

खरी प्रत

मह. दुय्यम निबंधक, बोरीवली ऊ.-९,
मुंबई उपनगर जिल्हा.



18/12/2018

सूची क्र.2

दुय्यम निबंधक : मह. दु.नि. बॉरीवली 6
दम्न क्रमांक : 13401/2018
नोंदणी :
Regn 63m

गावाचे नाव : पी.एस.पहाडीगोरेगांव

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	9900000
(3) वाजारभाव(भाडेपट्ट्याच्या धातनितपट्टाबाबत आकारणी देतो की पट्टेदार ते नमुद करावे)	8147611
(4) भू-मापन, पोटशिम्मा व चरप्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : मदमिका नं: 1202 इ विंग, माळा नं: 12 मजला इमारतीचे नाव: टावर 28 फेम-1, ब्लॉक नं: मालाड पूर्व मुंबई-400097, रोड : शाही बाग रोड ((C.T.S. Number : 19,19/1 to 67,20,20/1 to 121.))
(5) क्षेत्रफळ	1) 69.03 चौ.मीटर
(6) आकारणी किंवा जुटी देण्यात अनेक वेळा.	
(7) दम्नपत्र करून देणा-या/दिल्लेन देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- शिव शक्ती विल्डम अँड डेव्हलपमें तर्फे भागिदार डेव्हलपमें तर्फे मुळन्याय निकेत मोर्नी वय:-52, पत्ता:- फ्लॉट नं: 101, माळा नं: 1, इमारतीचे नाव: कैलाश राम कृपा, ब्लॉक नं: मालाड पूर्व, रोड नं: कैलाश पुरी रोड, महााराष्ट्र, MUMBAI. पिन कोड:-400097 पंन नं:- ABEFS8687A
(8) दम्नपत्र करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- रमेश रामचंद्र ताड - वय:-59, पत्ता:- प्लॉट नं: सी:106, माळा नं: 1, इमारतीचे नाव: गुमेकर पार्क, ब्लॉक नं: मिला नगर, भाईसाहेब पुरी, रोड नं: पाठक रोड, महााराष्ट्र, THANE. पिन कोड:-401101 पंन नं:- ABTPH 90830
(9) दम्नपत्र करून दिल्याचा दिनांक	18/12/2018
(10) दम्न नोंदणी केल्याचा दिनांक	18/12/2018
(11) व्रनुक्रमांक, खंड व पृष्ठ	13401/2018
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	495000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

मुद्रांकनामाटी विवादात धनकेला नपशील:-

मुद्रांक शुल्क आकारलेला निवटलेला अनुच्छेद:-

मुद्रांकनामाची आवश्यकता नाही कारण दम्नपत्रानुसार आवश्यक नाही कारणाना नपशील दम्नपत्रानुसार आवश्यक नाही

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

389/13401

पावती

Original/Duplicate

Tuesday, December 18, 2018

नोंदणी क्र.: 39M

5:20 PM

Regn.: 39M

पावती क्र.: 14827 दिनांक: 18/12/2018

गावाचे नाव: पी.एस.पहाडीगोरेगांव
 दस्तऐवजाचा अनुक्रमांक: बरत-6-13401-2018
 दस्तऐवजाचा प्रकार: करारनामा
 मादर करणाऱ्याचे नाव: रमेश रामचंद्र लाड -

नोंदणी फी
 दस्त हाताळणी फी
 पुद्याची संख्या: 90

₹. 30000.00
 ₹. 1800.00

एकूण:

₹. 31800.00

आपणास मूळ दस्त, यंबनेल प्रिंट, मूची-२ अंदाज
 5:28 PM ह्या वेळेस मिळेल.

सह. दु. नि. बोरीवली 6

सह. दुय्यम निबंधक, बोरीवली क्र. 6,
 मुंबई उपनगर जिल्हा

बाजार मुल्य: ₹. 8147611/-
 मोबदला ₹. 9900000/-
 भरलेले मुद्रांक शुल्क: ₹. 495000/-

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: ₹. 30000/-
 डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009511681201819R दिनांक: 18/12/2018
 बँकेचे नाव व पत्ता: IDBI
- 2) देयकाचा प्रकार: DHC रकम: ₹. 1800/-
 डीडी/धनादेश/पे ऑर्डर क्रमांक: 1812201805001 दिनांक: 18/12/2018
 बँकेचे नाव व पत्ता:

REGISTERED ORIGINAL DOCUMENTS
 DELIVERED ON 21 DEC 2018

12/18/2018

61bTH

मूल्यांकन पत्रक (बाहरी क्षेत्र - बांधीव)		17 December 2018 09:08:31 PM	
Valuation ID	201812175080		
मूल्यांकनाचे वर्ष	2018		
जिल्हा	मुंबई (उपनगर)		
मूल्य विभाग	58.पहाडी-गोरेगाव पूर्व (बोरीवली)		
उप मूल्य विभाग	58/272भुभाग उत्तर व पूर्वस गावाची हद्द, दक्षिणेस वॉर्ड सीमा व पश्चिमेस रेल्वे लाईन		
सर्व्हे नंबर व भू क्रमांक	सि टी एस नंबर#19		
वार्षिक मूल्य दर तबत्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
47100	107300	128300	159600
			औद्योगिक 107300
			मात्रमापनाचे एकूण चौंस मीटर
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र (Built Up)	69.03चौरस मीटर	मिळकतीचा वापर	निवासी सदनिका
बांधकामाचे वर्गीकरण	1-आर सी सी	मिळकतीचे वय	0 TO 200
उद्वेगहन स्थिती	आहे	मजला	11th Floor To 20th floor
Sale Type -			
First Sale			
Sale of built up Property constructed after circular dt 02/01/2018			
मजला निहाय घट/वाढ		= 110% apply to rate = Rs. 118030/-	
<p>घज्ञानानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = (वार्षिक मूल्यदर * खुल्या जमिनीचा दर) * घज्ञानानुसार टक्केवारी) * खुल्या जमिनीचा दर)</p> <p>= ((118030-47100) * (100 / 100)) = 47100)</p> <p>= Rs. 118030/-</p> <p>A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र</p> <p>= 118030 * 69.03</p> <p>= Rs. 8147610.9/-</p> <p>एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + बांधकामाचे मूल्य + मेट्रोलाईन मजला क्षेत्र मूल्य + समतलचा मजलीचे मूल्य + वरील मजलीचे मूल्य + बंदिल्ले वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इतराची भाडवतीच्या मूल्या जागीचे मूल्य + बंदिल्ले वाहकी</p> <p>= A + B + C + D + E + F + G + H + I</p> <p>= 8147610.9 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0</p> <p>= Rs. 8147610.9/-</p>			

वरल-६


93709

2018



Hot Payment Successful. Your Payment Confirmation Number is 210556

9309	2	00
Form ID :	Date: 17-12-2018	
2022		

CHALLAN			MTR Form Number - 6		
GRN NUMBER	MH009511681201819R	BARCODE	Form ID :	Date: 17-12-2018	
Department	IGR		Payee Details		
Receipt Type	RM		Dept. ID (If Any)		
Office Name	IGR195-BRL6_JT SUB REGISTRAR BORIVALI 6	Location	PAN No. (If Applicable)	PAN-ABTPL9863G	
Year	Period: From : 15/12/2018 To : 31/03/2019		Full Name	RAMESH RAMCHANDRA LAD	
Object	Amount in Rs.	Flat/Block Premises/ Bldg	No.	FLAT NO 1202 E WING TOWER 28	
0030045501-75	495000.00	Road/Street, Area /Locality		HAJI BAPU ROAD MALAD EAST MUMBAI Maharashtra	
0030063301-70	30000.00	Town/ City/ District		PIN 4 0 0 0 0 7	
	0.00	Remarks (If Any) :			
	0.00				
	0.00				
	0.00				
	0.00				
	0.00				
Total	525000.00	Amount in words	Rupees	Thousand	
Payment Details: IDBI NetBanking Payment ID : 194712358			FOR USE IN RECEIVING BANK		
Cheque- DD Details:			Bank CIN No : 69103332018121750786		
Cheque- DD No.			Date	17-12-2018	
Name of Bank			Bank-Branch	571 Borivali [West]	
Name of Branch			Scroll No.		

