

324/10145
Wednesday, June 19, 2024
12:22 PM

पावती

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


पावती क्र.: 11147 दिनांक: 19/06/2024

गावाचे नाव: पी.एस.पहाडीगोरेगांव
दस्तऐवजाचा अनुक्रमांक: बरल-१ -10145-2024
दस्तऐवजाचा प्रकार : करारनामा
मादर करणान्याचे नाव: रूपेश जयंतीलाल लुहार

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 2800.00
पृष्ठांची संख्या: 140

एकूण: रु. 32800.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
12:41 PM ह्या वेळेस मिळेल.


सह. दुय्यम निबंधक, बोरीवली क्र. १,
मुंबई उपनगर जिल्हा.

वाजार मुल्य: रु.11406528.54 /-
मोबदला रु.12078952/-
भरलेले मुद्रांक शुल्क : रु. 724738/-

- 1) देयकाचा प्रकार: DHC रक्कम: रु.800/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0624195204431 दिनांक: 19/06/2024
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0624198004358 दिनांक: 19/06/2024
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003773611202425E दिनांक: 19/06/2024
बँकेचे नाव व पत्ता:



Registered Original Document
Delivered On 20 JUN 2024

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID

202406192868

19 June 2024, 12:17:51 PM

बरल-१

मूल्यांकनाचे वर्ष 2024
जिल्हा मुंबई (उपनगर)
मूल्य विभाग 57-पहाडी-गोरेगाव पश्चिम (बोरीवली)
उप मूल्य विभाग भुभाग : उत्तरेस गावाची हद्द, पूर्वेस एस की रोड, दक्षिणेस गावाची हद्द व पश्चिमेस लिंक रोड
सर्व्हे नंबर /न. भू क्रमांक सि टी एस नंबर#268

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन 76820	निवासी सदनिका 160470	कार्यालय 184550	दुकाने 218300	औद्योगिक 160470	मोजमापनाचे एकक चौरस मीटर
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बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र (Built Up)- बांधकामाचे वर्गीकरण- उद्दवाहन सुविधा-	64.62 चौरस मीटर 1-आर सी सी आहे	मिळकतीचा वापर- मिळकतीचे वय- मजला -	निवासी सदनिका 0 TO 2वर्षे 11th floor To 20th floor	मिळकतीचा प्रकार- बांधकामाचा दर -	बांधीव Rs. 30250/-
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रस्ता सन्मुख -

Sale Type - First Sale

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

मजला निहाय घट/वाढ

= 110% apply to rate= Rs.176517/-

घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर

=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
= (((176517-76820) * (100 / 100)) + 76820)
= Rs.176517/-

A) मुख्य मिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 176517 * 64.62
= Rs.11406528.54/-

Applicable Rules


= .10.4

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य - तळघराचे मूल्य - मेझॅनाईन मजला क्षेत्र मूल्य - लगतच्या गच्चीचे मूल्य - वरील गच्चीचे मूल्य - बंदिस्त वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य - बंदिस्त बाल्कन - मॅकेनिकल वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 11406528.54 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
=Rs.11406528.54/-

Home

Print


सह. दुय्यम निबंधक, बोरीवली क्र. १,
मुंबई उपनगर जिल्हा.



बरल - १

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CHALLAN
MTR Form Number-6



GRN	MH003773611202425E	BARCODE		Date	19/06/2024-11:38:59	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1	PAN No.(If Applicable)	AAACQ4909M
Location	MUMBAI	Full Name	MS SUSHANKU REALTY PRIVATE LIMITED
Year	2024-2025 One Time	Flat/Block No.	FLAT NO. 1109, 11TH FLOOR, SUSHANKU
		Premises/Building	AVENUE 36

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030045501 Stamp Duty	724738.00	SIDDHARTH NAGAR, GOREGAON WEST	MUMBAI		4 0 0 1 0 4
0030063301 Registration Fee	30000.00				

Remarks (If Any)
PAN2=ADCPL4491P~SecondPartyName=MR. RUPESH JAYANTILAL
LUHAR AND OTHERS-



Amount In Words
Seven Lakh Fifty Four Thousand Seven Hundred Thirt
y Eight Rupees Only

Total
7,54,738.00

Payment Details IDBI BANK FOR USE IN RECEIVING BANK

Cheque-DD Details

Cheque/DD No.		Bank CIN	Ref. No.	69103332024061911035	743345463
Name of Bank		Bank Date	RBI Date	19/06/2024-11:39:47	Not Verified with RBI
Name of Branch		Bank-Branch	IDBI BANK		
		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. Mobile No. : 9136866103
सदर चलन केवल दुर्यग निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

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GRN : MH003773611202425E

Amount : 7,54,738.00

Bank : IDBI BANK

Date : 19/06/2024-11:11

2	(IS)-324-10145	0002063488202425	19/06/2024-12:21:56	IGR190	724
Total Defacement Amount					7,54,738.00



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Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0624198004358

Receipt Date 19/06/2024

Received from JOINT SUB REGISTRAR, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 10145 dated 19/06/2024 at the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name SBIN

Payment Date 19/06/2024

Bank CIN 10004152024061904079

REF No. 453747509869

Deface No 0624198004358D

Deface Date 19/06/2024

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



बरल - १		
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Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0624198004358	Date	19/06/2024
Received from JOINT SUB REGISTRAR, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	SBIN	Date	19/06/2024
Bank CIN	10004152024061904079	REF No.	453747509869
This is computer generated receipt, hence no signature is required.			



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Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 0624195204431

Date 19/06/2024

Received from JOINT SUB REGISTRAR, Mobile number 0000000000, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District.

Payment Details

Bank Name SBIN

Date 19/06/2024

Bank CIN 10004152024061904157

REF No. 417163414705

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



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Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0624195204431

Receipt Date 19/06/2024

Received from JOINT SUB REGISTRAR, Mobile number 0000000000, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 10145 dated 19/06/2024 at the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District.

DEFACED

₹ 800

DEFACED

Payment Details

Bank Name SBIN

Payment Date 19/06/2024

Bank CIN 10004152024061904157

REF No. 417163414705

Deface No 0624195204431D


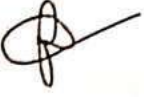
Deface Date 19/06/2024

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



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AGREEMENT FOR SALE

THIS AGREEMENT made at Mumbai on this 19th day of June, 2024 BY 
AND BETWEEN 

M/s. SUSHANKU REALTY PRIVATE LIMITED, a private limited company incorporated under the provisions of the Companies Act, 2013 and having its registered office at Bld No.36, Opp Gurudwara, Near Bmc Siddharth Hospital Goregaon West Mumbai No.400104, hereinafter referred to as "THE DEVELOPER" (which expression shall unless it be repugnant to the context and meaning thereof be deemed to mean and include its successors and permitted assigns) of the **FIRST PART**;

AND

Mr. Rupesh Jayantilal Luhar aged 45 years, & Mrs. Rupali Rupesh Luhar aged 42 years adult, Indian inhabitant, residing at 103/821, Motilal Nagar No.1, Haribhau Rupwate Marg, Road No.1, Near Datta Mandir Goregaon West Mumbai Maharashtra 400104. hereinafter referred to as "THE PURCHASER" (which expression shall, unless it be repugnant to the context or meaning thereof, shall mean and include his / her / their heirs, legal representatives, executors, administrators, successors and permitted assigns) of the **SECOND PART**.

WHEREAS:

A. By an Indenture of Lease made between Maharashtra Housing and Area Development Authority (therein called "the Authority" of the One Part and hereinafter called MHADA) and the Trupti Kutir Co-operative Housing Society Ltd. (hereinafter also called "the Society" of the Other Part), the said Maharashtra Housing and Area Development Authority (MHADA) demised unto the said Society, all and singular the land lying under and appurtenant to building No. 36, bearing City Survey No 268/A/1 (pt) at Siddharth Nagar, Goregaon (West), Mumbai - 400 104 (hereinafter referred to as "the said Land") for the term, Lease rent and on the terms and conditions set out therein.



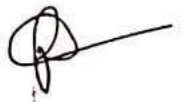
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B. By a Deed of Sale, the said Maharashtra Housing and Area Development Authority (MHADA) transferred and conveyed unto the Society, all of that property consisting of building No. 36, standing on the above-referred land situate at Goregaon (West), Mumbai - 400104 (hereinafter referred to as "the said Building") for the consideration and on the terms and conditions set out therein.

C. The said Land is shown by red colour boundary line on the plan annexed hereto and marked as **Annexure-A**. The said Land and the said Buildings standing thereon are more particularly described in the **First Schedule** hereunder written.

✗





D. In the Premises, the Society has become leasehold Members of the said Land and the Owners of the said Building consisting of 80 residential flats/units.

E. The said Land excluding tit bit/access area admeasures about 58.75 sq. meters as per the latest layout plan of MHADA (excluding Tit-bit, Access etc.). A copy of Property Card issued by the Office of City Survey in respect of the said Land is annexed hereto and marked as Annexure- B.

F. The condition of the Building deteriorated endangering the safety of the residents therein as it was not in proper habitable condition and did not contain the conveniences and maintenances required for the proper habitation. The condition of the building was beyond economical repairs. The Society, therefore, desired to demolish the existing Building and to construct in place and stead thereof altogether a new building by using permissible extra FSI /TDR as per modified DCR 33 (5) and in the events that happened after preliminary negotiations, the Developer made an offer in writing by Offer Letter dated 03.02.2021 offering to redevelop the said Land and the said Building of the Society by demolishing the existing Building being the said Building no. 36 and constructing a new building in place and stead thereof on the terms and conditions therein set out. The said Offer was made by the Developer



to the Society on the basis of the reference made by the Society to the Developer the said Authority namely, Maharashtra Housing and Area Development Authority [MHADA] shall allow additional F.S.I. and as such, the Project development shall be viable to the Developer.

The Society and the members represented to the Developer that Tit bit Land / Tit bit Plot Area abutting the said Land of the Society shall be available on payment of price in respect thereof to the Mumbai Housing and Area Development Authority [MHADA].

H. Since, the Developer is engaged in the business of development, reconstruction and redevelopment of immovable properties, and having necessary expertise, manpower, technical know-how and financial capacity to undertake the redevelopment and reconstruction of the said Land and the said Building, the Society in its Special

General Body Meeting dated 27.03.2021 approved the Offer of the Developer, and

wide its resolution dated 04.04.2021 it was resolved that the work of development of the said Land and the said Building of the Society be entrusted to the Developer herein, and the same has been confirmed by the Developer.

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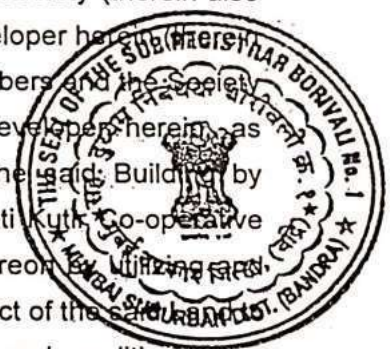
I. In its Special General Body Meeting held on 04.04.2021 the Society has passed a resolution by majority to entrust work of development of the said Land and the said Building to M/s. Sushanku Realty Private Limited, the Developer herein and also to appoint Mr. Suyog Shet of Mitie Designers & Planners Pvt. Ltd as the Architect, having office at Chitrapur CHS Ltd., Bandra, West, Mumbai for MHADA approval of the above project with effect from the said resolution to enable them to start the process of submission to the office of the concerned authorities, however all the

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professional fees of above Architects to be borne and paid by the Developer alone. The General Body has further authorized its Managing Committee to take necessary steps and to execute necessary papers and documents on behalf of the Society in favor of the Developer.

- J. The offer made by the Developer is based on 3.0 FSI to Shastri Nagar layout. The Developer has been authorized to utilize the entire F. S. I. including fungible compensatory FSI as may be available on the said Land in accordance with the plans that may be approved by the Society and sanctioned by the MHADA, Municipal Corporation and Other Competent Authorities as per the prevailing rules upto completion of the project subject to terms & conditions recorded in the Development Agreement read with Supplemental DA (hereinafter recited) entered into by and between the Developer and the Society.
- K. By virtue of Development Agreement dated 3rd August, 2021 duly registered with the Office of the Sub Registrar of Assurances under Serial No. BRL-6-14678 of 2021 on 7th October, 2021 (hereinafter referred to as "the said Development Agreement") and executed by and between all the 80 members of the said Society (therein referred to as "the Members" of the First Part) and the said Society (therein also referred to as "the Society" of the Second Part) and the Developer hereinafter also referred to as "the Developer" of the Third Part), the Members and the Society have granted, conferred and irrevocably appointed the Developer herein as Developer for the redevelopment of the said Land, and the said Building by demolishing the said existing building No.36 known as "Trupti Kuth Co-operative Housing Society Limited" and constructing new buildings thereon utilizing said consuming the entire FSI including TDR FSI available in respect of the said Land to the utmost extent at or for the consideration and on the terms and conditions more particularly set out therein. In terms of the said Development Agreement, the Society has also executed the Power of Attorney dated 07.10.2021 duly registered with the Office of the Sub-Registrar of Assurances under Serial No. BDR – 6-14689-2021 on 07.10.2021 (hereinafter referred to as "the said Power of Attorney") in favor of the Developer herein and their nominees to facilitate the work of redevelopment of the said Land and the said Building;



in favor of ₹		
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- L. By Offer Letter dated 17th August 2021 bearing no. CO/MB/REE/NOC/F-1272/1933/2021 (the said "First Offer Letter"), MHADA approved allotment of additional built up area as set out therein, such allotment being on the sub divided plot as per demarcation plan admeasuring about 1487.32 sq. mtrs (i.e. 1374.96 sq. mtrs as per lease area + 112.36 sq. mtrs tit bit) for the consideration and on the terms and conditions as set out therein. The aforesaid area admeasuring 112.36 sq. mtrs and shown demarcated in green color boundary line on the plan annexed hereto as Annexure A is hereinafter referred to as "the said Tit Bit Land". A copy

[Handwritten signatures]

of the Offer Letter dated 17th August 2021 along with demarcation plan is annexed hereto as Annexure C.

M. Pursuant to the said First Offer Letter, the Society became entitled to an additional area comprised in the said Tit Bit Land as shown in green color boundary line on the plan annexed hereto as Annexure A;

N. The Developer has represented to the Purchasers that they have been informed by the Society that the said Tit Bit land surrounds the said Land and that the same can only be developed along with the said Land and is not capable of independent development.

O. The Developer has represented to the Purchasers that the Developer has with the consent of the Society, facilitated the allotment of the said tit bit land to the said Society, by *inter alia* making available/facilitating the payment of consideration in respect thereof.

P. By Offer letter dated 23rd March 2023, bearing ref. no. CO/MB/REE/NOC/F-1272/830/2023 (the said "Second Offer Letter"), MHADA has approved the allotment of part of R2(a) plot admeasuring 284.15 sq. mtrs adjoining the said land



sharing basis for the consideration and on the terms and conditions set out in the aforesaid R-2 (a) Plot admeasuring 284.15 m² adjoining the society's land hereinafter referred to as "the said R 2 (a) Plot". The same is shown delineated in blue color boundary line on the plan annexed hereto as 'ANNEXURE D'. A copy of the Offer letter dated 23rd March 2023 is annexed herewith as ANNEXURE D.

Q. As per the terms of the said Second Offer Letter the permissible built up area on the R 2 (a) plot is 852.45m² (i.e. 340.98m² society share +511.47m² MHADA's share.

R. In the Special Annual General Body Meeting of the Society held on 28th May 2023,

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the Society has *inter alia* resolved grant of development rights to the Developer herein in respect of the said Tit Bit land and the said R 2 (a) plot along with vesting full FSI entitlement therein unto the Developer as more particularly set out therein. The Society has also resolved to record the above by way of execution of a Supplemental Agreement to the said Development Agreement through its managing committee members as set out in the above Resolution.

S. By Supplemental Development Agreement dated 19th July, 2023, ("the said Supplemental DA") to the said Development Agreement and registered with the Office of the Sub-Registrar of Assurances at Borivali under Serial No. BRL6-15126-2023 and executed by and between the said Society and the Developers, the Society has granted unto and in favour of the Developers the exclusive development rights in respect of the said tit bit land and the said R2 (A) plot for the consideration

[Signature]
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and on the terms and conditions as set out therein. The Society has confirmed that the entitlement of the Society and its members under the said Development Agreement shall remain the same and that all additional area constructed pursuant to the allotment of the said tit bit land and the said R2 (a) plot shall belong to the Developers alone to the exclusion of the Society as a part of their free sale component with liberty to deal with and dispose off the same in manner they may deem fit and proper.

T. Pursuant to the said Development Agreement, the said Supplemental DA and grant of right to develop the said tit bit land and the said R 2 (A) Plot in terms of the aforesaid resolution, the Developer shall be developing the said land, the said tit bit land and the said R 2 (A) Plot by amalgamating the same.

U. Advocate Mr. V.V.SHINDE, investigated the title of the said land and has accordingly issued a Title Certificate dated 17.01.2022. A copy of the said Title Certificate dated 17.01.2022 is annexed hereto and marked as Annexure-E.



V. The Developer has obtained the requisite permissions, sanctions and approvals from the requisite authorities for the construction and development of the Land admeasuring 1374.96 sq. meters along with the said tit bit land admeasuring 112.36 sq. meters and R-2 a plot admeasuring 284.15sqm by utilizing/consuming the available development potential in respect thereof as per the provisions of Development Control and Promotional Regulations 2034 (DCR).

W. The Developer have received sanctions *inter alia* from the Building permission Cell, Greater Mumbai, MHADA (hereinafter referred to as the "said MHADA") for the plans of the new construction on the said (hereinafter referred to as the said "New Building") as evidenced by the Intimation of Approval (I.O.A.) dated 24th March 2022 and updated on 10th February 2023 issued by the said MHADA in this behalf; which is annexed hereto and marked as Annexure F.

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X. By and under the Commencement Certificate ("CC") bearing reference MH/EE/(BP)GM/MHADA-51/1365/202/CC/1/New dated 7 June 2022 and further updated on 25th April 2024. the said MHADA has granted its approval for commencing the construction of the proposed building on the said land and the said tit bit land in the manner as more particularly set out therein. Copy of the Commencement Certificate dated 7th June 2022 and revalidated on 25th April 2024. is annexed hereto as Annexure G. Accordingly, the Developer has demolished the said existing building and has undertaken construction of new Building on the Land.

A

R. J. Shinde

P

Y. The said MHADA has issued another offer letter dated 08-12-2023 vide no. CO/MB/REE/NOC/F-1272/3100/2023 for further allotment of 1014 square m - Annexed at Annexure H.

Z. The said MHADA issued NOC dated 28-02-2024 vide no.CO/MB/REE/NOC/F-1272/467/2024 FOR IOA purpose annexed to at Annexure I

AA. The Developer have received sanctions *inter alia* from the Building permission Cell, Greater Mumbai, MHADA (hereinafter referred to as the "said MHADA") for the plans of the new construction on the said land admeasuring 1771.47 sq. meters (1374.96+112.36 tit bit + 284.15 sqm R-2A) which proposes to have 22 floors (hereinafter referred to as the said "New Building") as evidenced by the Intimation of Approval (I.O.A.) dated 21st March 2024 No. MH/EE/(BP)/GM/MHADA-51/1365/2024/IOA/1/New issued by the said MHADA in this behalf; which is annexed hereto and marked as Annexure J.

BB. The Developer has appointed Mrs. Sangita Suyog Shet as a Licensed Architect and Architects and Planners as Design Architect registered with the Council of Architects for supervision of development of the Property.

CC. The Developer has undertaken the development of the Land in accordance with the permissions granted by the concerned authorities for construction of a residential building viz. "Sushanku Avenue 36" (hereinafter referred to as "the New Building/Project") as per plans approved by the concerned authorities.

DD. The Developer has registered the New Building as a "Real Estate Project" under the name "Sushanku Avenue 36" with the Maharashtra Real Estate Regulatory Authority ("Authority"), under the provisions of Section 5 of the Maharashtra Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of Real

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Disclosures on website) Rules, 2017 ("RERA Rules"). The Authority has duly issued the Certificate of Registration No. P51800046272 dated 20TH June 2022 for the New Building "Sushanku Avenue 36".

DD. The principal and material aspects of the redevelopment of the New Building on the said Land as per the permissions issued as on the date of execution of these presents, are as under:

- The New Building comprises of 22 floors as per sanctioned plan and permissions as on the date of execution of these presents;
- The New Building comprises of residential flats along with car parking as sanctioned by MHADA;



iii. The common areas, facilities and amenities in the New Building that may be used by the Purchaser are listed in Annexure H hereto and are hereinafter referred to as "the Amenities".

The Developer has represented to the Purchaser and the Purchaser understands that the aforesaid is subject to revision of plans and permissions, pursuant to the said Supplemental DA and amalgamation of the said R2(A) plot/tit bit land with the said land.

EE. The Developer has accordingly commenced the construction of the New Building in accordance with the sanctioned plans and approvals and permissions, as referred hereinabove.

FF. The Developer is now desirous of selling and transferring the flats, premises, and other areas in the New Building being constructed on the said Land as per the approvals and sanctions under the relevant laws. The Developer, for that purpose, shall enter into separate Agreements for Sale in respect thereof with the prospective purchasers or transferees.

GG. The Purchaser herein, being desirous of purchasing residential Flat No. 1109, admeasuring 58.75 square meters i.e., 632.39 square feet ~~FEET~~ carpet area on the 11th floor ("Flat") in the New Building, being constructed on the said Land along with NO (0) zero Car Parking Space/s ("the said Car Parking Space/s") (The said Flat and the said Car parking Space/s unless independently referred shall hereinafter collectively be referred to as "the said Premises". The said Flat is shown in Red color hatch lines on the plan annexed hereto as Annexure I. Purchaser has approached the Developer and requested the Developer to allot to him/her/them the said Premises. According to the aforesaid request of the Purchaser, the Developer agrees to sell to the Purchaser, and the Purchaser agree/s to purchase from the Developer, the said Premises for the consideration and on the terms and conditions hereinafter appearing.



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HH. The Developer has represented to the Purchaser that the plans sanctioned as on the date of this Agreement are subject to change/modification/amendment as may be deemed fit by the Developer, pursuant to the Supplemental DA to the said Development Agreement and amalgamation of the said R 2 (A) Plot and the said Tit Bit land with the said Land. The Purchaser doth hereby gives his/her unconditional and irrevocable consent to such change/modification/amendment required to be made by the Developer to the existing plan and further authorizes the Developer to obtain sanction for the same from the competent authority/MCGM/MHADA (as the case may be) without any reference or

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recourse to the Purchaser. The Purchaser further declares and confirms that the consent herein given shall be deemed and irrevocable consent of the Purchaser to any such change/modification/amendment required to be made by the Developer to the existing plan. The Purchaser understands and confirms that upon modification/amendment/change of plans, the premises that is agreed to be allotted to him/her hereunder, shall be situate in the new building developed on the said land, the said tit bit land and the said R 2 (A) plot and that he/she has no objection and shall not have any objection to the same. The Purchaser further confirms that save and except the said Premises he/she shall not claim any right whatsoever in any other premises of the new building being developed on the said land or on the resultant amalgamated land.

II.

The carpet area of the Flat as defined under section 2 (k) of RERA is 58.75 square meters (i.e. the net usable floor area of the flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but including the area covered by the internal partition walls of the Flat) any reference to the term "Carpet area" in this Agreement shall be as defined in the present Clause.



The Purchaser herein has/have perused the copy of the sanctioned plan dated 21.03.2024 specifying the location of the New Building to be constructed on the Land and also the location of common areas, facilities and amenities, etc. The development carried out by the Developer on the Land is in accordance with applicable law as amended from time to time;

KK.

The Purchaser 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/their Advocates and Planning and Architectural consultants. The Purchaser has/have also examined all documents and information uploaded by the Developer on the website of the Authority as required by RERA and the RERA Rules and has understood the documents and information in all respects.

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LL.

