

391/13175

पावती

Original/Duplicate

Friday, June 14, 2024

नोंदणी क्र. :39म

4:56 PM

Regn.:39M

पावती क्र.: 14124 दिनांक: 14/06/2024

गावाचे नाव: कांजुर

दस्तऐवजाचा अनुक्रमांक: करल4-13175-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: प्रशांत दिगंबर सुर्वे

नोंदणी फी

₹. 28300.00

दस्त हाताळणी फी

₹. 1760.00

पृष्ठांची संख्या: 88

मुळ दस्त परत मिळाला

एकूण:

₹. 30060.00

आपणाम मूळ दस्त धवनेल प्रिंट.सूची-२ अंदाजे

5:16 PM ह्या वॅजेट्स मिळेल.

बाजार मूल्य: ₹.2350000.29/-

मोबदला ₹.2824831/-

भरलेले मुद्रांक शुल्क : ₹. 169500/-

सह दु.निबंधक कुर्ला - 4

सह दुय्यम निबंधक वर्ग-२  
कुर्ला-४, मंबई उपनगर जिल्हा

मुळ दस्त परत मिळाला

1) देयकाचा प्रकार: DHC रकम: ₹.1760/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 0624128218236 दिनांक: 14/06/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.28300/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH003317564202425E दिनांक: 14/06/2024

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपयिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

6/14/2024

J6UR9T



14/06/2024

सूची क्र.2

दुर्यग निबंधक : सह दु.नि. कुर्ला 4

दस्ता क्रमांक : 13175/2024

नोंदणी :

Regn 03m

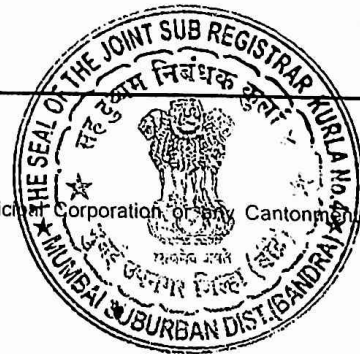
गावाचे नाव : कांजुर

(1) वित्तेशाचा प्रकार	करारनामा
(2) मोबदला	2824831
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2350000.29
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 1406, बी-विंग, माळा नं: 14 वा मजला, इमारतीचे नाव: मॅरेथॉन निओव्हॅली कावेरी विंग बी, ब्लॉक नं: क्रांती नगर, रोड : टॅम्पीपाडा रोड, भांडुप-पश्चिम, मुंबई-400078, इतर माहिती: सदनिका क्षेत्र 15.42 चौ.मी. (म्हणजेच 166.00 चौ.फूट) कारपेट (रेसा प्रमाणे) PUI: SX0907072000000 ( ( C.T.S. Number : 15-Part ; ) )
(5) क्षेत्रफळ	1) 15.42 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- नेक्सझोन फिस्कल सर्विसेस प्रायव्हेट लिमिटेड यांच्यावतीने सिनियर मॅनेजर आणि अधिकृत व्यक्ती द्वारकानाथ के. राव यांच्यावतीने कुलमुखत्यार म्हणून दिपक पट्टनायक वय:-38; पत्ता:- प्लॉट नं: 702, माळा नं: -, इमारतीचे नाव: मॅरेथॉन मॅक्स, ब्लॉक नं: मुलुंड-पश्चिम, रोड नं: मुलुंड गोरेगांव लिंक रोड, मुलुंड-पश्चिम, मुंबई-400080, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AACCN9837F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- प्रशांत दिगंबर सुर्वे वय:-52; पत्ता:- प्लॉट नं: ए/306, माळा नं: -, इमारतीचे नाव: विराट अपार्टमेंट, ब्लॉक नं: शंकर पार्क, रोड नं: 90 फिट रोड, पारसिक नगर, कळवा-पश्चिम, ठाणे-400605, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AKAPS6241F
(9) दस्तऐवज करून दिल्याचा दिनांक	11/06/2024
(10) दस्त नोंदणी केल्याचा दिनांक	14/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	13175/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	169500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	28300
(14) शेरा	

मुल्याकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



## Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PRASHANT DIGAMBER SURVE	eChallan	69103332024061014567	MH003317564202425E	169500.00	SD	0001980907202425	14/06/2024
2		DHC		0624128218236	1760	RF	0624128218236D	14/06/2024
3	PRASHANT DIGAMBER SURVE	eChallan		MH003317564202425E	28300	RF	0001980907202425	14/06/2024

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



*[Signature]*  
 सह दुय्यम निबंधक वर्ग-२  
 फुर्ला-४, मुंबई उपनगर जिल्हा

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )		14 June 2024 04:48:30 PM	
Valuation ID	202406148097	पृष्ठ 1	
मूल्यांकन वर्ष	2024		
जिल्हा	मुंबई (उपनगर)		
मूल विभाग	120-बनार - पूर्वा		
उप मूल विभाग	भुयान एत बी एस धर्माच्या गळियेक हीन सर्व विक्रती		
सर्वे नकाशे व श्रुतिया	सि टी एस नकाशे 15		
घातक मूल्य दर तक्रारानुसार धारणार र.			
खुली जमीन	विवासी घटकिका	बागांतप	दुकाने
60030	125950	144840	163200
औद्योगिक	मोठ्यापेठाने एकक		
			125950
बांधीव क्षेत्राची बाहिली			
बांधकाम क्षेत्र (Built Up)-	16 962 चौरस मीटर	विक्रतीचा वापर-	विवासी घटकिका
बांधकामाचे वर्गीकरण-	1-आग सो सी	विक्रतीचे रूप-	0 TO 2रा
उदनात सुविधा-	आहे	पत्रता -	11th floor To 20th floor
मूला समुच्च -			
Sale Type - First Sale			
Sale/Resale of built up Property constructed after circular dt 02/01/2018			
पत्रता निहाय पट/वाढ		= 110% apply to rate= Rs 138545/-	
पत्रा-पत्रानुसार विक्रतीचा प्रति चौ. मीटर मूल्य		= ((घातक मूल्य दर - खुल्या जमिनीचा दर) * पत्रा-पत्रानुसार टक्केवारी) + खुल्या जमिनीचा दर	
		= ( ( 138545-60030 ) * ( 100 / 100 ) ) + 60030 )	
		= Rs 138545/-	
A) मूल्य विक्रतीचे मूल्य		= पत्रात प्रयोगे मूल्य दर * विक्रतीचे क्षेत्र	
		= 138545 * 16 962	
		= Rs 2350000 29/-	
Applicable Rules		= .10.4	
एकत्रित अंतिम मूल्य		= अंतिम विक्रतीचे मूल्य - अंतिम नकाशे + घटनेने पत्रता क्षेत्र मूल्य + संपत्तीच्या मूल्येचे मूल्य - अंतिम मूल्य + अंतिम पत्रता हक्काचे मूल्य + खुल्या जमिनीचा पत्रात नकाशे मूल्य + पत्राची बागांतप मूल्य + पत्रात नकाशे + अंतिम पत्रता + अंतिम पत्रता	
		= A + B + C + D + E + F + G + H + I + J	
		= 2350000 29 - 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0	
		= Rs 2350000 29/-	

Home Print

करल ४  
 93964 9 15  
 2024

सह दुय्यम निबंधक वर्ग-२  
 कुर्ला-४, मुंबई उपनगर जिल्हा



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0624128218236	Date 12/06/2024
Received from Nexzone Fscal Services Pvt Ltd, Mobile number 9819577422, an amount of Rs.1760/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 12/06/2024
Bank CIN 10004152024061216822	REF No. 416458047351
This is computer generated receipt, hence no signature is required.	

करल ४		
१३९७५	२	८८
२०२४		





CHALLAN  
MTR Form Number-6



GRN	MH003317564202425E	BARCODE	[Barcode]		Date	10/06/2024-17:43:51	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)	AKAPS6241F			
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4			Full Name	PRASHANT DIGAMBER SURVE			
Location	MUMBAI			Flat/Block No.	FLAT NO 1400 KAVERI B WING MARATHON			
Year	2024-2025 One Time			Premises/Building	करल ४ NEOVALLEY KRANTI NAGAR			
Account Head Details	Amount In Rs.		93964 3 CC					
0030045501 Stamp Duty	169500.00		Road/Street	R 838 OPP. BARISTAR NATH PAI SCHOOL TEMBHI PADA ROAD BHANDUP WEST				
0030063301 Registration Fee	28300.00		Area/Locality	MUMBAI				
			Town/City/District					
			PIN	4 0 0 0 7 8				
			Remarks (If Any)	PAN2=AACCN9837F--Secondary Name=NEXZONE FISCAL SERVICES PRIVATE LIMITED-CA-2824831				
			Amount In	One Lakh Ninety seven thousand Eight Hundred Rupee				
Total	1,97,800.00		Words	s Only				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	69103332024061014567	742990615		
Cheque/DD No.			Bank Date	RBI Date	10/06/2024-17:49:12	Not Verified with RBI		
Name of Bank			Bank-Branch		IDBI BANK			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			



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

*h*

*DWS*

Mobile No. : 9987027427

करल ४		
३३९७५	४	८८
२०२४		



**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this 11<sup>th</sup> day of June, 2024  
BETWEEN

Nexzone Fiscal Services Private Limited, a Private Limited Company registered under the provisions of Companies Act, 1956 and deemed existing under the provisions of the Companies Act, 2013, having its registered office at 702, Marathon Max, Junction of Mulund-Goregaon Link Road, Mulund (West), Mumbai-400 080, hereinafter referred to as "the Promoter" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns) of the One Part;

AND

Mr. Prashant Digamber Surve,, residing/having addresses at A/306, Virat Apt, Shankar Park, 90 Ft Road, Parsik Nagar, Kalwa (W), Thane-400605, Maharashtra, hereinafter referred to as "the Allottee/s", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parcenership and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company its successors and permitted assigns) of the Other Part.

The Promoter and the Allottee/s are for the sake of brevity individually referred to as "the Party" and collectively referred to as "the Parties".

*[Handwritten signature]*

*[Handwritten signature]*

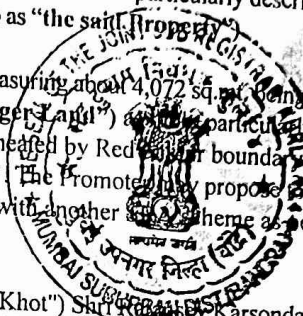
## WHEREAS:

## A. TITLE:

The details pertaining to the title/rights/entitlement of the Promoter

करल ४		
232604	4	are as follows:
२०२४		
for or ground total admeasuring 5,200 square		

- i. The Promoter is entitled to all those pieces and parcels of land or ground total admeasuring 5,200 square meters thereabouts bearing Survey No.124 (Part) presently being Survey No.124/5 Corresponding CTS No.15 (Part) as per the Property Register Card and as per title deeds lying, being and situate at Village Kanjur, Taluka Kurla, within Registration District and Sub-District of Mumbai and Mumbai Suburban together with hereditaments, premises, structures standing thereon and more particularly described **Firstly** in the **First Schedule** hereunder written (hereinafter referred to as "the said Property")
- ii. The Promoter is undertaking the development of the area admeasuring about 4,072 sq. mtrs. being the portion of the said Property (hereinafter referred to as the "said Larger Land") and more particularly described **Secondly** in the **First Schedule** hereunder written and delineated by Red **Plan** boundary line on the Layout Plan is annexed hereto and marked as Annexure "2". The Promoter proposes to merge this SRA scheme sanctioned in respect of the said Larger Land with another SRA scheme as per the SRA norms.
- iii. The owners of the Bhandup Estate (also known as "Bhandup Khot") Shri. Karsondas & 15 Ors are, well and sufficiently entitled to the said Property *inter alia* all that piece and parcel of land and ground admeasuring 5,200 sq. mtrs. thereabouts, bearing Survey No.124 (Part) Corresponding CTS No.15 (Part), Village Kanjur, Taluka Kurla, Registration District and Sub-District of Mumbai and Mumbai Suburban.
- iv. By a Deed of Conveyance dated 30<sup>th</sup> December, 2006 registered with the Sub-Registrar of Assurances at Kurla-2 bearing Serial No.BDR7-2234-2007 dated 12<sup>th</sup> March, 2007 entered into by and between 1) Shri Pratapsinh Shoorji, 2) Smt. Jyotsna W/o Vikramsinh Shoorji, and 3) Shri. Dilipsinh Shoorji, therein referred to as Vendors of the One Part and Shri. Vinayak Arjun Kambli and 17 others Chief Promoter and Office Bearers of Proposed Suryadarshan Co-Operative Housing Society, therein referred to as the Tenants of the second Part, Shri Pratapsinh Shoorji Vallabhdas and 2 others sold and conveyed all their undivided share, right, title and interest on a piece and parcel of land admeasuring about 400 sq. mtrs., out of the said Larger Land together with structures standing thereon, on the terms and conditions as mentioned therein.
- v. By a Deed of Conveyance dated 30<sup>th</sup> December, 2006 registered with the Sub-Registrar of Assurances, Kurla-2 bearing Serial No.BDR7/2235-2007 dated 12<sup>th</sup> March, 2007 entered into by and between 1) Smt. Jayalaxmi Gopalji Virji Ganatra W/o. Gopalji Virji 2) Smt. Damyanti Virji, 3) Shri. Arunkumar alias Kalyanji Purshottam Thakker, 4) Shri. Vasantkumar Purshottam Aiya 5) Smt. Saraswati Pralhad Kheraj Thakker 6) Smt.Damyanti Liladhar Kanji Kotak and 7) Smt Rukshmani Babulal Majethia, therein referred to as Vendors of the One Part and Shri. Vinayak Arjun Kambli and 17 others, Chief Promoter and Office Bearers of Proposed Suryadarshan Co-Operative Housing Society, therein referred to as the Tenants of the Second Part, Smt. Jayalaxmi Gopalji Virji Ganatra W/o. Gopalji Virji sold and conveyed all their undivided share, right, title and interest on piece and parcel of the land admeasuring about 400 sq.mtrs. out of said Larger Land together with structures standing thereon, on the terms and conditions as mentioned therein.
- vi. By a Conveyance Deed dated 16<sup>th</sup> December, 2013, registered in the office of Sub-Registrar of Assurances at Kurla-2 on 17<sup>th</sup> December, 2013 under Serial No.KRL-2/11847/2013, made between Shri Pratapsinh Shoorji Vallabhdas and 15 ors, therein referred to as the First Vendors of First Part, and 1) Shri. Laxman Sitaram Pednekar (Chairman), 2) Shri. Vinayak Arjun Kambli (Secretary), and 3) Smt. Priya Manohar Sawant (Treasurer) being the managing committee and office bearers of Suryadarshan Co-Operative Housing Society, therein referred to as Second Vendors of Second Part and Matrix waste Management Private Limited, therein referred to as the Confirming Party of the Third Part and Nexzone Fiscal Services Private Limited, therein referred as the Purchasers of Fourth Part, wherein the Vendors conveyed the said Property in favour of the Purchasers therein.
- vii. By a Gazette Notification dated 5<sup>th</sup> July, 1984 bearing reference no. SLM/1076/5280/G dated 16<sup>th</sup> September, 1976 and SLM/1076/5280/G dated 21<sup>st</sup> October, 1976 wherein the Deputy Collector (ENC) and Competent Authority Kurla-I has declared the said Property as Slum Area under Section 4(1) of the



*[Handwritten signature]*



Maharashtra Slum Areas (Improvement, clearance and Redevelopment) Act, 1971.	
कर्मल ४	
viii. The slum dwellers on the said Larger Land formed themselves into a society known as 'Sahjeevan Sahakari Gruhnaman Sanstha' (Proposed) and also given their Common Consent to the Promoter for redevelopment of the said Larger Land in accordance with the Slum Act and Development Control Regulations No. 33(10) for Municipal Corporation of Greater Mumbai and amendments made in respect thereof.	

#### B. APPROVALS/PERMISSIONS:

i. The Dy. Collector (Encroachment/Removal) and Competent Authority, Bhandup has issued Annexure-II dated 17<sup>th</sup> December, 2014, which is revised from time to time.

ii. By and under a permission dated 28<sup>th</sup> March, 2018, the Collector, Mumbai-Suburban has granted non-agricultural permission ("NA Permission") in the manner and on the terms and conditions mentioned therein. A copy of the NA Permission is annexed hereto and marked as Annexure "4".

The Slum Rehabilitation Authority ("SRA") has granted its approval for Slum Rehabilitation Scheme on the said Larger Land under the provisions of Regulation 33(10) of the DCR, and has issued a Letter of Intent (LOI) bearing no. SRA/ENG/2782/S/PVT/LOI dated 9<sup>th</sup> September, 2016 in favour of the Promoter on the terms and conditions more particularly stated therein and amended/revised from time to time. The copies of the LOI dated 9<sup>th</sup> September, 2016 and revised LOI are annexed hereto and collectively marked as Annexure "3" (Colly.). The details of revised/amended LOI are more particularly mentioned in Annexure "7".

iv. The SRA has issued Intimation of Approval ("IOA") bearing no. SRA/ENG/S/PVT/0118/20140630/AP/S dated 27<sup>th</sup> February, 2020, for Sale Building in favour of the Promoter which is revised/amended from time to time. The copies of IOA dated 27<sup>th</sup> February, 2020 and amended/revised IOA are annexed hereto and collectively marked as Annexure "5" (Colly.). The details of amended IOA are more particularly mentioned in Annexure "7".

v. The SRA has issued Commencement Certificate ("CC") bearing No. SRA/ENG/3311/S/PL/AP, dated 20<sup>th</sup> March, 2017 in respect of the Rehab Building subject to terms and conditions stated therein and amended/revised from time to time. A copy of CC is annexed hereto and marked as Annexure "6". The details of revised/amended approvals/permissions are more particularly mentioned in Annexure "7".

