposed Revised Parameter |
|--------|--|----------------------------|
| 1. | Gross Plot Area | 10,602.44 |
| 2. | Less: | |
| | i. Non-buildable R.G. | i. 1465.88 |
| | ii. Area under internal road | ii. a) 1467.81 |
| | a. Under non-slum | b) 303.27 |
| | b. Under slum | 1771.08 |
| | iii. Area under 15% Reservation for TB Hospital. | iii. 288.96 |
| | iv. Area under Tata transmission line | iv. 1271.10 |
| | Total | 4797.02 |
| 3. | Balance Plot Area | 5805.42 |
| 4. | Deduction for 15% R.G. | -- |
| 5. | Net plot area | 5805.42 |
| 6. | Addition for FSI purpose: | |
| | i. Non buildable R.G. | i. 1465.88 |
| | ii. Area under internal road | ii. a) -- |
| | a. Under Non-slum | b) 303.27 |
| | b. Under slum | |
| | iii. Area under 15% Reservation for TB Hospital. | iii. 288.96 |
| | iv. Area under Tata transmission line | iv. --- |
| | Total | 2058.11 |
| 7. | Plot area for FSI | 7863.53 |
| 8. | Permissible FSI on Plot | 4.00 |
| 9. | BUA permissible on plot | 31454.12 |
| 10. | Rehabilitation BUA | 15110.16 |
| 11. | Areas of Amenities including common passage | 5777.75 |
| 12. | Rehabilitation Component | 20887.91 |
| 13. | Permissible Sale Component in the Scheme. 0.75 x (12) above. | 15665.93 |
| 14. | Total BUA permissible for project | 30776.09 |
| 15. | Total FSI permissible for project | 3.91 |



| | | |
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| 16. | Sale BUA permissible on plot | 15665.93 |
| 17. | Sale BUA Proposed on plot | 15481.28 |
| 18. | Total BUA proposed to be consumed on plot | 30591.44 |
| 19. | FSI in-situ | 3.89 |
| | TDR generated | Nil |

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming full sanctioned F.S.I. separately for each building, in conformity with the D.C. Regulation No. 33(10) in the office of the undersigned.

Yours faithfully,


 Chief Executive Officer
 Slum Rehabilitation Authority

(Hon'ble CEO (SRA) has signed the revised DOI on dated 08/12/2016)

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SRA/ENG/1596/FS/ML/LOT

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

The salient features of the scheme are as under:-

| Sr. No. | Particulars | Area in Sq.Mt. |
|---------|---|----------------|
| 1. | Gross Plot Area | 10,602.44 |
| 2. | Less: | |
| | i) Non buildable R.G. (35% of reservation area adm. 1465.88 sq. mt.) | 513.06 |
| | ii) Area under internal road | 1696.27 |
| | iii) Area under Jerbai Wadia road | 430.36 |
| | iv) Area under Reservation for TB Hospital. (5738.33x .20)/4 | 286.92 |
| | v) Area under Tata transmission line | 1,271.10 |
| | Total Deductions | 4,197.21 |
| 3. | Balance Plot Area | 6,404.23 |
| 4. | Deduction for 15% R.G. | -- |
| 5. | Net Plot Area | 6,404.23 |
| 6. | Plot area for FSI Consumption | 6,404.23 |
| 7. | Rehabilitation BUA | 17,641.99 |
| 8. | Rehabilitation Component | 23654.16 |
| 9. | Sale Component in the Scheme (considering basic ratio of 1.1) | 26086.104 |
| 10. | Total BUA sanctioned for the scheme (7+9) | 43716.00 |
| 11. | FSI permitted to consumed on plot | 6.82 |
| 12. | BUA/TDR against TB Hospital Construction | 482.02 |
| 13. | Total Sale BUA in situ | 26,568.12 |

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SRA/ENG/1996/74/ML/LOI

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

Yours faithfully,

Chief Executive Officer
Slum Rehabilitation Authority

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

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Subject for your so modifying your intention as to comply the aforesaid mentioned conditions and meet by requirements. You will be at liberty to proceed with the said building or work at anytime before the _____ day of _____ 200_____ but not so as to contravene any of the provisions of the said Act as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

Your attention is drawn to the special instructions and Notes accompanying this Intimation of Approval


Executive Engineer, (S.R.A.)

SPECIAL INSTRUCTIONS

- (1) IN CASE OF PRIVATE PLOTS THIS INTIMATION OF APPROVAL GIVES NO RIGHT TO BUILD UPON LAND WHICH IS NOT YOUR PROPERTY.
- (2) Under Section 151 & 152 of M.R. & T.P. Act 1906, as amended, the Chief Executive Officer, Slum Rehabilitation Authority has empowered the Chief Engineer (S.R.A.) / Executive Engineer (S.R.A.) to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the C.E.O. (S.R.A.) by section of the said Act.
- (3) Proposed date of commencement of work should be communicated to this office.
- (4) One more copy of the block plan should be submitted to the Collector, Mumbai / Mumbai Suburban District as the case may be.
- (5) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai / Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the rate that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes accompanying this Intimation of Approval.

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ANNEXURE 2A



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2726/FS/ML/AP

Date: 11 JUN 2015

To,
Shri. Jitendra B. Patel
Of M/s. Aakar Architects & Consultants
Ground Floor,
Satyanarayan Prasad Commercial Centre Dayaldas Road,
Off Nehru Road,
Vile Parle (E), Mumbai

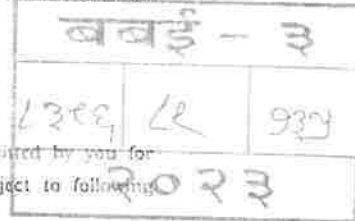
Subj: Amended IOA of Rehab building in S. R. Scheme on plot bearing C.S. No. 177(pt), 180(pt), 183(pt), 184(pt), 185(pt), 186(pt), 187(pt), 188(pt), 189(pt), 190(pt), 191(pt), 192(pt), 193(pt), 195(pt), 196(pt), 197(pt), 198(pt), 202(pt), 215(pt) & 221(pt) of Dadar North Division in Sewree Wadala Estate Scheme No. 57 and C.S. no. 804(pt), 805(pt), 808(pt), 809(pt), 810, 811(pt) & 812(pt) in F/S ward of MCGM, Mumbai for 'Mamta Sahakar CHS (Lid.)'

Ref: Your letter dated 26/05/2015.

Gentleman,

With reference to above, the amended plans submitted by you for Rehab building are hereby approved by this office subject to following conditions:

- 1) That all conditions of Letter of Intent issued under No SRA/ENG/1596/FS/ML/L.O.I dated 11/02/2010 & Revised LOI dated 22/05/2015 shall be complied with.
- 2) That conditions of IOA under No. SRA/ENG/2726/FS/ML/AP dtd. 30/10/2012 shall be applicable and should be complied.





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

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

Yours faithfully,

— 44 —

Executive Engineer - City
Slum Rehabilitation Authority.

No: SRA/ENG/2726/FS/ML/AP.

Copy to:

- 1) M/s. Shree Sukhakarta Developers,
- 2) The Assistant Municipal Commissioner "F/S" Ward,
- 3) A. E. W. W. "F/S" Ward,
- 4) A. A. & C. "F/S" Ward,
- 5) H. E. of MCGM.

For information please.


Executive Engineer - City
Slum Rehabilitation Authority.

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ANNEXURE '2'



No. SRA/ENG/2726/FS/ML/AP

Date:

2 - JAN 2019

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

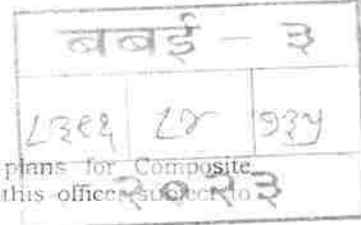
Sub: Amended Plans for Rehab bldg. No. 01 under S.R. Scheme on land bearing C. S. No. 177(pt.), 180(pt.), 183(pt.), 184(pt.), 185(pt.), 186(pt.), 187, 188(pt.), 189(pt.), 190(pt.), 191(pt.), 192(pt.), 193, 195, 196(pt.), 197(pt.), 198(pt.), 202(pt.), 215(pt.) & 221(pt.) of Dadar Naigaon in Sewree Wadala Estate scheme No. 57 and C.S. No. 804(pt), 805(pt), 808(pt) 809, 810, 811(pt.) & 812(pt.) for For Mamta Sahkari Grihanirman Sanstha CHS (Ltd.) in F/S ward of MCGM Mumbai.