The Developer has given inspection to the Purchaser of all the documents of title relating to the Property including all the approvals granted by the concerned authorities and the plans, designs and specifications prepared by the Developer's Architect and Planner, the details as to amenities and of such other documents as are specified under the RERA and the rules and regulations made thereunder, including *inter-alia* the following:

- i) Plan of the Property – Annexure A;

- ii) Property Register Card - Annexure B;
- iii) Offer Letter dated 17th August 2021 – Annexure C;
- iv) Offer letter dated 23rd March 2023 – Annexure D;
- v) Title Certificate of Mr. V.V.SHINDE, Advocate dated 17th January,2022, in respect of the Property- Annexure E;
- vi) Intimation of Approval (IOA) dated 24.03.2022 Annexure F;
- vii) Further Commencement Certificate dated 25th April 2024 and revalidated on 25th April 2024 is annexed hereto as Annexure G
- viii) Intimation of Approval dated 21-03-2024 along with plan dated 21-03-2024- Annexure G1
- ix) Common areas, facilities and amenities in the New Building– Annexure H;
- x) Floor Plan of the Flat agreed to be purchased by the Purchaser- Annexure I;
- xi) List of Amenities and Specifications in the Flat Annexure J;
- xii) Approved Layout Plan of the said Property – Annexure K;
- xiii) Total Consideration, Other Charges and Building Protection Deposit payable to Developer – Annexure L

MM. The Developer has the right to sell the said Premises in the New Building constructed by the Developer and to enter into this Agreement with the Purchaser for the said Premises and to receive the consideration in respect thereof.

NN. Prior to execution of this Agreement, the Purchaser has obtained independent legal advice with respect to this Agreement and the transaction contemplated herein with respect to the said Premises, made enquiries thereon and is satisfied with respect to, (i) the title of the Developer to develop the said Land and the said Building, and such title being clear and marketable; (ii) the approvals and permissions (including IOA, CC etc.); (iii) the Developer's entitlement to develop the said Land and the said Building, and to construct the Project thereon as mentioned in this Agreement and as per the applicable law and to sell the premises therein. The Purchaser hereby undertakes not to raise any objection and / or make any requisitions with respect to the title of the Developer to develop the said Project as contemplated herein.



The Purchaser hereby		
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OO. The Purchaser has agreed and confirmed to pay the Total Consideration amount and Building Protection Deposit as stated under this Agreement to the Developer and the other charges such as maintenances, share money, property tax and other outgoings etc. which shall be paid by the Purchaser to the Developer as per the Bills/Invoices that may be raised by the Developer till handing over of the New Building to the Society and thereafter the aforesaid other charges shall be directly paid by the Purchaser to the Society.

PP. The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations

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contained in this Agreement and all applicable laws, are now desirous and willing to enter into this Agreement on the terms and conditions appearing hereinafter and the Purchaser has/have agreed to purchase the said Premises and execute this Agreement after understanding the aforesaid in all respects.

QQ. Under Section 13 of RERA, the Developer is required to execute a written Agreement for Sale in respect of the said Premises with the Purchaser and the Parties are therefore executing these presents which shall be registered under the provisions of Indian Registration Act, 1908.

RR. The Developer has availed Construction Finance from AU SMALL FINANCE BANK LIMITED upon the sanctioned terms and conditions for which they have created charge on the unsold inventory of the Project known as "Sushanku Avenue 36" ("said Building"/ "said Project") [being as "Sushanku Avenue 36" ("said Building") of Trupti Kutir Co-operative Housing Society Limited ("said Society")] being constructed on all that piece and parcel of leasehold land bearing City Survey No. 268/A/1 (Part) admeasuring 1,374.96 square meters as per the Lease Deed, 284.15 square meters as per R2 Plot offer letter and 112 square meters as tit bit area totaling to 1771 square meters issued by MHADA, of Village Pahadi Goregaon, in the Registration District and Sub-district of Mumbai City & Mumbai Suburban, situated at Siddharth Nagar, Goregaon (West), Mumbai- 400104, bearing Project RERA Registration No - P51800046272;



In pursuance of the sanctioned terms and conditions, an Indenture of Mortgage dated 28-03-2023 & 30.01.2024 is executed between the Developer (as Mortgagor) and AU Small Finance Bank Ltd (as Mortgagee) whereby the Mortgagor therein has created a Mortgage on the unsold inventory of the Project "Sushanku Avenue 36" upon the terms and conditions mentioned therein. The said Indenture of Mortgage dated 28-03-2023 & 30.01.2024 is registered with Office of Joint Sub Registrar Borivali -6 under Serial No. BRL6-6122-2023 & BRL6-2212-2024 respectively.

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Allottee's Obligation-The Allottee/s / Purchaser/s do and each of them doth hereby agree that as required by the AU Small Finance Bank Limited, the consideration payable by the Allottee/s / Purchaser/s unto the Developer herein, shall be transferred/deposited into the designated bank account viz. Sushanku Realty Private Limited Sushanku Avenue 36 RERA Collection Account – s2302234048532874 opened by the Developer with the AU Small Finance Bank Limited.

UU. The Parties hereto have now agreed to execute these presents in the manner hereinafter appearing

R. J. [Signature]

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

1. RULES FOR INTERPRETATION:

- i) All the aforesaid recitals shall form an integral and operative part of this Agreement as if the same were set out and incorporated verbatim in the operative part and shall be interpreted, construed and read accordingly.
- ii) The headings given in this Agreement are only for convenience and information purpose only.
- iii) References to particular Recitals, Clauses, Annexures and Schedules are references to those Recitals, Clauses, Annexures and Schedules to this Agreement.
- iv) Any reference to the masculine, the feminine and the neutral shall include each other.
- v) Words denoting the singular shall include plural and the words denoting any gender shall include all genders.

2. DISCLOSURES AND INSPECTION

The Purchaser hereby agrees, declares and confirms that he/she has taken inspection of all the relevant documents and that the Developer has made full and complete disclosure of title to the said Land and the said Building, and that the Purchaser has in respect of the said Premises/the Building/the said Land satisfied himself/herself of *inter alia* the following:

- i) The nature of Developer's right, title and encumbrance as may be applicable;
- ii) The approvals;
- iii) The drawings, plans and specifications;
- iv) Nature of and details as to amenities and facilities.

The Purchaser hereby also confirms and agrees that he/she has entered into this Agreement out of his/her own free will and without any coercion and pressure and after fully understanding this Agreement in its entirety. The Purchaser has obtained suitable advice prior to entering into this Agreement and is aware of all the rights and obligations under this Agreement in accordance with applicable laws



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3. Construction of the Building:

The Developer shall construct Building viz. "Sushanku Avenue 36" on the said Land consisting of 22 upper floors and terrace in accordance with plans, designs and specifications as approved and sanctioned by said MHADA/MCGM/concerned local authority from time to time (hereinafter termed as "said Building" / "the Real Estate Project") which shall however be subject to revision of the plans and permissions obtained in respect of the said Building/real estate project, upon amalgamation of the said R2(A) plot/tit bit land with the said land.

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4. Description of the Flat, Car Parking, Common Areas and Facilities:

- i) The Developer hereby agrees to sell/allot to the Purchaser and the Purchaser hereby agrees to purchase and acquire from the Developer Flat No.1109, admeasuring 58.75 square meters 632.39 carpet area (RERA) on the 11th floor in said Building / the Real Estate Project (hereinafter referred to as "the said Flat") shown in red colour boundary line on the floor plan annexed and marked Annexure I hereto. The said Flat is more particularly described in Second Schedule hereunder written; along with Zero [0] Car Parking Space/s in Stilt and/or basement, which may be surface /mechanized parking to be constructed in the said "Sushanku Avenue 36" Project ("the said Car Parking"). The said Flat and the said Car Parking unless independently referred to shall hereinafter collectively referred to as "the said Premises" and is more particularly described in Second Schedule hereunder written along with the right to use Common Areas and Facilities.
- ii) The common areas, facilities and amenities in the said Building / the Real Estate Project that may be usable by the Purchaser are listed in Annexure H. The list of Amenities and Specifications in the said Flat that shall be provided by the Developer are listed in the Annexure J.



TOTAL CONSIDERATION:

i) In consideration of the above Premises, the Purchaser, has to pay the the Developer consideration of Rs. 1,20,78,952 /- (Rupees One crore Twenty Lakhs Seventy Eight Thousand Nine Hundred Fifty Two Only) (hereinafter referred to as "Total Consideration") in the manner as more particularly set hereunder in Annexure L hereto time being of essence of contract.

- ii) The Purchaser is aware and hereby agree/s and confirm/s that apart from the Total Consideration as set out herein the Purchaser shall be liable to pay other charges as mentioned in Annexure L hereto and all direct & Indirect taxes on the Total Consideration and also on other charges and any changes

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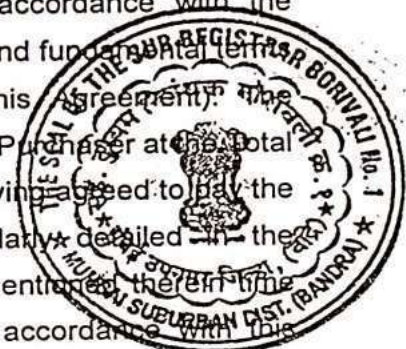
in the Consideration amount as per Clause 6 hereunder. The total consideration is decided and agreed between the parties after passing all the anti-profiteering benefits under Goods and Services Tax Act. The total consideration is decided and agreed between the parties after passing all the anti-profiteering benefits under Goods and Services Tax Act. GST is to be paid over and above the total consideration and GST to be paid on other charges also at the time of possession.

- iv) Purchaser has paid Rs. 15,00,000/- (Rupees Fifteen Lakhs Only) at the time of this execution. Balance amount is to be paid by customer as per Annexure L

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6. PAYMENT SCHEDULE AND MODE OF PAYMENT:

- i) The Purchaser has paid/shall pay to the Developer the Total consideration in the manner as particularly set out in Annexure L time being of essence of contract.
- ii) The Developer shall issue a Demand letter/Intimation to the Purchaser intimating the Purchaser about the stage-wise completion of the said New Building / the Real Estate Project as detailed in the Annexure- L hereto (the payment at each stage is individually referred to as "the Installment" and collectively referred to as "the Installments"). The payment shall be made by the Purchaser within (7) Seven days of the Developer making a demand for the payment of the Installment, time being the essence of this Agreement. A notice / intimation forwarded by the Developer to the Purchaser that a particular stage of construction is completed shall be sufficient proof that a particular stage of construction is completed. The payment shall be deemed to have been made when credit is received for the same by the Developer in its account.
- iii) The payment to be made by the Purchaser in accordance with the Annexure- L hereto is one of the principal, material and fundamental terms of this Agreement (time being the essence of this Agreement). The Developer has agreed to sell the said Premises to the Purchaser at the Total Consideration inter-alia because of the Purchaser having agreed to pay the Total Consideration in the manner more particularly detailed in the Annexure- L hereto as well as other charges as mentioned therein, time being of essence. All the Installments payable in accordance with this Agreement with respect to the completion of the stage of construction on the date of signing of this Agreement shall be paid by the Purchaser simultaneously on the execution of this Agreement.
- iv) All payments to be made by the Purchaser under this Agreement shall be by cheque/demand draft/pay order/RTGS/NEFT/ in favour of "M/s. Sushanku Realty Private Limited."
- v) In case of any financing arrangement entered by the Purchaser with any Financial Institution with respect to the purchase of the said Premises, the Purchaser undertakes to direct such Financial Institution to, and shall ensure that such Financial Institution does disburse / pay all such amounts due and payable to the Developer through an account payee cheque / demand draft /pay order / wire transfer drawn in favour of "M/s. Sushanku Realty Private Limited".
- vi) The Total Consideration shall remain fixed as stated in Clause 5 herein, save and except proportionate share (in the ratio of Carpet area) of any increase in costs/charges levied by any authority including increase in premiums or development charges to be paid to the planning authorities, after the date of start of construction of building and on account of any increase in the cost of



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construction of the Building due to depreciation of the Rupee by more than 5% beyond the prevailing exchange rate with US Dollar as on the date of start of construction of the new Building. Such increase will be certified by any Chartered Accountant and Architect engaged by the Developer and the Purchaser shall pay such proportionate share, as demanded by the Developer prior to possession and the Purchaser hereby expressly agree/s to the same.

vii) The Purchaser agree/s, confirm/s and understand/s that the Developer has agreed to sell/allot the said Premises to the Purchaser on the specific assurance and undertaking on the part of the Purchaser that:

- The Purchaser shall make payment of the Total Consideration and other charges as per the timelines as stipulated in this Agreement without any delay/demur/dispute of whatsoever nature, time being of essence;
- The Purchaser shall observe all the covenants, obligations and restrictions stated in this Agreement;
- That any breach or failure to observe any of the obligations/covenants/stipulations by the Purchaser would constitute a breach of the terms of this Agreement by the Purchaser.

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

- Towards Cheque Dishonour Charges in case of dishonour of any Cheque issued by the Purchaser.
- Towards Interest due as on the date of payment, if any;
- Towards costs and charges for enforcement of this Agreement and to recover Total Consideration, all taxes, dues payable as envisaged under this Agreement, any administrative and legal expenses incurred by the Developer due to delay in payment on the part of Purchaser and consequential action required to be undertaken by the Developer;

d) Towards outstanding dues including Total Consideration amount in respect of the Premises under this Agreement.

Under any circumstances, no express intimation or communication by the Purchaser, with regard to appropriation of the payments made hereunder shall be valid or binding upon the Developer.

ix) In case of the dishonour of any Cheque, the Cheque bouncing Charges shall be payable by the Purchaser to the Developer. Cheque bouncing Charges for the purposes of these presents shall mean an amount of Rs.1000/- which shall be inclusive of the charges payable by the Purchaser to the Developer



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pursuant to this Agreement i.e. when a Cheque issued pursuant to this Agreement is not honoured for any reason whatsoever including "insufficient funds", "stop payment", or "account closed" etc.

- x) It is agreed between parties hereto that, in addition to the interest, in case of every instance of delayed payment, the Developer shall be entitled to recover from the Purchaser, all the costs and expenses associated with administrative actions related to such follows ups for payments and recovery of outstanding payment which are estimated to be 2% p.m. of the amount of the delayed payment per instance, subject to minimum Rs.20,000/- per instance of delayed payment in the year 2023 and shall be revised on 1st April of each year as per rate of Reserve Bank of India's Consumer Price Index

7. DEFAULT AND TERMINATION:

(a) It is agreed by and between the Parties hereto that, on the happening of any one of the following events (**Events of Default**), the Developer shall call upon the Purchaser by way of a written notice to rectify the same within a period of 15 (fifteen) days from the date thereof ("**Cure Period**"). If the Purchaser fails to rectify such Event of default within the Cure Period, then the same shall be construed as a default ("**Default**").

(b) The following events shall be construed as a "**Events of Default**"

(i) If the Purchaser delay(s) or commit(s) default in making payment of any instalment or any other amount payable under this Agreement, including taxes, etc. or otherwise, including as set out in this Agreement

(ii) If the Purchaser fails to take possession of the said Premises in terms of this Agreement;

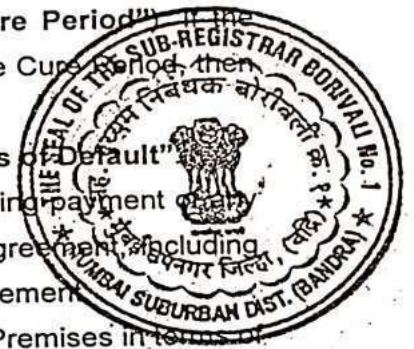
(iii) If the Purchasers commit(s) breach of any terms, conditions, covenants, undertakings and/or representations and/or warranties as given by him/her/it/them in this Agreement and/or any other writings and on the terms and conditions of layout, IOA, U.L.C. Permissions sanctions, permissions, undertakings and affidavits etc.

(iv) If the Purchaser has/have been declared and/or adjudged to be insolvent bankrupt etc, and/or ordered to be wound up or dissolved,

(v) If the Purchaser is, convicted of any offence involving moral turpitude and/or sentenced to imprisonment for any offence not less than 6 (six) months;

(vi) If a Receiver and/or a Liquidator and/or Official Assignee or any person is appointed for the Purchaser or in respect of all or any of the assets and/or properties of the Purchaser.

(vii) If any of the assets and/or properties of the Purchaser is/are attached for any reason whatsoever under any law, rule, regulation, statute etc;



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- (viii) If any execution or other similar process is issued and/or levied against the Purchaser and/or any of the Purchasers assets and properties;
- (ix) If the Purchaser has received any notice from the Government of India (either Central, State or Local) or any foreign Government for the Purchaser's involvement in any money laundering or any illegal activity and/or is declared to be a proclaimed offender and/or a warrant is issued against him/her/them;
- (x) If any of the aforesaid have been suppressed by the Purchaser.
- (c) **Consequences of Default:**

- (i) On the occurrence of a Default, then and in that event, the Developer shall, without prejudice to any and all other rights and remedies available to them under law, be entitled (but not obliged) to exercise its rights to terminate this Agreement as set out herein.
- (ii) In the event of delay in making payment of amounts by the Purchasers to the Developer under the terms of this Agreement in respect of the said Premises, the Purchasers agree to pay to the Developer interest at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon (or such revisions as may be prescribed by RERA from time to time) for every month of delay ("the Interest Rate") on the defaulted amount from the date such amounts become due till the date of actual payment by the Purchaser to the Developer. It is agreed by and between the parties hereto that such rate of interest shall be payable by the Purchasers to the Developer on all such amounts that become due and payable by the Purchasers to the Developer hereunder, from the date the said amount becomes payable by the Purchasers to the Developer till the date of actual payment of the same together with Interest thereon at the Interest rate as set out in this Agreement.



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Without prejudice to the right of the Developer to charge interest in terms of this Agreement in respect of the said Premises (including his/her/their proportionate share of taxes levied by the concerned local authority and other outgoings) and/or on the Purchaser committing defaults in payment of the installments of the sales consideration on or before its due date and/or the Purchaser committing a breach of any of the terms and conditions herein contained and/or Purchaser committing a default within the meaning of Events of Default as set out above, the Developer shall be entitled at their option and discretion to terminate this Agreement without reference or recourse to the Purchaser.

PROVIDED always that the power of termination shall not be exercised by the Developer unless and until all of the following are satisfied;

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- (a) the Developer shall have given to the Purchaser, 15 (fifteen days) prior notice in writing of their intention to terminate this agreement setting out the specific breach or breaches of the terms, conditions or otherwise as set out in this Agreement in respect of which they intend to terminate this Agreement and;
- (b) default shall have been made by the Purchaser in remedying/curing such breach or breaches within such 15 days (cure period),

in which event the Developer shall be entitled to exercise their right of termination and upon receipt of such termination notice by the Purchaser and upon expiry of the aforesaid notice period, this Agreement shall stand cancelled and/or terminated without any further reference or recourse to the Purchaser.

PROVIDED always that the Parties do hereby agree, declare and confirm that, in the event of termination of these presents due to default of the Purchaser, the Purchaser shall alone be liable and/or responsible to apply for and obtain refund of GST/stamp duty (as the case may be) from the competent Authority on their own risk and cost and the Developer shall not be liable and/or responsible for the same.



(iii) On the termination and cancellation of this Agreement in the manner stated in this Clause and without prejudice to the other rights and contentions of the Developer, the Developer shall be entitled to appropriate unto itself an amount equivalent to 20% of the sale consideration and by way of agreed genuine pre-estimate of liquidated damages and not by way of penalty. The Developer shall after adjusting the Earnest Money, and also after deducting interest on any overdue payments, incentives/discounts/benefits of any nature whatsoever if passed onto the Purchaser under the transaction contemplated herein with respect to the said Premises, brokerage referral fees administrative charges as determined by the Developer, the Developer shall refund to the Purchaser the balance amount, if any of the paid-up Sale Price and exclusive of any indirect taxes, stamp duty and registration charges. The Developer shall be liable to refund the aforesaid amounts to the Purchaser, upon identification of a new buyer/Purchaser for the said Premises. Further upon the termination of this Agreement the Purchaser shall have no claim of any nature whatsoever on the Developer and/or the said Premises and the Developer shall be entitled to deal with and/or dispose of the said Premises in the manner it deems fit and proper.

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(iv) The PURCHASER doth hereby agree and undertake that in the event of termination of these presents for any reason whatsoever, the PURCHASER shall

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immediately and without any reservation, return to the Developer, all original documents, receipts and writings, received from the Developer, in respect of the transaction contemplated hereunder. It is further agreed by and between the Parties hereto that, upon such termination, the Developer shall absolutely be entitled to deal with and dispose off the said Premises in the manner the Developer may deem fit and proper.

d. Notwithstanding anything to the contrary contained herein, it is agreed that the Developer shall have the irrevocable and unconditional right and entitlement to apply and/or appropriate and or/adjust any and all the amounts paid by the Purchaser to the Developer either under or pursuant to this Agreement or otherwise, in such manner and in such order and against such amounts payable by the Purchaser to the Developer under this Agreement including any amount that may be outstanding on account of non-payment of TDS or non-submission of TDS certificate, as the Developer may in its sole discretion deem fit.

8. TAXES

The Total Consideration and other charges as mentioned in Annexure L herein Excludes taxes consisting of tax paid or payable by way of Goods and Service Tax.



The Total Consideration and other charges as mentioned in Annexure L does not include property tax, and all taxes, levy/ies, duties, charges, imposts and cess or any other taxes which are leviable or may become leviable under the relevant laws or amendments thereto in connection with the construction of the Real Estate Project and/or with respect to the said Premises and/or this Agreement. It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which become applicable/payable in future) impositions applicable levied by the

Central Government and/or the State Government and/or any local, public or statutory authorities/bodies on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Premises, shall be

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borne and paid by the Purchaser alone and the Developer shall not be liable to bear or pay the same or any part thereof. Similarly, the interest and/or penalty which may be levied/imposed by the concerned authority for delayed/non-payment of

applicable Tax shall be borne and paid by the Purchaser alone without holding the Developer responsible for the costs and consequences thereof.

9. TAX DEDUCTED AT SOURCE

The Purchaser has to deduct the applicable Tax Deduction at Source (TDS) at the time of making of actual payment or credit of the amount to the account of the Developer, whichever is earlier as per section 194 IA of the Income Tax Act, 1961 and the Purchaser shall within the time prescribed by the provisions of the Income Tax Act, 1961 and the Rules framed there under, furnish to the Developer the certificate/s of deduction of tax at source. It is also agreed that the Purchaser shall

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be solely liable to pay any interest or penalty on the delayed payment/non-payment of tax, if levied by the concerned authority.

10. VARIATION OF AREA:

The Developer shall confirm the final carpet area (as defined in the present Agreement) that the Developer has agreed to sell to the Purchaser after the construction of the said new Building is completed and the Occupation Certificate is granted by said MHADA/MCGM, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three per cent) on account of structural, design and construction variance. The Total Consideration payable on the basis of the carpet area of the said Flat, shall be recalculated upon confirmation by the Developer. If there is any reduction in the carpet area within the defined limit of 3%, then, the Developer shall refund the excess money paid by Purchaser within 45 (forty-five) days from the date of confirmation of reduction of Carpet area. If there is any increase in the carpet area allotted to Purchaser, the Developer shall demand additional amount from the Purchaser towards the total Consideration, which shall be payable by the Purchaser prior to taking possession of the said Flat. It is clarified that the payments to be made by the Developer/ Purchaser as the case may be, under this Clause, shall be made at the same rate calculated on pro-rata basis as agreed in Clause 5 above. If there is any dispute with respect to measurement of Carpet area, the same shall be physically measured after removing all the fittings that have been applied and the costs of such removal and re-fitting shall be borne and paid by the Party raising such dispute in relation to measurement of Carpet area.



11. Development as per sanctioned plans:

The Developer hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by said MHADA/MCGM at the time of sanctioning the said plans or thereafter and shall hand over possession of the said Flat to the Purchaser, only after obtaining Occupation Certificate or Building Completion Certificate or Part Occupation Certificate in respect of the said Premises from the said MHADA/MCGM, as may be applicable.

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12. Essence of Contract:

Time is of the essence for the Developer as well as the Purchaser. The Developer shall abide by the time schedule for completing the said Premises and the said Building / the Real Estate Project and hand over the said Premises to the Purchaser after receiving the Occupation Certificate/Part Occupation Certificate in respect thereof. Similarly, the Purchaser shall make timely payments of the Total

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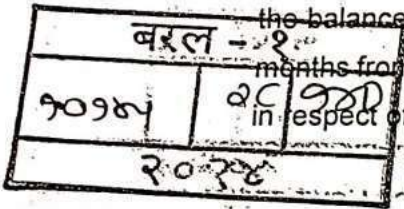
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Consideration and other charges as stated in these presents and comply with his/her/their obligations under this Agreement.