#### C. DEVELOPMENT:

i. The Promoter is undertaking the development of the Larger Land in a phase-wise manner.

ii. The rights retained by the Promoter under this Agreement in terms of exploitation of the present and future development rights with respect to the said Larger Land shall continue even after the execution of this Agreement or after the vesting of the said Land/said Larger Land, Building or Wing or any part thereof in favour of the Society. The vesting of the said Land/said Larger Land, building or wing or any part thereof in favour of the Society shall be in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the provisions of the 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 ("MAHA RERA Rules"). It is specifically clarified that the rights over unsold units/Premises and unallotted car parks shall be exclusively with the Promoter even after any land / building / wing or any part thereof has been vested in favor of the Society and the same shall be governed by provisions of RERA and MAHA RERA Rules.

iii. Copy of the Title Certificate dated 29<sup>th</sup> October, 2020 and the Addendum to the Title Certificate issued by Adv. Prasanna Tare certifying the right/entitlement of the Promoter are annexed hereto and collectively marked as Annexure "9" (Colly.) ("Title Certificate").

iv. The details of mortgage on the said Larger Land are mentioned in the Annexure "15" annexed hereto.

v. As per SRA norms, the Promoter is constructing Sale Building having two wings namely 'Marathon Neovalley Kaveri Wing A' and 'Marathon Neovalley Kaveri Wing B' and one Rehab Wing 'C' comprising of School.

*[Handwritten mark]*

*[Handwritten signature]*

vi.

The development of a sale building known as 'Marathon Neovalley Kaveri' is a phase of the Whole Project known as 'Marathon Neovalley'. The sale building 'Marathon Neovalley Kaveri' is divided into two real Real Estate Projects namely 'Marathon Neovalley Kaveri Wing A' and 'Marathon Neovalley Kaveri Wing B'. The building known as 'Marathon Neovalley Kaveri Wing B' ("said Building") is being constructed on land admeasuring about approximately 914.78 square meters being the portion of the Larger Land ("said Land") and is more particularly specified in the Second Schedule hereunder written and proposed as a "Real Estate Project" by the Promoter and has been registered as a 'Real Estate Project' to be known as 'Marathon Neovalley Kaveri Wing B' ("the Real Estate Project") with the Real Estate Regulatory Authority ("Authority"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the provisions of the 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 ("MAHA RERA Rules"). The description of the said Building/Real Estate Project is more particularly mentioned in the Annexure "10" annexed hereto. The Authority has duly issued the Certificate of Registration No.P51800026970 ("RERA Certificate") for the Real Estate Project and a copy of the RERA Certificate is annexed and marked as Annexure "13" hereto. The detail of the RERA Certificate is more particularly mentioned in Annexure "10" hereto.

vii.

The Promoter has presently got building plans sanctioned for construction of the said Building/Real Estate Project in the said Larger Land as more particularly mentioned in Annexure "11" annexed hereto.

viii.

The Promoter would sell the various Premises comprised in the said Building/Real Estate Project to be constructed/now under construction on the said Land to interested persons on 'ownership' basis.

ix.

Pursuant to the sanctioned plans as amended from time to time, the Promoter will commence/has commenced construction on the said Larger Land, as may be sanctioned by the concerned authorities from time to time in accordance with the building rules and regulations and such other laws, rules and regulations as may be in force at present and/or at any time hereafter and also subject to such terms and conditions as may be imposed by the Competent Authority.

x.

The Promoter has also informed the Allottee/s and the Allottee/s is/are aware that the Promoter is proposing to construct upper floors of the said Building, resulting in an overall height of 22 habitable floors or more upper habitable floors of the said Building and/or as per the full potential available. The details of the sanctioned number of floors of the said Building is as more particularly specified in the Annexure "10" annexed hereto.

xi.

The Promoter shall hand over the Road set back area to the Concerned Authority which is more particularly shown in cyan color in the Layout Plan is annexed hereto as Annexure "2". The portion of the said Larger Land left over after handing over the stipulated percentage if any, to the MCGM or statutory authority only would be available for development.

xii.

The nature of development of the said Larger Land may constitute a mixture of users as may be permissible under applicable law from time to time.

xiii.

The Allottee/s is/are informed and is/are aware there will be common Entry and Exit for the Whole Project. The Allottee/s shall share these common Entry and Exit gates/space with the Allottee/s in the Whole Project. The common entry and exit for the building are shown in the Layout Plan annexed as Annexure "2".

xiv.

The principal and material aspects of the development of the Real Estate Project is more particularly specified in Annexure "10" ("Larger Land and Real Estate Project Details") annexed hereto. Other details about the Real Estate Project, are briefly stated below:-

a. The Real Estate Project shall comprise of units/premises consisting of residential flat/s/premises.

b. The details of the Sanctioned and Proposed FSI for consumption in the construction and development of the said Building are specified in Annexure "10" ("Larger Land and Real Estate Project Details"). The Promoter proposes to eventually consume Proposed FSI in the construction and development of the said Building on account of additional FSI, over and above the sanctioned FSI, could be utilized by the Promoter on account of the increase in the Floor Space Index in the locality or Floor Space Index available by paying premium or price to authorities or additional Floor Space Index becoming available on account of acquisition of Transferable Development Rights (TDR), fungible FSI or TDR that may be available due to development of amenity space, amalgamation of land parcels, change in the DC Regulations or revised/New DC Regulations or other provisions under which additional FSI shall be made available to the development.

*ke*

*[Signature]*

- c. The common areas, facilities and amenities in the said Building that may be usable by the Allottee/s are listed in the ~~Fourth~~ Schedule hereunder written ("said Building Amenities").

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The Allottee/s is/are aware and informed that the Promoter is proposing to develop the said Larger Land in a phase wise manner and the Allottee/s is/are also aware and informed that the Promoter may propose some amendments in the sanctioned plans, layout plans and the building plans in respect of the said Land and/or the Larger Land. The Allottee/s has/have perused and/or been provided with copies of sanctioned plans for the development of the said Land and the Larger Land. The Promoter, at his option, may decide to subsequently or simultaneously develop the adjoining lands and may amalgamate with the Larger Land and/or to amalgamate/further sub-divide inter-alia the said Larger Land with the other portion of the Land which may result in the amendments and/or revisions and/or modification of the sanctioned plans and the Building Plans and/or the re-location of the recreations areas and/or the location of the said Premises. However, the area of the said Land and the Larger Land shall remain unchanged.

The Promoter proposes to develop the said Larger Land in phases and may amalgamate and/or sub-divide various layouts with the layout as furnished for the development of the said Larger Land. The Allottee/s has/have examined the layout and has/have confirmed that any amendment to the layout of the said Land or the said Larger Land or any part thereof at any time in future, whether by way of amalgamation or sub-division and/or in any manner whatsoever, shall be permissible and the nature of the scheme and the development to be undertaken by the Promoter would be required and shall not be objected to by the Allottee/s individually or jointly with others.

- f. The details of formation of the Society, and, conferment of title are more particularly specified in this Agreement.
- g. The above details along with the annexures to the RERA Certificate, are available for inspection on the website of the Authority at "<https://maharera.mahaonline.gov.in>"
- xv. The Promoter would be entitled to aggregate any contiguous land parcel with the development of the Larger Land, as provided under the Proviso to Rule 4(4) of the MAHARERA Rules.
- xvi. The Promoter is entitled to amend, modify and/or substitute the Proposed Future and Further Development of the Larger Land, in full or in part, as may be required by the applicable law from time to time.
- xvii. The Allottee/s has/have expressed a desire to acquire Premises more particularly mentioned in **Third Schedule** hereunder written and also in **Annexure "12"** ("**Premises and Transaction Details**") (hereinafter referred to as the "**said Premises**"), being constructed by the Promoter on the said Land, and the Promoter has explained to the Allottee/s that the acquirers of Premises in the said Building shall have no claim to any part of other wings, such acquirers of Premises in the said Building shall limit their claims only to the Premises agreed to be acquired by them and the land underneath the Building in which the Premises is comprised to the extent referred to herein and shown on the floor plan. A copy of the Sanctioned Floor Plan is annexed hereto and marked as **Annexure "11"**.
- xviii. The Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects. The details of Architects are more particularly mentioned in **Annexure "10"** ("**Larger Land and Real Estate Project Details**").
- xix. The Promoter has appointed a Structural Engineer for the preparation of the structural design and drawings of the said Building/Real Estate Project shall be under the professional supervision of the Architect and the Structural Engineer (or any suitable replacements/substitutes thereof) till the completion of the Real Estate Project.
- xx. The Promoter has the right to sell the said Premises in the Real Estate Project to be constructed by the Promoter, and, to enter into this Agreement with the Allottee of the said Premises to receive the sale consideration in respect thereof.
- xxi. The Allottee/s has/have, prior to the date hereof, examined a copy of the RERA Certificate and has/have caused the RERA Certificate to be examined in detail by his/her/its Advocates and Planning and Architectural consultants. The Allottee/s has/have agreed and consented to the development of the said Land/Larger Land. The Allottee/s has/have also examined all documents and information uploaded by the Promoter on the website of the Authority as required by RERA and the RERA Rules and has understood the documents and information in all respects.

xxii. On demand from the Allottee/s, the Promoter has given inspection to the Allottee/s of all the documents relating to the Larger Land and the plans, designs and specifications prepared by the Promoters' Architects and of such other documents as are specified under the **आपूर्ति** Act and the Rules and Regulations made thereunder including inter-alia the following:-

- a. Sanctioned plans, layout plans, building plans, floor plans, (P.L.P.), B.C. etc. CC
- b. Title documents recited hereinabove by which the Promoter has acquired the right and entitlement to develop the said Larger Land.
- c. The authenticated copies of the Property Register Card with respect to the said Larger Land, which are annexed and marked as Annexure "8" hereto;
- d. The authenticated copy of the Sanctioned Floor Plan of the said Premises and marked as Annexure "11" hereto.

xxiii. The Allottee/s enters into this Agreement after seeking legal advice on the various clauses and the rights retained by the Promoter under this Agreement.

xxiv. The Promoter is the Owner/Developer of the said Larger Land and by virtue of the Slum Rehabilitation Scheme sanctioned by the Slum Rehabilitation Authority have the sole and exclusive right to sell the Premises in the said Real Estate Project/Building under construction by the Promoter of the said Land and to enter into Agreements with Allottee(s) of the Premises and to receive the sale consideration in respect thereof.

xxv. The carpet area of the said Premises as defined under the provisions of RERA, is as more particularly specified in Annexure "12" ("Premises and Transaction Details"). For the sake of clarity the Carpet Area as per RERA is as defined below:-

The Carpet Area (as per RERA) means the net usable floor area of an Premises, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the Premises.

Explanation — For the purpose of this clause, the expression "exclusive balcony or verandah area" means the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of an Premises, meant for the exclusive use of the Allottee; and "exclusive open terrace area" means the area of open terrace which is appurtenant to the net usable floor area of an Premises, meant for the exclusive use of the Allottee.

xxvi. The Promoter has obtained approvals from the Slum Rehabilitation Authority to the plans of the said Building/Real Estate Project and shall obtain further approvals from the concerned authorities from time to time.

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

xxviii. The Promoter has agreed to sell to the Allottee/s and the Allottee/s has/have agreed to purchase and acquire from the Promoter, the said Premises, at or for the consideration as more particularly specified in the Annexure "12" ("Premises and Transaction Details") and upon the terms and conditions mentioned in this Agreement ("Sale Consideration"). Prior to the execution of these presents, the Allottee/s has/have paid to the Promoter part payment of the Sale Consideration of the Premises agreed to be sold by the Promoter to the Allottee/s as advance payment (the payment and receipt whereof the Promoter doth hereby admit and acknowledge) as has been more particularly specified in Annexure "1"

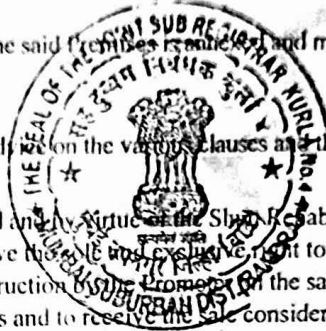
xxix. The Sale Consideration amount mentioned herein was agreed between the Allottee/s and the Promoter on receipt of the initial payment. The agreed consideration may be higher than the market value for stamp duty payable on the date of the payment decided between the Parties. The stamp duty paid on this instrument may be different than the consideration for reason of it being executed at a later date than the initial agreement/payment as above.

xxx. Under Section 13 of the RERA the Promoter is required to execute a written Agreement for Sale of the said Premises with the Allottee, being in fact these presents, and to also register the same under the Registration Act, 1908.

xxxi. In accordance with and subject to the terms and conditions set out in this Agreement, the Promoter hereby agrees to sell and the Allottee/s hereby agrees to purchase and acquire, the said Premises.

*[Signature]*

*[Signature]*



Wherever in this Agreement it is stipulated that the Allottee has to make any payment in common with other Allottee(s) in the Project, the same shall be in proportion of the carpet area of the said Premises to the total carpet area of all other Premises in the Project. It is expressly agreed and the Allottee/s is aware that as a result of changes in the building plans of the said Building/Real Estate Project and/or the Layout of the said Larger Land, the share of the said Premises and/or the Allottee/s in the common areas and facilities may increase or decrease. The Allottee/s hereby expressly consents to such changes in the said share and hereby expressly authorizes the Promoter to so increase or decrease the said share of the Premises and/or the Allottee/s in the common areas and facilities of the said Building/Real Estate Project and the Allottee/s hereby irrevocably agrees to accept the said share.

Wherever in this Agreement it is stipulated that the Allottee has to make any payment in common with other Allottee(s) in the Project, the same shall be in proportion of the carpet area of the said Premises to the total carpet area of all other Premises in the Project. It is expressly agreed and the Allottee/s is aware that as a result of changes in the building plans of the said Building/Real Estate Project and/or the Layout of the said Larger Land, the share of the said Premises and/or the Allottee/s in the common areas and facilities may increase or decrease. The Allottee/s hereby expressly consents to such changes in the said share and hereby expressly authorizes the Promoter to so increase or decrease the said share of the Premises and/or the Allottee/s in the common areas and facilities of the said Building/Real Estate Project and the Allottee/s hereby irrevocably agrees to accept the said share.

39. Further Assurances: Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions in addition 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.

40. Place of Execution: The execution of this Agreement shall be completed only upon its execution by the Promoter through their respective Authorised Signatories at the Promoters' office at Mumbai. After the Agreement is duly executed by the Allottee/s and the Promoter or at some other place, which may be mutually agreed between the Promoter and the Allottee/s after the Agreement is duly executed by the Allottee/s and the Promoter or simultaneously with the execution of this Agreement, this Agreement shall be registered at the office of the concerned Sub-Registrar of Assurances.

The Allottee/s and/or the Promoter shall present this Agreement at the proper registration office for registration within the time limit prescribed by the Registration Act, 1908 and the Promoter will attend such office and admit execution thereof.

41. This Agreement shall always be subject to the provisions of the RERA Act, the said Rules and the said Regulations or any statutory requirement or modification thereof.

42. Stamp Duty and Registration:

Any one of the clauses stated below will be applicable to the Allottee/s as per fact of the case.

The Stamp Duty and registration charges and other incidental charges payable on these presents and on other documents to be executed pursuant hereto shall be borne and paid by the Allottee exclusively, and the Promoters shall not be liable to bear or pay any part of the same. In case there is any increase in the Stamp Duty, the Allottee confirms and undertakes to pay such increased Stamp Duty amount without any delay or demure.

OR

The stamp duty upto an amount of Rs. NIL and the Registration Charges of Rs. NIL /- (Rupees NIL Only) and the Registration Charges of NIL /- (Rupees NIL Only)

shall be borne and paid by the Promoter and the Allottee/s shall be liable for payment of any amount over and above the above mentioned amount in the event any liability towards the Stamp Duty arises in future. The Allottee/s shall lodge this Agreement before the concerned Sub-Registrar of Assurances within the time prescribed by the Registration Act, 1908 and after due notice in this regard the Promoter shall attend such office and admit the execution thereof and bear all other incidental charges in respect thereof, if any.

43. Dispute Resolution:

Any dispute or difference between the Parties in relation to this Agreement and/or the terms hereof shall be settled amicably. In case of failure to settle such dispute amicably, such dispute or difference shall be referred to the Authority as per the provisions of the RERA and the Rules and Regulations, thereunder.

44. The Parties are assessed under the Income Tax Act and their respective Permanent Account Numbers are as under:

Promoter : AACCN9837F  
Allottee/s : AKAPS6241F,

*[Handwritten signature]*

45. **Governing Law:**

This Agreement and the rights, entitlements and obligations of the Parties under it shall be construed and enforced in accordance with laws of India and the competent courts of Mumbai will have exclusive jurisdiction with respect to all matters pertaining to this Agreement.

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**THE FIRST SCHEDULE ABOVE REFERRED TO****(Firstly: said Property)**

All that piece and parcel of land total admeasuring 5,200 sq. mtrs. consisting of Survey No. 124 (Part) presently being Survey No. 124/5 corresponding to CTS No. 15 (Part) lying, being and situated at Village Kanjur, Taluka Kurla, Registration District and Sub-District of Mumbai and Mumbai Suburban and bounded as follows

- On or towards the East : CTS No. 14  
 On or towards the West : CTS No.1  
 On or towards the North : CTS No. 15 (part)  
 On or towards the South : CTS Nos. 21 and 22

**(Secondly: said Larger Land)**

All that Land admeasuring 4,072 sq. mtrs., situate at Village Kanjur, Taluka Kurla, Registration District and Sub-District of Mumbai and Mumbai Suburban being the portion of the said Property as mentioned in Firstly in the First Schedule hereinabove.