बरल-६		
१३७११	३	००
२०१८		

Data of Bank Receipt for GRN MH0095116812018198

Bank - IDBI BANK

Bank/Branch :
 Pmt Txn id : 194712358
 Pmt DtTime : 17/12/2018 18:21:35
 ChallanIdNo : 69103332018121750786
 District : 7101 / MUMBAI
 Office Name : IGR195 / BRL6_JT SUB REGISTRAR BORIVALI 6

Simple Receipt
 Print DtTime :
 GRAS GRN : MH0095116812018198
 GRN Date : 17/12/2018 18:21:36

StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)
 StDuty Amt : Rs 4,95,000.00/- (Rs Four Lakh Ninety Five Thousand Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
 RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification not to be printed and used

Vehicle : B25
 Prop Mvblty : Immovable
 Prop Descr : FLAT NO1202E WINGTOWER 2B , HAJI BAPU ROADMALAD EASTMUMBAI
 : Maharashtra
 : 400097
 Duty Payer : PAN-ABTPL9863G RAMESH RAMCHANDRA LAD
 Other Party : PAN-ABEFS8687A SHIV SHAKTI BUILDERS AND DEVELOPERS



Bank Scroll No : 100
 Bank Scroll Date : 18/12/2018
 RBF Credit Date :
 Mobile No : 919987520168



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(S)-389-13401	0005236367201819	18/12/2018-17:24:02	IGR195	30000.00
	(S)-389-13401	0005236367201819	18/12/2018-17:24:02	IGR195	495000.00
Total Defacement Amount					5,25,000.00

बरलि-६		
१३२०९	४	००
२०१८		

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1812201805001 Date 18/12/2018

Received from ramesh r lad, Mobile number 0000000000, an amount of Rs.1800/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District.

Payment Details

Bank Name SBIN Date 18/12/2018

Bank CIN 10004152018121804301 REF No. IGAEZLUIK2

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



१३२८-६		
१३२०९	६	६०
२०२६		



AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT is made at Mumbai this 18th day of Dec, in the Christian Year Two Thousand Eighteen **BETWEEN SHIV SHAKTI BUILDERS AND DEVELOPERS**, a Partnership Firm registered under the Indian Partnership Act 1932, having its Office at 101, 1st Floor, Kailash Ram Kripa., Plot No.6, Kailashpuri, Malad (East), Mumbai - 400 097, hereinafter referred to as "the **PROMOTERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its partner or partners for the time being of the said firm, the survivor or survivors of them, the heirs, executors, administrators of the last surviving partner and assigns) of the **ONE PART: AND**

1. Mr. Ramesh Ramchandra Lad

of Mumbai, Indian Inhabitant, residing/having address at C-106, Rameshwar Park, Geeta Nagar, Phatak Road, Bhayander West, Dist:Thane-401101, hereinafter referred to as "the **PURCHASERS/S**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrator/s and permitted assigns) of the **OTHER PART:**

WHEREAS - I:

- a. By an Indenture of Conveyance dated 4th July 1946 made between Bai Savitabai widow of Papatlal Mulchand as the Vendor of the First Part, Manibhai Hathibhai Patel as the Confirming Party of the Second Part and Manibhai Hathibhai Patel, Kantilal Manibhai Patel and Jayantilal Manibhai Patel as the Purchasers of the Third Part, and registered at the Office of the Sub-Registrar of Mumbai

under

Serial No. 4688 of Book No.		
9379	U	EO
1032		

dated 28th October 1946, the Vendor therein granted, sold, assigned, released, conveyed and assured and the Confirming Party therein confirmed unto the Purchasers therein all that piece or parcel of land or ground with the messuage, tenement or dwelling house standing thereon situated lying and being at Malad Pahadi, Taluka South Salsette in the Suburban

District of Mumbai containing by ad-measurement 33,880 sq. yards or thereabouts and more particularly described in the Schedule there under written to be held and owned by the Purchasers therein as joint tenants;

b. Two of the Purchasers under the hereinbefore recited Indenture of Conveyance dated 4th July 1946 viz. Manibhai Hathibhai M. Patel expired at Mumbai on 25th May 1974 and Jayantilal Manibhai Patel expired at Mumbai on 9th March 1995 leaving behind Kantilal Manibhai Patel, the sole



Owner absolutely entitled by survivorship certain piece or parcel of land or ground out of the said larger property covered under the said Indenture of Conveyance dated 4th July 1946 viz. Situate at Village Pahadi Goregaon, Malad, in Taluka Borivali, District Mumbai Suburban within Greater Mumbai and in the Registration Sub-District and District Mumbai City Suburban bearing Survey No. 151, Hissa No. 1 (Part) and Survey No. 154, Hissa No. 5 (Part), bearing City Survey Nos. 19, 19/1 to 67, 20, 20/1 to 121, admeasuring 11214.90 sq. mtrs. (hereinafter called "the said Property");

c. In the premises the said Kantilal Manibhai Patel the sole surviving Owner became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property;

d. The said Kantilal Manibhai Patel died intestate at Mumbai on 26th March 2006 leaving behind him (1) Jashodaben Kantilal Alias Kantibhai Patel, (2) Mahendra Kantilal Alias Kantibhai Patel and (3) Vrajesh Kantilal Alias Kantibhai Patel (for short "the Original Owners") as his only heirs and legal representatives as per the Hindu Succession Act by which he was governed at the time of his death and to accordingly the original Owners became absolutely entitled to the said property;

e. The said property, being fully encroached upon by unauthorized structures which were in illegal occupation of several trespassers/ occupiers, has been declared as "SLUM AREA" under the provisions of Maharashtra Slum Areas (Improvement, Clearance & Redevelopment) Act, 1971 (for brevity's sake hereinafter referred to as "the said Slum Act") as evident from the Notification issued in Gazette of Government of Maharashtra dated 4th December, 1986 along with Corrigendum issued in Gazette of Government of Maharashtra dated 18th February, 1988;

WHEREAS - II:

[Handwritten signature]