13. FSI, TDR and development potentiality with respect to the Real Estate Project
The Purchaser hereby agree/s, accept/s and confirm/s that the Developer proposes to develop the said Building / the Real Estate Project on the said Land, the said land and the said R2(A) plot (by utilization of the full development potential) in the manner more particularly detailed in the recitals above. The Purchaser has/have agreed to purchase the said Premises based on the unfettered and vested rights of the Developer in this regard.

14. Voluntary cancellation by Purchaser:

In the event the Purchaser is desirous of voluntarily cancelling the transaction of sale / purchase of the said Premises, the Purchaser shall provide the Developer with 30 (thirty) days prior written notice of such intention. On termination and cancellation of this Agreement, the rights of the Purchaser under this Agreement and in respect of the said Premises shall automatically and immediately stand extinguished and terminated and the Developer shall be entitled to sell and transfer the said Premises to another Purchaser for such consideration and in such manner as it deems fit and proper. In such a case, the Developer shall be entitled to forfeit and appropriate unto itself an amount equivalent to 20% of the sale consideration and refund the balance amount of the sale consideration to the Purchaser exclusive of any indirect taxes, stamp duty, and after deducting therefrom brokerage, registration charges, other payments / outgoings etc. incurred by the Developer in respect of the sale of the said Premises unto and in favor of the Purchaser. In the event the Developer provides a credit / refund of the GST amount paid on the transaction, from the statutory authorities then in such a case the same shall be refunded by the Developer to the Purchaser without any interest thereon. The Developer shall return the balance amount from the Total Consideration (if any) to the Purchaser within 6 months from the date of such cancellation or identification of a new buyer/purchaser in respect of the said premises whichever is later.



15. Possession:

i) The Developer shall give possession of the said Premises to the Purchaser on or before 31st December 2025. If the Developer fails or neglects to give possession of the said Premises to the Purchaser by the aforesaid date for reasons which are not covered in the proviso hereinafter contained, then if the Purchaser decides to withdraw from the project, then the Developer shall be liable, on demand, to refund to the Purchaser the amounts already received by it in respect of the said Premises with interest thereon at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate

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plus 2% thereon (or such revisions as may be prescribed by RERA from time to time) calculated from the possession date till the date the amounts and interest thereon is repaid/refunded. Provided that the Developer shall be entitled to reasonable extension of time, to which the Purchaser hereby unconditionally agrees, for giving delivery of the said Premises on the Possession Date, if the completion of the Proposed Building is delayed on account of reasons beyond its control and of its agents including but not limited to the following:

- a) non-availability of steel, cement or other building material, water or electric supply;
- b) any condition beyond the reasonable control of the Developer including but not limited to any act of God, civil commotion, riot, war, perils of the sea or air, fire, pandemic, epidemic, flood, or any drought, explosion, sabotage, force majeure, lockdowns, strike/ lockout/ layoffs of labour of the Developer and / or of the manufacturers / suppliers of building materials or other natural calamity(ies); and / or
- c) geological, subsurface ground conditions as a result of which construction, development on the said Land is delayed or rendered longer financially or technically viable; and
- d) any disruptions, challenges and placement of legal and traditional impediments by third parties notwithstanding the granting of any and all approvals by the concerned authorities which delays or materially adversely affects the implementation of the construction activities on the said Land; and / or
- e) any reasons like acts of enemy, war, civil commotion, acts of criminals or of public enemy, insurrection, blockade, embargo, terrorism, etc. in consequence whereof the construction activities on the Land could be adversely affected; and / or
- f) any notice, order, rule or notification of the Government and/or any other public body or authority or of the Court and/or any Act or Ordinance in consequence whereof construction activities on the said Land could be adversely affected; and
- g) delay by the MCGM and any other concerned local authorities for approval of plans, grant of Occupancy Certificate and / or Building Completion Certificate and / or delay in the grant of water, sewerage, electric, cable connection or any other permissions or approvals for construction of the Proposed Building or any other service or any other cause, beyond the control of the Developer;



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h) for such other similar reasons and/or circumstances beyond the control of the Developer.

ii) If the Purchaser fails to make payment of any of the amounts under this Agreement on the stipulated date and time required under this Agreement, then the Purchaser shall pay to the Developer interest at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon (or such revisions as may be prescribed by RERA from time to time) for every month of delay ("the Interest Rate"), on all and any such delayed payments computed from the date such amounts are due and payable by the Purchaser to the Developer till the date such amounts are fully and finally paid together with the interest thereon at the Interest Rate.

iii) Without prejudice to the right of the Developer to charge interest at the Interest Rate in terms of this Agreement, and any other rights and remedies available to the Developer, either (a) on the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Developer under this Agreement (including his / her proportionate share of taxes levied by concerned local authority and other outgoings) including the Purchaser committing defaults of payment of installments of the sale consideration, the Developer shall be entitled at its own option and discretion, to terminate this Agreement, without any reference or recourse to the Purchaser, Provided that, the Developer shall give notice of 15 (fifteen) days in writing to the Purchaser, of its intention to terminate this Agreement with details of the specific breach(es) of terms and conditions in respect of which it is intended to terminate this Agreement. If the Purchaser fails to rectify the breach(es) mentioned by the Developer within the said notice period, including making full and final payment of any outstanding due together with interest at the Interest Rate thereon, then on the expiration of the notice, this Agreement shall deemed to be terminated and cancelled without any reference or recourse to the Purchaser.



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iv) On termination and cancellation of this Agreement in the manner stated in sub-clause (iii) above and without prejudice to other rights of the Developer, the rights of the Purchaser under this Agreement and in respect of the said Premises shall automatically and immediately stand extinguished and terminated and the Developer shall be entitled to sell and transfer the said Premises to another Purchaser for such consideration and in such manner as it deems fit and proper. In such a case, the Developer shall be entitled to forfeit and appropriate unto itself an amount equivalent to 20% of the sale consideration and refund the balance amount of the sale consideration to the Purchaser exclusive of any indirect taxes, stamp duty, and after deducting

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therefrom brokerage, registration charges, other payments / outgoings etc. incurred by the Developer in effecting an agreement to sell of the said Premises in favor of the Purchaser. In the event the Developer receives a credit / refund of the GST amount paid on the transaction, from the statutory authorities then in such a case the same shall be refunded by the Developer to the Purchaser without any interest thereon. In such an event the Purchaser alone shall be liable to approach, Competent Authority and claim refund of indirect taxes, stamp duty etc. and the Developer shall not be liable for the same.

v) In the event the Purchaser is desirous of voluntarily cancelling the transaction of sale / purchase of the said Premises, the Purchaser shall provide the Developer with 30 (thirty) days prior written notice of such intention. In such case, the Developer shall be entitled to make the deductions as set out in the provisions of sub clause (iv) hereinabove.

vi) Notwithstanding anything to the contrary contained herein, it is agreed that the Developer shall have the irrevocable and unconditional entitlement to apply and / or appropriate and / or adjust any and all amounts paid by the Purchaser to the Developer either under or pursuant to this Agreement or otherwise, in such manner and in such order and in the gains such amounts payable by the Purchaser to the Developer as specified in this Agreement including any amount that may be outstanding on account of non – payment of TDS or non – submission of TDS Certificate, as the Developer may deem fit.

vii) In the event of termination/cancellation of this Agreement at the request of the Purchaser or due to default on account of the Purchaser, the Developer shall be liable to refund the balance consideration (after making deductions as per terms hereof) upon identification of a new buyer in respect of the said premises.

viii) The Purchaser shall take possession of the said Premises within 30 (thirty) days from the date of receipt of intimation from the Developer that the said premises is complete and OC/Part OC is received in respect thereof ("Possession Period"). The Developer shall handover possession of the said Premises to the Purchaser simultaneously against payment of all amounts by the Purchaser with respect to the said Premises to the Developer due under this Agreement.

ix) Upon making payment of the balance sale consideration, the Purchaser shall take possession of the said Premises from the Developer by executing the necessary documentation as may be prescribed by the Developer, and the Developer shall hand over the said Premises to the Purchaser. Irrespective of whether the Purchaser takes or fails to take possession of the said Premises within the Possession Period and irrespective of whether the



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Purchaser makes or fails to make payment of balance consideration in respect thereof, such Purchaser shall upon the expiry of possession period i.e. 30 days from date of intimation that the premises is complete and OC/Part OC is received in respect thereof, continue to be liable to pay maintenance charges and all other charges with respect to the said Premises, as applicable and as shall be decided by the Developer.

- x) The Purchaser shall from the expiration of the Possession Period be liable to bear and pay their proportionate share i.e. in proportion of the carpet area of the said Premises, of outgoings in respect of the said Premises/New Building/Project and said Land including *inter alia* local taxes, betterment charges, other indirect taxes of every other nature, or such levies by the MCGM or MHADA or any other concerned local authority and / or Government water charges, insurance charges, common electricity, sinking fund, expenses relating to street lights, common recreation space, passages, electricity and telephone cables, water lines, gas pipelines, drainage lines, sewerage lines, sewerage treatment plant and other common amenities and conveniences in the layout of the said Project including repair and maintenance of common staircase, lifts, sanitation, fire – fighting equipment, close circuit TV, repairs and salaries of clerks, bill collectors, watchmen, security guards, sweepers and all other expenses necessary and incidental to the management and maintenance of the said Project.



- The Developer shall however not be liable to pay or contribute any amounts towards maintenance charges/outgoings or other charges in respect of the Premises/flats forming part of their entitlement/unsold inventory. The same shall be applicable only once such premises/flats are sold to prospective purchasers of the Developer.

- xii) The Purchaser hereby agrees that, in the event of any amount becoming payable to MHADA/ MCGM and / or the State Government, by way of betterment charges, development taxes or any other payment of a similar nature in respect of the said land/ new building and / or the said Project thereon, the same shall be paid / reimbursed by the Purchaser, in the proportion to the area of the said Premises bears to the ultimate total area of all the flats in the said Project/new building/s.

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- xiii) The Developer shall maintain a separate account in respect of sums received from the Purchaser as advance or deposit, sums received on account of the share capital for the formation of the new society or towards the outgoings and shall utilize the amounts only for the purposes for which they have been received.
- xiv) In the event, the Purchaser fail/s to take possession within 2 months from the date of intimation in that behalf from the Developer, the Purchaser shall be liable to pay demurrage charges to the Developer at the rate of Rs.5 per A

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sq. ft. per month till the time the Purchaser takes possession of the said Flat. The charges payable under this Clause shall be in addition to other charges as mentioned in Annexure L hereto. Notwithstanding anything contained herein, it shall be deemed that the Purchaser has taken possession of the said Premises on the expiry of the possession period of the said 1 (one) month from the intimation received from the Developer and the Purchaser shall be solely responsible for any damage/loss that may be caused to the said Premises.

16. Defect Liability:

If within a period of 5 (five) years from the date of handing over the Flat to the Purchaser, the Purchaser brings to the notice of the Developer any structural defect in the said Flat or any defects on account of workmanship, quality or provision of service, (excluding regular wear and tear and misuse) then, wherever possible such defects (unless caused by or attributable to the Purchaser) shall be rectified by the Developer at its own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Developer, compensation for such defect, based on the estimated costs of rectifying such defects as determined by the Project Architect of the Developer. It is clarified that the Developer shall not be liable for any such defects if the same have been caused due to any defect in the work carried out by the Purchaser or by reason of wilful default and/or negligence of the Purchaser and/or any other Purchaser's in the said building.



17. The Purchaser shall use the said Flat or any part thereof or permit it to be used only for purpose of residence.

18. Society:

- a) The Purchaser shall, along with other Purchaser of Flats in the said Building shall as per the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules thereunder, join as member/s in the said Society ("the Society").
- b) For this purpose, the Purchaser shall from time to time sign and execute the application for membership and all other papers, forms, writings and documents necessary for becoming a member thereof and shall duly fill in, sign and return to the Developer within 7 (seven) days of the same being made available to the Purchaser,
- c) The Society shall admit all Purchasers of flats in said New Building as members, in accordance with its bye-laws.
- d) The Developer shall be entitled, but not obliged to, join as a member of the Society in respect of unsold Flats in the said New Building/the Real Estate Project, if any. However, the Developer shall not be liable and/or responsible to pay any charges on account of "non occupancy" of the premises/flats forming part of their entitlement/unsold inventory. The Developer shall also not be liable to pay or contribute any amounts towards maintenance charges or other charges in respect of the premises/flats forming part of their entitlement/unsold inventory.

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e) Post receipt of Occupation Certificate, the Society shall be responsible for the operation and management and/or supervision of the said New Building and the Purchaser shall extend necessary co-operation and shall do the necessary acts, deeds, matters and things as may be required in this regard.

19. Other Charges:

a) The Purchaser shall, before delivery of possession of the said Flat pay the amounts mentioned in **Annexure L** hereto under the head "Other charges". The said other charges are not refundable and no accounts or statement will be required to be given by the Developer to the Purchaser in respect of the said other charges paid by the Purchaser with the Developer.

b) The Purchaser shall pay to the Developer an amount mentioned in **Annexure L** hereto for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law / Advocates of the Developer in connection with this Agreement, the transaction contemplated hereby, The cost of preparing and engrossing the Deed of Conveyance in favour of the Society/Federation/Apex Body and other deeds, documents and writings shall be borne by the Society/Federation/Apex Body.



The Developer has informed the Purchaser that there may be common access street lights, common recreation space, passages, electricity and telegraph cables, water lines, gas pipelines, drainage lines, sewerage lines, sewerage treatment plant and other common amenities and conveniences in the said Project. The Developer has further informed the Purchaser that all the expenses and charges of the aforesaid amenities and conveniences may be common and the Purchaser along with other purchasers of flats in the said Project and /or on the said Land shall share such expenses and charges in respect thereof as also maintenance charges proportionately. Such proportionate amounts shall be payable by each of the Purchaser of flats in the

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said Project including the Purchaser herein and the proportion to be paid by the Purchaser shall be determined by the Developer and the Purchaser agrees to pay the same regularly without raising any dispute or objection with regard thereto. It is clarified that the above amounts shall be payable by the Purchaser only and the Developer shall not be liable and/or responsible for the same either in respect of the premises forming part of its entitlement or its unsold inventory or otherwise howsoever.

d) Neither the Purchaser nor any of the Purchasers of flats in the said Project shall object to the Developer laying through or under or over the said Land or any part thereof pipelines, underground electric and telephone cables, water lines, gas pipe lines, drainage lines, sewerage lines, etc., belonging to or meant for any of

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the other buildings which are to be developed and constructed on any portion of the said Land.

20. Property Taxes

- The Property Tax as determined from time to time shall be borne and paid by the Purchaser after receipt of Occupation Certificate separately from any other Consideration/levy/charges/Maintenance Charges, etc.
- The Purchaser undertake/s to make payment of the estimated property tax along with the Maintenance Charges as mentioned in this Agreement.
- In the event of a shortfall between the amount deposited with the Developer by the Purchasers towards Property Tax and the demand raised by the authorities (Shortfall Amount), the Developer shall inform the Purchaser of such shortfall and the Purchaser shall be liable to ensure that the same is paid to the Developer within 15 (fifteen) days of receipt of intimation from the Developer, failing which the Purchaser shall be liable to pay interest as levied by the concerned Authorities together with late payment charge amounting to 10% per cent of the Shortfall Amount or such part of the Shortfall Amount remaining unpaid. The Developer shall not be responsible for any penalty/delay/attention on account of such Shortfall Amount and the same shall be entirely borne on the account of the Purchaser.



21. Car Parking Space/s:

The Purchaser has represented to the Developer that he/she/they do not own a Car Parking space/s in respect of the said Flat and that he/she/they release/s and relinquish/es any right, title, interest or claim in the same (if any) unto and in favor of the Developer absolutely. The Purchaser confirms that the Developer shall be entitled to deal with, dispose off or allot at their discretion the car parking space/s available in the new building/project to persons of their choice at their sole discretion on terms and conditions as deemed fit by the Developer.

Representations and Warranties of the Developer:

The Developer hereby represents and warrants to the Purchaser as follows, subject to what is stated in this Agreement and all its Schedules and Annexures, subject to what is stated in the Title Certificate and subject to RERA certificate:

- The Developer has the requisite rights to carry out development upon the said Land and the said Building and also has actual, physical and legal possession of the said Land for the implementation of the said Project;
- The Developer has lawful rights and requisite approvals from the Competent Authorities to carry out development of the said Project and shall obtain requisite approvals from time to time to complete the development of the said Project;
- Save and except as set out in the Recitals herein, there are no encumbrances upon the said Project.
- There are no litigations pending before any Court of law with respect to the said Project;

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- e) All approvals, licenses and permits issued by the Competent Authorities with respect to the said Project, are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the Competent Authorities with respect to the said Project, shall be obtained by following due process of law and the Developer has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the said Project and common areas;
- f) The Developer has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser created herein, may prejudicially be affected;
- g) The Developer has not entered into any Agreement for Sale and/or Development Agreement or any other agreement / arrangement with any person or party with respect to the said land and the said Flat, which will, in any manner, affect the rights of Purchaser under this Agreement;
- h) The Developer confirms that the Developer is not restricted in any manner whatsoever from selling the said Flat to the Purchaser in the manner contemplated in this Agreement;
- i) The Developer have duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Project to the Competent Authorities till the receipt of Occupation Certificate and thereupon it shall be proportionately borne by the Society;
- j) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said Property) has been received or served upon the Developer in respect of the said Land and/or the said Project.

22. Rights and Obligations of the Developer:

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- k) The Developer hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans and shall complete the construction of the said new Building / the Real Estate Project in accordance with the building plans.
- c) All unsold flats and all car parking spaces (covered/uncovered) in the said new Building / the Real Estate Project shall belong to and remain the property of the Developer and the Developer shall continue to remain in possession of the unsold flats and shall be entitled to enter upon the said Land and New Building/s to enable it to complete the unfinished construction work.



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- d) The Developer shall not be liable to provide any new and / or replacement of the facilities and amenities already provided in the Entire Project due to wear and tear and or usage of the same by the other Flat Purchaser who are already in use and occupation of their respective flats in the other buildings/Wings.
- e) The Developer shall without any reference to the Purchaser, Society, Apex Body, be at liberty to sell or otherwise dispose or deal in any manner whatsoever all such unsold flats and car parking spaces therein, as it deems fit. The Developer shall be entitled to enter into agreements with Purchaser of different flats in the new building on the terms and conditions decided by the Developer in its sole discretion without any delay to enroll such new Purchaser as members of the Society. The Purchaser shall not claim any damages on the ground of inconvenience and/or disturbance or on any other grounds whatsoever. The Developer shall not be liable to pay any amount on account of non-occupancy charges or for any other charges provided for under the bye-laws, rules and regulations etc. of the Apex Body.

23. Purchaser's covenants:

The Purchaser, for binding himself/ herself as also all persons into whose hands the said Flat may come, and even after the said Project is conveyed in favour of the Society, does hereby covenant with the Developer as follows:



- a) to maintain the said Flat at the cost of the Purchaser in good and tenable state, repair and proper condition from the date on which possession of said Flat is offered / is taken or deemed to have been taken by the Purchaser and the Purchaser shall not do or suffer to be done anything in or to the said New Building in which the said Flat is situated or staircases passages common areas therein which may be against any Rules, Regulations or Bye-laws of the concerned authority/ies and the Purchaser shall not change or alter or make additions in or to the said New Building in which the said Flat is situated and/or in the said Flat or any part thereof;
- b) Not to store in the said flat any goods or articles which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the said New Building in which the said flat is situated or storing of which goods or articles is objected by the concerned local or other authority and shall not carry or cause to be carried any heavy packages to upper floors which may damage or are likely to damage the staircases, common passages or any other structure of the said New Building in which the said Flat is situated, including entrance and/or staircases of the said New Building in which the said Flat is situated, and in the event of any such part of the said New Building in which the said Flat is situated is damaged in any manner and to any extent whatsoever on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable to reinstate such part of the said New Building in which the said Flat is situated entirely at the risks of the Purchaser as to the costs and consequences thereof;

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c) Not to demolish or cause to be demolished the said Flat or any part thereof, nor at any time make or cause to be made any additions or alterations of whatsoever nature in or to the said Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the said New Building in which the said Flat is situated and shall keep the sewers, drains and pipes in the said Flat and appurtenances thereto in good and tenantable repair condition and in particular, so as to support shelter and protect the other parts of the said New Building in which the said Flat is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or R.C.C. Partis or other structural member/s in/of the said Flat without prior written permission of the Developer and/or organization.

d) Not to make any changes to the common area / lobby and structural changes in the said New Building.

e) Not to relocate brick walls onto any location which does not have a beam to support the brick walls.

f) Not to change the location of the plumbing or electrical lines (except, internal extensions).

g) Not to change the location of the wet / waterproofed areas.

h) The Purchaser further undertakes not to affix any fixtures, wire, pipe or grills on the exterior of the said New Building for the purpose of drying clothes or for any purpose and undertakes not to have any laundry drying outside the said



The Purchaser shall not put any wire, pipe, grill, plant outside the Flat or window of the Flat or any storage in any area which is visible from the external facade of the building, save and except the utility area (if applicable). The Purchaser agree/s not to install window A.C., which would deface the elevation of the said New Building. The Purchaser is/are aware that the Purchaser shall have to pay a penalty of Rs.10,000/- (Rupees Ten Thousand only) in case the Purchaser affix grill or fixtures on the exterior of his/her/their Flat for drying

clothes and in case of tampering with the external elevations or colour scheme of the said New Building on the said Land or affixing a window A.C., which projects outside the said Flat, the Purchaser shall pay to the Developer a penalty of Rs.25000/- (Rupees Twenty Five Thousand only) and further shall be liable to restore it back to the original condition. All such penalties shall be payable by the Purchaser in addition to the cost of rectification for the default committed. The obligation of the Purchaser under this sub-clause shall not prejudice or affect any obligation under any other clause of this Agreement. In the event the Purchaser fail/s to pay the penalty and rectify the default of his/her/their obligation within 1 (one) month from committing this default at his/her/their own cost then the Developer through its agents, shall have a right to enter upon the said Flat and dismantle at the Purchaser's cost, such fixtures which are in contravention of this sub-clause or any other provision of this Agreement. Should the Purchaser desire to affix grills within the said Flat (inside of sliding window)

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the same shall be affixed in the design provided by the Developer which will not deface the elevation of said New Building and its exterior aesthetic features, and for this purpose, prior written consent of the Developer shall be sought by the Purchaser. The Developer shall at their discretion grant or reject such application. The Developer may grant such permission subject to a standard design & the Purchaser shall adhere to such design for the purpose.