**THE SECOND SCHEDULE ABOVE REFERRED TO****(Description of the said Land)**

All that Land admeasuring 414.78 sq.mts. situate at Village Kanjur, Taluka Kurla, in the Registration District and Sub-District of Mumbai and Mumbai Suburban being the portion of the said Larger Land as mentioned in Secondly in the First Schedule hereinabove.

**THE THIRD SCHEDULE ABOVE REFERRED TO****(Description of the said Premises)**

All the right, title and interest in the Flat/Premises bearing No. 1406 admeasuring 15.42 Sq. mts. (i.e. 166.00 Sq.ft.) RERA Carpet Area on the 14 floor, Wing 'B', in the Building known as "Marathon Neovalley Kaveri Wing B" being constructed on the said Land described in the Second Schedule hereinabove with/without exclusive right to use the NIL number of Car Parking/s.

**THE FOURTH SCHEDULE ABOVE REFERRED TO****(Description of Common Areas, Amenities and Facilities of the said Building)**

1. Paved Access.
2. Grand Entrance Lobby with elevators
3. Well designed compound walls and security gates shall be provided.
4. Fitness Centre
5. Society office

The common areas and facilities as mentioned in this Schedule for the said Building shall be completed at the time of completion of the said Building.

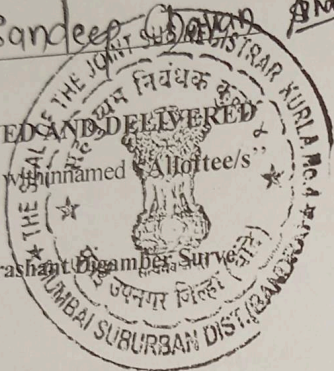
IN WITNESS WHEREOF Parties hereinabove named have set their respective hands and signed this Agreement for Sale in the presence of attesting witness, signing as such on the day first above written.

SIGNED, SEALED AND DELIVERED  
by the withinnamed "Promoter"

Nexzone Fiscal Services Private Limited  
करल  
through its Authorized Signatory  
MR. DWARKANATH K. RAO  
in the presence of ....

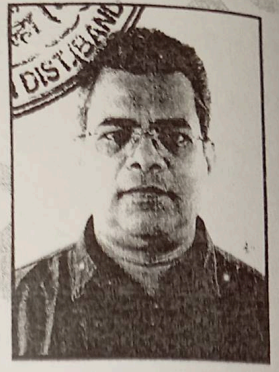
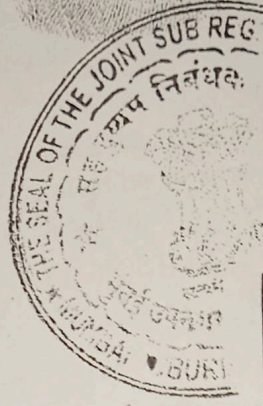
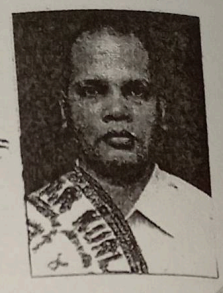
1. Dattatray Shinde *Shinde*
2. Sandeep Chavan *Chavan*

SIGNED AND DELIVERED  
by the withinnamed "Allottee/s"  
Mr. Prashant Dhamber Surve



- in the presence of ....
1. Dattatray Shinde *Shinde*
  2. Sandeep Chavan *Chavan*

For NEXZONE FISCAL SERVICES PVT. LTD.  
*Dattatray Shinde*  
Authorized Signatory.



## List of Annexures

		करल ४		
Annexure "1"	-	Receipt		
Annexure "2"	-	Layout Plan	93964	33
Annexure "3" (Colly.)	-	Copy of LOI issued by SRA dated 9 <sup>th</sup> September, 2016 and revised/amended LOI		
Annexure "4"	-	NA Permission dated 28 <sup>th</sup> March, 2018		
Annexure "5" (Colly.)	-	Copy of IOA issued by SRA for Sale Building dated 27 <sup>th</sup> February, 2020 and revised/amended IOA		
Annexure "6"		Copy of Commencement Certificate		
Annexure "7"	-	Details of Revised/Amended Approvals/Permissions		
Annexure "8"	-	Property Register Card		
Annexure "9" (Colly.)	-	Title Certificate dated 29 <sup>th</sup> October, 2020 and addendum to the Title Certificate issued by Advocate Manoj Kumar		
Annexure "10"	-	Larger Land and said Real Estate Project Details		
Annexure "11"	-	Sanctioned Floor Plan		
Annexure "12"	-	Premises and Transaction Details		
Annexure "13"	-	RERA Certificate Registration No. P51800026970		
Annexure "14"	-	Particulars of the brand and pricing of Internal Amenities of the Premises		
Annexure "15"	-	Details of Mortgage		

MARATHON

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**ANNEXURE "1"**

**RECEIPT**

Rs. 2,79,697.00 (Rupees: Two Lakh Seventy Nine Thousand Six Hundred and Ninety Seven Only) being the part Sale consideration in respect of sale of the Premises hereinabove mentioned as follows:

<b>करल ४</b>		
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२०२४		
		2,79,697.00

Received towards service tax/GST	2,79,697.00
Received towards consideration of said flat	2,79,697.00
<b>Total</b>	<b>2,82,493.00</b>

Sr. No.	Cheque/RTGS No.	Cheque Date	Bank	Amount (Rs.)
1	444685221207	Mar 20, 2024	PUNJAB NATIONAL BANK	25,000.00
2	444913444229	Mar 23, 2024	PUNJAB NATIONAL BANK	2,000.00
3	410108918904	Apr 10, 2024	STATE BANK OF INDIA	150.00
4	SBINR12024042217563911	Apr 22, 2024	STATE BANK OF INDIA	2,27,333.00
5	413908559718	May 18, 2024	STATE BANK OF INDIA	10.00
<b>Total</b>				<b>2,82,493.00</b>

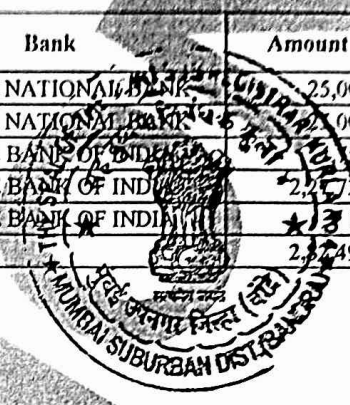
We say received  
For M/S Nexzone Fiscal Services Private Limited

*[Handwritten Signature]*

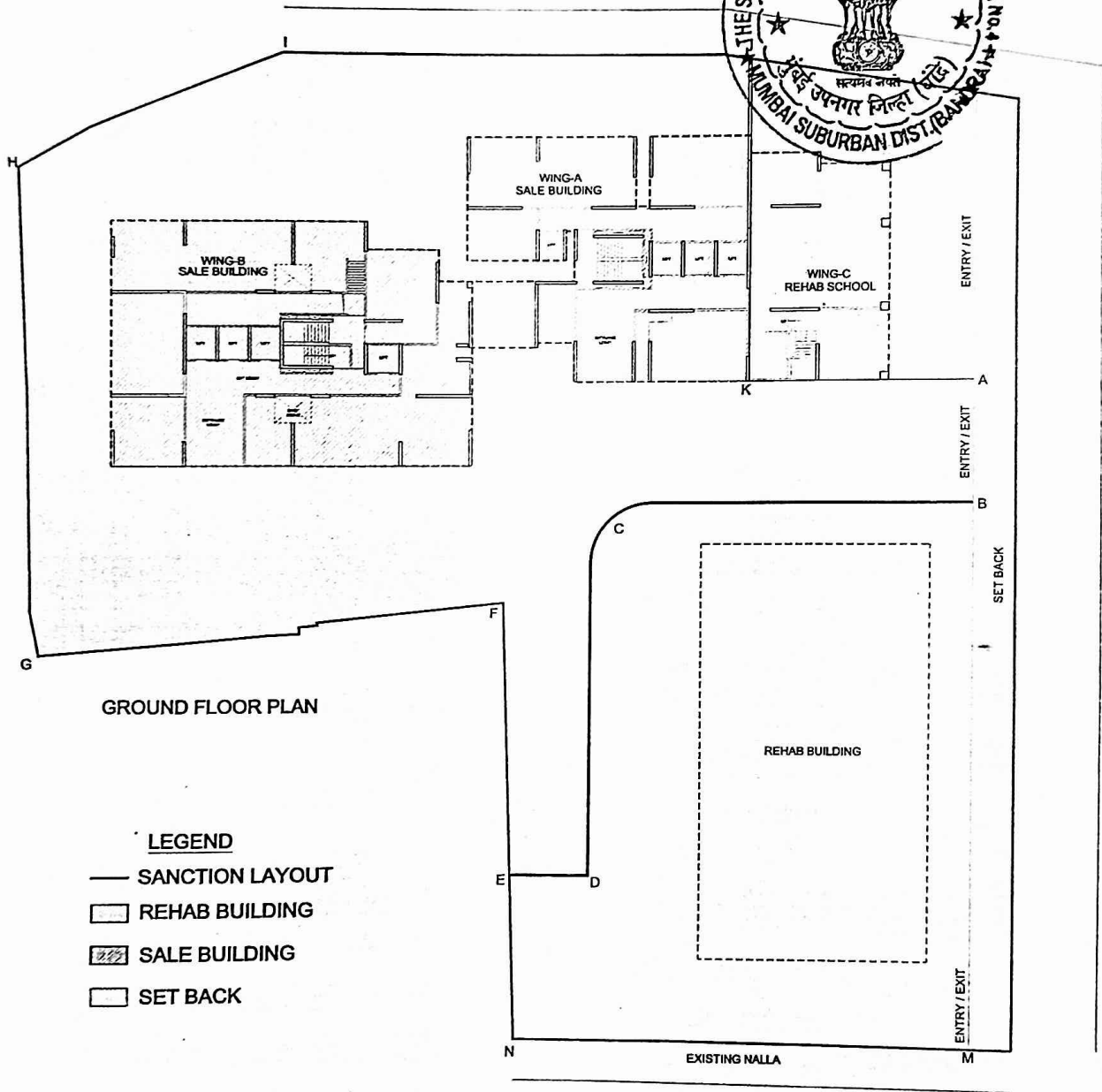
Authorized Signatory

1. Dattatray Shinde *[Signature]*
2. Sandeep Chavan *[Signature]*

**MARRA TFF**



करल ४		
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GROUND FLOOR PLAN

- LEGEND**
- SANCTION LAYOUT
  - REHAB BUILDING
  - ▨ SALE BUILDING
  - SET BACK

PROJECT TITLE :- MARATHON NEOVALLEY  
 FOR :- LAYOUT PLAN



**MATRIX**  
 702, MARATHON MAX  
 MULUND-GOREGAON LINK RD.  
 MULUND (W)  
 CORPORATE OFFICE:-

# Annexure "3" Coll'y"

SRA/ENG/2782/S/PVT/LOI



No. SRA/ENG/2782/S/PVT/LOI  
Date: 09 SEP 2016

1. Architect : Mr. Santoshkumar Dubey of M/s. Matrix  
702, Marathon Max, Mulund Goregaon Link  
Road, Mulund (West), Mumbai-400 080.
2. Developer : M/s. Nexzone Fiscal Services Pvt. Ltd.  
702, Marathon Max, Mulund Goregaon Link  
Road, Mulund (West), Mumbai-400 080.
3. Society : Sahajeevan SRA CHS. (Prop.)  
C.T.S No. 15 (pt.), of village Kanjur,  
Bhandup (W), Mumbai -400 078.

Subject: Issue of LOI- Proposed S. R. Scheme on plot bearing C.T.S No. 15(pt.) of village Kanjur, Bhandup (W), Mumbai -400 078.

Ref: SRA/ENG/2782/S/PVT/LOI

Gentlemen,

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 Letter of Intent (LOI) subject to the following conditions.

- 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.
- This LOI is valid for the period of 3 (three) months from the date of issue. However, if IOA/CC are obtained for any one bldg. of the project then this LOI will remain valid till validity of IOA/CC.
- The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot, nos. of eligible huts etc. the parameters shall be got revised from time to time.

The salient features of the scheme are as under:

Sr. No.	Particular	Area (in Sq. mt.)
1	Area of slum plot /slum	4072.00
2	Deduction for	Nil
	a) Road Set back area	Nil
	b) Reservations (if any)	4072.00
3	Balance area (1-2)	Nil
4	Deduction 10% R.O. (if any)	4072.00
5	Net area of plot for computation of FSI	Nil
6	Addition for FSI purpose	
	2 (a) Above	4072.00
7	Total Area for FSI Purpose	3.00
8	Max. allowable Permissible FSI	12216.00
9	Max. built up area	
10	Rehab built up area	2565.30
11	Passing Amenities (Proposed) DUA	8074.80
12	Rehab Component	8074.80
13	Sale Component	13584.30
14	Total FSI sanctioned for Project	3.44
15	Total FSI sanctioned for Project	6706.50
16	Sale BUA permissible in situ	1368.30
17	TDR generated in the scheme if any	
18	A) Nos. of slum dwellers to be re-accommodated	
	Rehab Residential - 87 nos.	
	Rehab Comm. - Nil nos.	
	Rehab R/C - Nil nos.	
	Ex. Amenities - Nil nos.	
	B) Amenities to be provided	
	Anganwadi - 02 nos.	
	Welfare Centre - 02 nos.	
	Society Office - 01 nos.	
19	Nos. of PAP generated in the scheme	99 nos.
20	A) BUA of buildable area (Private) (Private)	027.33
	B) Area of non-buildable reserved area	Nil

- This LOI is issued on the basis of documents submitted by the applicant. If any of the documents submitted by Architect / Developer / Society or DUA are proved false or not appropriated before the Competent Court / MPC and if directed by the competent Court / MPC to cancel the LOI then the LOI is liable to be cancelled and concerned person / Society / Developer / Architect shall be liable for action under section 4 of Prevention of Corruption Act, 1947.
- Details of land owned by the applicant shall be submitted to the owner.
- Details to Access to the plot shall be submitted to the owner. (Main) 'S' ward of the area. The status remains as per the scheme plot u/ref. in the area. The access from the road is of 6.05 mt. (avg.) width.

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SRA/ENG/2782/S/PVT/LOI

- Details of D.P. Remarks :- As per D. P. Remarks vide u/no. CHE/913/DPES/S dated 09/01/2015, the S. R. scheme u/ref. on plot bearing C.T.S. No. 15(pt.) of village Kanjur, Bhandup (W), Mumbai falls in "Residential Zone" and it is reserved for public purpose of PH/HDH.
- The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ Rs. 560/- (Suburb) / Rs. 840/- (City) per sq.mt.) to the Slum Rehabilitation Authority as per Circular no.7B dated 10/08/2016 as decided by the Authority.
- The Developer shall hand over PAP tenements if any within three months after grant of OCC. The said PAP tenements as mentioned in salient features condition no.3 above be handed over to the Slum Rehabilitation Authority/MHAD/MCGM or any designated Govt. Authority for Project Affected Persons, each of carpet area 25.00 sqm. free of cost.  
The PAP tenements shall be marked as a PAP tenement on front doors prominently. After completion of the building, PAP tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.
- The Amenity Tenements of Anganwadi as mentioned in salient features condition no.3 above shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per Circular No. 129, Welfare Centre, Society Office as mentioned in 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.
- 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.
- The Developer shall rehabilitate all the additional butment dwellers if declared eligible in future by the competent Authority, after amending plans wherever necessary or as may be directed.
- The Developer shall submit various NOCs including that from MOEF 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.
- The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to 1<sup>st</sup> rehab building as mentioned below :-  
Plot area up to 4000 sq.mt. → 36 months.  
Plot area between 4001 to 7500 sq.mt. → 60 months.

SRA/ENG/2782/S/PVT/LOI

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.
- The Developer shall insist the society registration before allotment of rehab tenements or before execution of conveyance of land in favour of slum society.
  - 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.
  - 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.
  - A) The Society/Developer/Architect shall display the copy of approved LOI and list of Annexure-II on the notice board of Society and/or in the area at conspicuous place. The photo of such notices pasted shall be submitted to concern Ex.Engineer (SRA) before granting plinth C.C. to Rehab Building.  
B) That Developer/society shall give wide publicity by way of advertisement in a prescribed format for the approval of S. R. scheme at least in one local Marathi newspaper in Marathi script & English newspaper in English script and copy of such news papers shall be submitted to concern Ex. Engineer (SRA) before granting plinth C.C. to Rehab Building.
  - 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.
  - The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
  - 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.
  - That you shall submit the fresh P.R. Card in the name of M/s. Nexzone Fiscal Services Pvt. Ltd. (the purchaser) before granting plinth C.C. to Rehab building in the S.R. scheme u/ref.

<p>23. <del>Proposed</del> <del>type</del> <del>of</del> <del>structure</del> affected by Pandavkunda nalla widening  <del>Rehabilitation Scheme will not claim benefit of nalla widening scheme.</del></p>	<p>affected by Pandavkunda nalla widening  widering scheme.</p>
<p>24. <del>These</del> <del>shall</del> <del>pay</del> <del>additional</del> <del>maintenance</del> <del>surcharge</del> <del>amounting</del> <del>to</del>  20% of maintenance deposit if the shear wall technology is not  adopted for construction of Rehab building where plot area is  between 4000 to 90000 sq.mt.</p>	<p>amounting to  technology is not  there plot area is</p>
<p>25. That you shall pay <del>दुसरा</del> <del>परपडे</del> <del>रुके</del> to the MCGM authority as  directed by Dy. Collector /Additional collector in Annexure-II.</p>	<p>MCGM authority as  Annexure-II.</p>

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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 in the office of the undersigned within 90 days from receipt of this LOL.