Ref : Your letter dated 24/01/2019.

Gentleman,

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

1. That the conditions of LOI u/no. SRA/ENG/1596/FS/ML/LOI dtd. 11/02/2010 & Revised LOI dtd 29/12/2016 & 22/01/2019 shall be complied with.
2. That the conditions of IOA u/no. SRA/ENG/2726/FS/ML/AP dtd. 30/10/2012 & amended plan dtd. 11/06/2015 shall be complied with.
3. That the revised drainage approval and drawing shall be obtained for proposed amended plans shall be submitted before asking CC to Rehab bldg. u/r
4. That revised Ex. Eng. (T & C) NOC shall be obtained for proposed amended plans before asking further CC to Rehab Bldg.
5. The Structural designs and the quality of material and workmanship shall be strictly as per conditions laid down in Regulation 45 of DCR 1991 amended up to date.



6. That Revised Structural Design specifications shall be obtained for proposed amended plans before asking further CC to Rehab Bldg. u/r.
7. That the CC shall be got Re-endorsed as per amended plans.
8. That the written Consent/GBR for increase/additional carpet area from 25 sq. mt. to 27.88 sq. mt. shall be submitted.



Yours faithfully,

Executive Engineer-I
Slum Rehabilitation Authority

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| Copy to: | | |

1. Developers: M/s. Shree Sukhakarta Developers .
2. Asst. M.C , F/S' Ward.
3. A.E. (WW) F/S' Ward
4. A.A. & C. F/S' Ward.
5. F.C. (SRA).

Executive Engineer -I
Slum Rehabilitation Authority

Subject to your so modifying your intention as to comply the aforesaid mentioned conditions and meet by requirements. You will be at liberty to proceed with the said building or work at anytime before the _____ day of _____ 20 but not so as to contravene any of the provisions of the said Act as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.



Your attention is drawn to the special instructions and Notes accompanying this Intimation of Approval.

[Signature]
for Executive Engineer, (S.R.A.)

SPECIAL INSTRUCTIONS

- (1) IN CASE OF PRIVATE PLOTS THIS INTIMATION OF APPROVAL GIVES NO RIGHT TO BUILD UPON LAND WHICH IS NOT YOUR PROPERTY.
- (2) Under Section 151 & 152 of M.R. & T.P. Act 1966, as amended the Chief Executive Officer, Slum Rehabilitation Authority has empowered the Chief Engineer (S.R.A.)/ Executive Engineer (S.R.A.) to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the C.E.O. (S.R.A.) by section of the said Act.
- (3) Proposed date of commencement of work should be communicated to this office.
- (4) One more copy of the block plan should be submitted to the Collector, Mumbai / Mumbai Suburban District as the case may be.
- (5) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai / Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the rate that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

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Attention is drawn to the notes Accompanying this Intimation of Approval.

ANNEXURE 23



SLURM REHABILITATION AUTHORITY

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

Intimation of Approval under Sub regulation 2.3 of Appendix - IV
of D.C.R. No. 33 (10) Dt. 15.10.97 for Brihanmumbai.

No. SRA/ENG/2987/PS/ML/AP

13 MAR 2013

SALE BLDG.

To,
M/s. Shree Sukhakarta Developers,
Municipal Chawl No. 404/2, Office No.3,
Katrak Road, Wadala,
Mumbai - 400 031.

With reference to your Notice, letter No. 000112 dated 15/02/2013 and delivered on 15/02/2013 and the plans, Sections, Specifications and Description and further particulars and details of your building at an Plot bearing C.S. No. 177(pt) A un-numbered slum plot of Dadar Naigaon in Sawree Wadala Estate Scheme No. 57 in F/South ward of MCGM Mumbai for "Manta Sahakari Gouha Nizman Sanstha (Ltd.)"

furnished to me under your letter, dated 15/02/2013. I have to inform you that the proposal of construction of the building or work proposed to be erected or executed is hereby approved under section 45 of the Maharashtra Regional & Town Planning Act, 1966 as amended up-to-date, subject to the following conditions:

A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL.

- A.1) That the Commencement Certificate u/s/ 44/69 (1) of the MR & TP Act, Shall be obtained before starting the proposed work.
- A.2) That the compound shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the road side drain without obstructing the flow of rain water from the adjoining holding, to prove possession of holding before starting the work as per D.C. Regulation No. 38 (27)
- A.3) That the structural Engineer shall be appointed, and the Supervision memo as per Appendix XI D.C. Regulation 5(3) (ix) shall be submitted by him.
- A.4) That the Structural design and calculations for the proposed work accounting for system analysis as per relevant I.S. code along with plan shall be submitted before C.C.

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SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2987/FS/ML/AP

Date: 11 JUN 2015

To,
 Shri. Jitendra B. Patel
 Of M/s. Ankar Architects & Consultants
 Ground Floor,
 Satyanarayan Prasad Commercial Centre Dayaldas Road,
 Off Nehru Road,
 Vile Parle (E), Mumbai

Sub:- Amended IOA of Sale building in S. R. Scheme on plot bearing C.S. No. 177(pt), 180(pt), 183(pt), 184(pt), 185(pt), 186(pt), 187(pt), 188(pt), 189(pt), 190(pt), 191(pt), 192(pt), 193(pt), 195(pt), 196(pt), 197(pt), 198(pt), 202(pt), 215(pt) & 221(pt) of Dadar Naigaon Division in Sewree Wadala Estate Scheme No. 57 and C.S. no. 804(pt), 805(pt), 808(pt), 809(pt), 810, 811(pt) & 812(pt) in F/S ward of MCGM, Mumbai for "Mamta Sahakari CHS (Ltd.)"

Ref:- Your letter dated 25/05/2015.

Gentleman,

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

- 1) That all conditions of Letter of Intent issued under No SRA/ENG/1596/FS/ML/LOI dated 11/02/2010 & Revised LOI dated 22/05/2015 shall be complied with.
- 2) That conditions of IOA under No. SRA/ENG/2987/FS/ML/AP dtd. 13/03/2013 shall be applicable and should be complied

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3) That the C.C shall be got re-endorsed as per amended plans.

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



Yours faithfully,

— Sd —

Executive Engineer - City
Slum Rehabilitation Authority.

No: SRA/ENG/2987/FS/ML/AP.

Copy to:

- 1) M/s. Shree Sukhakarta Developers,
- 2) The Assistant Municipal Commissioner "F/S" Ward,
- 3) A. E. W. W. "F/S" Ward,
- 4) A. A. & C. "F/S" Ward,
- 5) H. E. of MCGM,

For information please.

Sd/-
11/06/15
Executive Engineer - City
Slum Rehabilitation Authority.

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SLUM REHABILITATION AUTHORITY

No. SRA/ENG/2987/FS/ML/AP

Date:

27 MAR 2017

To,
Shri. Jitendra B. Patel,
Of M/s. Aakar Architects & Consultants,
Gr. Flr, Satyanarayan Prasad Commercial Centre,
Dayaldas Road, Vile Parle(E)
Mumbai:-400057.

Sub:- Amended plans of Sale building in the proposed S. R. Scheme on plot bearing C.S. No 177(pt), 180(pt), 183(pt), 184(pt), 185(pt), 186(pt), 187(pt), 188(pt), 189(pt), 190(pt), 191(pt), 192(pt), 193(pt), 195(pt), 196(pt), 197(pt), 198(pt), 202(pt), 215(pt) & 217(pt) of Dadar Naigaon Division in Sewree Wadala Estate Scheme No.57 and C.S. No. 804(pt), 805(pt), 808(pt), 809 (pt) , 810, 811(pt) & 812 (pt) in E/S Ward , Mumbai.

Ref:- Your letter dated 25/11/2015

Gentleman,

With reference to above the amended plans submitted by you for Sale building are hereby approved by this office subject to following conditions:

- 1) That all conditions of Letter of Intent issued under No SRA/ENG/1596/FS/ML/LOI dated 11/02/2010 & Revised LOI dated 29/12/2016 shall be complied with.
- 2) That all the conditions of IOA under No. SRA/ENG/2987/FS/ML/AP dtd 12/03/2013 shall be complied.
- 3) That all the conditions of IOA under No. SRA/ENG/2987/FS/ML/AP dtd 11/06/2015 shall be applicable and should be complied with.
- 4) That the revised Structural design and calculation shall be submitted.
- 5) That the C/C shall be got re-endorsed as per amended plans.

Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai-400051
Tel. : 022-26565800/26590409/1879 Fax : 01-22-26590157 Website : www.sra.gov.in E-mail : info@sra.gov.in

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- 6) That you shall submit the revised CPD NOC as per amended plans.
- 7) That you shall submit the revised CPD NOC as per approved amended plans.
- 8) The CPD NOC of amended plan is returned herewith as token of approval.



Yours faithfully,

—Sd—
Executive Engineer
Slum Rehabilitation Authority,

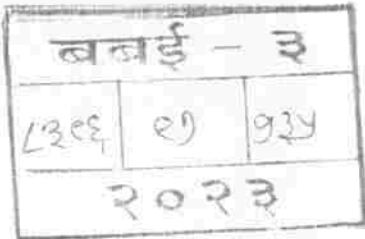
No: SRA/ENG/2987/FS/ML/AP.

Copy to:

- 1) M/s. Shree Sukhakartha Developer,
- 2) The Assistant Municipal Commissioner "F/S" Ward,
- 3) A. E. W. W. "F/S" Ward,
- 4) A. A. & C. "F/S" Ward,
- 5) H. E. of MCGM.

For information please:

—Sd—
Executive Engineer
Slum Rehabilitation Authority.



ANSWER KE CC



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/2987 FS/ML/AP

Date 3 DEC 2018

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

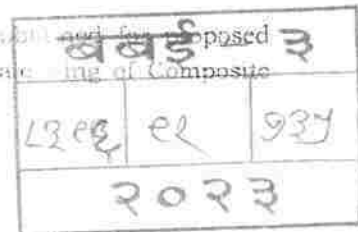
Sub: Amended Plans for Side bldg. under S.R. Scheme on land bearing C. S. No. 177(pt), 180(pt), 183(pt), 184(pt), 185(pt), 186(pt), 187, 188(pt), 189(pt), 190(pt), 191(pt), 192(pt), 193, 195, 196(pt), 197(pt), 198(pt), 202(pt), 205(pt) & 221(pt) of Dadar Matgaon in Senapati Bapat Estate scheme No. 57 and C.S. No. 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Ref.: Your letter received to this office on 16/10/2018.

Gentlemen,

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

1. That the conditions of LOI no. SRA/ENG/1500/FS/ML/LOI dtd. 11/02/2016 & Revised LOI dtd. 29/02/2016 shall be complied with.
2. That the provisions of LOI no. SRA/ENG/2987/FS/ML/AP dtd. 12/03/2013 & amended Slum Ord. 11/05/2015 & 27/03/2017 shall be complied with.
3. That the revised drainage approval and drawing shall be obtained for proposed amended plans shall be submitted before asking CC to sale wing of composite Bldg. etc.
4. That revised Es. (to fill 60) No. shall be submitted for proposed amended plans before asking further CC to sale wing of Composite Bldg.



5. The Structural designs and the quality of material and workmanship shall be strictly as per conditions laid down in Regulation 45 of DCR, 1991 amended up to date.
6. That Revised Structural Design and calculations shall be obtained for proposed amended plans before asking further CC to sale wing of Sale Block.
7. That the CC shall be got Re-endorsed as per amended plans.



Yours faithfully,

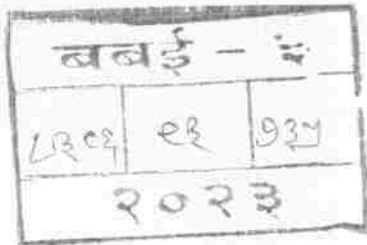
sd
Executive Engineer-I
Slum Rehabilitation Authority

Copy to:

- 1) Developer :- M/s. Shree Sukhakarta Developers
- 2) The Assistant Commissioner "F/S" Ward, MCGM
- 3) H.E. Dept. of MCGM
- 4) A. A. & C. "F/S" Ward.

For information, please

Manish
Secretary Engineer-I
Slum Rehabilitation Authority



SECRET



SHIV REHABILITATION AUTHORITY



No. SRA/ENG/2987/FS/ML/AP

Date: 15/03/2019

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

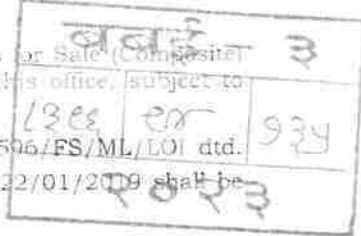
Sub: Amended Plans for Sale bldg. No. 02 under S.R. Scheme on land bearing C. S. No. 177(pt), 180(pt.), 183(pt.), 184(pt.), 185(pt.), 186(pt.), 187, 188(pt.), 189(pt.), 190(pt.), 191(pt.), 192(pt.), 193, 195, 196(pt.), 197(pt.), 198(pt.), 202(pt.), 215(pt.) & 221(pt.) of Dadar Naigam in Sewer Wadala Estate scheme No. 57 and C.S. No. 804(pt), 805(pt), 806(pt), 809, 810, 811(pt.) & 812(pt.) for For Manta Sahakar, K. K. Mahajan Sanstha CHS (Ltd.) in F/S ward of MCGM Mumbai

Ref: Your letter received to this office on 16/03/2019

Gentleman,

With reference to the above, the amended plans for Sale (Composite) Building submitted by you are hereby approved by this office, subject to following conditions.

1. That the conditions of LOI u/no. SRA/ENG/1506/FS/ML/LOI dtd. 11/02/2010 & Revised LOI dtd. 29/12/2016 & 22/01/2019 shall be complied with.
2. That the conditions of IOA u/no. SRA/ENG/2987/FS/ML/AP dtd. 12/03/2012 & amended plan dtd. 11/05/2015 & 27/03/2017 shall be complied with.
3. That the Revised drainage approval and drawing shall be obtained for proposed amended plans shall be submitted before asking CC to sale bldg. u/r
4. That the Revised Ex. Eng. (T & C) NOC shall be obtained for proposed Amendments before asking further CC of Bidg. under reference.
5. The Structural designs and the quality of material and workmanship shall be strictly as per conditions laid down in Regulation 45 of DCR 1991 amended up to date.



Handwritten 'D'

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/2726/FS/ML/AP - 2 MAR 2013
COMMENCEMENT CERTIFICATE

REHAB BLDG. No. 1

To,
M/s. Shree Sukhakarta Developer,
Municipal Chawl No. 40412,
Office No. 3, Katrak Road,
Wadala, Mumbai 400 031.

Sir,
With reference to your application No. 6816 dated 23/09/2011 for Development Permission and grant of Commencement Certificate under section 44 & 68 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. 177(pt) & un numbered C.T.S. No. of village Dadar, Naigaon T.P.S. No. ward F/South situated at Sewree Wadala Estate Scheme No. 57 for Manta Sahakari Griha Nirman Sanstha (Prop.)

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned In LOI U/R No. SRA/ENG/1596/FS/ML/ILCI dt. 11/02/2010 IOA U/R No. SRA/ENG/2726/FS/ML/AP dt. 30/10/2012 and on following conditions.

- 1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if:-
(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
(b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
(c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

Stamp: 1388 ES 934

The C.E.O. (SRA) has appointed Shri. D. V. 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 Top of basement as per approved plans dtd. 30.10.2012.

For and on behalf of Local Authority The Slum Rehabilitation Authority Executive Engineer (SRA)-City FOR CHIEF EXECUTIVE OFFICER (SLUM REHABILITATION AUTHORITY)

SRA/ENG/2726/FS/ML/AP 10 APR 2015

This C.C. is further extended upto full height including over head tank & lift machine room as per approved plans dtd. 30/10/12.



Handwritten signature
10104
Executive Engineer
Slum Rehabilitation Authority

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ANNEXURE D1



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/2987/FS/ML/AP 16 APR 2015

COMMENCEMENT CERTIFICATE

TO:

SALE BLDG.

M/s. Shree Sukhakarta Developers,
Municipal Chawl No.40472, Office No.3,
Katrak Road, Wadala,
Mumbai-400 031.