- i) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Project and/or of the said New Building in which the said Flat is situated or any part thereof or whereby any increased premium may become payable in respect of such insurance;
- j) Not to throw any sweeping, kitchen refuse, dirt, rubbish, rags, garbage, debris, waste paper/s, water and/or any other fluid, trash or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the said Project and the said New Building in which the said Flat is situated except the disposal installation provided for the purpose. If such installation is not provided, all such garbage, trash etc. shall be collected in a vessel/plastic bag and shall be thrown in the Municipal dustbin;
- k) To pay to the Developer within ten (10) days of demand by the Developer the proportionate share of the Purchaser in the Security Deposit demanded by the concerned local authority or Government for giving water, electricity and other service amenities to the said New Building in which the said Flat is situated;
- l) Purchaser is /are aware that on the Developer obtaining Occupation Certificate of other buildings/Wings shall put the respective Flat Purchaser in use and occupation of their respective flats in the other Buildings/Wings and the Flat Purchaser is /are aware that the Flat Purchaser on taking possession of their respective Flats shall be entitled and free to use the common areas, facilities and amenities of the Entire Project and the Purchaser agree/s and undertake/s not to object to such use and enjoyment of the said common areas, facilities and amenities of the Entire Project by the other Flat Purchaser. The Purchaser further agree/s and undertakes/s not to complaint to the Developer and/or any other authority/ies as regards the wear and tear and or usage and or ask for replacement of the facilities and amenities already provided in the Entire Project on the Flat Purchaser taking possession of his/ her/ their said Flat in the said New Building / the Real Estate Project.
- m) the Purchaser shall observe and perform all the rules & regulation which the Society, may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said New Building and the said Flat therein and for the observance and performance of the said New Building rules, regulations and bye-laws for the time being of the concerned local authority and of the Government and other public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the society regarding the occupation and use of the



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said Flat in the said New Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement;

n) Till the handover of the said Project is executed in favour of Society and the entire project is declared by the Developer as completed, the Purchaser shall permit the Developer and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Project or any part thereof to view and examine the state and condition thereof.

o) To use the said Flat or any part thereof or permit the same to be used for the purpose of residence only.

p) to exercise extreme care and not make noise while using musical instruments, radios, television/s, amplifiers etc. which may disturb other occupants of the said New Building in which the said Flat is situated, not to use public address system/s nor to burst fire-crackers within the compound of the said Project, not to play with colours in the common areas, stair-well etc. of the said New Building / the Real Estate Project in which the said Flat is situated during festivals like Holi etc., and generally to actively assist in maintaining serenity in said New Building / the Real Estate Project in which the said Flat is situated. The Purchaser shall also ensure that the servants of the Purchaser like maids, etc. maintain same standard of serenity and discipline and adhere to the conduct as stipulated. If the Purchaser keep/s any pet animal/s, the Purchaser shall be bound and liable to ensure that such pet animal/s do not spoil cleanliness and hygiene within the compound of the said New Building / the Real Estate Project in which the said Flat is situated;

q) not to dust rugs etc. from the windows or to clean rugs etc. by beating the same on the exterior part of the said New Building in which the said Flat is situated nor to hang clothes for drying outside the said Flat;



बरेल - १)१	shall not	affix, erect attach, paint or permit to be affixed, erected, attached,
१०१४५	२०	Painted or exhibited in or about any part of the said New Building/the Real Estate
२०२४	२०२४	Project or the exterior wall of the said Flat or on or through the windows or doors
		thereof any placard, poster, notice, advertisement, name plate or sign or

announcement, flag-staff, air conditioning unit, television or wireless mast or aerial or any other thing whatsoever save and except the name of the Purchaser in such places only as shall have been previously approved in writing by the Developer in accordance with such manner, position and standard design laid down by the Developer;

s) to maintain necessary standard of hygiene and cleanliness not only within the said Flat but even in the whole of the compound of the said Project and/or said New Building / the Real Estate Project in which the said Flat is situated and to carry out if necessary periodical anti-pest treatment to the said Flat;

t) not to use the area of elevational projections/chajja/ducts for any purpose failing which the Purchaser shall be liable to pay Rs.10,000/- (Rupees Ten Thousand)

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per day till such time he/she/they continuo/s to use the said area of flower bed for any other purpose. The Purchaser shall indemnify and keep the Developer indemnified in respect thereof. Paying penalty shall not be construed as a permission to use the said area for any other purpose;

u) not to keep anything in the common passage, staircases, terraces, walls or any other common place of the said New Building / the Real Estate Project;

v) the said Flat in the said New Building / the Real Estate Project being premium in nature; the Purchaser shall refurbish / fit-out/ interior works the said Flat in the manner the Purchaser deem fit but only after seeking prior written consent of the Developer with regard to the nature of refurbishment and fit-outs and after the plan thereof is duly approved by the Developer. The Purchaser agrees and covenants that the Purchaser and / or any other person shall not load in the said Flat, either by way of fit-out or construction or in any other manner whatsoever, anything more than as is prescribed in the fit-out rules as described herein below. The Purchaser shall be responsible to apply and obtain the permission of the concerned statutory authorities for such refurbishment / fit-out at his/her/its/their costs and expenses. The Purchaser confirms that no structural changes and / or structural alterations of any nature whatsoever shall be made by the Purchaser.

w) not to shift or alter the position of either of the kitchen, the piped gas system or the toilets which would affect the drainage system of the said Flat/said New Building / the Real Estate Project in any manner whatsoever.

x) not to construct any additional structures, mezzanine floors, whether temporary or permanent, in the said Flat and not to cover or construct anything on the open spaces, garden, recreation area and / or parking spaces and / or refuge areas.

y) to deposit with the Developer, on demand, the Purchaser proportionate share towards the installation of water meter and electric cable meter and/or any other deposit to be paid by the Developer to the local authority or body concerned and/or any other concerned authority.

z) not to violate and to abide by all rules and regulations framed by the Developer and / or by the Society, as the case may be, for the purpose of maintenance and up-keep of the said new Building / the Real Estate Project and / or said Project and in connection with any interior /civil works that the Purchaser may carry out in the said Flat (the "Fit-out Rules").

aa) not to affix any sign boards, neon lights or advertisements either on the terrace or on the exterior of the said New Building / the Real Estate Project or on the compound wall or otherwise in the said Project; and

bb) not to put any claim in respect of the restricted amenities including open spaces, any space available for hoardings, garden's attached to other units or terraces and the same are retained by the Developer as restricted amenities. The Purchaser is/are aware that certain parts of the buildings shall be allocated for exclusive use of certain users/ residents. The price of the Flat has been



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determined taking this into consideration and the Purchaser waives his/her/its right to raise any dispute in this regard.

cc) the open spaces, common entrances, common passages, ducts, refuge areas, lobbies, staircases, lifts in the said New Building / the Real Estate Project shall be used in a reasonable manner for the purpose of ingress and egress only and not for any storage purpose or anything else. The Purchaser shall not use or permit the use of common passages, ducts, refuge areas, open spaces, lobbies, and staircases in the said New Building / the Real Estate Project for storage or for use by servants at any time.

dd) the Purchaser agrees and undertakes to cause the Society to ratify and confirm that the name of the said New Building and Society which shall not be changed without obtaining prior written consent from the Developer.

ee) the Purchaser agrees and undertakes to separate the dry and wet garbage and maintain separate dustbins with respect to the same. The wet garbage which is generated in the said New Building/Real Estate Project shall also be treated separately on the same plot of the said New Building/Real Estate Project by the residents/occupants of the said New Building in the jurisdiction of MHADA/M.C.G.M.



The Purchaser shall not allow the Flat to be used for user different from the use of the user that it is intended for use by the Developer i.e. residential Flats shall be used for residential only, office units for office use only, retail units for retail use only etc. No residential Flat shall be used for commercial use or use as a guest house by whatsoever name.

The Purchaser shall comply with the possession policy and the permissible changes policy of the Developer as amended from time to time.

hh) to clear and pay increase in taxes, development charges, water charges, insurance and such other fees, levies, if any, which are imposed by any Authority on account of change of user of the Flat by the Purchaser viz. user for any

बदल - १		purposes other than for residential or otherwise.
१०१४५	ii) २२	The Purchaser agree/s and acknowledge/s that the sample Flat constructed by the Developer and all furniture's items, electronic goods, amenities etc. provided thereon are only for the purpose of show casing the Flat and the Developer is
२०२४		not liable / required to provide any furniture, items, electronic goods, amenities etc. as displayed in the sample Flat, other than as expressly agreed by the Developer under this Agreement.

ii) The Purchaser shall not sell, lease, let, sub-let, transfer, assign or part with Purchaser's interest or benefit under this Agreement or part with the possession of the flat till such time that the Occupation Certificate is received and all the amounts payable by the Purchaser are paid in full and the Purchaser is/are not in breach of any of the terms and conditions of the Agreement. Any Sale / Transfer of the said flat after this time shall require written approval from the Developer/Society/Apex Body to ensure that the inherent nature of the society

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is not compromised by bringing in any member who does not subscribe to the guidelines and/or objectives of the Society/Apex Body. Any document for Sale / Transfer/ Lease etc. which is entered into without obtaining written approval of the Society/Apex Body shall not be valid and not binding on the Developer.

kk) In the event there is / are Flats in the said Building / the Real Estate Project that are not sold by the Developer, till such time that such unsold flats are sold/ leased, the Property Tax for such unsold Flats shall be payable by the Developer as charged by the Competent Authorities and the common area and maintenance charges shall be payable by the Developer for such unsold Flats from the date of handover to the Society/Apex Body by the Developer and not prior to the same.

ll) The Purchaser agree/s and undertake/s to not, in any manner, impede and to prevent, to the best of his/her ability, all other Purchasers of flats in the building and/or project from impeding, the ability of the Developer or its representatives to enter into the said New Building and/or the project and /or the larger property (or any part thereof) for the purposes of showing any unsold Flats to prospective Purchasers or brokers and or showing the said New Building (or project) to investors or other 3rd parties and / or in general for any marketing, promotional, photographic or other legitimate purpose of the Developer. In case the Purchaser, directly or indirectly breaches this undertaking, he shall be liable to pay to the Developer an amount equal to 0.5% of the Total Consideration of the Flat for every day that any such breach continues within 15 days from the date of a written notice from the Developer in this regard and the Developer shall have a lien over the Flat for such amount till the payment in full.



mm) The Purchaser agree/s and acknowledge/s (and the Purchaser shall cause the Society/Apex Body to agree and ratify) that the Developer shall have the unconditional and irrevocable right to sell, transfer, lease, encumber and/or create any right, title or interest in the unsold Flats without any consent/no objection of any nature whatsoever in this regard from and/or payment of any transfer fees to the Society/Apex Body. Where consents and or permissions may be required from the Society/Apex Body pursuant to Applicable Law (illustratively for electricity), the Purchaser shall cause the Apex Body to issue such consents and/or permissions forthwith on request.

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nn) The Purchaser agrees and acknowledges that he/she/they shall not object from admitting and enrolling the other Flat Purchasers of the remaining Flat/s in the said New Building as members of the Society and shall co-operate to issue share certificates and other necessary documents by the Society in favour of such Purchasers of remaining Flat /s in the said New Building without raising any dispute or objection to the same, and without charging, recovering from them any fees, donation or any other amount of whatsoever nature in respect thereof. Further, it is hereby agreed that the Purchasers/ Lessees/ Occupants of these remaining Flats after formation of the Society shall enjoy and shall be entitled to

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enjoy all rights and privileges with respect to the use of the Common Areas and Amenities and facilities at par with any other member of the Society. In the Event of a violation or breach of the covenants at sub-clause (bb) and (cc), the Purchaser will be liable to pay an amount equivalent to 1% of the Total Consideration of the Flat being sold for each month of delay caused.

oo) The Purchaser is/are aware that in order to ensure safety of the workmen and the Purchaser, the Purchaser shall not allowed to visit the site during the time that the new Building is under construction. The Purchaser shall be given the opportunity for inspecting the Flat only after making payment of the Total Consideration.

pp) Upon and after handover of the management of the said New Building to the Society (and its members), they the Society and the Members will be responsible for fulfillment of all obligations and responsibilities in relation to approvals / permissions as may be required by the concerned Authorities from time to time.

qq) The Purchaser hereto agree/s and acknowledge/s that at the time of handover to the Society/Apex Body, the Developer shall earmark certain parking spaces for use by such unsold Flats and the Purchaser hereby agrees and shall cause the Society/Apex Body to ensure that these car parking spaces are kept available for use by the Purchaser/s of the unsold Flats.

rr) The Purchaser is/are aware that various Purchasers have chosen to buy Flats in the development with the assurance that the conduct of all users of the development shall be appropriate and in line with high standards of social behaviour. Similarly, the Developer has agreed to sell this Flat to the Purchaser on the premise that the Purchaser shall conduct himself/herself in a reasonable manner and shall not cause any damage to the reputation of or bring disrepute to or cause nuisance to any of the other Purchasers in the project and/or the Developer or the development. Any Purchaser who indulges in any action which does not meet such standards shall be construed to be in default of his/her obligations under this Agreement.



वरल - १		
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ss) Further the Purchaser also confirms that he/she is aware that the said New Building constructed /to be constructed with deficient/concessions open space and deficient aisle space for two ways and that the Purchaser shall not hold MHADA/MCGM and/or the Developer liable for the same in future. The Purchaser further undertakes that he/she/they will not object to the development of neighborhood property with deficient open space in future and she/he/they hereby indemnify and keep indemnified the Developer and/or MHADA/MCGM in that behalf. The Purchaser further also confirms that he/she is aware that the segregating distance provided is deficient;

tt) The Purchaser is aware and the Developer has informed him/her about the sub-standard size of Flat and the Purchaser is also aware that the M.C.G.M./MHADA will not entertain any complaint regarding inadequate size of Flat;

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- uu) The Purchaser hereby undertakes and confirms that he/she is aware that the allotment of car parking in the said New Building is provided in the nature of mechanical parking system with electric sensor devices & also precautionary & safety measures will be taken to avoid any mishap. The Purchaser herein agrees and undertakes that the Purchaser herein shall not hold liable the Developer and the MCGM/MHADA for any failure/inconvenience/accident or inadequate ratio of car parking caused by the mechanical parking system/nuisance due to mechanical system to the said New Building/other Buildings in the said Project.
- vv) The Developer has given various Undertaking/ Indemnity Bond to MHADA/MCGM and/or other authorities at the time of sanctioning of Layout Plan and to obtain various other NOCs, permissions, sanctions, etc. and the Purchaser has seen and understood those Undertakings/ Bonds etc. and in view thereof, the Purchaser hereby agree/s and consent/s that all these Undertakings and Indemnity Bonds and all the terms of the Agreement so far as applicable shall continue to be binding on the Purchaser, their nominee/s and Association/Cooperative Housing Society.
- ww) The Purchaser undertake/s to observe all other stipulations and rules which are provided herein in order to enable the Building / wing to be well maintained and enable all Purchasers/ members to enjoy the usage of these areas as originally designed.



24. It is agreed that as and when the Developer enters into agreements / arrangements with any person, or otherwise the Developer is in a position to provide all Utilities (as defined hereinafter) or any of them, then in that event the Purchaser herein shall procure such Utilities only from the Developer or any person as may be nominated by the Developer in that behalf, as the case may be, and pay such amount as may be fixed by the Developer or its nominee, to the Developer or to its nominee, as the case may be. This term is the essence of this Agreement. For the purposes of this Clause, "Utilities" refers to gas, water, electricity, cable TV and such other service of mass consumption as may be utilized by the Purchaser on a day-to-day basis. It is further clarified that this Clause shall not be interpreted / construed to mean that the Developer is obligated / liable to provide all or any of the Utilities whether or not the Developer has entered into agreements / arrangements with any person, or otherwise the Developer is in a position to provide all Utilities or any of them.

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25. The Developer and/or any professional agency appointed by them shall formulate the rules, regulations and bye-laws for the maintenance and upkeep of the said new Building/the Real Estate Project and that the costs and expenses together with applicable taxes thereon for the same shall be borne and paid by the Purchaser as may be determined by the Developer and/or such professional agency.

26. Mortgage or creation of charge:

- a) Notwithstanding anything contrary to clauses contained herein or in any other letter, no objection, permission, deeds, documents and writings (whether executed now or in future by the Developer) and notwithstanding the Developer

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giving any no objection / permission for mortgaging the said Flat or creating any charge or lien on the said Flat and notwithstanding the mortgages / charges / lien of or on the said Flat, the Developer shall have the first and exclusive charge on the said Flat and all the right, title and interest of Purchaser under this Agreement for recovery of any amount due and payable by the Purchaser to the Developer under this Agreement or otherwise.

b) It is agreed that the Purchaser shall be entitled to avail loan from a Bank/Financial Institution and to mortgage the said Flat by way of security for repayment of the said loan to such Bank/Financial Institution only with the prior written consent of the Developer. The Developer will grant their no objection, whereby the Developer will express it's no objection to the Purchaser availing of such loan from the Bank/Financial Institution and mortgaging the said Flat with such Bank/Financial Institution, provided however, the Developer shall not incur any liability/obligation for repayment of the monies so borrowed by the Purchaser and/or any monies in respect of such borrowings including interest and cost and provided the mortgage created in favour of such Bank/Financial Institution in respect of the said Flat of the Purchaser shall not in any manner jeopardize the Developer's right to receive full Consideration and other charges to develop Project and such mortgage in favour of such Bank/Financial Institution shall be subject to Developer's first lien and charge on the said Flat in respect of the unpaid amounts payable by the Purchaser to the Developer under terms and conditions of this Agreement and subject to the other terms and conditions contained herein. The Developer will issue the said No Objection Letter addressed to the Bank/Financial Institution to make payment of the balance purchase price of the said Flat directly to the Developer as per the schedule of payment of the Consideration provided in the Clause 5 above written and such confirmation letter shall be mutually acceptable to the parties hereto and to the said Bank/Financial Institution.



बरल - c१		The Purchaser hereby expressly agrees that so long as the aforesaid loan
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२०२४		sell, transfer, let out and/or deal with the Flat in any manner whatsoever without
		obtaining prior written permission of the Developer and/or such Banks/Financial

institutions. The Developer shall not be liable or responsible for any of the acts of omission or commission of the Purchaser which are contrary to the terms and conditions governing the said loan. It shall be the responsibility of the Purchaser to inform the Society about the lien / charge of such Banks / Financial Institutions and the Developer shall not be liable or responsible for the same in any manner whatsoever.

d) The Purchaser shall indemnify and keep indemnified the Developer and/or its successors and assigns from and against all claims, costs, charges, expenses, damages and losses which the Developer and/or its successors and assigns may suffer or incur by reason of any action that such Banks/Financial institutions

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may initiate on account of such loan or for the recovery of the loan amount or any part thereof or on account of any breach by the Purchaser of the terms and conditions governing the said loan in respect of the Flat. Notwithstanding the provisions hereof, the Purchaser hereby agrees and undertakes that the Developer shall always have first lien / charge on the said Premises / Flat towards all the claims, costs, charges, expenses and losses, etc. incurred or that may be incurred by or to the Developer and/or its successors and assigns and the Purchaser further undertakes to make good the losses suffered and reimburse the same to the Developer forthwith on demand without any delay, default or demur.

27. Foreign Exchange Management Act

It is abundantly made clear to the Purchaser who is/are non-residents/foreign national/s of Indian Origin, that in respect of all remittances, acquisitions/transfer of the said Flat, it shall be his/her/their/its sole responsibility to comply with the provisions of the Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof, and the rules and regulations of the Reserve Bank of India or any other applicable law from time to time. Any refund required to be made under the terms of this Agreement shall be made in accordance with the provisions of the Foreign Exchange Management Act, 1999 or such statutory enactments, or amendments thereof, and the rules and regulations of the Reserve Bank of India or any other applicable law from time to time. The Purchaser understands that in the event of any failure on the Purchaser part to comply with the prevailing exchange control guidelines issued by the Reserve Bank of India the Purchaser alone shall be liable for any action under the Foreign Exchange Management Act, 1999, or any other statutory modifications or re-enactments thereto. The Developer accepts no responsibility in this regard and the Purchaser shall indemnify and keep the Developer indemnified and saved harmless from any loss or damage caused to it for any reason whatsoever.



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28. Separate account:

The Developer shall maintain a separate account in respect of sums received from the Purchaser as advance or deposit, sums received on account of the share capital for the promotion of the Society or towards the outgoings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

29. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Flat / Premises or the said Project or the said Land and/or any buildings/wings as may be constructed thereon, or any part thereof. The Purchaser shall have no claim save and except in respect of the said Flat hereby agreed to be sold to him/her/them and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces and all other areas and

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spaces and lands will remain the property of the Developer as hereinbefore mentioned until the Society Conveyance is executed.

30. Entire Agreement:

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all previous understandings, any other agreements, booking form, letter of acceptance, allotment letter, correspondences, brochures, exchange of documents, arrangements whether written or oral, if any, between the Parties.

31. Right to amend:

This Agreement may only be amended through written consent of the Parties.

32. Provisions of this Agreement applicable to Purchaser / subsequent Purchaser:

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Purchaser of the said flat, in case of a transfer, as the said obligations go along with the said flat, for all intents and purposes.



33. Severability:

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

बरल - १		
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34. Method of calculation of proportionate share:

Wherever in this Agreement it is stipulated that Purchaser have to make any payment, in common with other Purchaser in the Project the same shall be in proportion to the area of the said Flat to the total carpet area of all the other Flats in the Real Estate Project.

35. Place of execution:

The execution of this Agreement shall be complete only upon its execution by the Developer through its authorized signatory at the Developer's office, or at some other place, which may be mutually agreed between the Developer and the Purchaser in Mumbai. After the Agreement is duly executed by the Purchaser and the Developer or simultaneously with the execution the said Agreement it shall be

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registered at the proper registration office within the time limit prescribed by the Registration Act and both the Parties will attend such office and admit execution thereof.

36. Joint Purchaser:

That in case there are Joint Purchaser all communications shall be sent by the Developer to the Purchaser whose name appears first and at the address given by him/her which shall for all intents and purposes be considered as properly served on all the Joint Purchasers.

37. Stamp Duty and Registration Charges:

The Developer shall bear and pay the stamp duty and registration fees and all other incidental charges in respect of this Agreement. The Purchaser shall make himself/herself/themselves available for registration of this Agreement at the concerned Office of the Sub Registrar of Assurances concerned at the time and place designated by the Developer. However, any consequence of failure to register this Agreement within the time required shall be on the Purchaser account.

38. Notices:

All notices to be served on the Purchaser and the Developer as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser or the Developer by courier or registered Post A.D or speed post or notified email ID or Under Certificate of Posting at their respective addresses specified in this Agreement. It shall be the duty of the Purchaser and the Developer to inform each other of any change in address subsequent to the execution of this Agreement on the above address by registered post failing which all communications and letters posted at the above address shall be deemed to have been received by the Developer or the Purchaser as the case may be.



39. 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 Real Estate (Regulation and Development) Act, 2016 and the Rules and Regulations, thereunder.

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40. Governing Law:

This Agreement and the rights, entitlements and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India as applicable in Mumbai, and the Courts of Law at Mumbai will have exclusive jurisdiction with respect to all matters pertaining to this Agreement.

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41. Permanent Account Number:

The Permanent Account Numbers of the parties hereto are as under:



DEVELOPER - AAACQ4909M
PURCHASER - ADCPL4491P, AGRPN8703E

WHEREOF the Parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of the said Land and the said Building)

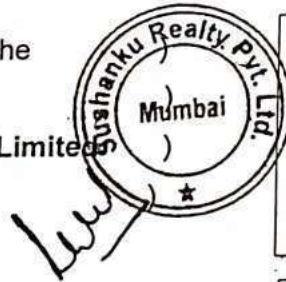
All that piece or parcel of leasehold land admeasuring about 1374.96 Sq. Meters. or thereabout Bearing City Survey No. 268/A/1 (pt) together with the building structures standing thereon comprising of Ground + 3 upper floors, bearing Building No. 36 (since demolished) situate, lying & being at Siddharth Nagar, Goregaon (W), Mumbai - 400104.

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

Flat bearing No. 1109, admeasuring approximately 58.75 square metres i.e. 632.39 square feet carpet area (RERA), on the 11th floor of the said Building 'Sushanku Avenue 36' and [0] Zero Car Parking Space/s in Stilt and/or basement, which may be surface/mechanised parking in the Project known as "Sushanku Avenue 36".

This page forms a part of the Agreement dated 19/6/2024 for sale of Flat No. 1109 on the 11th floor of the said New Building / the Real Estate Project executed between Sushanku Realty Private Limited and Mr. Rupesh Jayantilal Luhar & Mrs. Rupali Rupesh Luhar

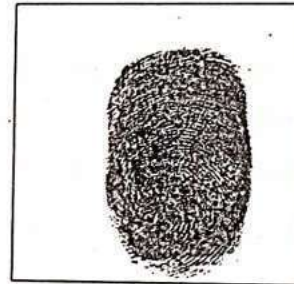
SIGNED AND DELIVERED by the
within named Developer
M/s. Sushanku Realty Private Limited
by the hands of its
Director Mr. Akshat Gupta



in the presence of...

- 1.
- 2.

SIGNED AND DELIVERED by the
withinnamed Purchaser
Mr. Rupesh Jayantilal Luhar
Mrs. Rupali Rupesh Luhar
in the presence of



- 1.
- 2.