ब.स.प.		
93809	C	20
Public Notices		
01 May, 2006		

- a. Pursuant to the authority given by the said Original Owners the Promoters caused Public Notices issued in the News Paper of "Free Press Journal" and "Nav Shakti" in its issue of 01st May, 2006 and in its issue of 12th May, 2006 inviting claims, if any, from public at large and have also caused searches taken in the office of the Sub Registrar of Assurance at Bombay/Bandra/Goregaon and Borivali to verify the title of the Original Owners in respect of the said property. The claims lodged in response to the said Public Notices have been duly replied by the Original Owners;
- b. By an Agreement dated 26th September 2006, duly stamped and registered with the Sub-Registrar of Assurances at Borivali -I (Malad) under Serial No. 6623 of 2006, the Original Owners agreed to sell to the Promoters herein the said property more particularly described in the Agreement under written (on "as is where is basis") at or for the lumpsum consideration and subject to the terms and conditions recorded therein;
- c. The Original Owners also authorized, appointed and nominated the parties herein to do and perform various acts, deeds, things and matters as recorded in Power of Attorney executed on 27th September, 2006 duly registered with the Sub-Registrar of Assurances at Borivali - I (Malad) under Serial No. 6624 of 2006;
- d. By a Deed of Conveyance executed on 9th day of January, 2007 duly registered with the Sub-Registrar of Assurance at Goregaon under Serial No. BDR-2/185/2007 dated 9th January 2007, the Original Owners on having received the full consideration, conveyed the said property unto and in favour of the Promoters herein subject to the claim of hutment dwellers in respect of the structures existing on the said property;
- e. M/s. Pramod kumar & Co. (Regd.) Advocates, by their Title Certificate dated 29th October 2007 have certified the right of the Promoters herein to the said property, subject to what is contained therein, being clear and marketable. Hereto annexed and marked ANNEXURE "A" is the photo copy of the said Title Certificate;
- f. On necessary application being made/ submitted the Concerned City Survey Authority muted, recorded and entered the name of the Promoters as "Holders" of said property, as evident from the entry made on 3rd May, 2008 in the Property Registered Cards. Hereto annexed and marked ANNEXURE "B" is copy two of the P.R. Cards in respect of C.T.S. Nos. 19, 19/1 to 67 and CTS No. 20, 20/1 to 121.



WHEREAS - III:

[Handwritten signature]

a. Since the said property has been declared as "SLUM AREA" under the said Slum Act,		
Promoters have agreed to carry out development/redevelopment of the said property under the provisions of D. C. Regulations 33 (10) of the D.C. Regulations 1991;	93209	2-20
b. The Occupants/slum dwellers of the then existing structures on the said property formed their Society/Organization in the name "NAV JEEVAN (SRA) CO-OPERATIVE HOUSING SOCIETY (PROPOSED) (for short "SRA Society), which subsequently came to be registered under the provisions of Maharashtra Co-operative Societies Act, 1960 under Registration No.M.U.M./S.R.A/H.S.G/(T.C)/12262/2012		

b. The Occupants/slum dwellers of the then existing structures on the said property formed their Society/Organization in the name "NAV JEEVAN (SRA) CO-OPERATIVE HOUSING SOCIETY (PROPOSED) (for short "SRA Society), which subsequently came to be registered under the provisions of Maharashtra Co-operative Societies Act, 1960 under Registration No.M.U.M./S.R.A/H.S.G/(T.C)/12262/2012

c. By a Development Agreement dated 2nd January 2006, the Society appointed the Promoters herein as "Developer" and entrusted to and authorized the Developer to carry out development of

the said property in accordance with the provisions of the Regulation 33(10) of the D.C. Regulations on the terms and conditions as recorded in the said Agreement;

The SRA Society has also authorized, appointed and nominated the Promoters herein to do and perform various deeds, things and matters including to apply for and obtain all requisite annexure, permission, approval, sanction, certificate including amendment, revision, modification therein for the purpose of effectual development of the said property under a Slum Scheme as set out in Power of Attorney executed on 2nd January, 2006;

e. On necessary applications, representations and proposals being submitted, the Concerned Authority of SRA being Deputy Collector (Encroachment), Mumbai after following due procedure and verification of the structures and the Occupants, issued Annexure - II on 13.07.2017 bearing ref. No.AC/E/R/U-3/D-7/33(10)/SR-39/06, inter alia, certifying the eligibility and in-eligibility of the occupants/slum dwellers of the then existing structures on the said property;

f. The Promoters had earlier appointed M/s. Designed and Trained, having address at 875/2/1/6A, behind Building No.54 Gandhi Nagar, MHB Colony, Bandra (East), Mumbai - 400 051 as their Architect to apply for and obtain LOI, permissions, certificates, sanctions, IOA, Commencement Certificate, etc. from the Concerned Authorities for the purpose of development of the said property;

g. Subsequently with due NOC/Consent of the said Architect, the Promoters have appointed Shri. Manoj Vishwakarma of M/s. DOT Architects, having address at Ground Floor, Sharda Sangeet Vidyalaya, M.K. Marg, Kala Nagar, Bandra (East), Mumbai - 400 051 appointed as Architect for obtaining requisite permissions, sanctions, LOI, Certificates, etc. and to supervise the development

93309	90	20
Rajadhyaksha		having license
designs and drawings and the		

of the said property. The Promoters have also appointed Gireesh M. Rajadhyaksha having license No. STR/R28 as R.C.C. Consultant for the preparation of structural designs and drawings and the Promoters have accepted and approved the supervision of the said Architect and Structural Engineer till the completion of the building/s as also the entire scheme of development unless otherwise agreed upon by the said Architect and/or the Structural Engineer;

h. On necessary application/proposals being submitted and representations being made, the Concerned Authority being Dy. Chief Engineer, SRA issued LOI bearing reference No. SRA/ENG/1546/PN/PL/LOI dated 15th April 2009, which came to be revised/modified reference No. SRA/ENG/1546/PN/PL/LOI dated 1st February, 2014 and further revised/modified reference No. SRA/ENG/1546/PN/PL/LOI dated 27th January, 2017 on the terms and condition with continuation of the earlier LOI issued under even number in respect of the said property;



i. On plans, schemes and proposals including of Scheme of Layout submitted, the Concerned Authority being Executive Engineer (SRA) has issued I.O.A. under reference No. SRA/ENG /2324/PN//PL/AP dated 3rd November, 2011 for the purpose of development of the said property;

j. The Promoters have also applied for and obtained all further and other requisite permissions from all the Concerned Authorities of Government (State and Central), Semi-Government, public or local bodies to enable the Promoters to apply for and obtain sanction of plan, Commencement Certificate and other permissions, being given/submitted to the Concerned Authorities registered undertakings as required from them by the Concerned Authorities;

k. On compliance of the requisite terms and conditions of the said IOA, the Concerned Authority being Executive Engineer SRA - II for CEO (SRA) issued Commencement Certificate under reference No. SRA/ENG/2324/PN/PI/AP dated 1st December, 2012 revised from time to time till 7th February, 2017 for the purpose of construction of Rehab Component/Building which consists of 4 (four) Wings, namely, (i)Wing "A" comprising of Ground (Commercial) + 23rd (Part) Upper Floors, (ii)Wing "B" comprising of Ground (Commercial) + 18th (Prt) + 23rd Upper Floors (iii) Wing "C" comprising of Ground (Commercial) + 12 (Prt) + 15 (Prt) Upper Floors and (iv)Wing "D" comprising of Ground (Commercial) + 22nd Upper Floors and construction of Wing "A" and Wing "B" are nearly completed and construction of Wing "C" and "D" is under process;

l. As evident from revised LOI dated 27th January 2017, after having considered the area of the said property and deduction of road set back, the FSI sanctioned for the Project is 4.18 while

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presently permitted FSI permitted on the property is 4.00 and thereby the Promoters have proposed the sale built up area of 24,566.63 sq.mtrs. While claiming the benefit of TDR FSI generated in the Scheme for 4206.42 sq.mtrs. which will be issued from time to time as per the norms of the Concerned Competent Authority of the SRA and on such DRC being issued the Promoters shall be