Sir

With reference to your application No. 500112 dated 06/03/2015 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.S No. 177(pt.) & un-numbered Slum plot of Dadar Naigam in Sewer
Wadala Estate Scheme No.57 in South Ward of WCM Mumbai, for
Wadala Sahakar Grine Housing Society (Ltd.)
of village
ward E/South Situated at

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI
U/R No. SRA/ENG/1596/FS/ML/AP dt. 11/02/2010
IDA U/R No. SRA/ENG/2987/FS/ML/AP dt. 13/03/2015

and on following conditions:

- 1. The land vacated in consequence of withdrawal 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. Each extended
period shall be in no case exceed three years provided further that such extension shall not bar any subsequent
application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act 1966
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if -
(a) The development work in respect of which permission is granted under this certificate is not carried
out or the use thereof is not in accordance with the sanctioned plans.
(b) Any of the condition subject to which the same is granted or any of the restrictions imposed by
the C.E.O. (SRA) is contravened or not complied with
(c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or
misrepresentation and the applicant and every person deriving title through or under him in such
an event shall be deemed to have carried out the development work in contravention of section 43
and 45 of the Maharashtra Regional and Town Planning Act, 1966
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors,
assignees, administrators and successors and every person deriving title through or under him.

Handwritten notes and stamps including 'वर्क' and '13/03/2015'.

The C.E.O. (SRA) has appointed SHRI S.J. NANAWARE
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 top of 4th level podium as per approved
plans dtd. 13/03/2015.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

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

GA/ENG/2017/FS/MHL/AP

30 JUN 2015

This C.C. is extended & further extended upto 5th floor
of building as per amended plans dated 11/12/2014.



30 JUN 2015
State Registration Authority

GA/ENG/2017/FS/MHL/AP

This C.C. is further extended upto 15th upper floor of
building as per amended plans dated 01/05/2015.

15 MAY 2015

State Registration Authority

GA/ENG/2017/FS/MHL/AP = 19 APR 2017

In continuation of above, this C.C. is re-ordered as per
amended plans dated 19/04/2017.

Executive Engineer
State Registration Authority

GA/ENG/2017/FS/MHL/AP 1 DEC 2017

This C.C. is further extended upto 40th floor of
building as per last amended plans dated 22/08/2017.

Executive Engineer
State Registration Authority

GA/ENG/2017/FS/MHL/AP 13 DEC 2018

This C.C. is further extended upto 40th upper floor of
Sale Building as per last amended plans dated 03/12/2018.

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Executive Engineer
State Registration Authority

SRA/ENG/2007/RS/ML/AP

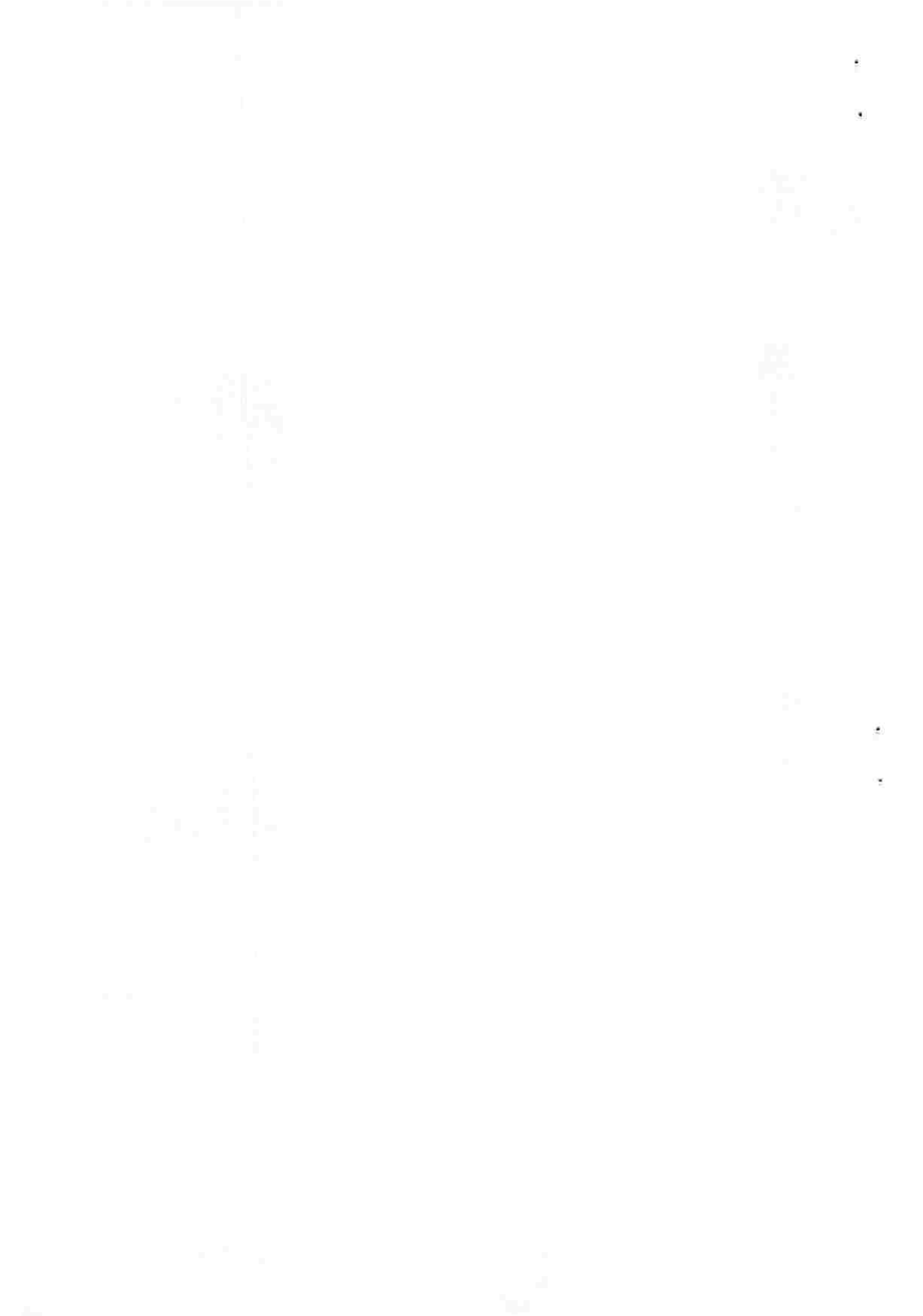
17/01/2019

This C.C. is further extended upto 49th (Pt.) upper floor
of Sale Building No. 2 as per last amended plans dated. 28/01/2019.

17/01/2019



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ANNEXURE E



सर्वोच्च न्यायालय, कोर्टाचे कार्यालय, मुंबई



No. SRA/ENG/ 2987/FS/ML/AP

Date: 11/02/2010

To,
Architect
Shri. Rahul Kamathi
Ruparel Irjs, Plot No. 275,
Senapati Bapat Marg
Matunga (W) Mumbai

Sub: Amended Plans cum Part Occupation Certificate for Composite Sale Building Slum Rehabilitation Scheme on plot bearing C. S. No. 177(pt.), 180(pt.), 183(pt.), 184(pt.), 185(pt.), 186(pt.), 187, 188(pt.), 189(pt.), 190(pt.), 191(pt.), 192(pt.), 193, 195, 196(pt.), 197(pt.), 198(pt.), 202(pt.), 215(pt.) & 221(pt.) of Dudar Nugaon in Sewree Wadala Estate scheme No. 57 and C.S. No. 804(pt.), 805(pt), 808(pt) 809, 810, 811(pt.) & 812(pt.) for For Maimta Sahkari Grihanirman Sanstha CHS (Ltd.) in F/S ward of MCGM Mumbai.

Ref : Your letter dated 08/01/2010

Gentleman,

I have to inform you that the Amended plans cum Part Occupation has been granted for Composite (Sale) Building comprising two level Basement + Ground + 1st to 7th level podium + podium level + transfer floors + 1st to 40th upper floors. & permit to occupy from Ground + 1st to 7th Level Podium + Podium level + Transfer Level + 1st to 30th upper floors are completed under the Supervision of Mr. Rahul Kamathi Architects, License No. L.A. No. LA/2000/16183, Structural Engineer Shri. Achyut Watve having Registration no. BMC. STR/W/10 and Site supervisor Shri. M.P. Alam having Registration no. STR/A/33 may be occupied on the following Conditions.