Yours faithfully,

*(Signature)*  
Chief Executive Officer  
Slum Rehabilitation Authority





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31. That the cognizance of Govt. Notification dtd. 28.08.2019 shall be taken & the conditions mentioned in the Notification to be followed scrupulously.

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 Development Control and Promotion Regulations 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

-3-

Chief Executive Officer  
Slum Rehabilitation Authority

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

**Copy to**

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "S" Ward, M.C.G.M.
4. Addl/Dy Collector (Enc. & Rem.) 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.

Yours faithfully,

-3-

Chief Executive Officer  
Slum Rehabilitation Authority

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

22. That you shall pay dues upto to the MCGM authorities as directed by Dr. Collector /Additional collector in Annexure-II
23. That you shall register with PERA Authority as per PERA Act
24. That you shall ensure the compliance (book for rehab component) and all components are submitted to the authority before requesting BCC (Rote/Registration)
25. That you shall ensure the compliance (book for rehab component) and all components are submitted to the authority before requesting BCC (Rote/Registration)
26. That you shall ensure the compliance (book for rehab component) and all components are submitted to the authority before requesting BCC (Rote/Registration)
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30. That you shall ensure the compliance (book for rehab component) and all components are submitted to the authority before requesting BCC (Rote/Registration)





SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2782/S/PL/LOI  
Date: 30 DEC 2022

1. **Architect** : Santosh Dubey of M/s. Matrix, 702, Marathon Max, Mulund Goregaon Link Road, Mulund (west), Mumbai.
2. **Developer** : M/s. Nexrone Fiscau Services Pvt. Ltd. 702, Marathon Max, Mulund Goregaon Link Road, Mulund (west), Mumbai.
3. **Society** : Sahajeevan Co. Op. Hsg. Soc. Ltd.

**Subject:** Issue of Revised LOI- Proposed Slum Rehabilitation Scheme on land bearing CTS No. 15(pt.) of village Karver, Kranthi Nagar, Tembpeda Road, Bhandup (W), Mumbai.

**Ref:** SRA/ENG/2782/S/PL/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.

1. That all conditions mentioned in Letter of Intent issued under No SRA/ENG/2782/S/PL/LOI dtd. 09/09/2016 & 24/01/2020 shall be complied with.
2. 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.
3. The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot, nos. of eligible flats etc. the parameters shall be got revised from time to time.

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Tel. 2656 5800, 2659 0405 / 1878, Fax. 022-2659 0457, Email: info@sra.gov.in

Sl. No.	Description	Area of Not Considered for the scheme	Plot Area
1	Area of Not Considered for the scheme	1072.00	
2	Deductions for		210.72
	(i) Road setback area under sanctioned P.L. of 9.15 mtr.		210.72
3	<b>Total Deductions</b>		1861.28
4	<b>Balance Area of Plot</b>		1861.28
5	<b>Total area for FSI computation</b>		3069
6	Maximum FSI to be attained as per clause 3H of 33(10) of DCPR 2034.		6286.52
7	(a) Proposed built up area of Rehab. Area under sanctioned P.L. of 9.15 mtr. Skill Development		2871.71
8	Rehab. Components		9158.29
9	Sale Component 1:-		9158.29
10	(b) Total Sale BUA proposed in situ		9158.29
11	Total BUA proposed to be consumed in situ		15044.60
12	Total BUA sanctioned in project (a+b)		4.00
13	Total BUA proposed to be consumed in situ		15044.60
14	Total BUA proposed to be consumed in situ		4.00
15	Total BUA consumed		0.00
16	Total BUA consumed in situ		101.608
17	No. of flats to be rehabilitated		
	Rehabilitation Components		
	Exist. School		
	Balwadi-01		
	Welfare Center-01		
	Society Office -01		
	Community Hall -01		
	Skill Development -01		
18	Provisional PAP (Resi.- 04)		17 Nos.
19	Density PAP		17 Nos.

4. 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/AGRC and if directed by Competent Court/AGRC to cancel the LOI, then the LOI is liable to be cancelled and concerned person/Society /Developer/Architect are liable for action under provision of IPC 1860 and Indian Evidence Act 1872.

5. 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 Department.
6. That you shall submit Remarks from Electric Co. to allow Electric Substation in silted portion of sale wing of non-composite building before further C.C.
7. The developer shall provide & install lifts from the companies which are private/public limited or private firms having ISO certificate.
8. That all lift installations in newly proposed SRA Buildings shall be of advanced version equipped with all latest safety features and automated elevator technologies along with Lift capacity for at least 8 persons (the minimum shaft size shall be W1800mm X D1800mm) instead of 6 person considering increased lift handling capacity over a period of time.
9. That CCTV shall be installed in lift car and in working condition all the time and trained lift operator shall be appointed.

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 Development Control and Promotion Regulations 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully.

*[Signature]*  
Chief Executive Officer  
Slum Rehabilitation Authority

[Hon'ble CEO (SRA) has approved draft LOI]



जिल्हाधिकारी, मुंबई उपनगर यांचे कार्यालय करल ४

पत्रांक: २६०३/२०१८ दिनांक: २६/०३/२०१८

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परिशिष्ट "ब"

महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या कलम ४२-अ अन्वये विकसत / बांधकाम परवानगी विली आहे, अशा जमिनीच्या भोगवटादारास छावयाच्या सनदेचा नमुना.

म्हणजे, जिल्हा मुंबई उपनगर, तालुका कुर्ली, गाव कानूर च्या न.पू.क्र.१५१ (सन १९४४ दि.११/१२) क्षेत्रात विकसत ४००२ चौ.फु. या जमिनीवर भोगवटारताने महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या कलम ४२-अ च्या तरतुदींनुसार विकसत अर्थव्यवस्था प्रयोजनासाठी सदर जमिनीचा विकास करणुया कार्यवाही अधिका, ज्येष्ठपट्टी पुर्वसन प्राधिकरण या नियोजन प्राधिकरणाच्या IOA No. SP/10/10/2018 दिनांक २०/०१/२०१६ अन्वये विकसत / बांधकाम परवानगी प्राप्त केली आहे. नियोजन प्राधिकरणाने मंजूर केलेल्या नकाशा या सन्दर्भात सल्लाम आहे.

म्हणजे उक्त जमिनीच्या भोगवटारताने शासनाला, उक्त संहितेच्या कलम ४२-अ अन्वये विकसत करणेची रक्कम रु. ३०,६५०/-, देवाची रक्कम रु. २,८२,६००/- व सन २०१६ च्या अर्थव्यवस्था अधिकाऱ्याची रक्कम रु. २,८२,६००/- एवढी रक्कम अंतिम बँक या बँकेचा धर्माबाबत रु. १,०४,५५०/- दिनांक २६/०३/२०१८ रोजी भरणा केली आहे.

म्हणजे आता, उक्त संहितेनुसार तरतुदीच्या आणि तदन्वये करण्यात आलेल्या नियमांनुसार तरतुदीच्या आणि छावयाच्या सनदेची तरतुदी उपरोक्त जमिनीच्या भोगवटारताने विकसत अर्थव्यवस्था प्रयोजनाच्या वर उल्लेखित विकसत / बांधकाम परवानगीच्या अनुषंगाने सदर जमिनीच्या भोगवटारताने विकसत अर्थव्यवस्था प्रयोजनासाठी उक्त संहितेच्या कलम ४२-अ अन्वये ही सनद देण्यात येत आहे.

- १) आकारणी: उक्त जमिनीच्या भोगवटारताने उक्त जमिनीच्या संवधाल या अर्गादर वसुली योग्य असलेल्या आकारणीकरणाचा उक्त विकसत / बांधकाम परवानगी प्राप्त झाल्यापासून दिनांक ३१ जुलै २०१८ रोजी संपादन करणेचा कालवधाल शासनाला उपरोक्त क्षेत्रातील प्रत्येक वर्ग रु. ११,१३०/- (अकरा रुपये धरता हजारा अकरा मोला) दरिवात रु. ४७५/- प्रती चौ.फु. या दराने परिगणित होणारी वार्षिक आकारणी देईल आणि उक्त कालवधाल संपल्यानंतर उक्त संहिते अन्वये जिल्हाधिकार्याकडून वेळोवेळी निविदन करण्यात येईल, अशा सुधारित आकारणी देईल.
- २) उक्त जमिनीच्या भोगवटारताने उक्त जमिनीवर वसुली योग्य असलेले सर्व कट, दर आणि उपकर धराले.
- ३) वारंवारणेची मंजूर केल्या वारंवारणे किंवा वारंवारणे क्षेत्रात नियोजन प्राधिकरणाच्या पुर्व मंजूर केल्या कोणताही बदल करू नये व ही सनद निर्गमित झाल्यानंतर नियोजन प्राधिकरणाच्या पुर्व मंजूर केल्या सदर जमिनीच्या वारंवारणे किंवा वारंवारणे क्षेत्रात कोणताही बदल झाल्यास त्याची माहिती, अशा बदल नियोजन प्राधिकरणाकडून मंजूर झाल्यापासून ३० दिवसांच्या आत जिल्हाधिकारी यांना देणे भोगवटारताने बंधनकारक राहिले.
- ४) उक्त जमिनीच्या भोगवटारताने पुर्वगावी शतांशिकी कोणत्याही शतांशे उल्लंघन केल्यास जिल्हाधिकार्याकडून उक्त संहितेच्या आणि तदन्वये करण्यात आलेल्या नियमांच्या तरतुदीअन्वये जी

कारणाने उपरोक्त वारंवारणे अंतिम असा इतर कोणत्याही शालीत बाधा न आणता त्यास योग्य वाटेल अशा आकारणी मसुद्यावर आणि कलम ३२१ च्या फॉट कलम (२) च्या अधीनतने, त्यास योग्य वाटेल एवढा रँड भरल्यावर उक्त जमिनी भोगवटारताने पाह्या वरिवाटोत असण्याचे चालू ठेवता येईल.

५) मसुद्याची सनद म्हणजे जमिनीचे मालकी हक्काचा पुरावा नाही. सदरची सनद नियोजन प्राधिकरणाने विलीच्या विकास जाणवट्यातील अधिप्राय / बांधकाम परवानगीच्या अनुषंगाने महाराष्ट्र वर्णाने नसून संहिता १९६६ च्या कलम ४२-अ मधील तरतुदीनुसार निर्गमित केली आहे.

म्हणजे उक्त म्हणजे मुंबई उपनगर जिल्हाच्या जिल्हाधिकार्यांनी प्राधिकृत केलेल्या अधिकाऱ्याने या ठिकाणी महाराष्ट्रचे राज्यपाल यांच्या वतीने स्वाक्षरी केली आहे आणि त्यांच्या पदाची माहोर लावली आहे आणि अन्वये सुद्धा दिनांक २८/०३/२०१८ रोजी त्याची स्वाक्षरी देणे केलेले आहे.

क्र. : सं/क/२६०३/२०१८  
दिनांक : २६/०३/२०१८



( डॉ. नितीन महाजन )  
जिल्हाधिकारी  
मुंबई उपनगर करिता

व्यक्त प्रतिवर मा. जिल्हाधिकारी यांचे सही आहे.  
श्री. कैवल्य सो. शहा  
संचालक, मे. नेक्सट्रॉन फिस्कल सर्व्हिसेस प्रा.लि.  
(भोगवटारताने नाव व स्वाक्षरी)  
आम्ही छावयाला नावे मंजूर केल्याने साखीदार जाहोर करतो की, ज्याने या सनदेवर भोगवटारताने म्हणून स्वाक्षरी केलेली आहे ते श्री. कैवल्य सो. शहा संचालक, मे. नेक्सट्रॉन फिस्कल सर्व्हिसेस प्रा.लि. म्हणून स्वाक्षरी केलेली आहे. ही व्यक्ती, तीच व्यक्ती आहे त्याने या ठिकाणी आमच्या समक्ष त्याची स्वाक्षरी केलेली आहे.

(साखीदारच्या स्वाक्षर्या व पदनाम)

- प्रत :
- १) महासंचालक कुर्ली / नगर मूपायन अधिकाऱ्या, मुलुंड यांना माहिती व पुढील योग्य त्या कार्यवाहीसाठी रवाना.
  - २) कार्यकारी अधिपत्या (इमारत प्रस्ताव), ज्येष्ठपट्टी पुर्वसन प्राधिकरण यांना माहिती व पुढील योग्य त्या कार्यवाहीसाठी रवाना.
  - ३) वलादी सहा फॉन्डर यांना माहिती व पुढील योग्य त्या कार्यवाहीसाठी रवाना.
  - ४) श्री. कैवल्य सो. शहा संचालक, मे. नेक्सट्रॉन फिस्कल सर्व्हिसेस प्रा.लि., ७०२, मर्यादा मॅज, मुलुंड-मोरांब व लिक रोड, मुलुंड (१), मुंबई-४०० ०८०
  - ५) निवड नली.





**SLM REHABILITATION AUTHORITY**  
Administrative Building, Pt. Ambedkar Road, Borivli (East), Mumbai - 400 071

Notification of Approval under Sub regulation 1.3 of Appendix - IV  
of D.C.R. No. 23 (18) DL 18.10.97 of Maharashtra

No. SRA/ENR/S/PVT/0118/20140630/AR/S. (Sale Building)

17 FEB 2020

M/s. Hersano Floral Services Pvt Ltd  
702, Marathen Mas,

Mulund -Obergegn Link Road,  
Mulund (W), Mumbai - 40

With reference to your letter No. 2032 dated 27/01/2020 and the plans, drawings, specifications and description and further particulars and details of your building at C.T.S No 15 (pt) of Village Kanjur, Kramli Nagar T.P. Road, Bhandup (W), Mumbai - 400 078.

Reference to the order under letter dated 27/01/2020 I have to inform you that the proposal of construction of the building to work proposed to be erected is approved under section 43 of the Maharashtra Regional & Town Planning Act, 1966 as amended up-to-date, subject to the following conditions:

**1. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UP TO PLINTH LEVEL.**

- 1.1) That the Commencement Certificate as per Section 43(1) of the MR & TP Act, shall be obtained before starting the proposed work.
- 1.2) That the contractor 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 building, to prove possession of holding before starting the work as per D.C. Regulation No. 23 (17).
- 1.3) That the structural Engineer shall be appointed, and the Supervision memo as per Appendix XI D.C. Regulation 23(17) shall be submitted by him.
- 1.4) That the Structural design and calculations for the proposed work accounting for system analysis as per relevant IS code along with plan sheet be submitted before C.C.

2a.

Annexure '5 (copy)'

Subject to your modifying your intention as to comply the proposed mentioned conditions and more by requirements. You are to be proceeded with the said building as per the conditions of the said Act as amended up to date and the rules thereunder.

Your attention is drawn to the special instructions and steps proposed by the concerned authority.

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Executive Engineer (S.R.A.)

**SPECIAL INSTRUCTIONS**

- (1) IN CASE OF PRIVATE PLOTS THIS INTIMATION OF APPROVAL DOES NOT ENTITLE 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.) Branch 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.
  - (4) One more copy of the block plan should be submitted to the Chief Executive Officer Suburban District as the case may be.
  - (5) Necessary permission for Non-agricultural use of the land should be obtained from the Collector, Mumbai / Mumbai Suburban District before the commencement of the work. Agricultural assessment shall be paid as per the provisions of the Land Revenue Code and Rules thereunder.
- Attention is drawn to the fact that the proposed work is to be carried out in accordance with the approved plans.



- 5) That the minimum plinth height shall be 30 cm. above the surrounding ground level or in areas subject to flooding the height of plinth shall be at least 60 cm. above the high flood level.
- 6) That the low lying plot shall be filled up to a reduced level of atleast 92 T.M.D. or 15 cm. above adjoining road level whichever is higher with murrum, earth, boulders etc. and shall be leveled, rolled, consolidated and sloped towards road.
- 7) That the internal drainage layout shall be submitted & got approved from concerned Asst. Engineer (SRA) and the drainage work shall be executed in accordance with the approved drainage layout.
- 8) That the existing structure proposed to be demolished shall be demolished with necessary phase program by executing agreement with eligible slum dwellers.
- 9) That the Registered site supervisor through Architect/Structural Engineer shall be appointed before applying for C.C. & quarterly report from the site supervisor shall be submitted through the Architect/Structural Engineer certifying the quality of the construction work carried out at various stages of the work.
- 10) That no construction work shall be allowed to start on the site unless labour insurance is taken out for the concerned labourers and the same shall be revalidated time to time. And the compliance of same shall be intimated to this office.
- 11) That the Registered Undertaking from the Developer shall be submitted for the following:
  - i) Not misusing part/pocket terrace.
  - ii) Not misusing lower ground / well.
  - iii) Not misusing Setback Area. To Demolish the excess area if constructed beyond permissible F.S.L.
  - iv) Handing over setback land free of compensation alongwith the plan.
  - v) Not misusing fitness centre & handing over the fitness centre to the society of occupants of the building u/ref.
  - vi) Not to misuse black parking system shall be equipped with electric sensor devices & also proper precaution & safety majors shall be taken to avoid mishap & maintenance shall be done regularly.
  - vii) Not to misuse the entrance lobby.
  - viii) These conditions for inadequate maneuvering space for car parking to be included in the sale agreement of prospective buyers & no complaints to BRA in this regard will be made in future & to incorporate a condition in sale agreement informing the prospective buyers regarding inadequate maneuvering space for car parking has been approved in the building u/ref. & that no claims/damages/risks will be made against CEO (SRA) & its staff in this regard.
  - ix) That the buyers / member will not be held liable to BRA for inadequate/sub standard size of rooms in future.
  - x) That the buyers / member will not be held liable to BRA for deficient open spaces in composite building.
  - xi) That the buyers / member will not be held liable to BRA for failure of mechanical parking system in future.