बरल - १		
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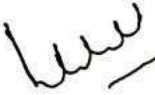
RECEIPT

RECEIVED prior to the execution of these presents from the Purchaser within named a sum of Rs. 15,00,000/- (Rupees Fifteen Lakhs Only) being the part consideration paid by the Purchaser to the Developer after deducting the TDS amount, if any, in the manner hereinabove appearing the details are as under:

DATE	REF NO /CHQ NO /UTR NO	BANK	AMOUNT
23.04.2024	771024	State Bank Of India	5,00,000/-
29.05.2024	SBINR12024052925	State Bank Of India	4,99,999/-
29.05.2024	2415002756026000	State Bank Of India	1/-
03.06.2024	SBINR12024060326	State Bank Of India	5,00,000/-
	Total		15,00,000 /-

WE SAY RECEIVED,

For M/s. Sushanku Realty Private Limited


Akshat Gupta
Director



जरल - १		
१०९६५	५९	९४०
२०२४		

Dated this [•] day of [•], [•]

M/s. Sushanku Realty Private Limited ... Developer

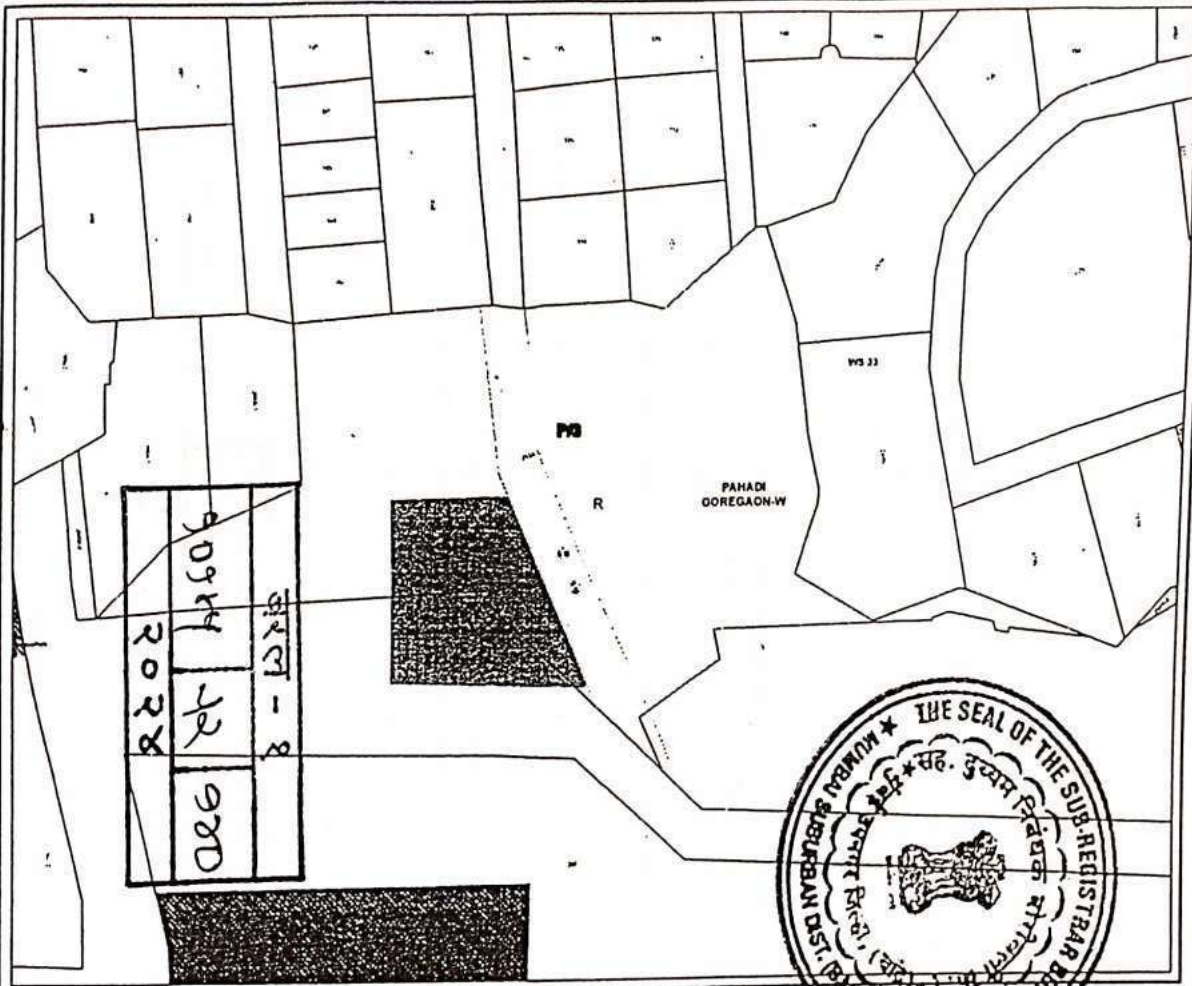
And

Mr. Rupesh Jayantilal Luhar &
Mrs. Rupali Rupesh Luhar ... Purchaser

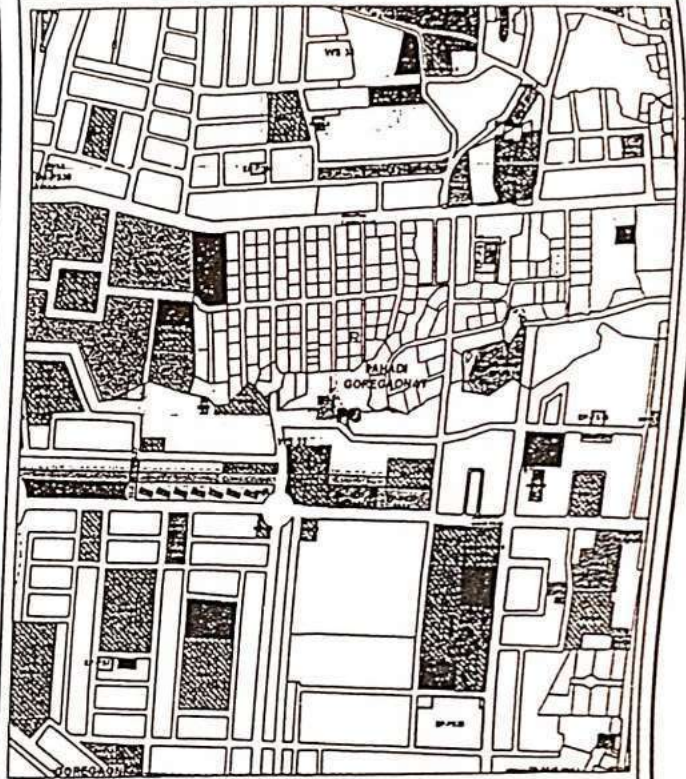
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AGREEMENT FOR SALE

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	BLOCK PLAN	
	Scale 1:500	Land Bearing C.T.S.No(s) 268A/1 of PAHADI GOREGAON-W Village in P/S Ward



	LOCATION PLAN
	Scale 1:4000

Note:
 DP Remarks have been offered only from Zoning point of view without any reference to the existing and status of the structures on the land under reference etc.
 This plan is to be read with letter under
 CHE/DP34202105111320698/DPWS/P/S

This is an electronically generated document. Hence, No signature required. Assistant Engineer (DP), P/S Ward. Dated: 04/05/2021



MUNICIPAL CORPORATION OF GREATER MUMBAI
(Development Plan Department)

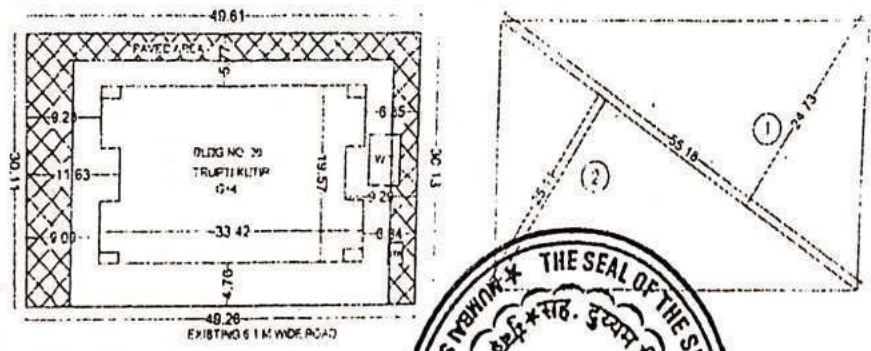
Development Plan 2034

Office of the Chief Engineer (Development Plan),
 5th Floor, Annexe Building,
 Municipal Head Office,
 Mahapalika Marg, Fort, MUMBAI - 400 001.

PART LAYOUT DEMARCATION PLAN SHOWING C.T.S NO. 268 (PART) BUILDING NO. 36 (TRUPTI KUTIR) AT NEW SHASTRI NAGAR, NEAR SIDDHARTH HOSPITAL, GOREGAON WEST. MUMBAI - 400 104

1. TOTAL PLOT AREA AS PER SITE MEASUREMENT IS 1487.32 SQ.MTS
2. AREA OF PLOT AS PER APPROVED LAYOUT = 1487.32 SQ.MT
3. AREA AS PER LEASE DEED = 1374.96 SQ.MTS
4. TIT BIT AREA = 112.36 SQ.MTS (1487.32 SQ.MTS - 1374.96 SQ.MTS)
5. THIS PLAN IS SHOULD BE READ WITH THIS OFFICE NOTE No. EE/ GOREGOAN /MB/ 78 DATED. 23/06/2021

2022
 23/06/2021
 268
 36
 1487.32
 1374.96
 112.36



PLOT AREA CALCULATION

1	1/2 X 33.18 X 24.73 X 1MO	= 882.30 SQ.MT
2	1/2 X 33.18 X 25.11 X 1MO	= 882.78 SQ.MT
TOTAL AREA		= 1375.08 SQ.MT.

SCALE : 1:500



NOTE: THIS PLAN IS FOR DEMARCATION PURPOSE ONLY

Net
ARCHITECT

ASSISTANT ENGINEER
GOREGAON DIVISION
M.H.&A.D. BOARD

DEPUTY ENGINEER
GOREGAON DIVISION
M.H.&A.D. BOARD

EXECUTIVE ENGINEER
GOREGAON DIVISION
M.H.&A.D. BOARD

महाराष्ट्र शासन

B

गाव/पेठ : पहाडी गोरगांव (प)		मालमत्ता पत्रक		14579
नगर भूमापन क्रमांक		तालुका/न.भू.का. : नगर भूमापन अधिकारी, गोरगांव		जिल्हा : मुंबई उपनगर
२६८/३५/१	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार
	-	-	७५४५.९०	एच-१
सुविधाधिकार		शासनाला दिलेल्या आकाराचा किंवा माझ्याचा तपशिल आणि त्याच्या फिरतपासणीची नियत वेळ		
हक्काचा मूळ धारक म		न.भू.क्र.२६४ प्रमाणे न.भू.क्र.२६८ब		
वर्ष: १९६६		महाराष्ट्र गृहनिर्माण मंडळ		
पट्टेदार				
इतर मार				
इतर अरि				

सुविधाधिकार	हक्काचा मूळ धारक म
वर्ष: १९६६	महाराष्ट्र गृहनिर्माण मंडळ
पट्टेदार	
इतर मार	
इतर अरि	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(चा) पट्टेदार(प) किंवा मार	साधारकन
१८/०९/१९७२	वि.सो.सारा न.भू.क्र.२६४ प्रमाणे			सही- १८/०९/१९७२ न.भू.अ.क्र.५ मु.उ. न.जि.मुंबई
२९/११/१९७६	न.भू.क्र.५ चा आदेश दि.२०.११.७६		(OR) श्री.बाबुराम जयपाल कुरमी क्षेत्र २७.०० चौ.मि.	सही- ०२/०७/१९७७ न.भू.अ.क्र.५ मु.उ. न.जि.मुंबई
१८/०९/१९९६	अर्ज, जबाब व भाडेपट्टा क्र.बदर २१२६३/९६ अन्वये भाडेपट्ट्याने भाडेपट्टेदारचे ६४१.९५ चौ.मि.क्षेत्रात नांव दाखल केले		श्री.अ.सो.लि.को.ऑ.ई.सो.लि.	सही- १८/०९/१९९६ न.भू.अ.क्र.१० मु.उ. न.जि.मुंबई
१४/०२/२००६	मा.अधीक्षक भूमि अभिलेख, मुं.उप.जिल्हा यांचे कडील आदेश क्र.न.भू.सं.३/न.भू.अ.गोरगांव/अभिलेख अन्वये सदर मिळकत पत्रिकेचे पुनर्लेखन केलेची नोंद केली.		श्री.अ.सो.लि.को.ऑ.ई.सो.लि.	क्र.क्र.क्र.२०३ प्रमाणे सही- ४/०२/२००६ न.भू.अ.गोरगांव
१८/१०/२००६	भाडेपट्ट्याने पैकी ९०५.५१ चौ.मि. दि.१६.८.१९७१ पासून मुदत वर्षे ९९		श्री.अ.सो.लि.को.ऑ.ई.सो.लि.	क्र.क्र.क्र.४०३ प्रमाणे सही- १८/१०/२००६ न.भू.अ.गोरगांव
२३/०९/२००९	भाडे पट्ट्याने - महाराष्ट्र गृहनिर्माण मंडळ यांनी त्यांचे मालकीचे न.भू.क्र.२६८ या मिळकती पैकी यापूर्वी सभोवतालचे क्षेत्र ३२०.३७ चौ.मि.सहा.दुय्यम निर्बंधक बोरीपली ६ यांचेकडील नोंदणीकृत भाडेपट्टा अ.नं.बदर १२२०० दि.१.१०.२००८ ने ९९ वर्षे कालावधीसाठी भाडे पट्ट्याने मे.गोरगांव वेस्ट व्हा.को.ऑ.ई.सो.लि.यांना दिल्याने सदर मिळकतीत इतर हक्क सदरी पट्टेदार म्हणून गोरगांव वेस्ट व्हा.को.ऑ.ई.सो.लि.यांचे नावाची नोंद इकडील आदेश दि.२३.९.२००९ ने केली.		श्री.अ.सो.लि.को.ऑ.ई.सो.लि.	क्र.क्र.क्र.५४१ प्रमाणे सही- २३/०९/२००९ न.भू.अ.गोरगांव
२५/०६/२००९	पोटविभाजन मा.जिल्हाधिकारी मुंबई उपनगर यांचे कडील पोट विभाजन आदेश व त्या सोबतचा मंजूर अभिन्यास दि.११.६.२००७ दुरुस्ती आदेश क्र.सम दि.५.९.२००८, शुध्दीपत्र दि.१४.५.२००९ व इकडील अ.ता.पो.वि.मो.र.नं.२३०/०७ दि.१७.७.२००७ अन्वये १) न.भू.क्र.२६८ या मिळकतीचे क्षेत्रातून पोट विभाजनाकडे वर्ग होणारे १३४२.४ चौ.मिटर क्षेत्राची न.भू.क्र.२६८ब अशी स्वतंत्र मिळकत पत्रिका उघडून मूळ धारक व सत्ता प्रकार कायम केला व मूळ न.भू.क्र.२६८ ये क्षेत्र ९८१२.५ कायम करून त्यास न.भू.क्र. २६८अ असा श्रेज दिला.२) न.भू.क्र.२६८/१ ते ४३ या मिळकतीचे एकूण क्षेत्र ४७९.३ चौ.मिटर. न.भू.क्र.२६८ब चे क्षेत्रात सामील करून क्षेत्र १८२९.७ चौ.मि.कायम केले व न.भू.क्र.२६८/१ ते ४३ या मिळकत पत्रिका सामिलीकरणाने रद्द केल्या.३) न.भू.क्र.२६८ब चे क्षेत्रातून मोजणी अंती कायम होणारे ५४.५, १०९९.८ चौ.मी.क्षेत्र कमी करून त्यांच्या अनुक्रमे २६८ब/३, २६८ब/३ अशा स्वतंत्र मिळकत पत्रिका उघडून इ.ह.सदरी अनुक्रमे रोड सेट बँक व विक्री घटक नमूद केले. मूळ न.भू.क्र.२६८ब चे क्षेत्र ६६७.४ चौ.मि.कायम करून इ.ह.सदरी प्रोपर्टी पुनर्वसन घटक नमूद करून त्यास न.भू.क्र.२६८ब/१ असा श्रेज दिल्याची नोंद केली		श्री.अ.सो.लि.को.ऑ.ई.सो.लि.	क्र.क्र.क्र.५५९ प्रमाणे सही- २५/०६/२००९ न.भू.अ.गोरगांव
२८/०५/२०१०	क्षेत्र दुरुस्तीने मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील क्षेत्र दुरुस्ती आदेश क्रमांक सी/काया/२६/क्षे.दु.एस.आर.२४५७ दि.१८.५.२०१० अन्वये नगर भूमापन पहाडी गोरगांव (प) येथील न.भू.क्र. २६८ अ हे मिळकत पत्रिका दाखल १८१२.५ चौ.मि. ऐवजी १२८५४.५ चौ.मि.क्षेत्र दाखल केलेची नोंद केली.		श्री.अ.सो.लि.को.ऑ.ई.सो.लि.	क्र.क्र.क्र.६३३ प्रमाणे सही- २८/०५/२०१० न.भू.अ.गोरगांव
२८/०५/२०१०	पोटविभाजनाने मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील एकत्रिकरण/पोटविभाजन आदेश क्रमांक सी/काया/७/अ/एकत्रि पो.वि/एस आर बी ४३८० दिनांक १.६.२००९ व मंजूर अभिन्यास तसेच क्रमांक सी/काया-२/क्षे.दु/एस आर २४५७ दिनांक १८.५.२०१०, इकडील अतितातडी एकत्रि/पो.वि/मो.र.नं. २७४/०९ अन्वये न.भू.क्र २६८ अ या मिळकतीचे १२८५४.५ चौ.मि.क्षेत्रातून अभिन्यास प्रमाणे अर्जदार यांचे ५२४५.९ चौ.मि.व नैसर्गिक पोटविभाजनाने ३१.७ चौ.मि.असे एकूण ५३०८.६ चौ.मि.क्षेत्र यजा करून त्याच्या अनुक्रमे न.भू.क्र. २६८अ/३ व २६८अ/२ अशा स्वतंत्र मिळकत पत्रिका उघडून धारक व सत्ता प्रकार मूळ प्रमाणे कायम ठेवला. न.भू.क्र.२६८अ चे ७५४५.९ चौ.मि.कायम करून न.भू.क्र.२६८अ ला २६८अ/१ श्रेज दिल्याची नोंद केली.		श्री.अ.सो.लि.को.ऑ.ई.सो.लि.	क्र.क्र.क्र.६३४ प्रमाणे सही- २८/०५/२०१० न.भू.अ.गोरगांव



वरल - १
५७ १००
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१६/१२/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इफडील आदेश क्र.न.भू.पहाडी गोरगाव (प)/फ.क्र.१०९३ दिनांक १६/१२/२०१५अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर मसूद अंकी क्षेत्र अक्षरी सात हजार पाचशे पंचेपाळीस पॉईंट नव्वद चौ.मी दाखल केले.	क्र.प्रकार क्र.१०१३ प्रमाणे सही- १६/१२/२०१५ न.भू.अ.गोरगाव क्र.प्रकार क्र.१२९३
३१/०५/२०१९	भाडेपट्टेयाने- सह दुय्यम निबंधक बोरीवली १ मुंबई उपनगर जिल्हा यांचे कडील भाडेपट्टा दस्त क्र. पीबदर-६८/१५ दिनांक ६/१/१६ नोंदणी दिनांक २४/७/१६ अन्वये धारक महाराष्ट्र गृहनिर्माण मंडळ यांनी न.भू.क्र २६८३/१ पै चे १३७४.९६ चौ.मी. क्षेत्राची जागा ९९ वर्षांचे भाडेपट्टेयाने तृप्ती भवन को. ऑ.ही. सो.लि.यांना दिलेने भाडेपट्टा करून घेणार तृप्तीभवन को. ऑ.ही.सो.लि. ९९ वर्षांकरिता अशी नोंद दाखल केली.	L तृप्तीभवन को. ऑ.ही.सो.लि. क्षेत्र ३१/०५/२०१९ न.भू.अ.गोरगाव

हि मिळकत पत्रिका (दिनांक १/३०/२०१९ १२:००:०० AM रोजी) डिजीटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.
मिळकत पत्रिका डाऊनलोड दिनांक ५/४/२०२१ ४:५९:११ FM
वेबसाईट पडताळणी साठी <http://aapleabhiksh.mahabhumi.gov.in/DSLRF/propertycard> या संकेत स्थळावर जाऊन २२०३१००००१७०३७१३ हा क्रमांक वापरावा.



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मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)

MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)

म्हाडा
MHADA



No.CO/MB/REE/NOC/F- 1272/1933/2021

Date : 17 AUG 2021

OFFER LETTER

To,
✓ The Secretary,
Bldg. No. 36,
TRUPTI KUTIR CHSL.,
New Siddharth Nagar, Goregaon (W),
Mumbai - 400 104.

Sub: Proposed redevelopment of existing Bldg. No. 36 known as TRUPTI KUTIR CHSL., Shastri Nagar, Goregaon (W), Mumbai - 400 104 under DCPR 2034.

Ref: 1. Society's letter dated 15.04.2021.
2. Hon'ble V.P./A's approval dtd. 13.08.2021.

Sir,

With reference of to above cited letter you have submitted subject proposal for utilization of additional BUA under DCPR-2034. Your proposal is approved By Competent authority for allotment of additional BUA of 5,768.06 m² (for residential use) [i.e. 2,233.66 m² in the form of additional BUA + 3,180.80m² Pro-rata BUA + 353.60 m² 10 % Hon. VP/A Quota].

The above allotment is on sub-divided plot as per demarcation plan admeasuring about 1,487.32m² (i.e. 1,374.96 m² as per Lease Area + 112.36 m² Tit bit). The total built up area should be permitted up to existing BUA 2,228.30 m² + additional BUA of 5,768.06 m² (for residential use) [i.e. 2233.66 m² in the form of additional BUA + 3,180.80m² Pro-rata BUA + 353.60m² 10 % Hon. VP/A Quota] thus total BUA = 7,996.36m² only. (1)

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MHADA's A R. no.6260 dt. 04.06.2007, AR 6615 dt. 06.08.2013, AR 6349 dt. 25.11.2008, AR No.6383 dt. 24.02.2009, AR No. 6397 dt. 05.05.2009, AR No. 6422 dt.07.08.2009, A.R. no 6749 dtd.11.07.2017 & Hon. VP/A circular no.713 & 714 dtd. 15.07.2020 are applicable in the instant case.

It is to inform you that Hon'ble V.P./A has considered your request for allowing to make payment of premium in Four installments as per Authority resolution No. 6749, dated 11.07.2017 as mentioned below:

The details of approved additional BUA are mentioned below.
Table no 1

Sr. No.	Particulars	Area in Sq.mtr.
1.	Plot area as per demarcation i. As per Lease deed = 1,374.96 m ² ii. Tit bit (+) = 112.36 m ²	1,487.32
2.	Permissible FSI	3.00
3.	Permissible BUA (1487.32m ² x 3.00)	4,461.96
4.	Permissible Pro-rata from layout FSI (39.76 m ² X 80 T/s)	3,180.80
5.	10 % Ho'ble VP/A Quota (4.42 m ² x 80)	353.60
6.	Total permissible BUA (Sr. no. 3+4+5)	7,996.36
7.	(-) Less: Existing Built up area	2,228.30
8.	Additional BUA Offered through this letter (Sr. No. 6-7)	5,768.06

In this regard you are requested to make payment as mentioned below:

Table - 2

Sr. No	Particular	Amount in Rs.
1.	Scrutin. Fees (Residential Use)	6,000.00
2.	Removal of D.P. 6600/- Per Bldg.	6,600.00
3.	Deposit Amount for Vendor Charges as per CE-II / A's Circular	80,000.00
4.	Ready Reckoner Rate of 2019-20 (Rate as on 01.04.2020) (CTS No. 268-A/1(Pt), at village-Goregaon, Zone No. 57/265)	Rs. 76,700/-
5.	Ready Reckoner Rate of 2021-22 (Rate as on 01.04.2021) (CTS No. 268-A/1(Pt), at village-Goregaon, Zone No. 57/265)	Rs. 75,210/-
	As per MHADA Circular No. 0208/2009 dtd. 14.01.2021 the highest R.R. rate of above (i) & (ii) is considered for calculation.	Rs. 76,700/-
6.	Rate of Construction for 2019-20	27500.00
7.	LR /RC Ratio (76,700/ 27,500.00)	2.78
8.	Premium towards additional buildable area for	10,17,54,346.46

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	Residential use of 5,768.06 sq. mt. by charging Rs. 17,641/- @ 23% current Ready Reckoner Rate of 2019-20 for LIG (i.e. 23% of Rs. 76,700/-) as per Table C-1, in Urban Development Department's Order No.TBP-4319 /189 /CR-123 /2019 /UD-11, dated 20.08. 2019.	
9.	Development Cess Nil as per Urban Development Department's Order No.TBP-4319 /189/CR-123/2019 /UD-11, dated 20.08. 2019 up to Two years (i.e. 19.08.2021) Society shall pay the Development Cess on balance additional BUA after dtd.20.08.2021.	Nil up to 19.08.2021
10.	Total Amount to be paid to MHADA (Sr.No.1+2+3+4+8) Say Amount	10,19,46,946.46 10,19,46,947.00
	In Words:-Rs. Ten Crore Nineteen Lakh Forty Six Thousand Nine Hundred Forty Seven Only.	