1. That the Part Occupation is granted to Composite (Sale) Building Ground + 1st to 7th Level Podium + Podium Level + Transfer Level + 1st to 30th upper floors.
2. That the conditions of LOI u/no. SRA/ENG/1596/FS/ML/LOI dtd. 11/02/2010 & Revised LOI dtd. 29/12/2010 shall be complied with before asking Full OCC Composite Building under reference.

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3. That the conditions of IOA u/no. SRA/ENG/ 2987/PS/ML/AP dtd. 12/03/2013 & amended plan dtd. 11/06/2015, 27/03/2017 & 03/12/2018 shall be complied with before asking Full OCC of Composite (Sale) Building under reference.
4. That the Revised Structural Designs and Calculations as per amended approved plans shall be submitted.
5. That the C.C. shall be re-endorsed as per last amended plans
6. That the Revised CFO NOC for proposed amended plans shall be submitted.
7. That the Completion Certificate of 9.00m wide internal Road from Dy.Ch Eng.(Roads) shall be submitted.

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8. That the Set-Back land handed over to MCGM & possession receipt shall be submitted before OCC Composite (Sale) Building.
9. That the Revised Drainage approval shall be submitted.
10. That the certificate under section 270A of BMC Act shall be obtained from A.E.W.W.F/S ward and a certificate copy of the same shall be submitted to this office.
11. That you shall comply the following conditions before granting Full OCC to building under reference.
 - i) Construction of compound wall along plot boundary.
 - ii) You shall develop layout R.G. as per D. C. regulation 1991 before granting OCC to Sale Bldg. building under reference.
 - iii) You shall handed over D.P reservation to Concern Authority & possession. receipt of the same shall be submitted
 - iv) You shall submit separate P. R. Card of sub-divided plots as per layout.
 - v) You shall submit supplementary Ann-II for remaining Non-eligible tenements.



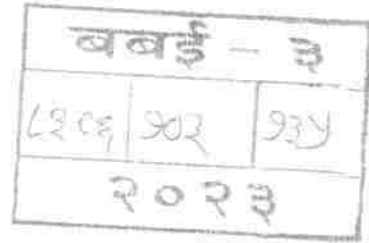
vi) You shall handed over vacant possession of plot under Tata Hydro Electric Transmission Line & submit the corresponds of the same to this office.

One set of part CCC is retained herewith as taken of approval.

Note: - This permission is issued without prejudice to action under section. 305,353A of BMC act.

Yours faithfully,

Executive Engineer-I
Slum Rehabilitation Authority



ANNEXURE 'E1'



No SRA/ENG/2987/FS/ML/AP

Date 24 DEC 2020

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

Sub: Amended Plan cum Part Occupation Certificate for Sale Building Sium Rehabilitation Scheme on plot bearing C. S. No. 177(pt), 180(pt), 183(pt), 184(pt), 185(pt), 186(pt), 187, 188(pt), 189(pt), 190(pt), 191(pt), 192(pt), 193, 195, 196(pt), 197(pt), 198(pt), 202(pt), 215(pt) & 221(pt) of Dadar Naigaon in Seyree Wadala Estate scheme No. 37 and C.S. No. 804(pt), 805(pt), 808(pt), 809(pt), 810(pt) & 812(pt) for Mamta Sahkari Grihanrman Sanstha, CHS (Ltd) in P/S ward of MCGM Mumbai.

Ref : Your letter dated 15/09/2020.

Gentleman,

I have to inform you that the permission to occupy Sale Building No.2 from 31st to 45th upper floors is completed under the Supervision of Mr. Rahul Kamathi Architects License No. C A No: CA/2000/16183, Structural Engineer Shri. Achyut Waive, having Registration no. BMC STR/W/10 and Site supervisor Shri. M. P. Alam having Registration no. STR/A/33 may be occupied on the following Conditions:

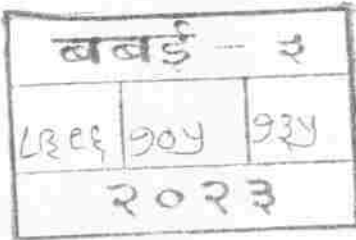
1. That the Part Occupation (Fit out/lean cell) is granted to Sale Building No.2 from 31st to 45th upper floors
2. That the conditions of LOI n/no. SRA/ENG/1596/FS/ML/LOI dtd. 11/02/2016, Revised LOI dtd. 29/12/2016 & dtd. 22/01/2019 shall be complied with before asking Full OCC to Sale Building under reference.
3. That the conditions of LOI n/no SRA/ENG/ 2987/FS/ML/AP dtd. 12/03/2013 & amended plan dtd. 11/06/2015, 27/03/2017, 03/12/2018 & 28/01/2019 shall be complied with before asking Full OCC of Sale Building under reference.

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4. That the Completion Certificate of 9.000m wide internal Road from Dy.Ch Eng. (Roads) shall be submitted
5. That the CC shall be got Re-endorsed as per amended plans
6. That the Revised CFO NOC shall be obtained for proposed amendments before asking further CC of Bldg. under reference.
7. That the Revised drainage approval and drawing shall be obtained for proposed amended plans shall be submitted before asking CC to sale bldg. u/r
8. That the Set-Back land handed over to MCGM & possession receipt shall be submitted before OCC Sale Building u/ref.
9. That the certificate under section 270A of BMC Act shall be obtained from A.E.W.W F/S ward and a certificate copy of the same shall be submitted to this office.
10. That you shall comply the following conditions before granting Full OCC to building under reference.
 - i) Construction of compound wall along plot boundary.
 - ii) You shall develop layout R.G. as per D.C regulation 1991 before granting OCC to Sale Bldg. building under reference
 - iii) You shall handed over D.P reservation to Concern Authority & possession receipt of the same shall be submitted
 - iv) You shall submit separate P. R. Card of sub-divided plots as per layout.
 - v) You shall submit supplementary Affidavit for remaining Non-eligible tenements
 - vi) You shall handed over vacant possession of plot under Tata Hydro Electric Transmission Line & submit the correspondence of the same to this office.

One set of part OCC (fit out/beat cell) is returned herewith as taken of approval.

Note: This permission is issued without prejudice to action under section. 305, 353A of BMC act.



Yours faithfully,

[Signature]
Executive Engineer-I
 Slum Rehabilitation Authority



Copy to:

- 1) Developer - M/s. Shree Sukhakarta Developers
 - 2) The Assistant Commissioner "F/S" Ward, MCGM.
 - 3) H.E Dept. of MCGM
 - 4) A. A. & C. "F/S" Ward.
- For information, please

(Signature)
Executive Engineer-I
Slum Rehabilitation Authority

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Annexure "F"

PREETI BRAHMANIA

B.Sc., M.B.B.S (A.M.), LL.M., C.S.
F.C.D.C.I., P.G.D.L.P.R.

ADVOCATE & LEGAL CONSULTANT

Ex-Officer - Indian Air Force

Visiting Faculty - University of Mumbai



TO WHOMSOEVER IT MAY CONCERN

This is to certify that I have for the purpose of investigating the title of M/S. SHREE SUKHAKARTHA DEVELOPERS a registered partnership Firm, registered under the provisions of the Indian Partnership Act 1932 having its registered office at Municipal Chawl No. 404/2, Office No. 3 Kartrak Road, Wadala, Mumbai 400031 ("the Developers"), to all that pieces and parcel of land together with the structures standing thereon admeasuring about 10.602.85 sq. mtrs or thereabouts (1678.38 Sq. mtrs + 1230.24 sq. mtrs + 7894.23 sq. mtrs.) on the land/property bearing C.S. No. 177 (pt) of Dadar Naigaon Division in Swere= Wadala Estate Scheme No 57 in F/S ward of MCGM, in the Registration District and Sub-District of Island City of Mumbai occupied by the slum dwellers of "Mamta Sahakar Gruha Nirman Sanstha (Proposed)" (hereinafter referred to as "the said Property") have caused searches to be taken with the Sub-Registrar of Assurances at Bombay for the year 1961 to 2011 (for 51 years) through my search clerk, Mr. Shrinivas A. Chipkar