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entitled to deal with, dispose of and transfer the same in open market on such terms and conditions as the Promoters may deem fit and proper;

m. As evident from the revised LOI dated 27th January 2017, the Concerned Authority of SRA has presently required the Promoters to accommodate 393 nos. of slum dwellers in the Rehab Component/buildings and further required to provide 304 nos. of units as PAP till finalization of eligible remaining Slum Dwellers who have already filed necessary application, appeal,



and are awaiting their eligibility to avail the benefit of the said premises in the Rehab. Component; After being satisfied with the requisite terms as stipulated in the said LOI, the Promoters have been issued Commencement Certificate bearing Ref. No. SRA/ENG/3249/PN/PL/AP dated 9th May, 2017 for construction of the Sale Building;

o. The Sale Component/Building known as "TOWER 28" presently comprising of 7 (seven), namely, Wing "A" to Wing "G" in terms of the said IOA and Commence Certificate as referred hereinabove, and such Wings comprise of Stilt + Podium on the 1st Floor + 22nd Upper Floor with the provisions of refuge areas on the required floors as also proposed to provide pit and mechanical parkings on the open space of the property;

p. To avail the benefit of full development potentiality presently available and as may hereafter be and future permissible in pursuance of the development policy of the Concerned Authorities including SRA in terms of the D.C.R. as may be amended and circular, clarification, modification, etc. being issued thereunder, the Promoters are entitled to amend/modify the presently sanctioned plan and other permissions for construction of additional Floors/Wings/additional Buildings as maybe permitted by the Concerned Authority;

q. As evident from the Commencement Certificate dated 9th May 2017, the Promoters have been presently permitted to commence the construction upto Podium top and on completion of such construction work the extension of Commencement Certificate for further construction work shall be issued by the Concerned Development Authority;

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Development Work Under Layout		

r. In view of the magnitude of the development work and as permitted by the said last revised LOI dated 27th January 2017, the Promoters proposed to carry out such development work under Layout Scheme in phase wise for construction of one or more Wings of the Sale Component under a Lay Out Scheme/Project.

s. The Promoters have presently proposed the construction of Wing "A", "B", "D" and Wing "E" presently consist of Stilt + Podium on 1st Floor with pit and mechanical parking on the Ground Floor + 22nd Upper Floor for use of 21994.37 sq.mtrs. and more particularly described in the **Second Schedule** hereunder written (for brevity's sake hereinafter referred to as "Schedule I") being part of the development potentiality so permitted to be permitted hereafter while retaining their right to commence the construction of one or more other Wings at any time from the time as they desire;



t. The Promoters have now registered the development of Phase -I for construction of Wing "A" Wing, "B" Wing, "D" Wing and "E" Wing forming part of the said entire Lay Out Scheme/Project, under the provisions of Real Estate (Regulations & Development) Act 2016 (for short "the Act") and the Rules framed thereunder (for short "the Rules") with Real Estate Regulatory Authority, Mumbai under Serial No. P51800009511, a photocopy of which is annexed and marked **ANNEXURE "C"** hereto;

u. On the application if the Purchaser/s herein, the Promoters have allotted to the Purchaser/s and the Purchaser/s has/have agreed to purchase from the Promoters a residential premises being Flat no.1202 admeasuring 619 sq.ft. i.e 57.45 sq.mtrs. (carpet area as defined hereafter as per RERA) on 12th floor of the Wing "E" Wing in the building/project known as "TOWER -28" (for short "the said Flat") Annexed and marked Annexure "D" hereto being constructed by the Promoters on the portion of the said property; at or for the lump sum consideration of Rs. 99,00,000/- (Rupees **Ninety Lakhs Only**/-) and further agreed to acquire and purchase from the Promoters and the Promoters have agreed to provide to the Purchaser/s car parking space i.e. stilt parking the exact number and specification/location shall be given after completion of the construction work of the said Wings; at or for the consideration of aggregating Rs. 99,00,000/- (Rupees **Ninety Lakhs Only**/-) exclusive of payment of various other amounts including development charges, Service Tax, VAT, GST, other charges of all present and future levies on being made applicable, deposits, share money, etc. and subject to the terms and conditions hereinafter appearing as mutually agreed upon. The said Flat and the parking space unless otherwise separately referred, and more particularly

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described in the Third Schedule hereunder written (for brevity's sake hereinafter collectively described/called as "the premises");

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The authenticated copy of the plan in respect of the said Flat agreed to be allotted to the Purchaser/s herein and is presently sanctioned/approved by the Concerned Authority is hereto annexed and marked as ANNEXURE "D";

w. The Carpet area of the said premises/unit is **57.45 sq. meters** "The Carpet area means the net usable floor area of a premises/unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said premises/unit for exclusive use of the Purchaser, but includes the area covered by the internal partition walls and columns of the premises/unit as defined under the said Act and the Rules".

x. The Furniture and amenities to be provided by the Promoters in the said Flat and the Wing in which the Flat is allotted are those tentatively set out in ANNEXURE "E" hereto;

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;

z. Prior to the execution of this Agreement the Purchaser/s, after deducting the statutory deduction as TDS as per Section 194-1A of Income Tax Act 1961, has/have paid to the Promoters a sum of Rs. 25,00,875/- (Rupees Twenty Five Lakhs Eight Hundred & Seventy Five Only) being the earnest money/part payment (since the construction work of the building/wing is presently completed upto Plinth/Slabs) for allotment of the said premises, agreed to be sold and allotted, by the Promoters to the Purchaser/s and Purchaser/s has/have agreed to pay to the Promoters the balance of the sale price/consideration in the manner, hereinafter appearing;

aa. Under Section 13 of the said Act, the Promoters herein are required to execute a written Agreement for Sale of the said premises/unit with the Purchasers herein, being in fact these presents and also to register this Agreement under the Registration Act, 1908.

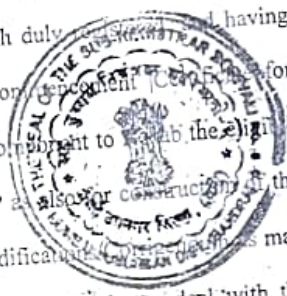
ab The Purchaser/s has/have demanded from the Promoters and the Promoters have given to the Purchaser/s inspection of all the documents relating to the said Project i.e. development works including sanctioned plans, designs, specifications prepared by the Architect and other documents such as City Survey Records as are prescribed under the said Act and the Rules made thereunder;


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The parties hereto are now desirous of recording the said terms and conditions as mutually agreed upon between them into writing, as follows:-

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

1. The Promoters hereby declare and confirm that what is recited hereinabove with regard to their right, title and interest including of ownership in respect of the said property described in the First Schedule hereunder written, by virtue of and under the documents being Agreement for Sale dated 26th September, 2006 and Conveyance dated 9th January 2007, both duly obtained requisite permissions, sanction, NOC, LOI, IOA and Com. for development under a Lay Out Scheme for construction of Rehab Component to slum dwellers/occupants of the then existing structure and the PAP Free Sale Component in terms of the LOI as revised with such modifications be permitted by the Concerned Authorities including SRA with an authority to deal with the premises therein, shall be treated as declaration/representation on their part and shall form an integral part of this Agreement.
2. The Promoters hereby represent and the Purchaser/s hereby confirm/s that the development as proposed is under a Layout Scheme and the Project, inter alia for construction of Sale Component/Building presently consist of Wing "A" to Wing "G" on the portion of the said property. However, the Promoters being desirous of carrying out such development of Free Sale Component in Phase manner and have presently undertaken the construction of Wing "A", Wing "B", Wing "D", Wing "E" being the Phase-I development for which the Promoters have registered with the Competent Authority under the provisions of the said Act and the Rules framed thereunder. The Promoters have reserved their right to construct the remaining development work in phase manner for which they shall separately submit the necessary applications for registration with the Concerned Competent Authority under the said Act and the Rules framed thereunder.
3. As recited hereinabove, the said Phase - I consist of construction of four Wings, namely, Wing "A", Wing "B", Wing "D" and Wing "E" comprise of Silt + Podium on 1st Floor with pit and mechanical parking on Ground Floor + 22nd Upper Floor with provision for construction of other upper floor/s as may be permitted/approved by the Concerned Development Authority/. The Promoters have proposed the use, utilization, consumption and exploitation of the development



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potentiality of 21994.37 sq.mts. for construction of the said Phase - I described in the Second

Schedule hereunder written		
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The Promoters subject to the provisions of the said Act and the Rules formed thereunder, reserve their right to construct further and other Additional floors on the said Wings of Phase-I, as may be permitted and approved by the Concerned Authorities including MCGM/SRA and in terms of the said LOI with amendments/modification therein by availing the additional development benefits and potentiality including the benefits of further additional construction by use of additional buildable area, Fungible FSI, Compensatory area etc.		
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of the said LOI with amendments/modification therein by availing the additional development benefits and potentiality including the benefits of further additional construction by use of additional buildable area, Fungible FSI, Compensatory area etc.