As per Authority Resolution No. 6749 dt. 11/07/2017 payment of premium against additional BUA of 5,768.06 m² to be allowed in four instalments and as per circular issued by Hon'ble VP/A vide No. 713, dtd 15.07.2020 & vide No.706, dtd. 26.03.2021 is as under.

Table-3
Premium & Other Charges payable to

Sr. No	Installments	Minimum Amount of Installments	Time Limit from the issue of Offer Letter for payment of Installment	Penalty Interest in case of delay in payment	Amercible interest will be applicable on aggregate amount as per column No. C.
A	B	C	D		
1)	First Installment	Rs. 2,56,31,187/- = [Rs. 2,54,38,587/- (Total Premium Amount of Rs. 10,17,54,346.46 X 25 %) + Rs. 1,92,600.00/- (i.e. Scrutiny Fees Rs. 6,000 + Debris Removal Rs.6,600/- + Layout Approval Fees Rs. 80,000 + Water Charges Rs.1,00,000/-)]	6 Months from the date of offer letter issued.	Simple Interest @ 8.50% of prime lending rate (PLR) as decided by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment as the amercible interest.	The application of interest rate 8.5% for deferment payment instalment facility charged as per circular issued by Hon'ble VP/A vide No.713/2020, dated 15.07.2020 & vide No.706 dtd 26.03.2021



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<p>Second Installment</p>	<p>Rs. 2,54,38,587/- (Total Premium Amount of Rs, 10,17,54,346.46 X 25 %) + The simple interest shall be charged @ 8.50% p.a. from the date of issue of Offer letter till the date of payment.</p>	<p>Within ONE year from the date of offer letter issued Subject to condition no.2 mentioned below.</p>	<p>Simple Interest @ 8.50% or prime lending rate (PLR) as decide by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment as the amercible interest.</p>	<p>The amercible interest will be applicable on aggregate amount as per column No. C. The application of interest rate 8.5% for deferment / payment instalment facility is charged as per circular issued by Hon'ble VP/A vide No.713/2020, dated 15.07.2020 & vide No.706 dtd.26.03.2021.</p>
<p>3) Third Installment</p>	<p>Rs. 2,54,38,587/- (Total Premium Amount of Rs, 10,17,54,346.46 X 25 %) + The simple interest shall be charged @ 8.50% p.a. from the date of issue of Offer letter till the date of payment.</p>	<p>Within TWO years from the date of offer letter issued. Subject to condition no.2 mentioned below.</p>	<p>Simple Interest @ 8.50% or prime lending rate (PLR) as decide by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment as the amercible interest.</p>	<p>The amercible interest will be applicable on aggregate amount as per column No. C. The application of interest rate 8.5% for deferment / instalment facility is charged as per circular issued by Hon'ble VP/A vide No.713/2020, dated 15.07.2020 & vide No.706 dtd.26.03.2021</p>
<p>4) Fourth Installment</p>	<p>Rs. 2,54,38,587/- (Total Premium Amount of Rs, 10,17,54,346.46 X 25 %) + The simple interest shall be charged @ 8.50% p.a. from the date of issue of Offer letter till the date of payment.</p>	<p>Within THREE years from the date of first offer letter issued. Subject to condition no.2 mentioned below.</p>	<p>Simple Interest @ 8.50% or prime lending rate (PLR) as decide by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment as the amercible interest.</p>	<p>The amercible interest will be applicable on aggregate amount as per column No. C. The application of interest rate 8.5% for deferment / instalment facility is charged as per circular issued by Hon'ble VP/A vide No.713/2020, dated 15.07.2020 & vide No.706 dtd.26.03.2021</p>



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- 1) As per the above Table no. 2, society will have to make payment of first installment of premium to MHADA, within **SIX MONTHS** and remaining **THREE** installments within stipulated time limit as per Table no. 3. If society fails to make payment as per above schedule then penalty/interest shall be charged as per A.R. no. 6749 dt. 11/07/2017. If Society pays all / Part installment within a Six months, no interest shall be charged as per circular issued of Hon'ble VP/A vide No. 706, dated 26.03.2021.
- 2) The premium calculated in above Table '3' is as per Govt. Urban Development Department's notification No.TBP-4319/189/CR-123/2019 /UD-11, dated 20.08.2019. The aforesaid revised premium rates are valid and applicable for next Two years from the date of this order (i.e. up to 19.08.2021). However as per Hon'ble VP/A circular no. E.T.714 dtd. 15.07.2020, if society pays the first installment of the premium prior to dtd.19.08.2021 then in a such case the society will be entitled for the premium as per the rate UDD's order dtd 20.08.2019 notification. This shall not be applicable for those societies who pay the premium installment as mentioned in the valid limit of the offer letter. A notarized undertaking incorporating above shall be submitted to this office before asking NOC.
- 3) (i) Society can pay either as per table no.3 as per table
Or
(ii) Society may avail the 50% reduction in above mentioned in table no.3 as per Govt. Resolution dated 14.01.2021 & as per Hon'ble VP/A circular dated 25.02.2021.



If Society / Developer choose the option (ii), then it shall be binding on Society / Developer to submit Registered undertaking mentioned in said notification as per Point no. 2 (B). As per Govt. Resolution dtd. 14.01.2021, the validity for 50% reduction in payment will be up to dtd. 31.12.2021. Otherwise society has to pay the full premium amount after dated 01.01.2022. Society shall pay the Development Cess on the additional / Balance BUA for the payment made to MHADA after dtd. 20.08.2021. A Registered undertaking incorporating above shall be submitted to this office from developer appointed by Society before asking for NOC. (Draft copy of undertaking attached herewith).

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- It is binding to the society to follow the terms and conditions of the Authority Resolution no. 6749 dt. 11/07/2017 & Hon'ble VP/A circular no. 113 dt. 15.07.2020.
- The Society's Architect will have to verify the plot area and dimension as per site report given by Executive Engineer/Housing Goregaon Division and submit report about confirmation.
- This allotment is subject to payment of Stamp duty if / as and when may be imposed by the Govt. of Maharashtra (Under the relevance provisions of Maharashtra Stamp Duty Act. The allottee will have to submit an Undertaking to this effect on Stamp paper worth Rs.250/-)
- M.C.G.M. has incurred expenditure for onsite infrastructure prior to modification in D.C.R. 33(5) & after modification in D.C.R. 33(5). The pro-rata premium shall be payable by the applicant and the pro-rata premium of revised layout under DCR 33(5) shall also payable by applicant as and when communicated, a notarized undertaking incorporating above shall be submitted in this office before final NOC.

Your society will have to submit No dues certificate from concerned Estate Manager before applying for NOC.

Your society will have to submit Property cards and CTS Plans as per approved sub-division Plot area before asking for Occupation Certificate.

10) Your society will have to submit duly signed & registered development agreement before applying NOC.

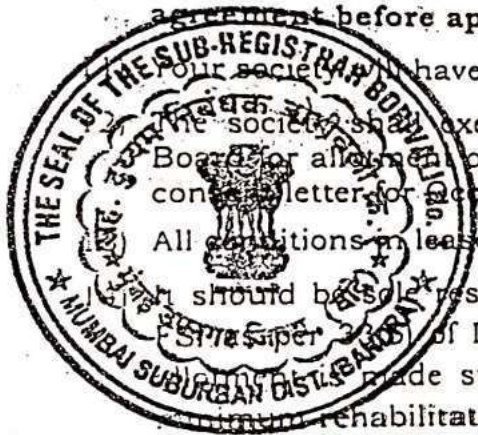
Your society will have to submit proposed plan before applying NOC.

Your society should execute a Supplementary Lease Deed with the Mumbai Board for allotment of additional Tit Bit area of 112.36 m² before asking for consent letter for Occupation Certificate.

All conditions in lease deed & sale deed are applicable to the society.

Your society should bear sole responsibility of society to obtain the approval of plans / of DCPR 2034 from Planning Authority/MHADA and this shall be made subject to approval of Planning Authority/MHADA, the minimum rehabilitation carpet area shall be as per provision of clause no.2 under action 33(5) of DCPR 2034.

15) It should be sole responsibility of society to obtain the approval of plans / FSI as per 33(5) of DCPR 2034 from Planning Authority/MHADA and this



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allotment is made subject to approval of Planning Authority/MHADA, the minimum rehabilitation carpet area shall be as per provision of clause no.2 under action 33(5) of DCPR 2034.

- 16) It is binding on society to pay any arrears if any for the earlier NOC issued more particularly on site and / or offsite infrastructure charges and when communicated by Mumbai Board.
- 17) It should be sole responsibility of society to obtain the approval of plans from EE,BP Cell, Greater Mumbai / MHADA and this allotment is made subject to approval of EE,BP Cell, Greater Mumbai / MHADA.
- 18) It should be sole responsibility of society / society's architect to obtain the approval for the Alignment of the Road / R.L. and boundaries of reservation and their area are subject to the actual demarcation on site by EE E & C / A.E. (Survey).
- 19) The society should have to submit the rectification / Correction in CTS No. in the sale deed / lease deed as per CTS plan and approved before issuance of NOC for said building if applicable.
- 20) All the terms and conditions mentioned in conveyance is binding on the society.
- 21) The society will have to obtain separate P. R. as per the approval of additional area leased out by the board duly signed by S. L. Gore for consent letter for Occupation Certificate of EE, BP Cell, Greater Mumbai / MHADA.
- 22) This offer letter will not be misused for taking out any permission from any departments.
- 23) The work of the proposed demolition & reconstruction of the new building will be undertaken by the society entirely at the risk and cost of the society and MHADA / MHADB will not be held responsible for any kind of damages or losses
- 24) The society will undertake & entrust responsibility of the planning, designing approval from EE, BP Cell, Greater Mumbai / MHADA & day to day supervision of the proposed demolition and reconstruction development of the new building by the Licensed Architect registered with the council of Architecture and licensed Structural Engineer.
- 25) The society is responsible for obtaining all necessary permissions & approvals for utilization of additional BUA from the EE,BP Cell, Greater Mumbai / MHADA & other concerned authorities (such as MOEF, MCZM.



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forest etc) before starting of the work & MHADA is not responsible for EE,BP Cell. Greater Mumbai / MHADA other authorities refuse to give permission for development of society's proposal.

- 26) Society will be responsible for any kind of litigation or legal consequence arising an account of the proposed redevelopment of the building.
- 27) Any kind of payment or constructed tenement asked by the MHADA will be fulfilled by the society.
- 28) No additional FSI will be utilized by the society other than permitted by the MHADA.
- 29) The work will be carried out within the land underneath and appurtenant as per approved sub-divisions, demarcation and plot area allotted by the concerned department of MHADA.
- 30) Responsibility of any damage or loss of adjoining properties if any will vest entirely with the applicant and MHADB will not be responsible in any manner.
- 31) The Society shall have to construct the compound wall along boundary line of the plot allotted by the Board including the encroached land and land not in possession of the society and as per the demarcation given by the concerned Executive Engineer / M.B and the approved layout.
- 32) The user of the proposed development / redevelopment will be as permitted by the MHADA.
- 33) The society will have to construct and maintain separate underground house and over-head tank to meet requirement of the proposed buildings and obtain separate water meter & water connection as per approvals of EE, BP Cell, Greater Mumbai / MHADA.
- 34) The society shall have to construct the Road Set Back area to MCGM at their own cost will undertake up-gradation of all existing infrastructure and also carry-out laying of new infrastructural services at its cost as suggested by EE, BP Cell, Greater Mumbai / MHADA, and any other concerned authority.
- 36) All the terms and conditions of the layout approval of the Planning Authority, Greater MHADA will be binding on the society.
- 37) Society has to ensure that Contractors / Sub-Contractors appointed by the society or Developer of the Society, who are in charge of construction



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work; shall be registered with MBOCWW Board & are required to fulfill the obligations as contemplated in Building and other construction work (Regulation of Employment and condition of service) Act, 1996. And further these Contractors / Sub-Contractors are required to fulfill all the conditions stipulated in the above Act, for the benefits of workers.

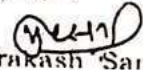
- 38) Your society will have to submit an undertaking on stamp paper of Rs.250/- for agreeing all the terms and conditions mentioned as above. Then only NOC will be issued to the subjective proposal.
- 39) As per the list of members of the Sale deed executed with the society, the Room nos. 773, 781 and 829 are reflected in the name of MHADA. Hence, these tenements shall be liable to get Rent, Corpus Fund, rehab area and other benefits equivalent to the other members of the society.
- 40) MHADA reserves its right to withdraw, change, alter, amend their offer letter and conditions mentioned therein in future at any point of time without giving any reason to do so.

An amount of First instalment of [Rs. 2,38,586.61 (minimum amount) + Rs. 1,92,600.00/- (Other Charges) = Rs. 4,31,186.61] (Rs. Two Crore Fifty Six Lakh Thirty One Thousand One Hundred Eighty Six Rupees and Paise Only.) may be paid in the office of the Assistant Accounts Officer, MHADA Board, Third Floor, Griha Nirman Bhavan, Bandra (E), Mumbai - 400051 by Demand Draft/ Pay Order within SIX months from the date of issue of this letter and produce certified Xerox copy of the receipt in this office.

On receipt of the same the NOC for IOD/IOA will be processed & NOC for Commencement Certificate will be processed on payment of premium & Other Charges paid to MHADA as per Table - 3, under certain terms and condition, which may please, be noted.

(Draft approved by CO/MB)




(Prakash Sanapi)
Resident Executive Engineer
Mumbai Board

Copy to The Executive Engineer, Building Permission Cell, Greater Mumbai MHADA, Bandra (E), Mumbai 400 051 for information.

Copy to Architect/L.S.: Suyog Ramesh Shet, D-2, Chitrapur CHS, 27th Rd Next to SVC Bank Bandra (W) Mumbai - 400050 for information and further necessary action.

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Copy forwarded for information and necessary action in the matter to: -

- 1) Dy. Chief Engineer (West) / Mumbai Board
 - 2) Architect, Layout Cell, Mumbai Board
 - 3) Executive Engineer, Goregaon Division/ Mumbai Board
- He is directed to take necessary action as per demarcation & as per prevailing policy of MHADA.
- He is directed to recover all the dues from the society concerned to Estate Department & intimate the same to this office.
- He is directed to recover any dues, land revenue, audit remarks concerned to Land Department if any pending with the society & intimate the same to this office.

4) Chief Accounts Office/M.B.

He is directed to accept the amount mentioned as per above table -3 in time, else charge the interest as mentioned therein & furnish certified copy of the same to this office. Also he is directed to check the interest calculations as per above table no.3. If any changes/discrepancies found in the said offer letter the same should be intimated to this office.

The amount mentioned in Table -3 is calculated as per UDD's order dated 20.08.2019. However as per condition no.3 mentioned in this Offer Letter if society opted for option (ii) for payment as per Govt. Resolution dated 14.01.2021 then 50 % amount of premium of additional BUA only as mentioned in Table No.3 may be accepted from society.

5) Sachin D. Bhav / Assistant for MIS record.



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No.CO/MB/REE/NOC/F-1272/P30 - /2023

Date: 23 MAR 2023

OFFER LETTER

To.
The Secretary,
Bldg. No. 36,
TRUPTI KUTIR CHSL.,
New Siddharth Nagar, Goregaon (W),
Mumbai - 400 104.

- Sub:** Proposed redevelopment of existing Bldg. No. 36, known as TRUPTI KUTIR CHSL., Shastri Nagar, Goregaon (W), Mumbai - 400 104 under regulation no.33(5) of DCR 2004.
- Ref:** 1. This Office NOC letter No. CO/MB/REE/NOC/F-1272/368/2022 dtd.16.02.2022.
2. Society's letter dtd.15.06.2021.
3. Society's Architect's letter dtd.04.10.2021
4. Hon'ble V.P./A's approval dtd.01.03.2023.



Sir,

With reference of to above cited letter you have submitted subjective proposal for R-2(a) Plot adjoining the Society's Plot & your proposal is approved by Competent authority are as under,

- i. The proposal for allotment of part of R-2(a) plot adjoining the society's plot on sharing basis is approved. The permissible built up area on this plot is 852.45 m² (i.e. 340.95 m² society share + 511.47 m² MHADA's share)
- ii. As per Sr. No. (ii) MHADA's share 511.47 m² BUA i.e. 690.48m² BUA (with Fungible) for MHADA's share will have to be surrendered to MHADA free of cost in the form of constructed Residential tenement of having carpet area preferably up to 45.00 m². Accordingly an undertaking should be submitted by the society prior to issue of NOC.

MHADA's resolution no.6260 dt.04.06.2007, AR 6615 dt.06.08.2013, AR 6349 dt.25.11.2008, AR No.6383 dt.24.02.2009, AR No.6397 dt.05.05.2009, AR No.6422 dt.07.08.2009 & Revised DCR 33(5) dated 03.07.2017 are applicable in the instant case. W

Page 1 of 3

R-2(a) plot on sharing basis.
Table - 1

S.N	Particulars	Area in m ²
1.	Plot area adjacent to Bldg no. 36 as per Demarcation	284.15
2.	FSI Permissible	3.00
3.	Permissible BUA (284.15m ² X 3.00)	852.45
4.	Ready Reckoner Rate of 2022-23 CTS No. 268 (pt), village Pahadi Goregaon, Zone No. 57/265)	76,820.00
5.	Rate of Construction	2.54
6.	LR/RC Ratio (76,820/ 30,250)	Society share 40% MHADA's share 60%
7.	For LR/RC Ratio (76,820/30,250= 2.54) as per table-C of DCR 33 (5)	340.98
8.	Society share (852.45X 40%)	511.47
9.	MHADA's share (852.45X 60%)	690.48
10.	MHADA's share with fungible 35% (511.47m ² + 35%)	45,83,964.63
11.	Development Cess as per 5 (a) in Clause 33 (5) of DCPR-2034. (852.45m ² (as per 3.00 FSI) X R.R. rate of 2022-23, 76,820.00 X 7%)	32,74,260.45
12.	Amount payable for MCGM in the office of the EE,BP Cell, MHADA (5/7 of Rs. 45,83,964.63)	13,09,704.18
13.	Amount to be paid to MHADA (2/7 of Rs. 45,83,964.63)	6,000.00
14.	Scrutiny Fees (Residential Use)	13,15,705.00
15.	Total Amount to be paid to MHADA (Sr.No.13+14) In Words:-Rs. Thirteen Lakh Fifteen Thousand Seven Hundred & Five Only.	32,74,261.00
16.	Total Amount payable for MCGM, in the office of the EE, BP Cell, MHADA (Sr.No.12)	

The proposed work of redevelopment will be undertaken Regulation No.33(5) of DCPR-2034 by the society as per following conditions :



- 1) As per the above Table no.1, society will have to pay full payment at once within 6 months from the date offer letter.
- 2) Total permissible area on plot R-2(a) is 852.45m² out of this net built up area of 511.47m² (with fungible 690.48m²) (Residential use) will be handed over to MHADA free of cost in form of constructed residential tenements of carpet area preferably upto 45.00 m² each.
- 3) It is mandatory for you to execute the tripartite agreement for surrender of 690.48m² BUA (with fungible) residential area free of cost to MHADA prior to NOC for Commencement Certificate.
- 4) The Society shall take the responsibility regarding the encroachment on the R-2(a) plot allotted to the society. The society shall have to submit indemnity bond in this regard prior to applying

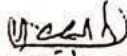
बरल - १ for NOC.

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5) MHADA reserves its right to withdraw, change, alter, amend their offer letter and conditions mentioned therein in future at any point of time without giving any reason to do so.
An amount of Rs.13,15,705/- (In words Rupees Thirteen Lakh Fifteen Thousand Seven Hundred & Five Only) may be paid as per table no.1 in the office of the Assistant Accounts Officer/ Mumbai Board, Third Floor, Griha Nirman Bhavan, Bandra (E), Mumbai - 400051 by Demand Draft/ Pay Order and produce certified Xerox copy of the receipt in this office.

Your society should pay Development Cess as per 5 (a) in regulation no.33(5) of DCPR-2034 an amount of Rs.32,74,261/- (In words Rs. Thirty Two Lakh Seventy Four Thousand Two Hundred & Sixty One Only) payable for MCGM, in the office of the Executive Engineer (Eastern Suburb), Building Permission Cell, Greater Mumbai, MHADA, Bandra (E), Mumbai 400 051. and produce certified Xerox copy of the receipt in this office.

On receipt of the same the NOC for IOD/IOA purpose will be processed & NOC for Commencement Certificate will be processed as per payment of premium & Other Charges paid to MHADA as per Table-1, under certain terms and condition, which may please, be noted.
(Draft approved by CO/MB)


(Prakash Sanap)
Resident Executive Engineer
Mumbai Board

Copy to The Executive Engineer (Western Suburb), Building Permission cell, Greater Mumbai, MHADA, Bandra (E), Mumbai 400 051. You are requested to accept the payment of Rs.32,74,261/- towards Development Cess charges payable for MCGM.

Copy to Licensed Surveyor : M/s. Mitie designers and Planners Pvt Ltd, D-2, Chitrapur CHS, 27th Rd Next to SVC Bank Bandra (W) Mumbai - 400080 for information please.

Copy forwarded for information and necessary action in the matter to:

- 1) Dy. Chief Engineer (West) / Mumbai Board for information
- 2) Architect, Layout Cell, Mumbai Board
- 3) Executive Engineer, Goregaon Division/ Mumbai Board
 - i. He is directed to take necessary action as per demarcation & as per prevailing policy of MHADA.
 - ii. He is directed to recover all the dues from the society concerned to Estate Department & intimate the same to this office.
 - iii. He is directed to recover any dues, land revenue, audit remarks concerned to Land Department if any pending with the society & intimate the same to this office.

4) Chief Accounts Office/M.B.

He is directed to accept the amount mentioned as per above table -1 If any changes/discrepancies found in the said offer letter the same should be intimated to this office.

5) Assistant /REE/MB for MIS record.

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V.V. SHINDE

B.A. (Spl.), LL.B.

ADVOCATE HIGH COURT, BOMBAY

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✉ vvslegal@gmail.com

Law Frame, Office No. B/5, Ground Floor, Prospect Chamber Annex, Pitha Street, Opp. Citi Bank, Fort, Mumbai - 400 001.

Ref. No. VVS/140/2022

Date : 17.01.2022

FORMAT -A
(CIRCULAR NO. 28/2021)
LEGAL TITLE REPORT

To
Maharashtra Real Estate Regulatory Authority
6th & 7th floor, Housefin Bhavan
Plot No. C-21, E-Block,
Bandra -Kurla Complex,
Bandra (E) Mumbai - 400 051

Sub: Title Clearance Certificate with respect to all that piece or parcel of leasehold land admeasuring about 1374.96 Sq. Mtrs. or thereabout Bearing City Survey No. 268/A/1 (pt) together with the building structures standing thereon, comprising the Ground + 3 floors, bearing Building No. 36 and situated at Siddharth Nagar, Goregaon (W), Mumbai-400104 in the Registration District of Mumbai (hereinafter referred to as said Plot).