1. The Developers published a public notice inviting claims in respect of the said property. The public notice was published in two newspapers viz, English and Marathi (Mumbai Edition) on 13 March 2010. The Developers did not receive any claims and/or objection to the said Public Notice. I have not issued any public notice thereafter.
2. The said property is in Residential Zone and not under any reservation under the development plan save and except as stated shown in the D.P. Remark dated 18 July 2006 bearing No. CHE/139/DPC/F/S
3. The brief facts of the said Property are as under:-
 - (a) On perusal of the Slum Rehabilitation Authority

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 bearing No. SRA/Eng/1596/FS/ML/LOI dated 6th September 2011 it appears that the said property i.e. the land/property bearing C.S. No. 177 (pt) of Dadar Naigaon Division in Swere= Wadala Estate Scheme No 57 in F/S ward of MCGM, in



PREETI BRAHMANIA
F.S.L., M.B.B.S (A.M), LL.M., C.S.
V.G.D.C.L., P.G.D.I.P.R.
ADVOCATE & LEGAL CONSULTANT



Ex-Officer - Indian Air Force

Visiting Faculty - University of Mumbai

the Registration District and Sub-District of Island City of Mumbai to be developed under SRA Scheme/Provisions belongs to Municipal Corporation of Greater Mumbai ("MCGM")

- (b) The above property is occupied by slum dwellers/occupants/tenants who are residing with their respective families in their respective structures / hutments. These slum dwellers/occupants/tenants have proposed to form a society by the name "Mamta Sahakari Gruha Nirman Sanstha (Proposed)" be registered after the construction of the same (hereinafter referred to as "the said Society")
- (c) By Special General Body Meeting dated 24 September 2006, the said Society vide its Resolution interalia granted development rights of the said Property to the said Developers
- (d) By a Development Agreement dated 30 May 2006, made and entered into between the said Developers (therein referred to as "the Developers") of the One Part and the Society through its authorized committee members/office bearers (therein referred to as "the Society") of the Other Part, the Society therein agreed to grant all the development rights in respect of the said Property to the said Developers, for the consideration and on the terms and conditions more particularly set out therein.
- (e) Thereafter the said Society executed an Irrevocable Power of Attorney dated 30 May 2006, in favour of the said Developers interalia to obtain various statutory permissions, carry on construction / development works on the said Property, to sell the premises to be constructed from the FSI available and to receive the consideration amount from the sale thereof and to do various acts, deeds, matters and things in respect of the said property.

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PREETI BRAHMANIA

B.Sc. M.B.B.S (A.M), L.L.M, C.S.
P.G.D.C.I., P.G.D.I.P.R

ADVOCATE & LEGAL CONSULTANT

Ex-Officer - Indian Air Force

Visiting Faculty - University of Mumbai

- (f) The appropriate authority i.e. the Ward Officer, F.South, Ward of Brihanmumbai Mahanagar Palika on 16 April 2008 issued Annexure II setting out details of the eligible and non-eligible slum dwellers in respect of the said Property
- (g) Subsequently, the Slum Rehabilitation Authority issued Annexure III on 25 April 2008, setting out details of the SRA Scheme.
- (h) The Tata Power Co. Ltd. vide its letter dated 3 December 2008, bearing reference no. TLJ/LA-01/(SGB)/739 has given its 'No Objection Certificate' for proposed development of the said property adjacent to Tata Power's 110 KV Trombay-Parel Line Nos. 1, 2 & 4 and 110 KV Parel-Mankhurd line in span 17-19.
- (i) The said Developers have obtained individual irrevocable consents and has also entered into separate individual agreements with all slum dwellers / tenants / occupants on the said property.
- (j) The Slum Rehabilitation Authority issued a Letter of Intent dated 11 February, 2010 bearing No. SRA/ENG/1596/FS/ML/LOI to M/s. Shree Sukhakarta Developers, granting permission for the proposed Slum Rehabilitation Scheme on the said property in accordance with Development Regulation No. 33 (10) and Appendix - IV of the amended Development Control Regulation for Greater Mumbai 1991, on the terms and condition set out therein.
- (k) Thereafter the Developers obtained the Intimation of Approval (IOA) dated 30 October 2012 bearing No. SRA/ENG/2726/FS/ML/AP in respect of the said property.

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PREETI BRAHMANIA
B.Sc., M.B.E.S (A.M), L.L.M, C.S.
P.G.D.C.I, P.G.D.I.P.R
ADVOCATE & LEGAL CONSULTANT



Ex-Officer - Indian Air Force

Visiting Faculty - University of Mumbai

4. In the premises the Developers i.e., the said M/S. SHREE SUKHAKARTHA DEVELOPERS are entitled to the develop the said property and they have a clear and marketable right free from all encumbrances in respect of the said Property.

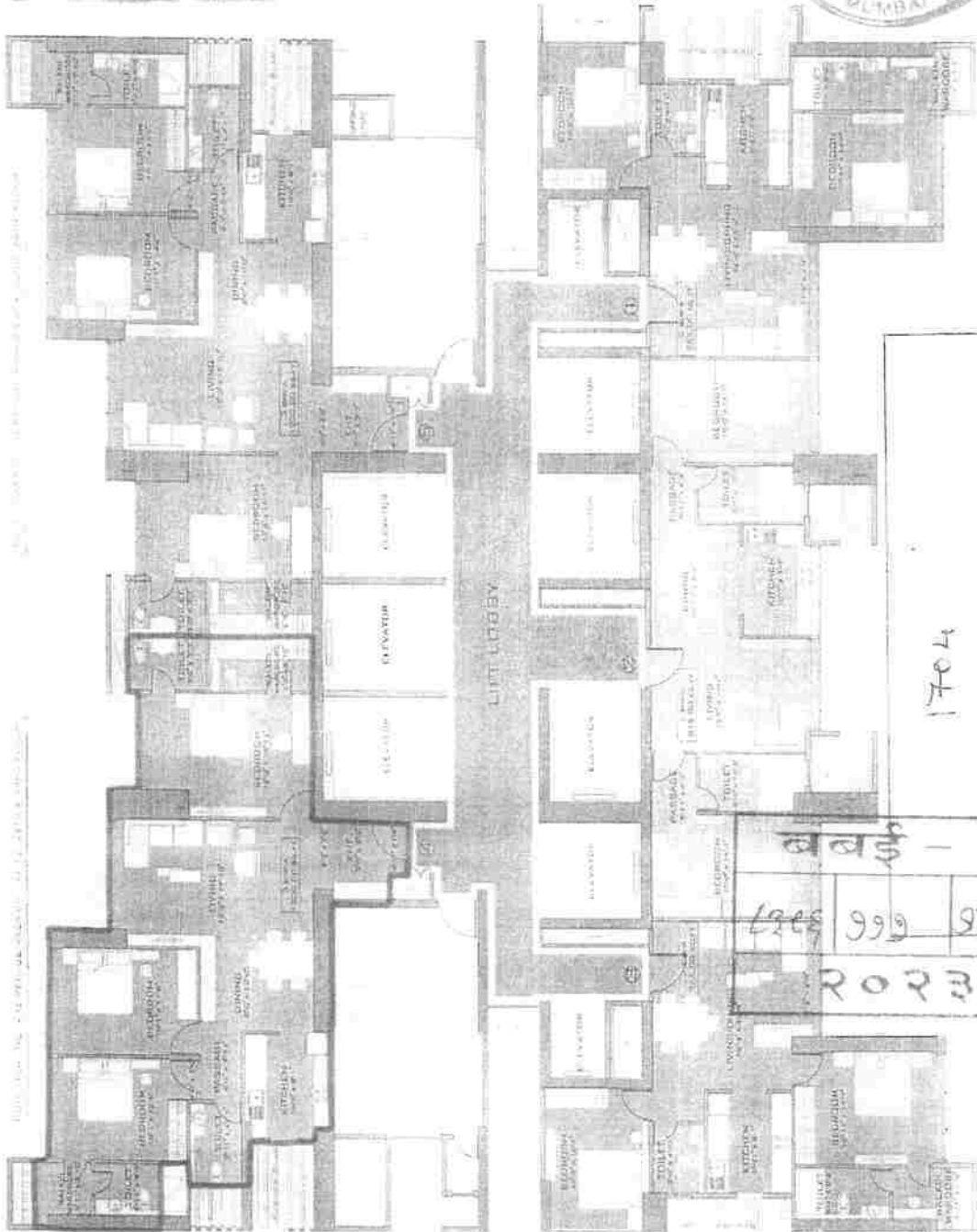
Date: this 25th day of January, 2013

Ms. Preeti Brahmnia
Advocate

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Annexure 'H'