12) The Structural design and the quality of materials and workmanship shall be strictly as per conditions laid down in DCRP 2034.

13) That you shall submit the NOCs as applicable from the following concerned authority in the office of Slum Rehabilitation Authority at a stage at which it is insisted upon by the concerned Executive Engineer (SRA).

Sr. No.	NOC's	Stage of Compliance
1	A.A. & C. S' ward	Before Plinth C.C. of building u/ref.
2	H.E. from MCGM	Before Plinth C.C. of building u/ref.
3	Tree Authority	Before Plinth C.C. of building u/ref.
4	Dy. Ch. Eng (SWD) E.S./W.S./City i) Regarding Internal SWD	Before Plinth C.C. of building u/ref.
5	Dy. Ch. Eng (SP) (P & D)	Before Plinth C.C. of composite building u/ref.
6	Dy Ch Eng (Roads) E.S./W.S./City	Before Plinth C.C. of building u/ref.
7	P.C.O.	Before Plinth C.C. of building u/ref.
8	BEST / TATA / Reliance Energy / MSEB / Electric Co.	Before Plinth C.C. of building u/ref.
9	NOC's from MTRNL-Mumbai regarding required area & location for installation of telephone concentrators room.	Before C.C.C. of building u/ref.
10	E.E. (T&C) of MCGM for Parking Layout	Before Plinth C.C. of building u/ref.
11	CPD	Before Plinth C.C. of building u/ref.

14) That the design and construction of proposed building will be done under supervision of Registered Structural Engineer as per all relevant IS. Codes including seismic loads as well as under the supervision of Architect and Licensed Site Supervisor.

15) That the regular/sanctioned/proposed lines & reservation will be got demarcated at site through A.E. (Survey)/E.E. (I & C)/E.E. D.P./DILR before applying for C.C.

16) That the regular/sanctioned/proposed lines & reservation will be got demarcated at site & addition copy of plan shall be submitted for agreeing to handover the set back land free of compensation & set back handing & that the setback handing over certificate will be obtained from Asst. commissioner, that ownership of setback land will be transferred in name of MCGM.

17) That the standby arrangement of generator/ alternative electric power supply requisite capacity shall be made in case of failure of electricity.

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20) That the Rain Water Harvesting system should be installed/ provided as per the direction of U.D.D., Govt. of Maharashtra under the 1770/420051/2133/CR-230/01/UD-11 dated 10/03/2005 and the same shall be maintained in good working conditions all the time, failure of which penalty of Rs 1000/- per annum for every 100 sq. mt. of building area shall be levied.

21) That you shall submit Registered Undertaking that you will ensure excess volume of parking spaces into FSI R failed to claim further complementary PDI in future.

22) THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE:

1) That a plan showing the dimensions of the plinth and the existing open spaces owned by the Architect shall be submitted and the same shall be get checked & certified by the concerned Sub Engineer (S.E.).

2) That the stability certificate for work carried out after plinth level/over head shall be submitted from the Sub. Structural Engineer.

3) That the quality of construction work of building shall be strictly monitored by appointed Architect, the supervisor, Structural Engineer, Third Party Quality Auditor and Project Management Consultant. The periodical report on progress of the quality of work shall be submitted by Architect along with cost sheets.

4) That you shall submit the P.P. Card with area mentioned in same duly certified by Superintendent of Land Records for amalgamation/with deleted plots before requesting C.C. for last 20% of sale built up area.

C. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE GRANTING C.C. TO ANY PART OF THE PROPOSED BUILDING:

1) All the conditions of Letter of Intent shall be complied with before asking for occupation certificate of sale/composite building.

2) The Building Completion Certificate in prescribed form duly certified work carried out as per specification shall be submitted.

3) That some of the drains shall be laid internally with C.I. pipes.

4) That you shall develop the layout access/D.F. Road/paths/lanes including providing straightaways as per the remarks/specifications MCGM. And submit the completion certificate from S.E. (Sub. Construction) as per the remarks.

5) That the dustbin shall be provided as per requirement.

6) That carriage entrance over existing SWD shall be provided and charges if any for the same shall be paid to MCGM before commencing occupation.

7) That the surface drainage arrangement shall be provided in consultation with S.E. (SWD) as per the remarks and a completion

20) That the Rain Water Harvesting system should be installed/ provided as per the direction of U.D.D., Govt. of Maharashtra under the 1770/420051/2133/CR-230/01/UD-11 dated 10/03/2005 and the same shall be maintained in good working conditions all the time, failure of which penalty of Rs 1000/- per annum for every 100 sq. mt. of building area shall be levied.

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5) That the dustbin shall be provided as per requirement.

6) That carriage entrance over existing SWD shall be provided and charges if any for the same shall be paid to MCGM before commencing occupation.

7) That the surface drainage arrangement shall be provided in consultation with S.E. (SWD) as per the remarks and a completion

23) That you shall have to maintain 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.

NOTES:

1. That C.C. for sale building shall be controlled in a phased manner as decided by CEO (RWA) in proportion with the actual work of rehabilitation component as per Circular No. 58 & 104.

2. That no occupation permission of any of the sale wing/sale building/sale area shall be considered until Occupation Certificate for respective rehabilitation area is granted.

3. That CEO (RWA) reserves right to add or amend or delete some of the above mentioned conditions if required, during execution of Sale Rehabilitation Scheme.

23) That you shall have to maintain 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.

NOTES:

1. That C.C. for sale building shall be controlled in a phased manner as decided by CEO (RWA) in proportion with the actual work of rehabilitation component as per Circular No. 58 & 104.

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Executive Engineer-3  
Slum Rehabilitation Authority

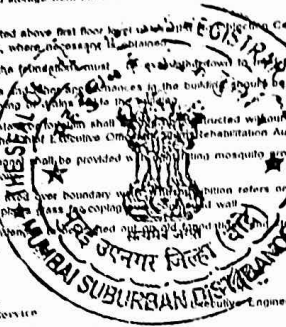
NOTES

- (1) The work should not be started unless objections \_\_\_\_\_ are complied with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained for any shed to house and store for constructional purposes. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional materials shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted alongwith the building completion certificate.
- (4) Temporary sanitary accommodation or full flushing system with necessary drainage arrangement should be provided on site for workers, before starting the work.
- (5) Water connection for constructional purposes will not be given until the hearing is conducted and application is made to the Ward Officer of M.C.G.M. with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer of M.C.G.M. or his representative in writing at least 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilized for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works and this complaint against them accordingly.
- (7) The hoarding or screen wall for supporting the deposits of building materials shall be constructed before starting any work even though no materials may be expected to be stored in front of the property. The scaffoldings, bricks, metal, sand, prags, debris etc. should not be deposited over footpaths or public street by the owner/contractor/contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the compliance of abovesaid conditions is approved by this department.
- (9) No work should be started unless the structural design is submitted from LSE.
- (10) The work above plinth should not be started before the same is shown to the officer Sub-Engineer (SRA) concerned and acknowledgement obtained from him regarding correctness of the cover spaces dimensions.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation of Greater Mumbai will require time to consider alternative site to avoid the excavation of the road and footpath.
- (12) All the terms and conditions of the approved layout/sub-division/Amalgamation under No. \_\_\_\_\_ should be adhered to and complied with.
- (13) No building/Drainage Completion Certificate will be accepted and water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the concerned Ex. Engineer of M.C.G.M. and as per the terms and conditions for sanctions to the road.
- (14) Recreation ground or amenity open space should be developed before submission of building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of concerned Ex-Engineer of M.C.G.M. including installing, lighting and drainage before submission of the building Completion Certificate.
- (16) Flow of water through storming holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding cover spaces around the building should be consolidated in concrete having breeze glass blocks at the rate of 0.225 cubic metres per 10 Sq.Mtrs below pavement.

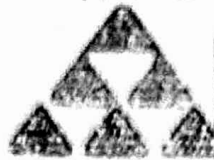
- (18) The compound level of the bottom of the foundation below the level of the finished ground level should not be less than 100 mm below the existing level before starting the work.
- (19) No work should be started unless the existing structures or proposed to be demolished, are demolished.
- (20) If it is proposed to demolish the existing structures by negotiation with the owners, under the circumstances, the demolition work should not be taken in hand unless the Chief Engineer (SRA) is satisfied with the arrangements.
- (21) Specific plans in respect of rehousing of the existing tenants on your plot state their number and location of each.
- (22) Specific written agreement between you and the existing tenants that they are willing to avail the facilities of the proposed structure.
- (23) Plans showing the phase programme of construction has to be duly approved by this office before starting the work so as not to inconvenience at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structures.
- (24) In case of additional floor no work should be started during moonsoon which will give rise to water leakage and consequent nuisance to the tenants staying on the floor below.
- (25) The bottom of the over head storage tank above the finished level of the terrace shall not be more than 1 metre.
- (26) The work should not be started above first floor level without the Certificate from the Civil Aviation Authorities, where necessary.
- (27) It is to be understood that the (proposed) must be established to the satisfaction of the relevant authorities.
- (28) The positions of the neighbours' windows in the building should be so arranged as not to necessitate the laying of walls to the satisfaction of the relevant authorities.
- (29) No new well, tank, pond, cistern or reservoir shall be constructed without the previous permission in writing from the Executive Officer, Slum Rehabilitation Authority.
- (30) All gully traps and open drains shall be provided with mosquito wire covers as per relevant L. S. specific provisions.
- (31) No broken bottles should be used over boundary wall. No broken bottles or any other broken bottles & not to the use of glass in the construction of walls.
- (32) If the proposed addition is above the existing structure, you will do so at your own risk.

Copy forwarded to  
 1) Architect / Lic. Service  
 2) Owner  
 3) Asstt. Munc. Commr. (S) Ward  
 4) A.D.D. Ch. S. D. / Sub. Divisional Officer  
 5) Tahsildar Officer S.C. / Dy. Coll (SRA)  
 6) Dy. Ch. E. (S.R.A.)  
 7) A.E.M.U. \_\_\_\_\_ Ward  
 8) A.A. & C. \_\_\_\_\_ Ward

*(Signature)*  
 Executive Engineer  
 Slum Rehabilitation Authority



Annexure "6"



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### SLUM REHABILITATION AUTHORITY

Administrative Building, Anshi Kankari Marg, Bandra (east), Mumbai - 400051

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1968 (FORM A)

NO S/PVT/0118/20140630/AP/S

10 MAR 2023

### COMMENCEMENT CERTIFICATE



To,  
**M/S. Nexzone Fiscal Services Pvt Ltd**  
 702, Marathon Max, Mulund - Goregaon Link Road  
 Mulund (W) Mumbai - 400 080.

With reference to your application No. 5232 dated 21/02/2020 for Commencement  
 Permission and grant of Commencement Certificate under section 44 & 45 of the Maharashtra Regional and Town  
 Planning Act, 1968 to carry out development and building permission under section 44 of Maharashtra  
 Regional and Town Planning Act, 1968 to erect a building on plot No. \_\_\_\_\_  
 C.T.S. No. 15 (pt) of village Kanjur (W)  
For Sahjeevan SRA CHS Ltd.

of village Kanjur T.P.S. No. \_\_\_\_\_  
 ward 15 Situated at Shahdadi (W)


The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI  
 UPR No. SRA/ER/2782/S/PL/LOI dt. 24/01/2020  
 LOCALUR No. S/PVT/0118/20140630/AP/S dt. 27/02/2020  
 and on following conditions.

- The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the Public Street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- 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 issue.
- This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of Zonal Zone Management Plan.
- If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1968.
- This Certificate is liable to be revoked by the C.E.O. (SRA) if:
  - The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
  - The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act 1968.
- 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.

The C.E.O. (SRA) has appointed Shri. M.A. Nani  
 Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to Plinth C.C. as per approved amended plans  
 dated 30/12/2021.

For and on behalf of Local Authority  
 The Slum Rehabilitation Authority

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



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## SLUM REHABILITATION AUTHORITY

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

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

No. SRA/ENG/3311/S/PL/AP 2 0 MAR 2017

COMMENCEMENT CERTIFICATE

TO,  
M/s. Nexzone Fiscal Services Pvt.Ltd.  
~~702, Marathon Max, Mulund Goregaon Link Road,~~  
Mulund (West), Mumbai-400 080.



Sir,

With reference to your application No. 588 dated 20/03/2017 for Development Permission and grant of Commencement Certificate under section 44 & 69 of Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. \_\_\_\_\_ C.T.S. No. 15(pt.)

of vilage Kahjur T.P.S. No. \_\_\_\_\_  
ward 'S' Situated at Kranti Nagar, Bhandus (W), Mumbai-7B.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned In LOI  
U/R No. SRA/ENG/2782/S/PVT/LOI dt. 09/09/2016  
IDA U/R No. SRA/ENG/3311/S/PL/AP dt. 29/09/2016  
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.

The C.E.O. (SRA) has appointed SHRI S.D. MAHAJAN  
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to plinth level.

For and on behalf of Local Authority  
The Slum Rehabilitation Authority

seah  
20-03-17  
Executive Engineer (SRA) -3

FOR  
CHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)

करल No. SRA/ENG/3311/S/PL/AP			23 JAN 2018
93904	42	CC	This C.C. is re-endorsed as per approved
२०२४			

amended plans dtel. 20/1/2018, for work upto plinth level and

*Seah*  
23-01-18  
Executive Engineer  
Slum Rehabilitation Authority

SEAL OF THE JOINT SUB REGISTRAR, MUMBAI  
MUMBAI SUBURBAN DIST. REG. OFF. NO. 100  
C.C. No. 100/2018  
SRA/ENG/3311/S/PL/AP

14 MAY 2018

further extended from Ground to 7th upper floors Building no. 100 including L.M.R & O.H.W.T to Rehab per approved amended plans dated 20/01/2018.

*Seah*  
14-05-18  
Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/3311/S/PL/AP

27 FEB 2020

This C.C. is re-endorsed as per approved amended plans dated 27/02/2020.

*Seah*  
27-2-20  
Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/3311/S/PL/AP 12 JUN 2020

This C.C. is further extended from 8th to 22nd floor (i.e 68.15mtr) including LMR & O.W.H.T for Rehab building no. 100 as per approved amended plans dated 27/02/2020.

*Seah*  
12-6-20  
Executive Engineer  
Slum Rehabilitation Authority

ISSUED

SIGN

25/01/2023

SRA/ENG/3311/S/PL/AP

25 JAN 2023

This C.C is re-endorsed as per approved amended plans dated

25/01/2023.

*[Signature]*

*[Signature]*

S.E (S.R.A.) A.E. (S.R.A.) Executive Engineer  
Slum Rehabilitation Authority

53964	43	८८
२०२४		



**ANNEXURE "7"****(Details of Revised/Amended Approvals/Permissions)****Details Revised of Letter of Intent ("LOI"):**

Slum Rehabilitation Authority ("SRA") has issued revised LOI bearing no. SRA/ENG/2782/S/PL/LOI dated 24<sup>th</sup> January, 2020 in favour of the Promoter. The copies of the LOI dated 9<sup>th</sup> September, 2016 and revised LOI dated 24<sup>th</sup> January, 2020 are annexed hereto and collectively marked as Annexure "3" (Colly.).

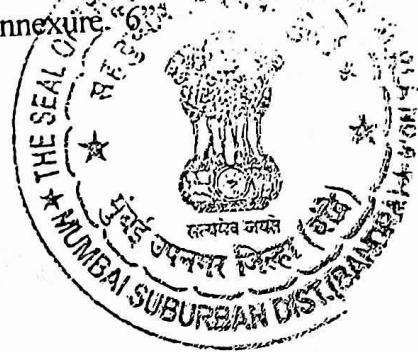
93904		
48	CC	

**Details Amended of Intimation of Approval ("IOA"):**

- i. SRA further issued amended IOA dated 13<sup>th</sup> November, 2020 to 10<sup>th</sup> December, 2020 and 30<sup>th</sup> December, 2021 bearing No. S/PVT/0118/20140630/AP/S for Sale Building. The copies of the IOA are annexed hereto and marked as Annexure "5" (Colly.).

**3. Details of Commencement Certificate ("CC"):**

- i. SRA has issued Commencement Certificate ("CC") bearing No.S/PVT/0118/20140630/AP/S dated 10<sup>th</sup> March, 2023 in respect of the Sale Building subject to terms and conditions stated therein and extended/granted/amended from time to time. A copy of CC is annexed hereto and marked as Annexure "6".