I have investigated the title of the said plot on the request of M/s. Suchanbu Private Limited., (Owner/Promoter) and the following documents i.e.

1. Description of property :

Leasehold land admeasuring about 1374.96 Sq. Mtrs. or thereabout Bearing City Survey No. 268/A/1 (pt) together with the building structures standing thereon, comprising the Ground + 3 floors, bearing Building No. 36 and situated at Siddharth Nagar, Goregaon (W), Mumbai-400104.

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2. The Documents of Allotment of Plot :

- Lease Deed dated 09.08.2011 executed between MHADA the Lessor therein and Trupti Kutir Co-Operative Housing Society Ltd., the Lessee therein, that has been duly registered at Sr. No. BRL-6-6679-2011 on 09.08.2011 with sub-Registrar of Assurances at Borivali-6.
- Sale Deed dated 09.08.2011 executed between MHADA, the Vendor therein and Trupti Kutir Co-Operative Housing Society Ltd., the Purchaser therein that has been duly registered at Sr. No. BRL-6-



6680-2011 on 09.08.2011 with sub-Registrar of Assurances at Borivali-6.

3. 7/12 Extract issued by Talathi of Village-Pahadi Goregaon MSD dated 12/17, Mutation Entry No. 1217 & Concern property card dated 30.01.2019.
4. Search Report dated 14.01.2022 for 30 years from 1992 till 2022.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of (following owner/promoter/developer/company) is clear, marketable and without any encumbrances.

Owners of the Land :

Trupti Kutir Co-Operative Housing Society Ltd., at leasehold land measuring about 1374.96 Sq. Mtrs. or thereabout Bearing City Survey No. 268/A/1 (pt) together with the building structures standing thereon, comprising the Ground + 3 floors, bearing Building No. 36 and situated at Siddharth Nagar, Goregaon (W), Mumbai-400104.

Qualifying Comment :

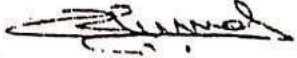
The title of M/s. Sushanku Realty Private Limited., (Owner/Promoter) is marketable and without any encumbrances.



The map reflecting the flow of title of the M/s. Sushanku Realty Private Limited. (Owner/Promoter) on the said land is enclosed herewith as annexure
1) 7/12 Extract
(2) Property Card.

Place : Mumbai
Date : 14.01.2022

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(Mr. V.V.SHINDE)
Advocate High Court, Bombay
V. V. SHINDE
BA (Spl) LL.B
ADVOCATE HIGH COURT, BOMBAY
Law Frame, Office No B:5, Gr. Floor,
Prospect Chamber Annex, Pilha Street,
Opp. City Bank, Fort, Mumbai - 400 001.



V.V. SHINDE

B.A. (Spl.), LL.B.

ADVOCATE HIGH COURT, BOMBAY

☎ 9820303513

✉ vvslegal@gmail.com

Law Frame, Office No. B/5, Ground Floor, Prospect Chamber Annex, Pitha Street, Opp. Citi Bank, Fort, Mumbai - 400 001.

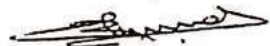
FORMAT -A
(CIRCULAR NO. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

SR. NO.

- (1) Property Card dated 30.01.2019.
- (2) Mutation Entry No. 1217.
- (3) Search Report dated 14.01.2022 for 30 years from 1992 till 2022 taken from Sub-Registrar office at Mumbai (Old Custom House), Goregaon and Borivali No. 1 to 9
- (4) Any other relevant title.- N.A.
- (5) Litigations if any.- N.A.

Place : Mumbai
Date : 14.01.2022


(Mr. V.V.SHINDE)
Advocate High Court, Bombay
V. V. SHINDE
B.A. (Spl.) LL.B.
ADVOCATE HIGH COURT, BOMBAY
Law Frame, Office No B-5, Gr. Floor,
Prospect Chamber Annex, Pitha Street,
Opp. City Bank, Fort, Mumbai - 400 001.



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Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

INTIMATION OF APPROVAL (IOA)

No. MH/EE/(BP)/GM/MHADA-51/1365/2022/IOA/1/New

Date : 24 March, 2022

To

Shri. Akshat Gupta

Sushanku Realty Pvt. Ltd, 101,
Concord CHS NS Road No. 10, JVPD
Scheme, Mumbai - 400049.

Sub : Proposed redevelopment of existing building No. 36 on plot bearing GTS no. 268A/1(pt) C.S no.161 known as " Trupti Kutir Co-OP.Hsg.Society " of Village Pahadi, New Siddhartha nagar , Goregaon (w), Mumbai -400 104.Clause No. 33(5) of DCPR 2034

Ref : Application of architect dated 18 February, -2022



Dear Applicant,

With reference to your Notice U/S 45(1)(ii) of MRTP Act 1966 submitted with letter No. MH/EE/(BP)/GM/MHADA-51/1365/2022/IOA/1 dtd. 18 February, 2022 and delivered to MHADA on 18 February, 2022 and the plans, sections Specifications and Description and further particulars and details of your buildings at Proposed redevelopment of existing building No. 36 on plot bearing GTS no. 268A/1(pt) C.S no. 161 known as " Trupti Kutir Co-OP.Hsg.Society " of village Pahadi, New Siddhartha nagar , Goregaon (w), Mumbai -400 104.Clause No. 33(5) of DCPR 2034 to this office under your letter, 18 February, 2022-I have to inform you that I may approve the building proposed to be erected or executed, and I therefore hereby formally intimate to you U/S 45 (1) (ii) of MRTP Act 1966 as amended upto date, my approval by reasons thereof subject to fulfillment of conditions mentioned as under:-

- A: CONDITIONS TO BE COMPILED WITH BEFORE STARTING THE WORK**
1. That the commencement certificate U/s-44/69(1) of MRTP Act shall be obtained.
 2. That structural Engineer shall be appointed and supervision memo of as per appendix- IX of D.C. Regulation - 5(3) (9) shall be submitted by him.
 3. The structural Design and calculations for the proposed work accounting for system analysis as relevant IS code along with Plan shall be submitted before C.C.
 4. Janata Insurance Policy shall be submitted.
 5. Requisitions of clause as per DCPR 2034 shall be complied with and records of quality of work, verification report etc. shall be maintained on site till completion of the entire work.
 6. Bore well shall be constructed in consultation with H.E./MCGM if required.
 7. That the work shall be carried out between 6.00 a.m. to 10.00 p.m. as per circular u/no. CHE/DP/774/GEN of Owner, Developer, Architect, dt.07.06.2016.
 8. Information Board shall be displayed showing details of proposed work, name of Owner, Developer, Architect, R.C.C. Consultant etc.
 9. Necessary deposit for erection/display of hording or the flex of size m to m for the advertisement of proposal shall be made.
 10. That the qualified/registered site supervisor through Architect /structural Engineer shall be appointed.
 11. NOC's Listed below shall be submitted a. Superintendent of Garden (SG)/ Tree NOC for tree Cutting/ Transplanting. b. SWD department c. PCO d. H.E. e. S.P. f. A.E.W.W. g. A.A & C. h. S.W.M. i. M & E. j. Water trunk main /aqueduct Remarks. A.A.W.W k. MahaNagar Gas

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Circular u/no. CHE/DP/774/GEN		
of Owner, Developer, Architect,		

12 That the specific NOC as per Hon'ble Supreme Court of India (SLP Civil no. D-23708/2017) order in dumping ground court case dt. 15.03.2018 shall be submitted from concerned department/SWM department along with guarantee

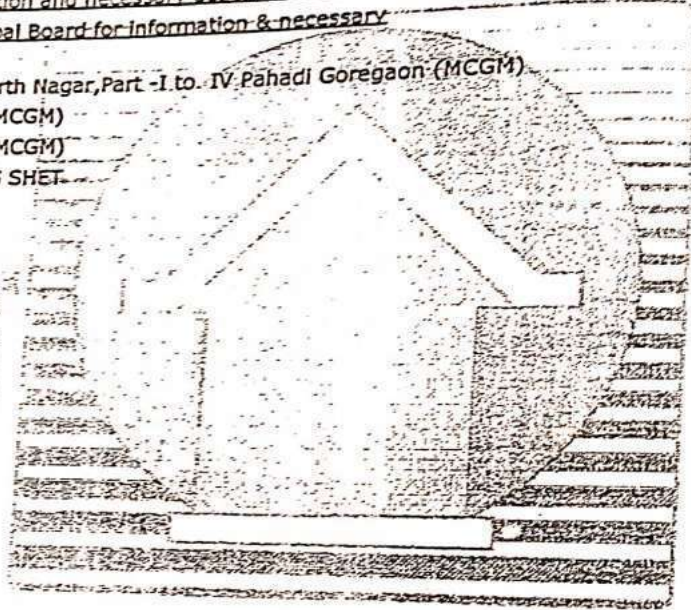
Name : Dinesh Deoran
Mahajan
Designation : Executive
Engineer
Organization : Person
Date : 24-Mar-2022 18

Executive Engineer/B.P.Cell
Greater Mumbai/ MHADA.

Copy to :

- 1) The Hon'ble Chief Officer / M.B., for information and necessary action please.
- 2) The Architect/ Layout Cell/ M.B., for information and necessary action please.
- 3) Executive Engineer Goregaon Division, Mumbai Board for information & necessary

- Copy with plan to:
- 4) Asst. Commissioner Siddharth Nagar, Part -I to -IV Pahadi Goregaon (MCGM)
 - 5) A.A. & C. P South Ward (MCGM)
 - 6) A.E.W.W. P South Ward (MCGM)
 - 7) Architect SANGITA SUYOG SHET



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SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.
2. "Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be
 - a. Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street.
 - b. Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.
 - c. Not less than 92 ft.(Town Hall) above Town Hall Datum.
3. Your attention is invited to the provision of Section 152 of the Act where by the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.
4. Your attention is further drawn to the provision about the necessity of submitting occupation certificate with a view to enable the V.P. & C.E.O./ MHADA to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance if necessary.
5. Proposed date of commencement of work should be communicated.
6. One more copy of the block plan should be submitted for the Collector, Mumbai Suburban District.
7. Attention is drawn to the notes accompanying this Intimation of Approval.

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 any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing construction material shall be demolished before submission of building completion certificate and possession certificate by Architect submitted along with the building completion certificate.
4. Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
5. Water connection for constructional purpose from MHADA mains shall not be taken without approval from concerned Executive Engineer of Mumbai Board.
6. The owners shall intimate the Hydraulic Engineer or his representative in Wards at least 10 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 bills preferred against them accordingly.
7. The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or Public Street by the owner/ architect /their contractors, etc without obtaining prior permission from the Ward Officer of the area.
8. The work above plinth should not be started before the same is shown to this office Sectional Engineer/Assistant Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimensions.



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9. The application for sewer street connections, if necessary, should be made simultaneously with commencing of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road and footpath.
10. All the terms and condition of the approved layout /sub-division under No. of should be adhered to and with.
11. The compound wall or fencing should be constructed clear of the road widening line with foundation below the bottom of road side drain without obstructing flow of rain water from adjoining holding before starting work to prove the owner's holding.
12. No work should be started unless the existing structures proposed to be demolished are demolished.
13. The Intimation of Approval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Competent Authorities and in the event of proceeding with the work either without an intimation about commencing the work or your starting without removing the structures proposed to be removed the act shall be taken as a severe breach of conditions under which this Intimation of Approval is issued and the sanctioned will be revoked. commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act (12 of the Town Planning Act), will be withdrawn.
14. The bottom of the over head storage work above the finished level of the terrace shall not be less than 1.80 mt. and not more than 1.80 mt.
15. It is to be understood that the foundations must be excavated down to hard soil.
16. The positions of the nahanis and other appurtenances in the building should be so arranged as not to hinder the laying of drains inside the building.
17. The water arrangements to be carried out in strict accordance with the Municipal requirements.
18. No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the VP/CEO/MHADA.
19. All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinge iron cap over in one piece, with locking arrangement provided with a bolt and hinge screwed on highly polished purpose of lock and the warning pipes of the rabbit pretested with screw or dome shape pieces made of galvanized iron (mari rose) with copper pipes with perfection each not exceeding 1.5 mm in diameter. The cistern should be easily, safely and permanently accessible by providing a firmly fixed iron ladder the upper end of which should be earmarked and extended 40 cms above the top where they are to be fixed as its lower end should be cemented concrete blocks.
20. No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not use of glass for coping over compound wall.
21. Louvers should be provided as required by Bye law No. 5 (b)/b. Lintels or Arches should be provided over windows opening/ c. The drains should be laid as require under Section 234-1(a)/d. The Inspection chamber should be plastered inside and outside.



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Sd/-
24 March, 2022
(Dinesh D. Mahajan)
Executive Engineer/B.P.Cell
Greater Mumbai/ MHADA.



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-51/1365/2024/FCC/1/Amend

Date : 25 April, 2024

To

Shri. Akshat Gupta
Sushanku Realty Pvt. Ltd, 101,
Concord CHS NS Road No. 10,
JVPD Scheme, Mumbai - 400049.

Sub : Proposed redevelopment of existing building No. 36 on plot bearing CTS no. 268A/1(pt) C.S no.161 known as " Trupti Kutir Co-OP.Hsg Society ", of village Pahadi, New Siddhartha nagar , Goregaon (w), Mumbai -400 104.Clause No.33(5) of DCPR 2034.

Dear Applicant,

With reference to your application dated 18 February, 2022 for development permission and grant of further Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to Proposed redevelopment of existing building No. 36 on plot bearing CTS no. 268A/1(pt) C.S no.161 known as " Trupti Kutir Co-OP.Hsg Society ", of village Pahadi, New Siddhartha nagar , Goregaon (w), Mumbai -400 104.Clause No.33(5) of DCPR 2034. .

The Commencement Certificate/Building permission is granted 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 issue.
4. This permission does not entitle you to develop land which does not vest in you in contravention of the provision of coastal zone management plan.
5. This Certificate liable to be revoked by the VP & CEO, MHADA if:
6. 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 laps shall have to be followed by subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
 - 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 VP & CEO, MHADA is contravened or not complied with.
 - c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant and every person deriving title through or under him in such an



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event shall be deemed to have carried out the development work in contravention of section 45 and 45 of the Maharashtra Regional Town Planning Act, 1966

7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.
8. 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.

VP & CEO / MHADA has appointed Shri. Rupesh M. Totewar, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto dt. 06 June, 2024

Issue On : 07 June, 2022

Valid Upto : 06 June, 2023

Application No. : MH/EE/(BP)/GM/MHADA-51/1365/2022/CC/1/New

Remark :

This Commencement Certificate is granted for work up to plinth level as per approved plans dtd. 24.03.2022

Issue On : 19 April, 2023

Valid Upto : 06 June, 2024

Application No. : MH/EE/(BP)/GM/MHADA-51/1365/2023/FCC/1/New

Remark :

This C.C. is now Re-endorsed and further extend upto top of 18th floor (i.e. height upto 58.00 mtr/AGL) as per approved Amend plan on dtd. 10.02.2023

Issue On : 25 April, 2024

Valid Upto : 06 June, 2024

Application No. : MH/EE/(BP)/GM/MHADA-51/1365/2024/FCC/1/Amend

Remark :

This C.C. Re-endorsed as per approved plan dt. 21.03.2024 plinth GC for adjoining R-2 commercial bldg & Residential bldg. full extended upto Top of 22nd floor + LMR/OHT for as per approved plan dated 21.03.2024.

Note:- That the guidelines for reduction of Air Pollution Issued by Chief Engineer (D.P.) BMC dt. 15/09/2023, Hon'ble Municipal Commissioner (BMC) dt. 25/10/2023 and MHADA circular vide No. ET-321, dtd. 25.10.2023 shall be strictly followed.



Name : Rupesh Muralidhar Totewar
Designation : Executive Engineer
Organization : Personal
Date : 25-Apr-2024 15:

Executive Engineer / B.P. Cell
Greater Mumbai / MHADA

Copy submitted in favour of Information please

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1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner P South Ward MCGM.
4. Chief ICT officer/MHADA for Information & uploaded to MHADA website.

Copy to :-

5. EE Goregaon Division / MB.
6. A.E.W.W P South Ward MCGM.
7. A.A. & C P South Ward MCGM
8. Architect / LS - SANGITA SUYOG SHET.
9. Secretary Trupti Kutir Co-OP.Hsg Society



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Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-51/1365/2022/CC/1/New

Date : 07 June, 2022

To

Shri. Akshat Gupta

Sushanku Realty Pvt. Ltd, 101,
Concord CHS NS Road No. 10,
JVPD Scheme, Mumbai - 400049.

Sub : Proposed redevelopment of existing building No. 36 on plot bearing CTS no. 268A/1(pt) C.S no.161 known as "Trupti Kutir Co-OP.Hsg Society", of village Pahadi, New Siddhartha nagar, Goregaon (w), Mumbai -400 104.Clause No. 33(5) of DCPR 2034.

Dear Applicant,

With reference to your application dated 18 February, 2022 for development permission and grant of Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 and for development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966. Proposed redevelopment of existing building No. 36 on plot bearing CTS no. 268A/1 (pt) C.S no. 161 known as "Trupti Kutir Co-OP.Hsg Society", of village Pahadi, New Siddhartha nagar, Goregaon (w), Mumbai -400 104.Clause No. 33(5) of DCPR 2034.



The Commencement Certificate/Building Permit is granted subject to compliance with the conditions stipulated in the IOA No. MH/EE/(BP)/GM/MHADA-51/1365/2022/IOA/1 dt. 24 March, 2022 and 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.
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 laps shall not carry subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate liable to be revoked by the VP & CEO, MHADA 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 VP & CEO, MHADA is contravened or not complied with.
 - c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or

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misrepresentation and the appellant 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 Town Planning Act, 1966.

7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.

8. 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.

VP & CEO / MHADA has appointed Shri. Dinesh D Mahajan Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto 06 June, 2023

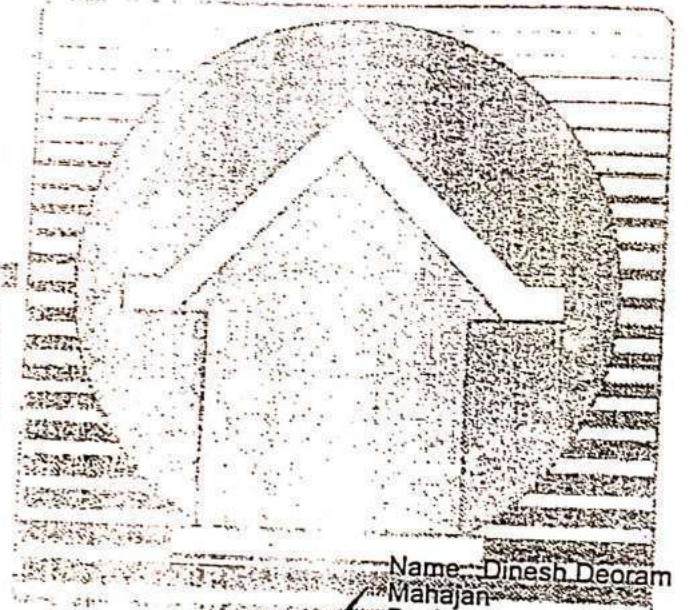
Remarks : This Commencement Certificate is granted for work up to plinth level as per approved plans dtd. 24.03.2022.

Copy submitted in favour of Information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner P South Ward MCGM.

Copy to :-

4. EE Goregaon Division / MB.
5. A.E.W.W.P South Ward MCGM.
6. A.A. & C.P. South Ward MCGM.
7. Architect / LS - SANGITA SUYOG SHET



Name: Dinesh Deoram Mahajan
Designation: Executive Engineer
Organization: Personal
Date: 07-Jun-2022 16:

Executive Engineer/B.P.Cell
Greater Mumbai/MHADA

वरल - १		
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Building Permission Cell, Greater Mumbai / MHADA
 (A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-51/1365/2023/FCC/1/New

Date : 19 April, 2023

To

Shri. Akshat Gupta

Sushanku Realty Pvt. Ltd. 101,
 Concord CHS NS Road No. 10,
 JVPD Scheme, Mumbai - 400049.

Sub : Proposed redevelopment of existing building No. 36 on plot bearing GTS no. 268A/1101/65 no.161 known as "Trupti Kutir Co-OP.Hsg Society" of village Rahadi, New Siddhartha Nagar, Goregaon (w), Mumbai -400 104.Clause No. 33(5) of DGPR 2034.

Dear Applicant,

With reference to your application dated 18 February, 2022 for development permission and grant of further Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 in the said development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to Proposed redevelopment of existing building No. 36 on plot bearing GTS no. 268A/1101/65 (opt) G.S no. 161 known as "Trupti Kutir Co-OP.Hsg Society" of village Rahadi, New Siddhartha Nagar, Goregaon (w), Mumbai -400 104.Clause No. 33(5) of DGPR 2034.

The Commencement Certificate/Building permission is granted 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.

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. This Certificate liable to be revoked by the VP & CEO, MHADA if:

6. 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 laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.

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 VP & CEO, MHADA is contravened or not complied with.

c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant and every person deriving title through or under him in such an

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event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966

7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.
8. 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.

VP & CEO / MHADA has appointed Shri. Rupesh M. Totewar, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto dt. 06 June, 2023

Valid Upto : 06 June, 2023

Issue On : 07 June, 2022

Application No. : MH/EE/(BP)/GM/MHADA-51/1365/2022/CC/1/New

Remark :

This Commencement Certificate is granted for work up to plinth level as per approved plans dtd. 24.03.2022.

Issue On : 19 April, 2023

Application No. : MH/EE/(BP)/GM/MHADA-51/1365/2023/FCC/1/New

Remark :

This C.C. is now Re-endorsed and further extend upto top of 18th floor (i.e. height upto 58.00 mtr. AGL) as per approved Amended plan on dtd. 10.02.2023

Valid Upto : 06 June, 2023

Name : Rupesh
Muralidhar Totewar
Designation : Executive
Engineer
Organization : Personal
Date : 19-Apr-2023-14

Executive Engineer/B.P.Cell
Greater Mumbai/MHADA

Copy submitted in favour of Information please

1. Chief Officer, Mumbai Board.
2. Deputy Chief Engineer, B.P. Cell/MHADA.
3. Asst. Commissioner, South Ward MCGM.

- Copy to
4. EE Goregaon Division / MB.
 5. A.E.W.W P South Ward MCGM.
 6. A.A. & C P South Ward MCGM
 7. Architect / LS - SANGITA SUYOG SHET.
 8. Secretary Trupti Kutir Co-OP.Hsg Society

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Building Permission Cell, Greater Mumbai / MHADA
(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

C. C. REVALIDATION

No. MH/EE/(BP)/GM/MHADA-51/1365/2023/CCR/1

Date : 08 June, 2023

To

Shri. Akshat Gupta

Sushanku Realty Pvt. Ltd, 101,
Concord CHS NS Road No. 10, JVPD
Scheme, Mumbai - 400049.

Sub : Proposed redevelopment of existing building No. 36 on plot bearing CTS no. 268A/1(pt) C.S no.161 known as " Trupti Kutir Co-OP.Hsg Society ", of village Pahadi, New Siddhartha nagar, Goregaon (w), Mumbai -400 104.Clause No. 33(5) of DCPR 2034.

Ref : 1) Your application No MH/EE/(BP)/GM/MHADA-51/1365/2023/CCR/1 dated 03 June, 2023

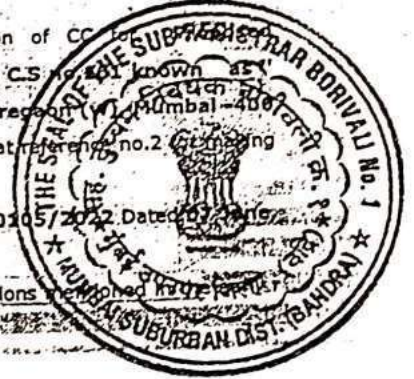
2) Demand Note No. MHADA/BP/0105/2022 Dated 05 June, 2023

Sir,

With reference to your application no at reference no. 1 regarding revalidation of CC for redevelopment of existing building No. 36 on plot bearing CTS no. 268A/1(pt) C.S no.161 known as " Trupti Kutir Co-OP.Hsg Society ", of village Pahadi, New Siddhartha nagar, Goregaon (w), Mumbai -400 104.Clause No. 33(5) of DCPR 2034. , you have been Informed vide Demand Note at reference no.2 necessary payment.