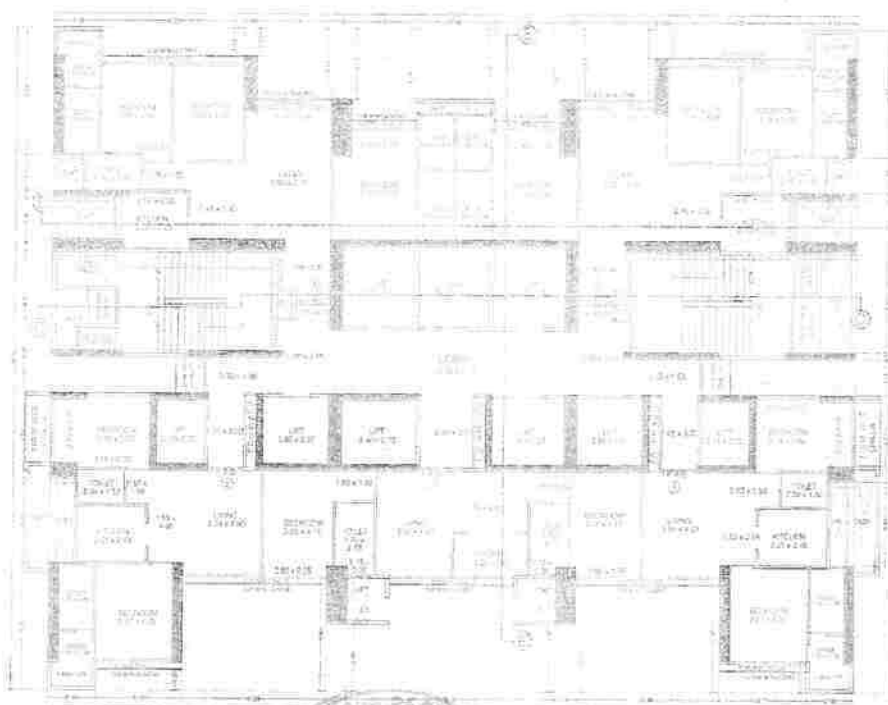


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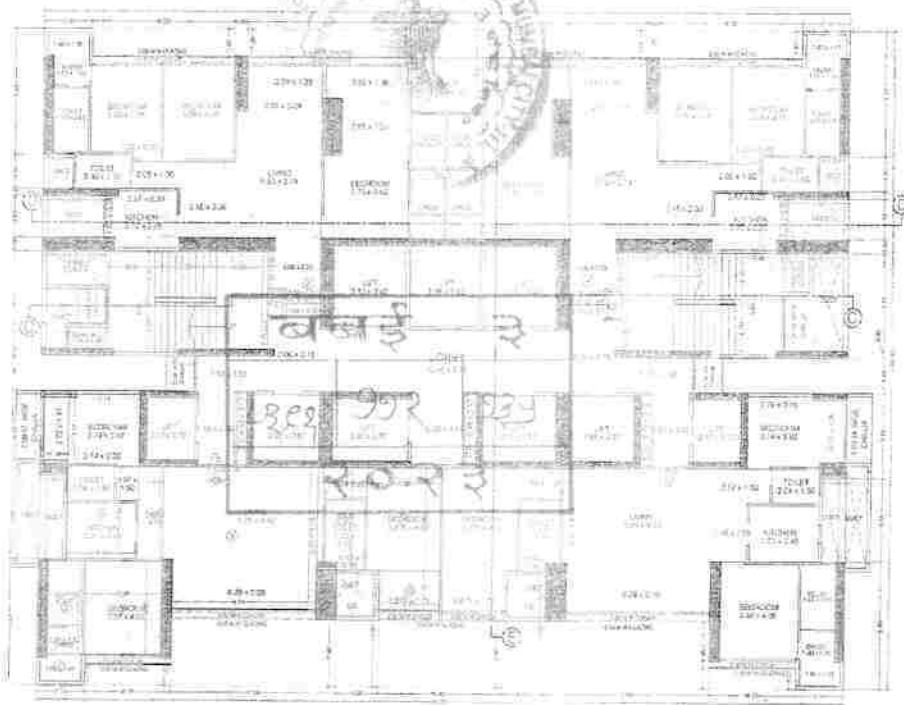




TYPICAL FLOOR PLAN (2ND TO 7TH, 8TH TO 14TH, 15TH TO 21ST, 22ND TO 28TH, 30TH TO 35TH, 37TH TO 42ND & 44TH) (SCALE: 1/8" = 1'-0")



TYPICAL FLOOR AREA LINE DIAGRAM (30TH TO 35TH, 37TH TO 42ND & 44TH) (SCALE: 1/8" = 1'-0")



TYPICAL FLOOR PLAN (46TH TO 49TH & 51ST TO 55TH) (SCALE: 1/8" = 1'-0")



TYPICAL FLOOR AREA LINE DIAGRAM (SCALE: 1/8" = 1'-0")

Annexure - I

LIST OF AMENITIES IN FLAT :-

- 1) Imported Tiles Flooring in living room & bedrooms
- 2) Façade Windows
- 3) Designers Bathroom

LIST OF AMENITIES IN SALE BUILDING :-

- 1) Global concierge desk
- 2) 4 nos. of branded High Speed Elevators
- 3) Common Terrace
- 4) Refuge Areas on levels as per Approved Plans
- 5) Fire Fighting Equipments
- 6) Garbage Chute
- 7) Automated Car Parking with ample space
- 8) 24X7 Security Surveillance System



Handwritten signatures and initials.

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100 No: S.D. Badamke
 Dated at: 8/3

MINUTE RESOLUTION FOR THE 1991-92 BUDGET OF PUNJAB
 (Presented under Section 227 of the Constitution of India)

Session: 2000-01
 Register No. 33
 Page No. 33

| A. Short Title | B. Date of Assent | C. Date of Receipt | D. Date of Presentation | E. Date of Introduction | F. Date of Discussion | G. Date of Adoption | H. Date of Final Approval |
|----------------|-------------------|--------------------|-------------------------|-------------------------|-----------------------|---------------------|---------------------------|
| 471-07, 04 | 1991-92 | 1991-92 | 1991-92 | 1991-92 | 1991-92 | 1991-92 | 1991-92 |

1. Short Title: The Punjab (Amendment) Act, 1991
 2. Date of Assent: 1991-92
 3. Date of Receipt: 1991-92
 4. Date of Presentation: 1991-92
 5. Date of Introduction: 1991-92
 6. Date of Discussion: 1991-92
 7. Date of Adoption: 1991-92
 8. Date of Final Approval: 1991-92

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 4. Date of Presentation: 1991-92
 5. Date of Introduction: 1991-92
 6. Date of Discussion: 1991-92
 7. Date of Adoption: 1991-92
 8. Date of Final Approval: 1991-92

1. PARTIAL

OF THE YEAR ONE.
20/7/11-15/

4 UNDER THE ABOVE NO. 107/10-1-21 (CASE 113) AND 202/10-1-21 (CASE N. 24) THE AREA OF 1485.21 AND 187.22 RESPECTIVELY WERE ASSIGNED FOR THE 1474 A.C. PUBLIC SUPPLY ON THE AREA OF 101.77 SQ. MET. IN LATE 1980 AND AN AREA OF 1181.71 SQ. MET. OUT OF THE FORMER ABOVE AREA HAD BEEN INCLUDED IN THE INVENTORY OF 1015 C.S. NO. THE AREA OF THE INVENTORY HAS BEEN CORRECTED TO 1121.81 * 1041.21 * 107.22 (10405.43 SQ. MET. WITH REF. NO. C.S. 1.5.3.8.17/95).

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5 UNDER THE ABOVE NO. 107/10-1-21 (CASE 113) AND 202/10-1-21 (CASE N. 24) THE AREA OF 1485.21 AND 187.22 RESPECTIVELY WERE ASSIGNED FOR THE 1474 A.C. PUBLIC SUPPLY ON THE AREA OF 101.77 SQ. MET. IN LATE 1980 AND AN AREA OF 1181.71 SQ. MET. OUT OF THE FORMER ABOVE AREA HAD BEEN INCLUDED IN THE INVENTORY OF 1015 C.S. NO. THE AREA OF THE INVENTORY HAS BEEN CORRECTED TO 1121.81 * 1041.21 * 107.22 (10405.43 SQ. MET. WITH REF. NO. C.S. 1.5.3.8.17/95).