*ke*

*[Signature]*

ARATHO



Annexure "B"



महाराष्ट्र शासन

मालमत्ता पत्रक

करल ४		
१३१७५	५५	८८
२०२४		

ULPIN: 82634990687

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

82634990

गाव/पेट : कांजूर तालुका/न.भू.का. : नगर भूमापन अधिकारी, मुलुंड जिल्हा : मुंबई उपनगर

नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा माध्यमाची तपशील आणि त्याच
१५			११३८०.२०	शेती	

सुविधाधिकार :

हक्काचा मूळ धारक :

वर्ष :

पट्टेदार :

इतर मार :

इतर शेरे :



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(प) किंवा गार (इ)	साक्षात्कन
16/08/2013	मा.जिल्हा अधीक्षक मूमि अभिलेख मुंबई उपनगर यांचेकडील आदेश क्र.न.भू./ नक्कल/ अर्ज / सत्ताप्रकार/२०१३ दि.१५/७/१३ व दि.२६/७/१३ चे आदेश व इकडील आदेश क्र.दि.१६/८/१३ अन्वये न.भू.क्र.१५ या निळकत पत्रिकेस सत्ता प्रकार शेती दाखल केलेची नोंद केली.			फेरफार क्र. ६५० प्रमाणे सही- 16/08/2013 न.भू.अ.मुलुंड
15/12/2015	मा.जमावदी आयुक्त आणि संचालक मूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.५/मि.५/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू. कांजूर / फे.क्र ८४६/२०१५ दिनांक १५/१२/२०१५ अन्वये निळकत पत्रिकेवर नमूद असलेले अंकी क्षेत्र अक्षरी अकरा हजार तीनशे ऐंशी पुर्णाक दोन दशांश चौ.मी दाखल केले.			फेरफार क्र. ८४६ प्रमाणे सही- 15/12/2015 न.भू.अ.मुलुंड
12/10/2018	विनशेती सनद / आदेशान्वये. मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील सनद क्र. सी. कार्या-२डी/जमिन/विशे/ एस. आर.के. २०५२ दि. २८/०३/२०१८ व इकडील मो.र.नं. ४८३/२०१८ दिनांक १०/०९/२०१८ अन्वये न.भू.क्र. १५ पैकी क्षेत्र ४०७२.०० चौ.मी. विनशेतीकडे वर्ग झालेने सदर क्षेत्रास अधिकार अभिलेखाप्रमाणे धारक नेक्सझोन फिक्सल सर्व्हीसेस प्रायवेट लिमिटेड यांचे नाव दाखल केलेची नोंद दाखल केली.		H नेक्सझोन फिक्सल सर्व्हीसेस प्रायवेट लिमिटेड क्षेत्र ४०७२.००चौ.मी.	फेरफार क्र. १०९६ प्रमाणे सही- 12/10/2018 न.भू.अ.,मुलुंड

दि निळकत पत्रिका (दिनांक 19/10/2019 12:10:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

निळकत पत्रिका डाउनलोड दिनांक 14/06/2023 03:06:55 PM

वैधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSL/LogIn/VerifyPropertyCard> या संकेत स्थळावर 2209100001844223 हा क्रमांक वापरावा.

Structure (School) and the foot print area of the above buildings are as under:

Sr No.	Particular	Foot Print area
1.	Rehabilitation building	509.85 Sq.mtrs.
2	Sale Building (consist of A and B Wing)	Wing A: 305.56 Sq.mtrs. Wing B: 414.78 Sq.mtrs.
3	Sale Building C Wing (Rehab Institutional Structure (School))	129.21 Sq.mtrs.

**D. Permission and approvals**

1. Sahjeevan Sahkari Gruh Nirman Sanstha (Proposed) submitted the scheme in the office of Chief Executive Officer Slum Rehabilitation Authority, Mumbai, The Hon'ble Authority accepted the said proposal on 30<sup>th</sup> June, 2014.

2. I have been furnished with Letter of Intent dated 9<sup>th</sup> September, 2016 bearing reference no. SRA/ENG/2782/S/PVT/LOI issued by Slum Rehabilitation Authority to Nexzone for the proposed slum rehabilitation scheme on the said Property under the provision of Regulation 33(10) D.C. Regulations FSI of 4 has been approved for the Project while the permissible FSI of 4 has been approved for the Slum Plot and in respect of the development of the said Property subject to the terms and conditions contained therein. I bring to your attention that I have not seen the Interim documents at each stage leading up to the issuance of the LOI and I presume that LOI has been duly issued.

9

Address: 601, 6<sup>th</sup> Floor, Shree Samarath Viscaria Co-Op. Hsg. Society, Shivdarshan Path, T.P.Road, Next to Shivdarshan SRA Building, Near Gadhav Naka, Bhandup (West), Mumbai-400 078

3. I have been furnished with a copy of Intimation of Approval dated 20<sup>th</sup> September, 2016 bearing reference no. SRA/ENG/3311/S/PL/AP addressed by Slum Rehabilitation Authority to Nexzone in respect of rehab building proposed to be constructed on the said Property.

4. I have been furnished with a copy of the Commencement Certificate dated 20<sup>th</sup> March, 2017 bearing reference no. SRA/ENG/3311/S/PL/AP addressed by Slum Rehabilitation Authority to Nexzone in respect of rehab building and have been granted up to the plinth level on certain terms and conditions mentioned therein. I have been informed by Nexzone that the aforesaid permission is valid and subsisting and not in breach of any conditions stipulated therein.

5. I have been furnished with a copy of Intimation of Approval dated 20<sup>th</sup> January, 2018 bearing reference no. SRA/ENG/3311/S/PL/AP addressed by Slum Rehabilitation Authority to Nexzone in respect of rehab building proposed to be constructed on the said Property pursuant to the amended plan submitted by the Nexzone.

6. I have been furnished with a copy of Commencement Certificate dated 23<sup>rd</sup> January, 2018 bearing reference no. SRA/ENG/3311/S/PL/AP addressed by Slum Rehabilitation Authority to Nexzone in respect of rehab building and where Commencement Certificate is re-endorsed pursuant to the amended plan dated 20<sup>th</sup> January, 2018 up to the plinth level on certain terms and conditions mentioned therein. I have been informed by Nexzone that the aforesaid permission is valid and subsisting and not in breach of any conditions stipulated therein.

7. I have been furnished with copy of the Non Agricultural Permission under Section 42(A) of Maharashtra Land Revenue Court in respect of

10

Address: 601, 6<sup>th</sup> Floor, Shree Samarath Viscaria Co-Op. Hsg. Society, Shivdarshan Path, T.P.Road, Next to Shivdarshan SRA Building, Near Gadhav Naka, Bhandup (West), Mumbai-400 078

the said property dated 28<sup>th</sup> March, 2018 subject to the terms and conditions contained therein.

8. I have been furnished with a copy of the Commencement Certificate dated 14<sup>th</sup> May, 2018 bearing reference no. SRA/ENG/3311/S/PL/AP addressed by Slum Rehabilitation Authority to Nexzone in respect of rehab building and where Commencement Certificate is further extended from ground to 7<sup>th</sup> upper floor (i.e. 23.50 mtrs.) including Lift Machine Room (L.M.R.) and Over Head Water Tank (O.H.W.T.) as per approved amended plan dated 20<sup>th</sup> January, 2018. I have been informed by Nexzone that the aforesaid permission is valid and subsisting and not in breach of any conditions stipulated therein.

9. I have been furnished with Revised Letter of Intent dated 24<sup>th</sup> January, 2020 bearing reference no. SRA/ENG/2782/S/PVT/LOI issued by Slum Rehabilitation Authority to Nexzone for the proposed slum rehabilitation scheme on the said Property under the provision of Regulation 33(10) D.C. Regulations FSI of 3.90 (FSI sanctioned for the Project) while the permissible FSI of 4.02 has been approved for the Slum Plot and in respect of the development of the said Property subject to the terms and conditions contained therein. I bring to your attention that I have not seen the Interim documents at each stage leading up to the issuance of the LOI and I presume that LOI has been duly issued.

10. I have been furnished with a copy of Amended Intimation of Approval dated 27<sup>th</sup> February, 2020 bearing reference no. SRA/ENG/3311/S/PL/AP addressed by Slum Rehabilitation Authority to Nexzone in respect of rehab building proposed to be constructed on the said Property pursuant to the amended plans (i.e. Ground Floor (Part) and Stilt (Part)+1<sup>st</sup> to 22<sup>nd</sup> Upper Floors submitted by the Nexzone and the

11

Address: 601, 6<sup>th</sup> Floor, Shree Samarath Viscaria Co-Op. Hsg. Society, Shivdarshan Path, T.P.Road, Next to Shivdarshan SRA Building, Near Gadhav Naka, Bhandup (West), Mumbai-400 078

terms and conditions recorded in the Intimation of Approval dated 20<sup>th</sup> September, 2016 and 20<sup>th</sup> January, 2018 shall be complied with as well as condition of the Letter of Intimation dated 9<sup>th</sup> September, 2016 and revised Letter of Intimation dated 24<sup>th</sup> January, 2020 shall be complied with.

11. I have been furnished with a copy of Intimation of Approval for Sale Building dated 27<sup>th</sup> February, 2020 bearing reference no. SRA/ENG/S/ PVT/ 0118/ 20140630/ AP /S addressed by Slum Rehabilitation Authority to Nexzone in respect of Sale building proposed to be constructed on the said Property.

12. I have been furnished with a copy of the Commencement Certificate dated 27<sup>th</sup> February, 2020 bearing reference no. SRA/ENG/3311/S/PL/AP addressed by Slum Rehabilitation Authority to Nexzone in respect of rehab building and where Commencement Certificate is re-endorsed as per the approved amended plans dated 27<sup>th</sup> February, 2020. I have been informed by Nexzone that the aforesaid permission is valid and subsisting and not in breach of any conditions stipulated therein.

13. I have been furnished with a copy of the Commencement Certificate dated 12<sup>th</sup> June, 2020 bearing reference no. SRA/ENG/3311/S/PL/AP addressed by Slum Rehabilitation Authority to Nexzone in respect of rehab building and where Commencement Certificate is further extended from 8<sup>th</sup> to 22<sup>nd</sup> floors (i.e. 08.15 mtrs.) including Lift Machine Room (L.M.R.) and Over Head Water Tank (O.H.W.T.) for Rehab Building No.1 as per approved amended plan dated 27<sup>th</sup> February, 2020. I have been informed by Nexzone that the aforesaid permission is valid and subsisting and not in breach of any conditions stipulated therein.

12

Address: 601, 6<sup>th</sup> Floor, Shree Samarath Viscaria Co-Op. Hsg. Society, Shivdarshan Path, T.P.Road, Next to Shivdarshan SRA Building, Near Gadhav Naka, Bhandup (West), Mumbai-400 078

करल ४		
१३१०५	५७	८८
२०२४		
Revenue Records		

PRASANNA S. TARE  
B. Com, LL.B  
Continuation Sheet No.

**I. PROPERTY REGISTER CARD**

I have been furnished with copy of Property Register Card ("PRC") dated 29<sup>th</sup> October, 2020 downloaded from mahabhulekh.mahabhum.gov.in, on perusal of the same I note the following:

CTS No.	Area (in Sq. Meters)	Owner/Holder	Tenure
15	4072	Nexzone Fiscal Services Private Limited	C

I note that the PRC bearing CTS No. 15 (Part) have been updated and reflect the name of the Nexzone Fiscal Services Private Limited as the owner in respect of area admeasuring about 4072 Sq mtr.

7/12 Extracts dated 29<sup>th</sup> September, 2018 have been furnished. However, I have been informed by the representative of the Nexzone that, the Deed of Conveyance dated 16<sup>th</sup> December, 2013, reflected the said property as survey no. 124/1 (Part).

However by virtue of sub-division, amalgamation and computerization of the 7/12 extract of the Village Kanjur, Taluka Kuria, Mumbai Suburban District, the said property assign the new numbers. In this regard Nexzone furnished with the following 7/12 extract and Mutation entries which reflects that 124 (Part) corresponds to present survey no. 124/5.

- a) I have been furnished, with the copy of the Mutation Entry No.909 of Village Kanjur, Taluka Kuria, Mumbai Suburban District, dated 24<sup>th</sup> November, 2014, by the said Mutation Entry Survey No. 124

13

Address: 601, 6<sup>th</sup> Floor, Shree Samarth Viscaria Co-Op. Hsg. Society, Shivdarshan Path, T.P.Road, Next to Shivdarshan SRA Building, Near Gadhav Naka, Bhandup (West), Mumbai-400 078

PRASANNA S. TARE  
B. Com, LL.B  
Continuation Sheet No.

appears to be subdivided and new numbers has been assign as Survey No.124/1, 124/2, 124/3 and 124(Part).

- b) I have been furnished, with the Mutation Entry No.1030 dated 5<sup>th</sup> May, 2014. On perusal it appears that the land bearing Survey No. 124/1 was subdivided in to Survey No. 124, Hissa No. 1/1 and Survey No. 124, Hissa No. 1/2.

- c) I have been furnished with a copy of 7/12 extract dated 20<sup>th</sup> November, 2017 for land bearing Survey No. 124/1/2, same stand in the name of Nexzone Fiscal Services Private Limited as a Owner, by virtue of Document Deed of Conveyance dated 16<sup>th</sup> December, 2013 registered with the office of Sub-Registrar of Assurances at Kuria-2 on 17<sup>th</sup> December, 2013 under Serial No.KRL-2/11847/2013, and hence Accordingly name of Nexzone Fiscal Services Private Limited entered into the Record of right for Survey No.124/1/2 same is reflected in the Mutation Entry No 1030.

- d) I have been furnished with the letter dated 29<sup>th</sup> October, 2020 bearing no. 51/2020 address by Office Circle Officer, Ghalkopar and Tallathi Sajja Kanjur to Nexzone Fiscal Services Private Limited. On perusal It appears that the Survey No. 124/1/2 assign a new no. i.e. Survey No.124/5 at the time Computerisation.

- e) I have been furnished with a copy of 7/12 extract of dated 29<sup>th</sup> September, 2018 for land bearing Survey No. 124/5. The area of the Survey No.124/5 admeasuring about 5200 Square meters and the land continues to appear in the name of Nexzone Fiscal Services Private Limited.

14

Address: 601, 6<sup>th</sup> Floor, Shree Samarth Viscaria Co-Op. Hsg. Society, Shivdarshan Path, T.P.Road, Next to Shivdarshan SRA Building, Near Gadhav Naka, Bhandup (West), Mumbai-400 078

PRASANNA S. TARE  
B. Com, LL.B  
Continuation Sheet No.

By Mutation Entry No.909, 1030, 1035 of Village Kanjur, Taluka Kuria, Mumbai Sub-urban District and letter dated 29<sup>th</sup> October, 2020 bearing no. 51/2020 address by Office Circle Officer, Ghalkopar and Tallathi Sajja Kanjur, it appears that said larger land assign the survey no. 124/5.

**F. Litigation**

The representative of Nexzone Fiscal Services Private Limited, the owner inform me that, there is no litigation pending pertaining to said larger land or any part thereof and/or said scheme before any court of law and/or before any authority.

**G. Lien and charge**

The representative of Nexzone Fiscal Services Private Limited the owner inform me that, there is no lien and/or charge on the said larger land and/or any part of the said larger land.

**H. Development Plan and Remark**

I have been furnished with Remarks under Development Plan 2034 dated 14<sup>th</sup> May, 2019 bearing reference no. Ch.e/D.P3420190511221484 D.P. Rev.BT Referred Inward No. S/2019/11221486 addressed by Municipal Corporation of Greater Mumbai to M/s. Matrix Architect for CTS No. 15 for Village Kanjur situated in S Ward and on perusal of the same I note that the said property falls under RR2.1 (Rehabilitation and resettlement) (Part of the Larger Reservation) (15.2 11949.91 Sq.mtrs.) and Ret.1 (Municipal School) (Part of the Larger Reservation) (15 2056.18 Sq.mtrs.)

**I. Other Observations**

1. I have inspected certain original documents of title in relation to the property.

15

Address: 601, 6<sup>th</sup> Floor, Shree Samarth Viscaria Co-Op. Hsg. Society, Shivdarshan Path, T.P.Road, Next to Shivdarshan SRA Building, Near Gadhav Naka, Bhandup (West), Mumbai-400 078

PRASANNA S. TARE  
B. Com, LL.B  
Continuation Sheet No.

2. I have been informed by representative of Nexzone as under:

- a) There is no litigation pertain to the said larger property or any portion thereof.
- b) There are no lien or charge created on the built-up area of the sale buildings to be constructed on the said Property or on the said Property or any part thereof.
- c) The said Property or any portion thereof is subject to any acquisition proceedings by the State Government or any other Government Authority.
- d) There is no place of worship on a part of the said Property and there is School and the same will be dealt as provided in the SRA Annexure II issued by the Competent Authority.
- e) There are no electricity sub-stations, underground pipes etc. running through the said Property or any portion thereof.
- f) The said Property did not belong to any Tribals or Adivasis.
- g) The said Property is not subject to any easements or any restrictive covenants or otherwise.
- h) The said Property or any part thereof is not affected by forest reservation.
- i) The said Property is not abutting any defence area.
- j) There are no contingent liabilities in the books of Nexzone which may attach to the said Property.
- k) The said Property is not affected by any schemes or orders issued and passed under the provisions of the Urban Land (Ceiling and

16

Address: 601, 6<sup>th</sup> Floor, Shree Samarth Viscaria Co-Op. Hsg. Society, Shivdarshan Path, T.P.Road, Next to Shivdarshan SRA Building, Near Gadhav Naka, Bhandup (West), Mumbai-400 078

Regulation) Act, 1976 and the urban land ceiling authorities have not acquired possession of the said Property, or any part thereof.

D) There is sufficient road access to the said Property.

3. For the purposes of this opinion on title, I have made certain assumptions which are set out in the Third Schedule hereto

**J. Certification**

on the basis of Papers/Documents and information provided in relation to the said Property by Nexzone Fiscal Services Private Limited (Nexzone) I am of the opinion that Nexzone Fiscal Services Private Limited has a clear and Marketable Title over the said Larger property and I am therefore, of the opinion that the said property (More particularly described in schedules B hereunder) is clear and marketable and I further certify that the owner is authorized to develop said property land more particularly described in the schedule B hereunder and construct the Sale building consist of A and B wing to be known as "Neovalley Kaveri Wing A and Neovalley Kaveri Wing B" and further certify that the owner is authorized to sell units / Flats / Premises in the said Sale buildings on ownership basis as contemplated by the RERA.