5a. The Area of the said four Wings in Phase I shall be as permitted and sanctioned by the Concerned Development Authorities with such modification/variation/amendments as may be permitted and approved by the said Concerned Authorities. The Promoters shall be entitled to apply for and obtain revised LOI and all further sanction of plan, modification, amendment etc. in the sanction plan and other permissions, certificates, etc. for the additional construction from the Concerned Authorities including Collector, SRA, MCGM etc. The Purchasers shall not dispute or challenge the said rights reserved by them.

5b. The Promoters are entitled to convert and change location as also user of any of the floors of the said Wings, or any one of or more them and/or premises therein from residential to commercial/semi-commercial and/or vis-a-versa (except the premises as allotted to the Purchasers herein) and apply for and obtain and/or cause to be applied and obtain necessary sanction, permissions etc. from the Concerned Authority. The Purchaser/s shall not object or dispute to the aforesaid right of the Promoters for change of user.

5c. The Promoters hereby represent and the Purchaser/s hereby expressly confirm that the Promoters have irrevocable and unconditional rights, authorities, entitlements to increase or decrease area of any of the aforesaid wings, to increase or decrease numbers of floors, specification/designs thereof as also location by vertical and/or horizontal, the location of recreation ground which will be common for all wings and all phases as sanctioned and/or as may be permitted/approved by the Concerned Development Authority from time to time till the entire layout scheme and the project is completed in all respect provided no changes shall be made in the plans of the premises allotted to the Purchaser/s herein without prior written consent of the Purchaser/s.

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6. The Project shall be known as "TOWER -28" however the described and designate the said two wings or any one of them with may deem fit.

Promoters shall be entitled to such name/s as the Promoters

7a. As per the permissions, approvals, so far issued the development potentiality available for construction of the said Phase I consists of four wings as above is presently 21994.37 sq.mts. inclusive benefit of Fungible FSI and Compensatory area presently as sanctioned.

7b. The Purchaser/s hereby confirms having understood the aforesaid fac... rights and entitlements of the Promoters and shall not object dispute or... hindrance... the course of development of the said project in the total layout sch... and... further... confirmation or otherwise is required to be taken or obtained from... Purchaser/s... no changes shall be made in the plans of the premises allotted to the Purch... without prior written consent of the Purchaser/s.



8. The Promoters hereby represent that as contemplated in the LOI so far issued and on... necessary representation being made, the same will be revised/modified or amended by the Concerned Authorities so as to get the maximum potentiality available for free sale component as also to avail the benefit of grant of TDR/FSI as per LOI with such modification or amendment due to planning constrained and accordingly as contemplated Promoters are entitled therein the presently to avail 2064.42 sq. mts. of the benefit of issuance of TDR FSI under the entire scheme of layout on being created/generated and to deal with, dispose of and/or sale, transfer the same in favour of the Indenting Purchasers in open market on such terms and conditions as they may desire.

9. The Promoters hereby represent and the Purchaser/s hereby expressly confirm that the premises agreed to be allotted under these presents is one of the premises available for Free sale to the Promoters and does not form part of the premises to be provided to the Slum Dwellers.

10a. The Purchasers hereby agree/s to purchase and acquire from the Promoters and the Promoters hereby agree to sell and allot to the Purchasers on "ownership basis" a premises/ Flat bearing No.1202 admeasuring 619 sq. fts. i.e. 57.45 sq.mts. (Carpet area as defined above) on the 12th Floor of "E", Wing of the said building in the Project known as "TOWER -28" forming part of C.T.S. Nos. 19, 19/1 to 67 & 20, 20/1 to 121 situate, lying and being at Village Pahadi, Taluka Goregaon, Malad (East), Borivali in Mumbai Suburban District as shown in red colour boundary line in typical floor plan thereof hereto annexed as Exhibit "D" (hereinafter referred to as "the said Flat") for the consideration of Rs. 99,00,000/-.

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The total aggregate consideration amount for the said premises is thus **Rs. 99,00,000/- (Rupees Ninety Nine Lakhs Only)** The Purchaser/s hereby agrees to pay to the Promoters the said consideration for purchase of the said premises from the Promoters which is proportionate price of the common areas and the facilities appurtenant to the said premises and exclusive of development/infrastructure charges, Service Tax, VAT, GST and other statutory levies as applicable/on being made applicable, various charges, deposits, advances, levies including as set out in clause 44 hereinafter. The Purchaser/s hereby agrees to pay the aforesaid consideration price to the Promoters in the following manner:-

i) **Rs.25,00,875/- (Rupees Twenty five Lakhs Eight Hundred & Seventy Five Only)** as and by way of earnest money/part-consideration on or before execution of this agreement. (the payment and receipt thereof the Promoters hereby admit and acknowledge);



Rs. 73,99,125/- (Rupees Seventy Three Lakhs Ninety Nine Thousand One Hundred & Twenty Five Only) being the balance consideration amount to be paid in the manner and within the time of set out in the Schedule of payments being ANNEXURE "L" hereto;

12. The Promoters hereby represent that as certified by their Architect, the Promoters have presently completed the construction work upto Plinth of wing "B" and are in process of construction of plinth/ slabs and other work of other wings and/or on the lower floors so far completed. Accordingly, the Promoters are entitled to 45% of the total consideration in terms of the provision of Act and the Rules.

13. The Purchaser(s) is/are aware that the Purchaser(s) is/are required to deduct tax at source (TDS) in accordance with the applicable rates as per the Income Tax Act, 1961. The Purchaser(s) shall pay the tax deducted to the government and deliver the relevant TDS certificate, challans, receipts and other relevant documents relating to each payment, to the Promoters as per the provisions of Section 194 IA of the Income-tax Act, 1961 and the rules made thereunder. Any delay in making the payment and/or taxes as aforesaid, the Purchaser(s) shall be liable to pay the interest and/or any penalty levied by the Concerned Authority/ies in respect thereof.

14. The Purchasers hereby confirms that in the event if the Promoters have completed the work specified at Item/Serial No/s. XXVIII to XXXII set out in the Payment Schedule being Annexure "L" hereto, he/she/they shall immediately on being called upon and required by the Promoters, pay

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the amount payable against completion of such work, pending the payment upto Item/Serial No. XXVII payable on progress of completion of the slabs of the building.

15. The Purchasers in addition to the aforesaid consideration and other charges, deposits, etc. shall bear, pay, discharge and deposits all other statutory levies, Taxes, VAT, LBT, GST, Service Taxes, etc as payable to the Concerned Authorities. If, however, by reason of any amendment to the constitution or enactment or amendment of any existing law or on introduction or enforcement of any statute, circular or notification by any Government (Central or State) this transaction is held to be liable to any tax as a sale, service or otherwise in whatever form either in connection with the inputs or materials or equipments used or supplied in execution of this transaction and/or in connection with the construction of and carrying out of the Phase I are liable to tax upto the date of handing over the possession of the premises/flat, the same shall be exclusively payable by the Purchasers along with other Purchasers on demand at any time. The Promoters shall not be held liable or responsible.