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6 UNDER THE ABOVE NO. 107/10-1-21 (CASE 113) AND 202/10-1-21 (CASE N. 24) THE AREA OF 1485.21 AND 187.22 RESPECTIVELY WERE ASSIGNED FOR THE 1474 A.C. PUBLIC SUPPLY ON THE AREA OF 101.77 SQ. MET. IN LATE 1980 AND AN AREA OF 1181.71 SQ. MET. OUT OF THE FORMER ABOVE AREA HAD BEEN INCLUDED IN THE INVENTORY OF 1015 C.S. NO. THE AREA OF THE INVENTORY HAS BEEN CORRECTED TO 1121.81 * 1041.21 * 107.22 (10405.43 SQ. MET. WITH REF. NO. C.S. 1.5.3.8.17/95).

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[Recipient's name and address]

This is a true copy of the extract of C.S. Register which forms part of this office record and the area of the property referred to therein is 1121.81 SQ. MET. (CASE NO. 107/10-1-21 (CASE 113) AND 202/10-1-21 (CASE N. 24)).

(Signature)
Municipal Commissioner
Mumbai City Survey and Land Records



Date of Application: 10/01/2013
Date of Issuance: 15/01/2013
Reference of Invoice: 1153129215
Site of Issue: F 3 JAN 2013

Error in new Registration Certificate

From: rera.rera (rera@ruparel.in)
To: helpdesk@maharera.mahaonline.gov.in
Cc: swapnil.hadkar@ruparel.in
Date: Friday, February 10, 2023 at 08:11 PM GMT +5:30

Dear Sir,


We would like to bring to your notice that the new extension certificate of our project "Ruparel Ariana" vide RERA Regn. No. P51900003250 has been erroneously issued with its promoter as Shree Siddhivinayak Classic Construction Pvt Ltd. whereas the project is executed under Shree Sukhakarta Developers Pvt.Ltd.


Project Name: Ruparel Ariana
Promoter: Shree Sukhakarta Developers Pvt.Ltd.

We have attached both the certificates for your kind perusal.

We request you to please look into the matter and do the needful at the earliest.



 Ariana new cert.pdf
151KB

 Ariana old cert.pdf
151.9KB





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Maharashtra Real Estate Regulatory Authority

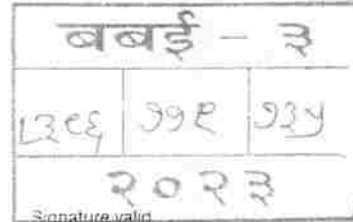
CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

FORM 'E'

(See rule 7(2))

This extension of registration is granted under section 6/7 of the Act to the following project: *Project: Ruparel Ariana, Plot Bearing / CTS / Survey / Final Plot No., 177p and others of dader naigaon division and 804P and others of sewree wadala division at FSouth-400015, Ward FSouth, Mumbai City, 400015* registered with the regulatory authority vide project registration certificate bearing No P51900003250 of

1. **Shree Siddhivinayak Classic Construction Pvt Ltd** having its registered office / principal place of business at *Tehsil: Ward GNorth, District: Mumbai City Pin: 400016.*
2. 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 the 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 up to 30/12/2023 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.



Signature valid

Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)

Date: 09/02/2023 14:13:16

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

Dated: 09/02/2023

Place: Mumbai



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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 5(a)]

This registration is granted under section 5 of the Act to the following project under project registration number P51900003250

Project: *Ruparel Ariana* Plot Bearing / CTS / Survey / Final Plot No.: *177p and others of dadar naigaon division and 804P and others of sewree wadala division at FSouth-400015, Ward FSouth, Mumbai City, 400015;*

1. *Shree Sukhakarta Developers Pvt.Ltd.* having its registered office / principal place of business at Tehsil: *Ward GNorth, District-Mumbai City, Pin-400016.*

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

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

OR

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

- The Registration shall be valid for a period commencing from 05/08/2017 and ending with 30/12/2022 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.

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Signature valid

Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 09-09-2021 16:55:39

Dated: 09/09/2021
Place: Mumbai

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



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Maharashtra Real Estate Regulatory Authority



Name: Rutaraj Anand Service Name: RERA
Email ID: Application No.: EXT51900013789
Payment Date: 04/02/2023 13:10:00 Payment Transaction Id: 230204373165101490

| Charges | Amount |
|---|------------------|
| Extension Charges | 126442.80 |
| Service Charges | 500.00 |
| (SGST) State Goods and Service Tax 9% | 45.00 |
| (CGST) Central Goods and Service Tax 9% | 45.00 |
| Total Amount (In Rs.) | 127032.80 |

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SHREE SUKHAKARTA DEVELOPERS PVT LTD.
Ruparel Iris, 1st Floor, Plot No. 273,
Senapati Bapat Marg, Near Big Bazaar,
Matunga Road West, Mumbai - 400016



CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF SHREE SUKHAKARTA DEVELOPERS PRIVATE LIMITED HELD ON 17th JUNE, 2022, RUPAREL IRIS, 1st FLOOR, PLOT NO. 273, SENAPATI BAPAT MARG, NEAR BIG BAZAAR, MATUNGA ROAD WEST, MUMBAI - 400016 REGISTERED OFFICE OF THE COMPANY.

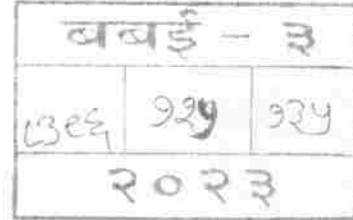
RESOLVED FURTHER THAT THE COMPANY HEREBY AUTHORIZES MR PARIKSHIT SHARMA, DIRECTOR OF THE COMPANY TO REGISTER OR LODGE FOR REGISTRATION UPON EXECUTION OF ANY DOCUMENTS, LETTER(S), DECLARATIONS, AGREEMENTS FOR SALE, POWER OF ATTORNEY AND OTHER PAPERS OR ANY OTHER DOCUMENTS, DEEDS AS MAY BE REQUIRED WITH ANY REGISTERING AUTHORITY, SUB-REGISTRAR OF ASSURANCES AT MUMBAI AND OR GOVERNMENTAL AUTHORITY OR REGULATORY AUTHORITY COMPETENT IN THAT BEHALF AND FILE ALL NECESSARY FORMS WITH THE REGISTRAR OF COMPANIES, MUMBAI.

For, Shree Sukhakarta Developers Pvt. Ltd.,

Director

Date: 17.06.2022

Place: Mumbai



RUPAREL REALTY

Corporate Office: Ruparel Iris, Level 11, Next to Apollo, Laxmi (Near Big Bazar Marg),
Matunga Road (West), Mumbai - 400 016

Tel No: 022-2439 0000 • Email: info@ruparel.in • Website: www.ruparel.in



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SELLER

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHREE SUKARNKARTA DEVELOPERS
PRIVATE LIMITED

03/07/2013
PAN Card Number
AATCS3173L

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

1-अवधि निकास कर का
आयकर प्रमाण पत्र
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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

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PURCHASER

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMIT MAHENDRA RUPAREL
MAHENDRA KARSANDAS RUPAREL

27/02/1974
PAN Card Number
AAOPR0380E



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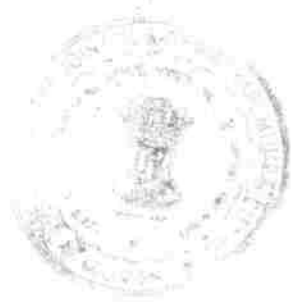
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DATED THIS ____ DAY OF _____ 2023
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BETWEEN

SHREE SUKHAKARTA DEVELOPERS PRIVATE LIMITED
...PROMOTER

AND

MR. AMIT MAHENDRA RUPAREL

...FLAT PURCHASER

AGREEMENT FOR SALE OF UNIT / FLAT / PREMISES
BEARING NO. 1704 ON 17th FLOOR, RUPAREL ARIANA

.....

2.18
24/4/23