**THE SCHEDULE A REFERRED TO HEREINABOVE TO**

(Description of the said larger Property)

All that piece and parcel of land and ground measuring 5200 sq.mtrs. thereabouts bearing Survey No. 124 (Part) presently being Survey No. 124/5 Corresponding CTS No. 15 (Part) Village Kanjur, Taluka Kuria, Registration District and Sub-District of Mumbai and Mumbai Suburban at Kranti Nagar, Nardas Nagar, Village Kanjur, Bhandup (West), Mumbai 400 078

Purshotam Aiyas 5) Smt. Saraswati Prathadrai Kheraj (Thakkar) 6) Smt. Damyanti Ladhkar Karji (Kotak), and 7) Smt. Rukhmani Babulal Mayethia, of the One Part therein referred to as Vendors and the Shri. Vinayak Arjun Kambl and 17 others (Chief Promoter) of Proposed Suryadshan Co-Operative Housing Society, therein referred to as the Purchasers of the other part and Smt. Jayalaxmi Gopalji, Virji Gantra W/o Gopalji, Viraji sold and conveyed all their undivided share, right, title and interest on piece and parcel of the land admeasuring about 400 sq mtrs. Out of said larger land bearing Survey No 124 (Part), CTS No.15 (Part) of Village Kanjur, Mumbai Suburban District

2. By a Conveyance Deed dated 16<sup>th</sup> December, 2013 registered with the office of Sub-Registrar of Assurances at Kuria-2 on 17<sup>th</sup> December, 2013 under Serial No. KRL-2/11647/2013, made between Pratapsinh Shoorji Vallabhdas, and 15 Others therein referred to as First Vendors of First part, Shri. Laxman Sitaram Pednekar and (Chairman) and 2 Others, therein referred to as Second Vendors of Second part, and Matrix waste Management Private Limited therein referred to as Confirming Party (Third Part) and Nexzone Fiscal Services Private Limited therein referred as Purchaser of Party of Fourth Part.

4. A Development Agreement dated 16<sup>th</sup> February, 2013 made between Sahjeevan Sahakarani Gruh Nirman Sanstha (Proposed) therein referred to as Party of the First Part, Nexzone Fiscal Services Private Limited therein referred to as Party of a Second Part and all the residential and commercial unit holders as stated in Annexure I therein referred to as Confirming Party of Third Part.

5. Power of Attorney dated 15<sup>th</sup> February, 2013 executed Sahjeevan Sahakarani Gruh Nirman Sanstha (Proposed) appointing Nexzone Fiscal Services Private Limited as their constituted attorney

**THE SCHEDULE B REFERRED TO HEREINABOVE TO**

All that piece and parcel of land and ground bearing Survey No. 124 (Part) presently being Survey No. 124/5 Corresponding CTS No. 15 (Part) measuring about 4072 Sq.mts. Village Kanjur, Taluka Kuria, Registration District and Sub-District of Mumbai and Mumbai Suburban at Kranti Nagar, Nardas Nagar, Village Kanjur, Bhandup (West), Mumbai 400 078

**THE SECOND SCHEDULE REFERRED TO HEREINABOVE TO**

(List of Original Documents Inspected)

1. By a Deed of Conveyance dated 30<sup>th</sup> December, 2006 registered with the sub-registrar of assurances Kuria-2 bearing Serial No. BDP-7/2214 of 2007 dated 12<sup>th</sup> March, 2007 entered into by and between 1) Shri. Pratapsinh Shoorji Vallabhdas, 2) Smt. Anbasa W/o. Vinayak Shri Vallabhdas and 3) Shri. Dilipsinh Shoorji Vallabhdas of the One Part therein referred to as Vendors and the Shri. Vinayak Arjun Kambl (Chief Promoter) of Proposed Suryadshan Co-Operative Housing Society therein referred to as the Purchasers of the other part, the Shri. Pratapsinh Shoorji Vallabhdas and Smt. Anbasa W/o. Vinayak Arjun Kambl sold their undivided share, right, title and interest on a piece and parcel of land admeasuring about 400 sq mtrs. Out of said larger land bearing Survey No. 124 (Part) CTS No.15 of Village Kanjur, Mumbai Suburban District, together with structures standing thereon to the members of Suryadshan Co-Operative Housing Society.
2. By a Deed of Conveyance dated 30<sup>th</sup> December, 2006 registered with the sub-registrar of assurances Kuria-2 bearing Serial No. BDP-7/2205 of 2007 dated 12<sup>th</sup> March, 2007 entered into by and between the 1) Smt. Jayalaxmi Gopalji, Virji Gantra W/o Gopalji, Viraji 2) Smt. Damyanti Virji, 3) Shri. Anunkumar alias Kalyanji Purshottam Thakkar, 4) Shri. Vasantkumar

6. The Slum Rehabilitation Scheme of Sahjeevan Sahakarani Gruh Nirman Sanstha (Proposed) accepted by the Slum Rehabilitation Authority dated 30<sup>th</sup> June, 2014.
7. Letter of Intent dated 9<sup>th</sup> September, 2016 bearing reference no. SRA/ENG/2782/S/PVTA/OI issued by Slum Rehabilitation Authority to Nexzone for the proposed slum rehabilitation scheme.
8. Intimation of Approval dated 20<sup>th</sup> September, 2016 bearing reference no. SRA/ENG/3311/S/PL/AP addressed by Slum Rehabilitation Authority to Nexzone in respect of rehab building.
9. Commencement Certificate dated 20<sup>th</sup> March, 2017 bearing reference no. SRA/ENG/3311/S/PL/AP issued by Slum Rehabilitation Authority to Nexzone in respect of rehab building.
10. Amended Intimation of Approval dated 20<sup>th</sup> January, 2018 bearing reference no. SRA/ENG/3311/S/PL/AP issued by Slum Rehabilitation Authority to Nexzone in respect of rehab building proposed pursuant to the amended plans.
11. Commencement Certificate dated 23<sup>rd</sup> January, 2018 bearing reference no. SRA/ENG/3311/S/PL/AP issued by Slum Rehabilitation Authority to Nexzone in respect of rehab building pursuant to the amended plan dated 20<sup>th</sup> January 2018 up to the plinth level.
12. Non Agricultural Permission under Section 42(A) of Maharashtra Land Revenue Court in respect of the said property dated 28<sup>th</sup> March, 2018.
13. Commencement Certificate dated 14<sup>th</sup> May, 2018 bearing reference no. SRA/ENG/3311/S/PL/AP issued by Slum Rehabilitation Authority to Nexzone in respect of rehab building and whereby Commencement Certificate is further extended from ground to 7<sup>th</sup> upper floor (i.e. 23.50

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**PRASANNA S. TARE**  
B. Com, LL.B  
Continuation Sheet No.

**THE THIRD SCHEDULE HEREINABOVE REFERRED TO**

(Assumptions)

14. Release Letter of intent dated 24<sup>th</sup> January, 2020 bearing reference no. SRA/ENG/2782/S/PLLOI issued by Slum Rehabilitation Authority to Nezone for the proposed slum rehabilitation scheme.

15. Amended Intimation of Approval dated 27<sup>th</sup> February, 2020 bearing reference no. SRA/ENG/3311/S/PLAP issued by Slum Rehabilitation Authority to Nezone in respect of rehab building proposed to be constructed by Nezone in compliance to the amended plans.

16. Intimation of Approval of building dated 27<sup>th</sup> February, 2020 bearing reference no. SRA/ENG/3311/S/PLAP issued by Slum Rehabilitation Authority to Nezone in respect of Sale building consist of A and B Wing to be known as Neovalley Kayott Wing A and Neovalley Kayott Wing B.

17. Commencement Certificate dated 27<sup>th</sup> February 2020 bearing reference no. SRA/ENG/3311/S/PLAP issued by Slum Rehabilitation Authority to Nezone in respect of rehab building, and where by Commencement Certificate is further extended to the proposed amended plans dated 27<sup>th</sup> February 2020.

18. Commencement Certificate dated 12<sup>th</sup> June, 2020 bearing reference no. SRA/ENG/3311/S/PLAP issued by Slum Rehabilitation Authority to Nezone in respect of rehab building and where by Commencement Certificate is further extended from 8<sup>th</sup> to 22<sup>nd</sup> floors (i.e. 68.15 mtrs.) including Lift Machine Room (L.M.R.) and Over Head Water Tank (O.H.W.T.) for Rehab Building No.1 as per approved amended plan dated 27<sup>th</sup> February, 2020.



1. This opinion on the title is based on the information given to us pursuant to the documents and statements submitted. Furnished and produced before us from time to time during the course of our due diligence.
2. While conducting our due diligence exercise, I have assumed the genuineness of all signatures, the authenticity and completeness of all documents submitted to us and the conformity with the originals of all documents supplied as copies. In addition, I have assumed and have not verified the accuracy as to factual matters of each document I have reviewed.
3. This opinion on Title is confined and limited to the state of affairs as on the date hereof. I am not aware of any information to the contrary, which would lead us to believe that the observations stated herein are no longer valid.
4. I am unable to verify whether the parties to any agreements reviewed had the authority to enter into such agreements or whether agents acting for such parties had the Power of attorney to so act where the documents have been executed as attorneys.
5. This opinion on title is limited to the matters expressly set forth herein and no comment is implied or may be inferred beyond the matters expressly stated herein. This opinion on Title is based only on the documents made available for our examination and information provided to us as stated above. Matters expressed herein are limited to reflect the state of the law applicable to the particular facts therein contained only as on the date thereof.
6. I express no opinion as to the consequence or application of any law existing and applicable after such date, and expressly decline any continuing obligation to advise after date of this opinion on Title of any

21

Address: 601, 6<sup>th</sup> Floor, Shree Samarth Viscaria Co-Op. Hsg. Society, Shivdarshan Path, T.P.Road, Next to Shivdarshan SRA Building, Near Gadhav Naka, Bhandup (West), Mumbai-400 078

22

Address: 601, 6<sup>th</sup> Floor, Shree Samarth Viscaria Co-Op. Hsg. Society, Shivdarshan Path, T.P.Road, Next to Shivdarshan SRA Building, Near Gadhav Naka, Bhandup (West), Mumbai-400 078

**PRASANNA S. TARE**  
B. Com, LL.B  
Continuation Sheet No.

changes in the foregoing or any changes of circumstances of which I may become aware that may affect our observations contained herein.

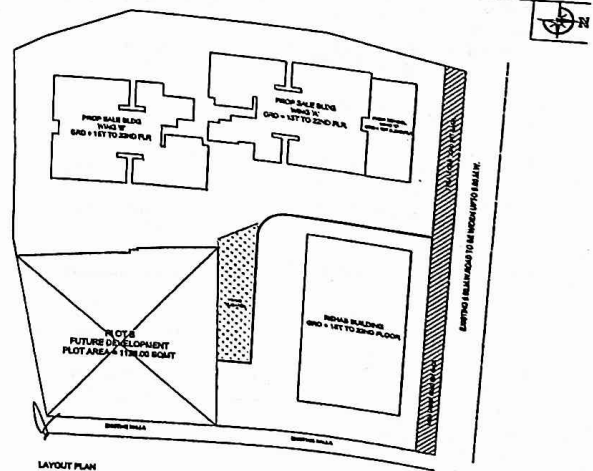
7. For the purpose of this opinion on Title, I have not independently verified the Power of attorney or the authority under which the individuals have signed the deeds of conveyance / document of title as Constituted Attorney.
8. I have relied solely on the registered documents of title furnished to us in cases where there is any inconsistency between the title reports and other unregistered documents furnished to us from time to time during the course of our due diligence exercise.
9. I assume that technical diligence in respect of the said Property as regards the development potential of the same has been independently carried out.
10. I have not opined on the structures and/or any buildings standing on the said Property and I recommend that a separate technical diligence be conducted for the same.
11. This opinion on Title for the limited purpose of expressing our opinion on the matters mentioned herein and should not be relied upon by any other person or persons or for any purpose other than the aforesaid.
12. I expressly disclaim any liability, which may arise due to any decision taken by any person or persons, on the basis of this opinion on Title.

Dated this 29<sup>th</sup> day of October, 2020

*Prasanna S. Tare*  
Prasanna S. Tare  
Advocate

Address: 601, 6<sup>th</sup> Floor, Shree Samarth Viscaria Co-Op. Hsg. Society, Shivdarshan Path, T.P.Road, Next to Shivdarshan SRA Building, Near Gadhav Naka, Bhandup (West), Mumbai-400 078

Annexure - A



LAYOUT PLAN

TITLE CERTIFICATE

To:  
Nexzone Fiscal Services Private Limited,  
702, Marathon Max,  
Mulund - Goregaon Link,  
Mulund (West) Mumbai - 400 080.

Re: All that piece and parcel of land and ground admeasuring 5200 sq mtrs. thereabouts bearing Survey No. 124 (Part) presently being Survey No. 124/5 Corresponding CTS No. 15 (Part) Village Kanjur, Taluka Kurla, Registration District and Sub-District of Mumbai and Mumbai Suburban at Kranli Nagar, Nardas Nagar, Village Kanjur, Bhandup (West), Mumbai 400 078 and more particularly described in the Schedule A hereunder written. (Hereinafter referred to as "Said Larger Property")

I had prepared this opinion on Title in respect of the said Larger property, on the basis of Papers/Documents and Information provided in relation to the said Property by Nexzone Fiscal Services Private Limited ("Nexzone"), on perusal of the same, I note as under:

A. Title flow

a. One Shoorji Vallabhdas, Shivi Raghvaji and Sir Mathuradas Vissanji were well and sufficiently entitled to *inter alia* All that piece and parcel of land and ground admeasuring 5200 sq.mtrs. thereabouts, bearing Survey No. 124 (Part) Corresponding CTS No. 15 (Part), Village Kanjur, Taluka Kurla, Registration District and Sub-District of Mumbai, and Mumbai Suburban at Kranli Nagar, Nardas Nagar, Village Kanjur, Bhandup (West), Mumbai 400 078 and more particularly described in the Schedule A and more particularly described in the First Schedule hereunder written. I have not been provided with documents of title by

1

Correspondence Address : 601, 6<sup>th</sup> Floor, Shree Samarth Viscaria Co-Op. Hsg. Society, Shivdarshan Path, T.P. Road, Next to Shivdarshan SRA Building, Near Gadhav Naka, Bhandup (West), Mumbai - 400 078.

iii. the Gopalji Virji died intestate on 25<sup>th</sup> August, 1968 leaving behind his widow Smt. Jayalaxmi Gopalji Virji Gantra as his only legal heir and successor in title

iv. The said Smt. Bachubal Purshottam died Intestate on 8<sup>th</sup> March, 1978, leaving behind her children i. Kalyanji alias Arunkumar Purshottam, ii. Vasantkumar Purshottam, iii. Saraswati Pralhadrai Khersaj, iv. Damyanti Liladhar Kanji and v. Rukhmini Purshottam Dayaji (Babulal) as her only heirs and legal representatives.

v. Smt Rukhmini Purshottam expired on or about 17<sup>th</sup> September, 2010 leaving behind her children namely i) Mr. Raja Babulal Majethia ii) Mrs. Chandika Rameshkumar Kutchillii) Mrs. Divya Rajendra Kutchi, iv) Mrs. Heena Rashmikant Karia v) Mrs. Bhavna Vasant Dairs (and vi) Mrs. Jyoti Darmesh Gandha heirs and legal representative.

d. Sir Mathuradas Vissanji died Mumbai on 22<sup>nd</sup> December, 1949 leaving behind his last will and Testament dated 2<sup>nd</sup> September, 1947 which was duly probated and granted by the Hon'ble High Court, Bombay on 25<sup>th</sup> June, 1952. The executors of the will of Sir Mathuradas Vissanji, Ratansey were Pratapsinh Mathuradas Vissanji, Ratansay Karsondas, Ratansay Vissanji, Pushpabal Vissanji and Jalsinh Vithaldas. (nephew of Sir Mathuradas Vissanji), vido various Mutation Entries, names or Records as executors of the estate of Sir Mathuradas Vissanji and name of Sir Mathuradas Vissanji was deleted Ratanbal vissanji, wife of Sir Mathuradas Vissanji, and one of the executors, died on 22<sup>nd</sup> June, 1963. Shri Ratansey Karsondas died on 1<sup>st</sup> October, 1992, Smt. Pushpabal Vissanji died on 7<sup>th</sup> April, 1998. Shri Pratapsinh Mathuradas Vissanji died on 5<sup>th</sup> October, 2007. Jalsinh Vithaldas, herein is therefore

3

Address: 601, 6<sup>th</sup> Floor, Shree Samarth Viscaria Co-Op. Hsg. Society, Shivdarshan Path, T.P. Road, Next to Shivdarshan SRA Building, Near Gadhav Naka, Bhandup (West), Mumbai-400 078

which Shoorji Vallabhdas, Shivi Raghvaji and Sir Mathuradas Vissanji became entitled to the aforesaid land parcels.

b. The said Shoorji Vallabhdas died on or about 17<sup>th</sup> September, 1951 leaving behind his share equally among his 3 (three) sons of Shri Shoorji Vallabhdas and the names of Pratapsinh Shoorji Vallabhdas and Dilipsinh Shoorji Vallabhdas were recorded in the Revenue Records and name of Shoorji Vallabhdas was deleted and Smt. Jyotsna Vikramsini widow late Shri Vikramsini Shoorji Vallabhdas (Son of Shoorji Vallabhdas) also has an undivided share, right and interest in the said larger property by virtue of her being the sole beneficiary of her husband's estate after his death.