16. The total price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the Competent Authority Local Bodies/Government from time to time. The Promoters undertake and agree that while raising a demand on the Purchasers for increase in development charges, costs or levies imposed by the competent authorities etc., the Promoters shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Purchasers, which shall only be applicable on subsequent payments.

17. The Purchasers hereby agrees and undertakes that within stipulated and statutory period (i.e. 30 (Thirty) days) from the date of payment of each of the installments he/she/they shall issue in the name of the Promoters certificate of deduction of the amount of the TDS so deducted.

18. It is agreed and understood that while granting further permissions, sanctions, modification, amendments, etc. in the sanctioned plans and specifications including for construction of the said Phase I or any one or more of the Wings and/or its Floors/additional floor/s, if the concerned development authority/MCGM/SRA require the Promoters to change the location and/or Floor/s of the Refuse area, then in such event the Promoters shall be entitled to make, submit apply and obtain such requisite amendment, modification etc. in the sanctioned plans and if the premises agreed to be provided, allotted under these presents and required to be shifted upward floor of the floor of the

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building, then the Purchasers hereby consent to the same and agree to accept and receive the premises as agreed to be provided on upward floor of the floor in which the premises is agreed to be allotted provided the area, location, dimensions of the premises and amenities shall remain unchanged, provided such re-allotment shall not be on the Top Floor of the Wing in which said premises is situated. The Purchasers shall not claim any reduction/concession in the purchase price as fixed above.

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19. The area of the premises may change as a result of physical variation due to tiling, ledges, plasters and skirting or any elevation and other constrained. The Promoters shall confirm the final carpet area of the premises/flat that has been allotted to the Purchasers after the construction of the building is complete and the Occupancy Certificate is granted by the Competent Authority/MCO/MSB by furnishing details of the changes, if any, in the carpet area, subject to a variation of 3% (three percent). The Total price payable for the carpet area shall be recalculated upon confirmation by the Promoters. If there is any reduction in the carpet area within the defined limit, the Promoters shall refund the excess money paid by Purchasers within 45 (forty five) days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchasers. If there is any increase in the carpet area allotted to Purchasers, the Promoters shall demand additional amount from the Purchasers as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed and recorded herein above.



20. The Fixtures, fittings and amenities to be provided in the premises, Building/Wing and the land are those as set out in Annexure -"E" hereto.

21. The Promoters may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Purchasers by discounting such early payments at the rate as may be agreed for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to a Purchasers by the Promoters.

22. The Purchasers authorize the Promoters to adjust/appropriate all payments made by him/her/them under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoters may in its sole discretion deem fit and the Purchasers undertake not to object/demand/direct the Promoters to adjust his payments in any manner.

23. In view of the application of the provisions of the said Act and the Rules framed thereunder the

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Promoters have opened a Designated Account with Axis Bank, Upper
 Account No. 9116010060461897 (for short "the Designated Account"). The requisite percentage of
 the installments amount depending upon the progress of the work receivable from the Purchasers
 shall be initially deposited with the said Account No. 9116010060461897, out of which the
 requisite percentage, depending upon progress of the construction work and as may be certified by
 the Architect and other personnel shall be immediately transferred to the said Designated Account
 as has been irrevocably authorized the said Axis Bank or in such other manner as may be director
 by the promoters. The Promoters shall be entitled to withdraw from the said account
 such amount/amounts from time to time as may be certified by their in accordance with
 the provisions of the said Act and the Rules framed thereunder.



24a. In the event, the Purchaser/s being desirous of obtaining/avail... housing finance from
 any banker or financial institution so as to purchase the said premises... presents, the
 Purchaser/s shall be entitled to do so only after obtaining previous written consent from the
 Promoters and only after he/she/their having complied with, fulfilled, observed and performed
 his/her/their part of the obligations contained under these presents and further undertake to do so.

24b. It is further agreed and understood that in the event of the Purchaser/shaving obtained sanction
 of housing finance, Purchaser/s shall inform in writing to the Promoters of having his/her/their
 obtained sanction of such finance and confirm that the bankers/financial institution shall disburse
 and pay the amount of installment on being claimed and demanded by the Promoters from such
 housing finance/loan as may have been sanctioned and approved directly to and in the name of the
 Promoters alone in such manner as the Promoters may direct and require. Such
 disbursement/payment shall be made by the bankers/financial institution by Cheque
 (crossed/Account Payee)/Pay Order/RTGS directly in the name of the Promoters and payable to
 their Account and shall be handed over personally to the Promoters. Acknowledgement, if any, by
 any unauthorized persons and/or the Purchasers herein shall not bind the Promoters as having
 received such housing finance on behalf of the Purchaser/s.

24c. It is further agreed and understood that the Purchaser/s, subject to what is stated hereinabove,
 shall be free to offer his/her/their right under these presents only as and by way of security for
 repayment of such finance. Subject however to the terms of these presents. The Promoters shall not
 be called upon or required to sign or execute any further or other writings, confirmation, declaration
 or otherwise. The Promoters on being required by the Purchasers shall give their NOC.

24d. It is further agreed and understood that irrespective of the fact whether the Purchaser/s has/have obtained sanction of housing loan/finance from his/her/their financial institution in respect of the said premises, in the event of any delay in disbursement or failure in payment/disbursement of the balance consideration/installment and/or interest payable by the Purchaser/s to the Promoters under these presents for any reason or cause whatsoever, the Purchaser/s alone shall personally be

has/have obtained	sanction
of the said premises,	in the event of any delay in disbursement or failure in payment/disbursement
of the balance consideration/installment and/or interest payable by the Purchaser/s to the Promoters	under these presents for any reason or cause whatsoever, the Purchaser/s alone shall personally be

liable or responsible to pay the amount of installment/s with interest (if so delayed in payment of the installment amount) so due and payable under these presents and shall not claim any equity or extension or otherwise on the ground of having not obtained sanction of such finance and/or disbursement or delay in disbursement of such amount by bankers/financial institution. The Purchaser/s shall pay such amount/s so due and payable to the Promoters from his/her/their own source of income. In the event of delay or default in payment of any one or more installments on being payable under these presents, by the Purchasers and/or his/her/their Banker/Financial Institution, the Purchaser/s personally shall be liable to pay such amount of interest as the Promoters are entitled to as being subjected to cancellation of the allotment and termination of this agreement as completed under these presents. The Banker/Financial Institution shall not claim any equity or otherwise against the Promoters. It is however clarified that on the Promoters cancelling the allotment of the premises and termination of this Agreement, the Promoters after deducting 20% of the consideration for sale /allotment of premises, shall first offer the return of the balance of the refund amount to the bankers/financial institutions who had disbursed the amount from the sanctioned limit and refund the same to such bankers/financial institutions against return of the Original of this Agreement duly cancelled and against execution and registration of necessary writing/documents and the balance, if any, of such refund shall be refunded to the Purchaser/s. It is expressly agreed and understood by the Purchasers that due to force major events as contemplated hereinafter, in the event if the Promoters are unable to hand over possession of the premises within stipulated period, (which is being tentative) the Purchasers shall not claim any interest or compensation on the ground that he/she/they being subjected to pay interest to his/her/their Banker/Financial Institution as the Banker/ Financial Institution would consider to sanction/disburse the loan/finance only confirming having notice of the terms of these presents.



24e. The transaction under these presents is for allotment of said premises to the Purchaser/s in one of the two Wings of the Phase I to be constructed by the Promoters on the portion of the property in

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terms of the LOI/revised LOI and sanction of plan and other permissions issued by the Concerned Authority.

25. The consideration fixed under these presents is exclusive of payment of statutory and other charges development/infrastructure charges, or levies such as Service Taxes, VAT, levies including GST, etc. under all the concerned Revenue and other statutes by any authority or authorities of Government (State and/or Central) or Semi Government. The Purchaser/salone shall in addition to the aforesaid consideration, shall pay and/or reimburse to the Promoters and charges including Service Taxes, VAT including betterment/development/infrastructure charges, other Tax payable under the Concerned Statutes levied and/or being levied by the Concerned Authorities and the Promoters shall not be held liable or responsible for the same. In an event where Purchasers fail/delay/default in the above mentioned taxes/charges to the concerned authorities or fails to reimburse the Promoters all such statutory, levies and charges including Service Taxes, VAT including GST, service charges betterment/development/infrastructure charges, other Tax paid on behalf of Purchasers by the Promoters, Purchasers alone would be liable and payback to Promoters or Concerned Authority all the penalties and interest accrued due to failure/delay/default made on payment of such taxes/charges. In an event where Purchasers further defaults in payment of such interest and penalty to Promoters or Concerned Authority, the Purchasers would be alone liable for the same.



26. The Purchasers hereby confirm that prior to execution of these presents and payment of the earnest money/deposit/advance payment, the Promoters have kept informed and furnish to the Purchasers various particulars specifications, presently sanctioned plans, approvals, permission, NOC, Orders, etc. by the Concerned Local Authorities and as required under law as applicable which includes the extend of carpet area of the premises, the extend of utility areas, the tentative aggregate area of park, garden/recreation ground, limited common areas and facilities, description of common areas, amenities and facilities of the layout, plans and specification of the premises presently approved by the concerned authorities, percentage of undivided interest in the limited common areas and facilities of the wing, pertaining to the premises agreed to be allotted under these presents, the nature of title being the land and authority to carry out development under the provisions of D.C. Regulations 33 (10), the terms of LOI, IOA and Commencement Certificate presently issued as also the nature of Organization to be constituted of the Purchasers of various premises from the Promoters in Phase I and other particulars' information with regard to the

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THE FIRST SCHEDULE ABOVE REFERRED TO:

All that piece or parcels of land or ground situate at Village Pahadi- Goregaon, Malad, in Taluka Borivali, District Mumbai Suburban within Greater Mumbai and in the Registration Sub-District and District Mumbai City and Mumbai Suburban bearing Survey No.151, Hissa No.1 (Part) and Survey No.154, Hissa No.5 (Part), bearing City Survey Nos. 19, 19/1 to 67,20,20/1 to 121, admeasuring 11214.90 sq. mtrs.

THE SECOND SCHEDULE ABOVE REFERRED TO:

The construction of Wing "A", Wing "B", Wing "D" and Wing "E" by use of 21994.37 sq. mtrs. As presently approved consist of Stilt + Podium on 1st Floor with pit and mechanical parking on the Ground Floor + 22nd Upper Floor on the portion of the property under the scheme of lay out on the building plans of the project Tower 28.



SIGNED, SEALED AND DELIVERED)
 by the withinnamed "PROMOTERS")
 SHIV SHAKTI BUILDERS AND)
 DEVELOPERS.)
 through its Partners)
 I.DEVENDRA HANUMANPRASAD PANDEY

[Fingerprint]
[Signature]
 Partner



[Signature]
 in the presence of)

SIGNED, SEALED AND DELIVERED)
 by the withinnamed "PURCHASER/S")
 Mr Ramesh Ramchandra Lad

[Fingerprint]
[Signature]



[Signature]
 in the presence of)

RECEIVED from the withinnamed)
 Purchaser a sum of Rs. 4,00,875/-)

[Signature]



SLUM REHABILITATION AUTHORITY

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3249/PN/PL/AP		

No: SRA/ENG/3249/PN/PL/AP

Date: 14 MAY 2018

To,
Shri. Manoj Vishwakarma,
of M/s. DOT Architects,
Gr. Floor, Sharda Sangeet Vidyalaya,
M.K. Marg, Kala Nagar,
Bandra (E), Mumbai 400051.

Sub: Proposed Amended IOA for sale building under Regulations 33(10) on plot bearing C.T.S. No.19, 19/1 to 67, 20, 20/1 to 121 of village Pahadi Goregaon, P/N Ward, Malad (E), Mumbai- 97 for "Navjeevan SRA CHS Ltd"

Ref: Your letter date 22 03.2018.

Gentleman,

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

1. That the conditions of LOI & revised LOI issued U/no. SRA/ENG/1546/PN/PL/LOI dtd. 15/04/2009, 01/02/2014 & 27/01/2017 shall be complied with.
2. That the conditions of IOA issued U/no. SRA/ENG/3249/PN/PL/AP dtd. 10/07/2015 & 04/02/2017 shall be complied with.
3. That the C.C shall be got re-endorsed as per the amended plans.

Yours faithfully



- sd -

Executive Engineer - II.
Slum Rehabilitation Authority

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Copy to-		
Developer - M/s. Shiv Shakti Builders & Developers.		

2. Society - "Navjeevan Co-Operative Housing Society Ltd".
3. The Assistant Municipal Commissioner (P/N) Ward.
4. A.E.W.W (P/N) Ward.
5. A.A. & C. (P/N) Ward.
6. I.T. Dept. (SRA) for Information.
7. F.C. (SRA).

For information please.

Yours faithfully

Bawaf
14.5.18

Executive Engineer - II.
Slum Rehabilitation Authority



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SLUM REHABILITATION AUTHORITY

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

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

No. SRA/ENG/3249/PN/PL/AP - 9 MAY 2017

COMMENCEMENT CERTIFICATE

Sale Building

TO,
M/s Shivshakti Builders & Developers,
007, Ground Floors, Shankar Dham II,

F/6, Sundervan Complex, off Four Bunglow,
Andheri West, Mumbai 400 053.

Sir
With reference to your application No 1716 dated 01/07/2014 for Development Permission and grant of Commencement Certificate under section 44 & 59 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. CTS No. 19,19/1 to 67,20,20/1to121



of village pahadi Goregaon TPS. No. -
ward P/N Situated at Malad (E) Mumbai

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI
U/R No. SRA/ENG/1546/PN/LOI (Revise LOI) dt 15/4/2009 & 27/1/
IDA U/R No. SRA/ENG/3249/PN/AP (Amended ICA) dt 10/7/15 & 4/2/17
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 its issue.
- 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.
- If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
- This Certificate is liable to be revoked by the C.E.O. (SRA) if -
(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.
- 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. A.P. Dhiwar,
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 Podium top.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

11

FOR

CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)



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2036		43	00
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7/11



DATE: 7/11
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

NO.	DESCRIPTION	AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)
1	OFFICE	100	100
2	STAFF ROOM	50	150
3	REST ROOM	20	170
4	TOILET	10	180
5	KITCHEN	30	210
6	STORAGE	10	220
7	CORRIDOR	10	230
8	ENTRY	10	240
9	EXIT	10	250
10	STAIR	10	260
11	W.C.	10	270
12	WATER TANK	10	280
13	WATER TANK	10	290
14	WATER TANK	10	300
15	WATER TANK	10	310
16	WATER TANK	10	320
17	WATER TANK	10	330
18	WATER TANK	10	340
19	WATER TANK	10	350
20	WATER TANK	10	360
21	WATER TANK	10	370
22	WATER TANK	10	380
23	WATER TANK	10	390
24	WATER TANK	10	400
25	WATER TANK	10	410
26	WATER TANK	10	420
27	WATER TANK	10	430
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84	WATER TANK	10	1000