c. After the death of the said Shivi Raghvaji, his undivided share, right, title and interest was represented by his legal heirs and successors in title, namely (i) Banji Surji ii) Smt. Manibai Virji iii) Shri. Gopal Virji iv) Smt. Bachubal Purshottam v) Smt. Rukhmini Purshottam Dayaji (Babulal) vi) Smt. Damyanti Virji vii) Smt. Kalyanji alias Arunkumar Purshottam viii) Shri. Vasant Karsondas ix) Smt. Saraswati Pralhadrai Khersaj x) Smt. Damyanti Liladhar Kanji and xi) Smt. Jyoti Dairs heirs successors in title to the said Shivi Raghvaji.

i. The said Shivi Raghvaji died intestate and a will was left behind his brother Virji Surji as his only heir and successor in title.

a. The said Virji Surji died intestate leaving behind his widow Smt. Manibai Virji, his son Gopalji Virji and daughter Damyanti Virji as his only heirs and successors in title.

ii. The said Manibai Virji died intestate on 21<sup>st</sup> December, 1952 leaving behind her son, the aforesaid, Shri Gopalji Virji and daughter, aforesaid, Damyanti Virji as her only heirs and successors in title

2

Address: 601, 6<sup>th</sup> Floor, Shree Samarth Viscaria Co-Op. Hsg. Society, Shivdarshan Path, T.P. Road, Next to Shivdarshan SRA Building, Near Gadhav Naka, Bhandup (West), Mumbai-400 078

the sole surviving Executor and Trustee of the estate of Sir Mathuradas Vissanji. All these persons known as Owner of 'Bhandup Estate' also known as 'Bhandup Khot', Ratansay Karsondas & Ors', 'Pratapsinh Shoorji Vallabhdas'.

e. By a Deed of Conveyance dated 30<sup>th</sup> December, 2006 registered with the sub-registrar of assurances Kurla-2 bearing Serial No. BDR-7/2234 of 2007 dated 12<sup>th</sup> March, 2007 entered into by and between the 1) Shri Pratapsinh Shoorji Vallabhdas, 2) Smt. Jyotsna W/o Vikramsini Shoorji Vallabhdas, and 3) Shri. Dilipsinh Shoorji Vallabhdas, of the One Part therein referred to as Vendors and the Shri. Vinayak Arjun Kambli and 17 others (Chief Promoter) of Proposed Suryadarshan Co-Operative Housing Society, therein referred to as the Purchasers of the other part, the Shri Pratapsinh Shoorji Vallabhdas and 2 others sold and conveyed all their undivided share, right and interest on a piece and parcel of land admeasuring about 400 sq. mtrs., Out of said larger land, bearing Survey No. 124 (Part), CTS No. 15 of Village Kanjur, Mumbai Suburban District, together with structures standing thereon being a chawl consisting of 18 rooms occupied by the members of Suryadarshan Co-Operative Housing Society, on the terms and conditions as mentioned therein.

f. By a Deed of Conveyance dated 30<sup>th</sup> December, 2006 registered with the sub-registrar of assurances Kurla-2 bearing Serial No. BDR-7/2235 of 2007 dated 12<sup>th</sup> March, 2007 entered into by and between the 1) Smt. Jayalaxmi Gopalji Virji Gantra W/o. Gopalji Viraji 2) Smt. Damyanti Virji, 3) Shri. Arunkumar alias Kalyanji Purshottam Thakkar, 4) Shri. Vasantkumar Purshottam Aya 5) Smt. Saraswati Pralhadrai Khersaj (Thakkar) 6) Smt. Damyanti Liladhar Kanji (Kotak), and 7) Smt. Rukhmani Babulal Majethia, of the One Part therein referred to as Vendors and the Shri. Vinayak Arjun Kambli and 17 others (Chief

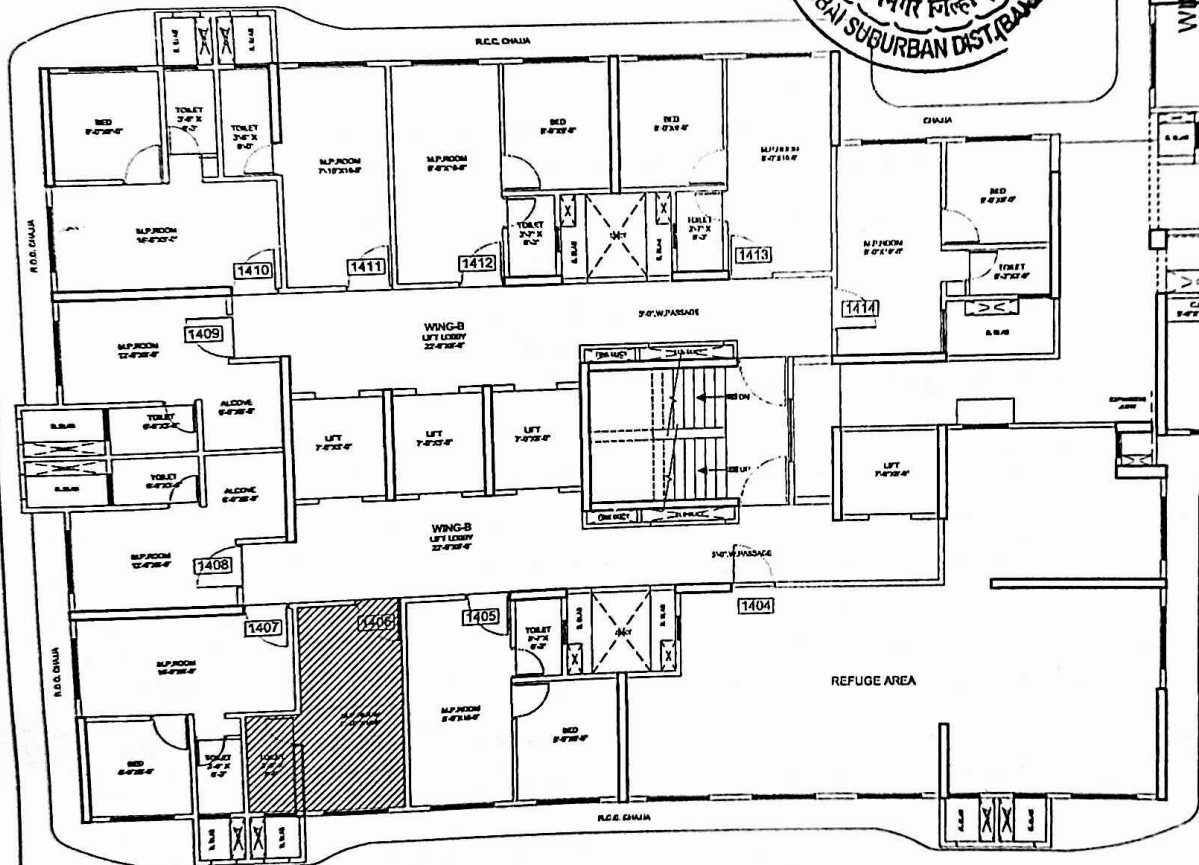
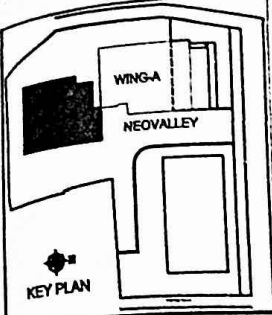
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Address: 601, 6<sup>th</sup> Floor, Shree Samarth Viscaria Co-Op. Hsg. Society, Shivdarshan Path, T.P. Road, Next to Shivdarshan SRA Building, Near Gadhav Naka, Bhandup (West), Mumbai-400 078

# ANNEXURE " II "

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**LEGEND:-**

RERA CARPET AREA

PROJECT TITLE :- MARATHON NEOVALLEY  
KAVERI WING - B

FOR :- 14TH FLR FLAT NO :- B-1408



**MARATHON**

Redefining Real Estate. Redefining Infrastructure.

**MATRIX**

702, MARATHON MAX  
MULUND-GOREGAON LINK RD.  
MULUND (W)  
CORPORATE OFFICE:-



23904	EL	CC
2028		

# Maharashtra Real Estate Regulatory Authority

## REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 8(n)]

This registration is granted under section 5 of the Act to the following project in the project registration number :  
**P51800026970**

Project: **MARATHON NEOVALLEY KAVERI WING B, Plot Bearing / CTS / Survey / Pr. No. / Area / PT at**  
**Kurla, Kurla, Mumbai Suburban, 400078;**



1. **M/S Nexzone Fiscal Services Pvt Ltd** having its registered office / principal place of business at Tehsil: **Kurla, District: Mumbai Suburban, Pin: 400080.**
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from **07/11/2020** and ending with **30/06/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Pramanand Prabhu  
(Secretary, MahaRERA)  
Date: 08-09-2021 23:33:40

Dated: **08/09/2021**  
Place: **Mumbai**

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



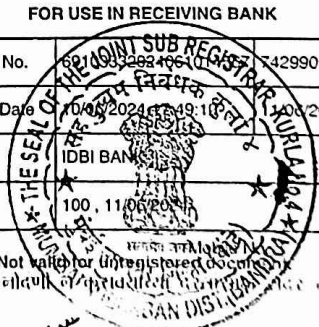


**CHALLAN**  
MTR Form Number-6



GRN	MH003317564202425E	BARCODE	[Barcode]		Date	14/06/2024 17:43:51	Form ID	25.2
Department	Inspector General Of Registration			Prayer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4			PAN No (If Applicable)	AKAPS6241F			
Location	MUMBAI			Full Name	PRASHANT DIGAMBER SURVE			
Year	2024-2025 One Time			Flat/Block No.	FLAT NO 1406 KAVERI B WING MARIATHON			
				Premises/Building	NEOVALLEY KRANTI NAGAR			

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030045501 Stamp Duty	169500.00	OPP BARISTAR NATH PAI SCHOOL TEMBH PADA ROAD BHANDUP WEST	MUMBAI		4 0 0 0 7 8	
0030063301 Registration Fee	28300.00					PAN2=AACCN9837F-SecondPartyName=NEXZONE FISCAL SERVICES PRIVATE LIMITED-CA=2824821
						करल ४ 93969 12/16 2024
<b>Total</b>	<b>1,97,800.00</b>					Amount In Words One Lakh Ninety Seven Thousand Eight Hundred Rupees Only



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK		
Cheque/DD Details	Bank CIN	Ref. No.	9910983292406101457 742990615	
Cheque/DD No.	Bank Date	RBI Date	14/06/2024 16:56:30 14/06/2024	
Name of Bank	Bank-Branch		IDBI BANK	
Name of Branch	Scroll No., Date		100, 11/06/2024	

Department ID : 9987027427  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for (un)registered documents.  
 नॉट वॉलड फॉर डॉक्युमेंट्स टो बी रजिस्टर्ड इन सब रजिस्ट्रार ऑफिस मॉली. नॉट वॉलड फॉर (अ)रजिस्टर्ड डॉक्युमेंट्स.  
 Validity Unknown

Digitally signed by the  
 DIRECTORATE OF ACCOUNTS  
 AND TREASURIES MUMBAI 02  
 Date: 2024.06.14 16:56:31 IST  
 Reason: GPRS 50000 Document  
 Location: India

Deepan Pathingyan

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**Challan Defaced Details**

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-391-13175	0001980907202425	14/06/2024-16:56:30	IGR200	28300.00

GRN : MH003317564202425E

Amount : 1,97,800.00

Bank : IDBI BANK

Date : 10/06/2024-17:43:51

2	(RS)-391-13175	0001980907202425	14/06/2024-16:56:30	IGR200	169500.00
Total Defacement Amount					1,97,800.00

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 93909 53 57  
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Validity unknown

Digitally signed by  
 DIRECTOR GENERAL OF ACCOUNTS  
 AND TREASURY SERVICES  
 Date: 2024.06.10 16:56:30 IST  
 Reason: GTS-16-51151  
 Location: Bangalore Document

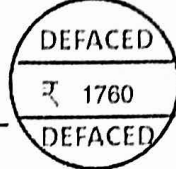


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN	0624128218236	Receipt Date	14/06/2024
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Received from Nexzone Fscal Services Pvt Ltd, Mobile number 9819577422, an amount of Rs.1760/-, towards Document Handling Charges for the Document to be registered on Document No. 13175 dated 14/06/2024 at the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.



**Payment Details**

Bank Name	SBIN	Payment Date	12/06/2024
Bank CIN	10004152024061216822	REF No.	416458047351
Deface No	0624128218236D	Deface Date	14/06/2024

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

करल ४  
93903 ८ १८  
२०२४



391/13175

शुक्रवार, 14 जून 2024 4:57 म.नं.

दस्त गोषवारा भाग-1

करत4

दस्त क्रमांक: 13175/2024

दस्त क्रमांक: करत4 /13175/2024

बाजार मूल्य: रु. 23,50,000/-

भोबदता: रु. 28,24,833!/-

भरलेले मुद्रांक शुल्क: रु. 1,69,500/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. सह. दु. नि. करत4 यांचे कार्यालयात

अ. क्र. 13175 वर दि.14-06-2024

रोजी 4:55 म.न. वा. हजर केला.

पावती: 14124

पावती दिनांक: 14/06/2024

सादरकरणाचे नाव: प्रशांत दिगंबर सुर्वे

नोंदणी फी

रु. 28300.00

दस्त हाताळणी फी

रु. 1760.00

पृष्ठांची संख्या: 88

एकूण: 30060.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक वर्ग-२  
सह दुय्यम निबंधक कुर्ला-४  
कुर्ला-४, मुंबई उपनगर जिल्हा

सह दुय्यम निबंधक वर्ग-२  
सह दुय्यम निबंधक कुर्ला-४  
कुर्ला-४, मुंबई उपनगर जिल्हा

दस्ताचा प्रकार: करारनामा

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





शिक्का क्र. 1 14 / 06 / 2024 04 : 55 : 12 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 14 / 06 / 2024 04 : 56 : 18 PM ची वेळ: (फी)



दस्त क्रमांक :करल4/13175/2024





दस्ताचा प्रकार :-कारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:नेक्सझोन फिस्कल सर्विसेस प्रायव्हेट लिमिटेड यांच्यावतीने सिनियर मॅनेजर आणि अधिकृत व्यक्ती द्वारकानाथ के. राव यांच्यावतीने कुलमुखत्यार म्हणून दिपक पट्टनायक पत्ता:फ्लॉट नं: 702, माळ नं: -, इमारतीचे नाव: मॅरेयॉन मॅक्स, ब्लॉक नं: मुलुंड-पश्चिम, रोड नं: मुलुंड गोरेगांव लिंक रोड,मुलुंड-पश्चिम,मुंबई-400080, महाराष्ट्र, MUMBAI. पॅन नंबर:AACCN9837F	लिहून देणार वय :-38 स्वाक्षरी:- <i>Deepak Pattnayak</i>		
2	नाव:प्रशांत दिगंबर सुर्वे पत्ता:फ्लॉट नं: ए/306 , माळ नं: -, इमारतीचे नाव: विराट अपार्टमेंट , ब्लॉक नं: शंकर पार्क , रोड नं: 90 फिट रोड,पारसिक नगर,कळवा-पश्चिम,ठाणे-400605, महाराष्ट्र, ठाणे. पॅन नंबर:AKAPS6241F	लिहून घेणार वय :-52 स्वाक्षरी:- <i>Prashant Digambar</i>		

वरील दस्तऐवज करून देणार तयाकथीत कारनामा - चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिकव क्र.3 ची वेळ:14 / 06 / 2024 05 : 19 : 46 PM

ओळख:-

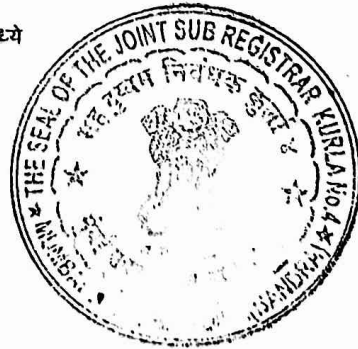
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्याना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित	
1	नाव:दिपक सुभाष घाग वय:37 पत्ता:702 7 वा मजला,मॅरेयॉन मॅक्स,मुलुंड गोरेगांव लिंक रोड,मुलुंड- पश्चिम,मुंबई-400080 पिन कोड:400080	स्वाक्षरी <i>Dipak Ghag</i>		
2	नाव:जितेंद्र सखाराम पवार वय:49 पत्ता:702 7 वा मजला,मॅरेयॉन मॅक्स,मुलुंड गोरेगांव लिंक रोड,मुलुंड- पश्चिम,मुंबई-400080 पिन कोड:400080	स्वाक्षरी <i>Jitendra Pawar</i>		

शिकव क्र.4 ची वेळ:14 / 06 / 2024 05 : 20 : 20 PM

शिकव क्र.5 ची वेळ:14 / 06 / 2024 05 : 20 : 42 PM नोंदणी पुस्तक 1 मध्ये

सहस्रमुख्य अधिकारी प्रशा-२  
कुर्ला-४, मुंबई उपनगर जिल्हा



## Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PRASHANT DIGAMBER SURVE	eChallan	69103332024061014567	MH003317564202425E	169500.00	SD	0001980907202425	14/06/2024
2		DHC		0624128218236	1760	RF	0624128218236D	14/06/2024
3	PRASHANT DIGAMBER SURVE	eChallan		MH003317564202425E	28300	RF	0001980907202425	14/06/2024

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

13175 /2024

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करल ४		
93964	र	र
२०२४		

प्रमाणित करण्यात येते की या दस्तऐवजचे एकूण ३४७५/२०२४ पाने आहेत.  
करल-४/ ९३९६४/ २०२४  
पुस्तक क्रमांक ९ कर्माकर नोंदला  
दिनांक १४.६.२०२४

सह. दुय्यम निबंधक कुर्ला-४,  
मुंबई उपनगर जिल्हा