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 DATE: [Blank]

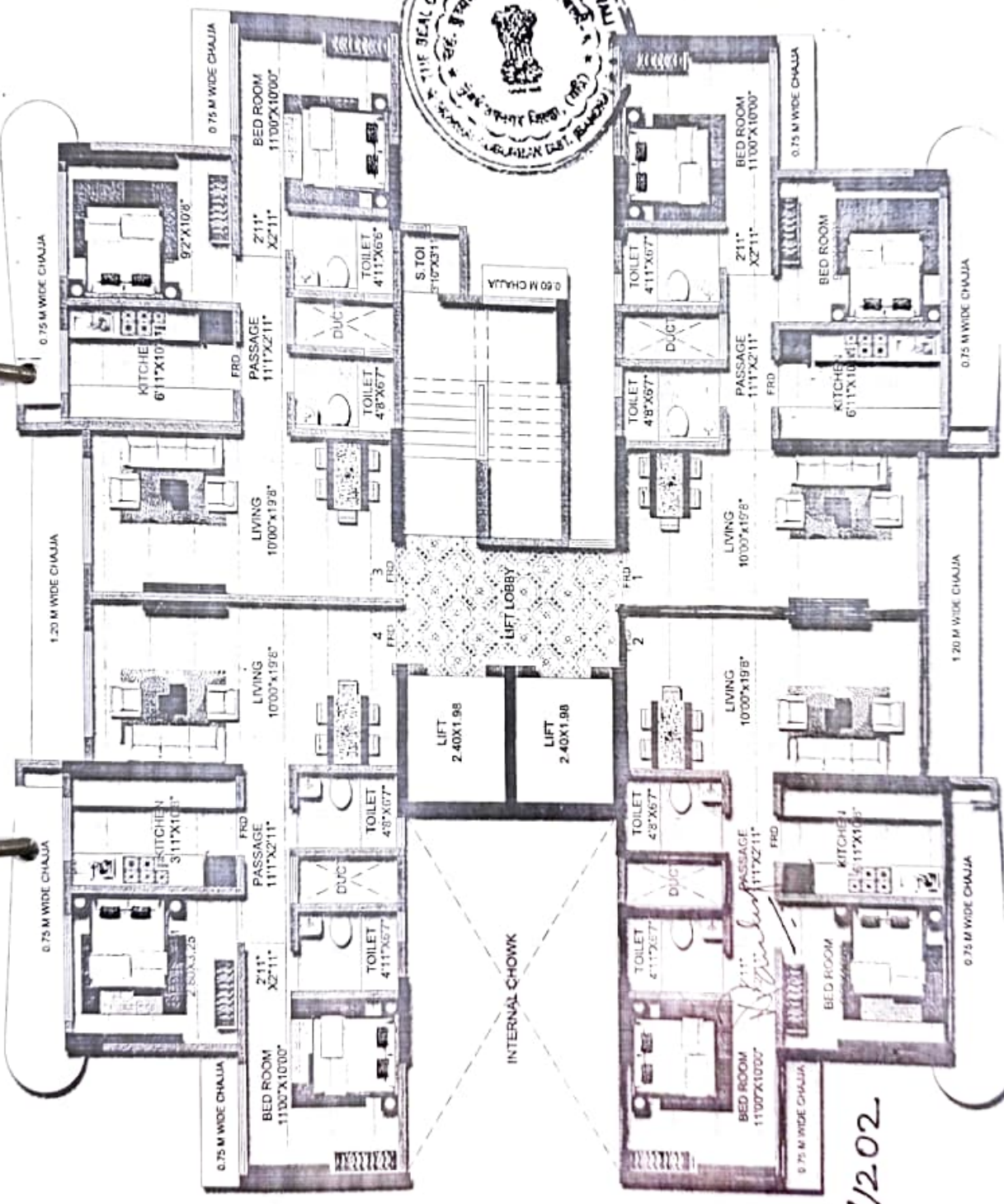
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E/1202

Ref: DOT/03/Right Channel Construction (Navjeevan)/Gen /10/23/01

Date: 25/10/2023

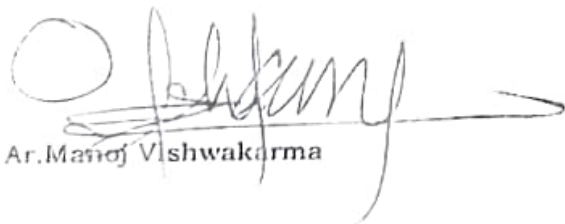
TO WHOMSOEVER IT MAY CONCERN

This is to state that the Occupation Certificate of Sale Building having wing 22 comprising of 2 Level basement part for parking + Gr (pt) /Stilt (pt) + 1st to 2nd level podium parking + 1st to 21st Upper floors including LMR & OHWT on plot bearing CTS No. 19, 19/1 to 67 & CTS No. 20, 20/1 to 121 situated at Haji Bapu road, Mahal (E) Mumbai known as "Navjeevan SRA CHS Ltd" has been issued U/no SRA/ENG/3249/PN/PL/AP Dated: 18/10/2023.

Thanking you.

Yours faithfully,

For DOT Architects


Ar. Manoj Vishwakarma



SLUM REHABILITATION AUTHORITY

No: SRA/ENG/3249/PN/PL/AP

Date: 18 OCT 2023

To,

Developer:

M/s. Shivshakti Builders & Developers.
007, Gr.flr, Sundervan Complex,
off. four bungalows, Andheri(W),
Mumbai- 400 053

Subject: - Amended IOA cum Full Occupation Certificate to Sale Wing 'E' of Sale building in the S.R. Scheme on plot bearing C.T.S. No.19, 19/1 to 67, 20 & 20/1 to 121 of village-Pahadi Goregaon (East), at Haji Babu Road, Malad (East), Mumbai, known as 'Navjeevan SRA CHS Ltd'.

Ref: - Your letter dtd. 13/07/2023.

Gentlemen,

The Development work of Sale wing 'E' of Sale building comprising of 2 level basement (part) for parking + ground(pt)/stilt(pt) + 1st to 2nd level podium for parking + 1st to 21st upper floors including LMR & OHWT on plot bearing C.T.S.No.19, 19/1 to 67, 20 & 20/1 to 121 of village-Pahadi Goregaon(East), P/N Ward, Malad(E), Mumbai, has been completed & ready for occupation under the Supervision of Architect Mr.Manoj Vishwakarma, Lic.No.CA/2004/33829, Structural Engineer Mr.Rupesh Chowdhary Reg.No STR/C/40 and Site Supervisor Mr.Kamlesh Gurav, G/203/SS-1 may be occupied under the following conditions:-


1. That this full Occupation Permission Certificate is granted for part ground floor + 1st to 21st residential upper floors including LMR & OHWT (excluding 02 level basements and 1st & 2nd common podium floors) for Sale wing 'E' of Sale building.
2. That the certificate under Section 270A of BMC Act shall be submitted.
3. That you shall pay all dues of MCGM and other authorities.
4. That you shall comply the balance LOI/IOA conditions before requesting Building Completion Certificate or Full OCC of Sale building in the S.R. Scheme under reference.

5. That the SWD completion certificate & S.P.(P&D) completion certificate from MCGM for the entire layout shall be submitted before requesting full OCC of last Sale wing till then adequate precautions shall be taken for draining surface water.
6. That the changes proposed shall be shown on canvas mounted plans.

A set of completion plans is returned herewith.

Note: This permission is issued without prejudice to action, if any, under M.R. & T.P. Act.

Yours faithfully,


Executive Engineer-PN
Slum Rehabilitation Authority