Since you have made payment for Rs. 11410 /- vide receipt No. MHADA/BP/0105/2022 Dated 03 June, 2023, The revalidation of CC is granted.

Now, This CC is revalidated upto 06 June, 2024 subject to terms and conditions approved approval vide No. MH/EE/(BP)/GM/MHADA-51/1365/2022/IOA/1 dt. 24 March, 2022



Name : Rupesh
Murallidhar Totewar
Designation :
Executive Engineer
Organization :
Personal

Executive Engineer / BP Cell
Greater Mumbai / MHADA

Copy to:

- 1) Architect / LS - SANGITA SUYOG SHET
- 2) The Secretary - Trupti Kutir Co-OP.Hsg Society

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Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

INTIMATION OF APPROVAL (IOA)

No. MH/EE/(BP)/GM/MHADA-51/1365/2024/IOA/1/New

Date : 21 March, 2024

To
Shri. Akshat Gupta
Sushanku Realty Pvt. Ltd, 101,
Concord CHS NS Road No. 10, JVPD
Scheme, Mumbai - 400049.

Sub : Proposed redevelopment of existing building No. 36 on plot bearing CTS no. 268A/1(pt) C.S no.161 known as " Trupti Kutir Co-OP.Hsg Society ", of village Pahadi, New Siddhartha nagar , Goregaon (w), Mumbai -400 104.Clause No. 33(S) of DOPR 2034.

Ref : Application of architect dated 18 February, 2022



Dear Applicant,

With reference to your Notice U/S 45(ii) of MRTP Act, 1966 submitted with case No. MH/EE/(BP)/GM/MHADA-51/1365/2024/IOA/1/Amendment dated 18 February, 2022 and delivered to MHADA on 18 February, 2022 and the plans, Sections Specifications and Description and further particulars and details of your buildings proposed redevelopment of existing building No. 36 on plot bearing CTS no. 268A/1(pt) C.S no.161 known as " Trupti Kutir Co-OP.Hsg Society ", of village Pahadi, New Siddhartha nagar , Goregaon (w), Mumbai -400 104, Clause No. 33(S) of DOPR 2034, furnished to this office under your letter, 18 February, 2022 I have to inform you that I have approved the work proposed to be erected or executed, and I therefore hereby formally intimate to you U/S 45(ii) of MRTP Act, 1966 as amended upto date, my approval by reasons thereof subject to fulfillment of conditions mentioned as under:

- C: CONDITIONS TO BE COMPILED BEFORE FURTHER C/C**
- All the conditions of I.O.A. Issued by MHADA under no. MH/EE/GM/ MHADA-51/1365/2023 dated 10.02.2023 shall be applicable and should be compiled with.
 - That the plinth (R-2 plot) shall be got checked by this office staff.
 - That the plinth stability certificate (R-2 plot) from R.C.C. consultant shall be submitted.
 - That the revised R.C.C. drawing/designs, calculations shall be submitted through Licensed Structural Engineer.
 - That the Janata Insurance Policy or policy to cover the compensation claims arising out of workman's compensation Act 1923 shall be taken out before starting the work and also shall be renewed during the construction work.
 - That the NOC from A.A. & C., P/S Ward shall be submitted.
 - That the AMSL verification from M/s. GVK shall be submitted before asking OC.
 - All the payments as Intimated by Building Proposal Cell/MHADA shall be paid and any other outstanding that may be levied by any other Govt. Dept. If any shall be borne by the Society / Applicant.
 - That the amended Remarks of concerned authorities / empanelled consultants for the approved plan, if differing from the plans submitted for remarks, if applicable, shall be submitted for: a) S.W.D., b) Roads, c) Sewerage, d) Water Works, e) Hydraulic Engineer, f) PCO, g) NOC from Electric Supply Company, f) A.A. & C. g) S.G. NOC
 - That the Material testing report for construction materials used at site shall be taken as per required frequency.
 - That the yearly progress report of the work will be submitted by the Architect.

Licensed Structural Engineer.
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12 That the requisite B.G. and SWM NOC as per policy circular approved by Hon'ble MC U/NO - MGC / F/ 6550 dated: - 11.06.2018 shall be submitted before C.C.

13 That as per MHADA Circular vide no. ET-321, dated 25.10.2023, all precautionary measures shall be taken to control the environment pollution during the building construction activities.

D: GENERAL CONDITIONS TO BE COMPILED BEFORE O.C

- 1 That the final N.O.C. from MHADA shall be submitted and requirements therein shall be complied with before submission of B.C.C.
- 2 That the dust bin will be provided on site.
- 3 That 3.00 mt. wide paved pathway upto staircase will be provided.
- 4 That the open spaces as per approval, parking spaces and terrace will be kept open.
- 5 That the letter box of appropriate size shall be provided for all the tenements at the ground floor.
- 6 That the name plate/board showing Plot No., Name of the Bldg. etc. will be displayed at a prominent place.
- 7 That carriage entrance shall be provided as per design of registered structural engineer and carriage entrance fee shall be paid.
- 8 That the waterproofing certificate shall be submitted.
- 9 That the CFO completion certificate shall be submitted.
- 10 That the tree completion certificate shall be submitted.
- 11 That the drainage completion certificate shall be submitted.
- 12 That the Height verification certificate from (GVK) shall be submitted.
- 13 That the final N.O.C. from A.A. & C. [P/S Ward] shall be submitted.
- 14 That the smoke test certificate shall be submitted.
- 15 That the Vermiculture bin shall be submitted.
- 16 That the lift completion certificate shall be submitted.
- 17 That Structural Engineer's final Stability Certificate along with up to date License copy and R.C.C. design canvas plan shall be submitted.
- 18 That every part of the building constructed and more particularly overhead water tank shall be provided with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
- 19 That SBA Supervisor certificate for quality of work and completion of the work shall be submitted in prescribed form.
- 20 That the provision of Rain water harvesting as per design prepared by approved consultant in the field shall be made to the satisfaction of concerned authority.
- 21 A Certificate as per MMC Act shall be submitted.
- 22 That the provision for electric charging point for electric vehicle shall be provided at still floor before of asking Occupation Certificate.
- 23 That the Solar Power generated System shall be provided before asking Occupation Certificate.
- 24 That the Vermiculture bins for disposal of wet waste as per the design and specification of Organization/Individuals specialized in this field as per the list furnished by solid waste management dept. of MCGM shall be provided to the satisfaction of Municipal Commissioner.



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✓
 Name : Rupesh Muralidhar Totewar
 Designation : Executive Engineer
 Organization : Personal
 Date : 21-Mar-2024 12:

Executive Engineer/B.P.Cell
 Greater Mumbai/ MHADA.

Copy to:

- 1) The Hon'ble Chief Officer / M.B., for information and necessary action please.
- 2) Deputy Chief Engineer / B.P. Cell/MHADA.
- 3) The Architect/ Layout Cell/ M.B., for information and necessary action please.
- 4) Executive Engineer Goregaon Division, Mumbai Board for information & necessary.
- 5) Chief ICT officer/MHADA for information & uploaded to MHADA website.
- 6) Asst. Commissioner Siddharth Nagar, Part -I to IV Pahadi Goregaon (MCGM)
- 7) A.A. & C. P South Ward (MCGM)
- 8) A.E.W.W. P South Ward (MCGM)
- 9) The Secretary/Chairman
- 10) SANGITA SUYOG SHET

SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.
2. "Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be
 - a. Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or hereafter to be laid on the street.
 - b. Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet of the building.
 - c. Not less than 92 ft. (Town Hall) above Town Hall Datum.
3. Your attention is invited to the provision of Section 152 of the Act where by the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been subject to the Commissioner within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act from the nearest assessment date. In the current year in which the completion or occupation is detected by the Assessor and Collector's Department.
4. Your attention is further drawn to the provision about the necessity of submitting occupation certificate with a view to enable the V.P. & C.E.O./ MHADA to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance if necessary.
5. Proposed date of commencement of work should be communicated.
6. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.
7. Attention is drawn to the notes accompanying this Intimation of Approval.



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 the work and during the progress of the construction work.
3. Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
4. Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
5. Water connection for constructional purpose from MHADA mains shall not be taken without approval from concerned Executive Engineer of Mumbai Board.
6. The owners shall Intimate the Hydraulic Engineer or his representative in Wards at least 10 days prior to the date

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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 bills preferred against them accordingly.

7. The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or Public Street by the owner/ architect /their contractors, etc without obtaining prior permission from the Ward Officer of the area.
8. The work above plinth should not be started before the same is shown to this office Sectional Engineer/Assistant Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimensions.
9. The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
10. All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
11. The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
12. No work should be started unless the existing structures proposed to be demolished are demolished.
13. The Intimation of Approval is given exclusively for the purpose of enabling you to proceeds further with the arrangements of obtaining No. Objection Certificate from the Competent Authorities and in the event of your proceeding with the work either without an intimation about commencing the work or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Approval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be withdrawn.
14. The bottom of the over head storage work above the finished level of the terrace shall not be less than 1.20 m. and not more than 1.80 mt.
15. It is to be understood that the foundations must be excavated down to hard soil.
16. The positions of the manholes and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
17. The water arrangement to be carried out in strict accordance with the Municipal requirements.
18. No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the V.P.C.E.O. MUMBAI.
19. All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron or galvanized iron. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap cover in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbit pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perforations each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.



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20. No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
21. Louvres should be provided as required by Bye law No. 5 (b)/b. Lintels or Arches should be provided over Door and Windows opening/ c. The drains should be laid as require under Section 234-1(a)/d. The inspection chamber should be plastered inside and outside.

Sd/-

21 March, 2024

Rupesh M. Totewar

Executive Engineer/B.P.Cell
Greater Mumbai/ MHADA.



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मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ

(म्हाडाचा घटक)

MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)



No.CO/MB/REE/NOC/F-1272/3/00 /2023
Date:

OFFER LETTER

08 DEC 2023

To,
The Secretary,
Bldg. No. 36,
TRUPTI KUTIR CHSL.,
New Siddharth Nagar, Goregaon (W),
Mumbai - 400 104.



Sub: Proposed redevelopment of existing TRUPTI
KUTIR CHSL., Shastri Nagar, Goregaon (W), Mumbai - 400 104
under DCPR 2034.

- Ref:
1. Mumbai Board's NOC letter No. CO/MB/REE/NOC/F-1272/368 / 2022 dtd.16.02.2022.
 2. Mumbai Board's Offer letter letter No.CO/MB/REE/NOC/F-1272/830/2023 Dt. 23.03.2023.
 3. Mumbai Board's NOC for I.O.A. letter No.CO/MB/REE/NOC/F-1272/1990/2023 Dt. 20.07.2023
 4. Societies Architect M/s Miti Designers and Planners Pvt. Ltd. letter received in this office on 01.11.2023.
 5. Hon'ble V.P./A's approval dtd.01.12.2023.

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With reference to above cited letter you have submitted subjective proposal for utilization of additional BUA under regulation no.33(5) of DCPR-2034 & your proposal is approved By Competent authority for allotment of 1014.00m² (for Residential use) in the form of balance built up area of layout.

Allotment already approved in previous NOC & Now is as follow:

- The above allotment is on sub-divided plot as per demarcation plan admeasuring about 1,487.32 m² (i.e. 1,374.96 m² as per Lease Area + 112.36 m² Tit bit). The total built up area permitted is 7,996.36m² (for Residential use) (i.e. 2,228.30 m² existing BUA + 5,768.06m² Residential use) in the form of additional BUA vide NOC letter dated 16.02.2022.
- The Offer Letter for allotment of part of R-2(a) plot admeasuring 284.15m² adjoining the society's plot on sharing basis is approved. This permissible built up area on this plot is 852.45 m² [i.e. 340.98m² Society's share + 511.47 m² MHADA's share] is issued vide letter dtd. 23.03.2023.

गृहनिर्माण मंडळ, कल्याण नगर, (५) मुंबई ४०० ०५१
दूरध्वनी क्र. २६५२८७७, २६५२८८१
दूरध्वनी क्र. २६५२८८९, २६५२८९३

Griha Nirman Bhavan, Kalyan Nagar, Borivali (E), Mumbai
Phone : 68405000/2652877/2652878
Fax No. : 022-26692058 / Post Box No. 26
Website : mhada.maharashtra.gov.in

iii) NOC for 10D / 10A purposed only for redevelopment of R-2 (a) plot admeasuring 284.15m² is issued vide letter dtd.20.06.2023.

Now your proposal for allotment of additional 1014.00 m² BUA of in the form of balance built up area of layout under provision of regulation no.33(5) of DCPR-2034 has been approved by Competent authority.

The details of approved additional BUA are mentioned below.

Table no 1

Sr. No.	Particulars	Area in Sq.mtr.
1.	Plot area as per demarcation	1,487.32
	i. As per Lease deed = 1,374.96 m ²	
	ii. Tit bit (+) = 112.36 m ²	3.00
2.	Permissible FSI	4,461.96
3.	Permissible BUA (1487.32m ² x 3.00)	3,534.40
4.	Permissible Pro-rata from layout FSI (44.18 m ² X 80 T/s)	1,014.00
5.	Prorata balance BUA from Layout FSI as per A.R. 6615 dtd. 06.08.2013	9,010.36
6.	Total permissible BUA (Sr. no. 3+4+5)	7,996.36
7.	Total Built up Area allotted vide previous NOC Letter vide u/r No.1.	
	i. Existing Built up area = 2228.30 m ²	
	ii. Additional BUA= 5768.06 m ² (for residential use)	
8.	Additional BUA Offered through this letter (Sr. No. 6-7)	1,014.00


In this regard you are requested to make payment as mentioned below.

Table - 2

Sr.No.	Particular	Amount in Rs.
1.	Scrutiny Fees (Residential Use)	27,000.00
2.	Ready Reckoner Rate of 2022-23 CTS No. 268 (pt), village Pahadi Goregaon, Zone No. 57/265)	76,820.00
	बसल - Rate of Construction for 2023-24	30,250.00
	LR/RC Ratio (76,820/30,250)	2.54
	90984 e Contribution towards additional buildable area for Residential use of 1014.00 sq.mt. by charging Rs. 34,569/- @ 45%	
	3022 Current Ready Reckoner Rate of 2022-23 LIG (i.e.45% of Rs. 76,820/-) as per Table C-1, in Clause 33 (5) of DCPR-2034.	3,50,52,966.00
6.	Development Cess as per 5 (a) in Clause 33 (5) of DCPR-2034 (1014.00 m ² X R.R. rate of 2023-24, 76,820.00 X 7%)	54,52,683.60
	Amounts payable to MCGM in the office of the EE,BP Cell, MHADA (5/7/2023) 54,52,683.60)	(-) 38,94,774.00
	Amount to be paid to MHADA (2/7 of Rs. 54,52,683.60)	15,57,909.60
	Total amount to be paid to MHADA (Sr.No.1+5+8)	3,66,37,876.00
	Say amount	3,66,37,876.00
	in Words: Rs. Three Crore Sixty Six Lakh Thirty Seven Thousand Eight Hundred and Seventy Six Only	
	Total Amount payable for MCGM, in the office of the EE,BP Cell, MHADA (Sr. No.7)	38,94,774.00

As per Authority Resolution No. 6749 dt. 11/07/2017 payment of premium against additional BUA of 1014.00 m² (for Residential use) to be allowed in four instalments, as per UDD, GOM letter no. TPB 4319 dtd. 19.09.2019 and as per circular issued by Hon'ble VP/A vide No. 713, dtd. 15.07.2020 & vide No.706, dtd. 26.03.2021 in as under.

Table-3
Premium & Other Charges payable to MHADA.

Sr. No	Installments	Minimum Amount of Installments	Time Limit from the issue of Offer Letter for payment of Installment	Penalty Interest in case delay in payment	Remarks
A	B	C	D	E	
1)	First Installment	Rs. 87,63,242/- (Total Premium Amount of Rs, 3,50,52,966.00 x 25 %) + Rs. 15,84,910/- (i.e. Scrutiny Fees Rs. 27,000 + Development Cost Rs. 15,57,909.60)	6 Months from the date of offer letter issued.	a) Simple Interest @ 8.50% or prime lending rate (PLR) as decide by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment of the amercible interest. b) The Premium will be calculated as per prevailing R.R. rate at the time of actual payment to be made.	 <p>The application of interest @ 8.50% (a) deferment of the instalment facility is charged as per circular issued by Hon'ble VP/A vide No. 713/2020 dated 15.07.2020.</p>
2)	Second Installment	Rs. 87,63,242/- (Total Premium Amount of Rs, 3,50,52,966.00 x 25%). The simple interest shall be charged @ 8.50% p.a. from the date of issue of offer letter till the date of payment.	Within ONE year from the date of offer letter issued Subject to condition no.2 mentioned below.	Simple Interest @ 8.50% or prime lending rate (PLR) as decide by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment of the amercible interest.	The simple interest is applicable for aggregate amount of the instalment. The application of interest @ 8.50% p.a. is not applicable for the instalment.

3) Third Installment	Ra. 87,63,242/- (Total Premium Amount of Ra, 3,50,52,966.00 x 25%) + The simple Interest shall be charged @ 8.50% p.a. from the date of issue of Offer letter till the date of payment.	Within TWO years from the date of offer letter issued. Subject to condition no.2 mentioned below.	Simple Interest @ 8.50% or Prime lending rate (PLR) as decide by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment as the amercible interest.	The amercible interest will be applicable on aggregate amount as per column No. C. The application of interest rate 8.5% for deferment payment / instalment facility is charged as per circular issued by Hon'ble VP/A vide No. VP & CEO/MHADA/ET-713/2020, dated 15.07.2020.
4) Fourth Installment	Ra. 87,63,242/- (Total Premium Amount of Ra, 3,50,52,966.00 x 25%) + The simple Interest shall be charged @ 8.50% p.a. from the date of issue of Offer letter till the date of payment.	Within THREE years from the date of first offer letter issued. Subject to condition no.2 mentioned below.	Simple Interest @ 8.50% or prime lending rate (PLR) as decide by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment (Calculated every three Months i.e. quarterly) as the amercible interest.	The amercible interest will be applicable on aggregate amount as per column No. C. The application of interest rate 8.5% for deferment payment / instalment facility is charged as per circular issued by Hon'ble VP/A vide No. VP & CEO/MHADA/ET-713/2020, dated 15.07.2020.

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The proposed work of redevelopment will be undertaken under DCR 38(5) or DCPR-2034 by the society as per following terms and conditions

- As per the above Table no. 3, society will have to make payment of first installment of premium to MHADA, within **SIX MONTHS** and remaining **THREE** installments within stipulated time limit as per Table no. 3. If society fails to make payment as per above schedule interest shall be charged as per A.R. no. 2670 dated 07.03.2021. If Society pays all / Part installment within a Six months no interest shall be charged as per circular issued of Hon'ble VP/A vide No. 706, dated 26.03.2021.



It is directed to the society to follow the terms and conditions of the resolution no. 6749 dt. 11/07/2017 & Hon'ble VP/A vide No. EVN/713 dt. 15.07.2020.

- 3) The Society's Architect will have to verify the plot area and dimension as per site report given by Executive Engineer/Housing Goregaon Division and submit report about confirmation.
- 4) This allotment is subject to payment of Stamp duty if / as and when may be imposed by the Govt. of Maharashtra (Under the relevance provisions of Maharashtra Stamp Duty Act. The allottee will have to submit an Undertaking to this effect on Stamp paper worth Rs.250/-)
- 5) The society shall execute a Supplementary Lease Deed before asking for consent letter for Occupation Certificate from Mumbai Board for allotment of additional Tit Bit area.
- 6) M.C.G.M. has incurred expenditure for onsite infrastructure for modification in D.C.R. 33(5) & after modification pro-rata premium shall be payable by the applicant and the pro-rata premium of revised layout under DCR 33(5) shall also be payable by applicant as and when communicated, a notarial Undertaking incorporating above shall be submitted in this office before asking for NOC.
- 7) Your society will have to submit No dues certificate from concerned Estate Manager before applying for NOC.
- 8) Your society will have to submit Property cards and CTS Plans as per approved sub-division Plot area before asking for Occupation Certificate.
- 9) All conditions in lease deed & sale deed are applicable to the society.
- 10) It should be sole responsibility of society to obtain the approval of FSI / FSI as per 33(5) of DCPR 2034 from Planning Authority/MHADA and this allotment is made subject to approval of Planning Authority/MHADA, the minimum rehabilitation carpet area shall be as per provision of clause no.2 under action 33(5) of DCPR 2034.
- 11) Your society will have to submit duly signed & registered development agreement before asking for NOC.



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- 12) It is binding on society to pay any arrears if any to the partner NOC issued more particularly on site and / or offsite, when communicated by Mumbai Board.
- 13) It should be sole responsibility of society to obtain the approval of FSI from the P.C. Cell, Greater Mumbai / MHADA and this allotment is subject to approval of P.C. Cell, Greater Mumbai / MHADA.
- 14) It should be sole responsibility of society to obtain the approval of the alignment on the road / utility and the area and the area are subject to the annual certificate by the C.O. / A.M. (Survey).

- 15) The society should have to submit the rectification / Correction No. in the sale deed / lease deed as per CTS plan and PR card before issuance of NOC for said building if applicable.
- 16) All the terms and conditions mentioned in the lease agreement & conveyance is binding on the society.
- 17) The society will have to obtain separate P. R. card as per the approved additional area leased out by the board duly signed by S. L. R. before asking for consent letter for Occupation Certificate of EE,BP Cell, Greater Mumbai / MHADA.
- 18) This offer letter will not be misused for taking out any kind of permission from any departments.
- 19) The work of the proposed demolition & reconstruction of the new building will be undertaken by the society entirely at the risk and cost of the society and MHADA / MHADB will not be held responsible for any kind of damages or losses
- 20) The society will undertake & entrust responsibility of the planning, designing approval from EE, BP Cell, Greater Mumbai / MHADA & day to day supervision of the proposed demolition and reconstruction / development of the new building by the Licensed Architect registered with the council of Architecture and licensed Structural Engineer.
- 21) The society is responsible for obtaining all necessary permissions & approvals for utilization of additional BUA from the EE,BP Cell, Greater Mumbai / MHADA & other concerned authorities (such as MOEF, MCZM, forest etc) before starting of the work & MHADA is not responsible for EE,BP Cell, Greater Mumbai / MHADA other authorities refuse to give permission for development of society's proposal.
- 22) Society will be responsible for any kind of litigation or legal consequence arising an account of the proposed redevelopment of the building.
- 23) Any kind of payment or constructed tenement asked by the MHADA will be fulfilled by the society.
- 24) No additional FSI will be utilized by the society other than permitted by the MHADA.
- 25) The work will be carried out within the land underneath and as per approved sub-divisions, demarcation and plot area of the concerned department of MHADA.

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Responsibility of any damage or loss of adjoining properties in any way will vest entirely with the applicant and MHADB will not be responsible in any manner for the proposed development / redevelopment will be as permitted by the MHADA.

- 28) The society will have to construct and maintain separate underground water tank, pump house and over-head tank to meet requirement of the proposed buildings and obtain separate water meter & water connection as per approvals of EE,BP Cell, Greater Mumbai / MHADA.
- 29) The Society will construct compound wall along boundary line of the plot allotted by the Board and as per the demarcation given by the concerned Executive Engineer / M.B.
- 30) Society will hand over the Road Set Back area to MCGM at their own cost.
- 31) The society at its cost will undertake up-gradation of all existing infrastructure and also carry-out laying of new infrastructural services at its cost as suggested by EE,BP Cell, Greater Mumbai / MHADA, and any other concerned Authority.
- 32) All the terms and conditions of the layout approved by the concerned Authority, Greater MHADA will be binding on the society.
- 33) Society has to ensure that Contractors / Sub-Contractors appointed by the society or Developer of the Society, who are in charge of construction work; shall be registered with MBOCW & Board & are required to fulfill the obligations as contemplated in Building & Other construction workers (Regulation of Employment and Conditions of service) Act, 1996. And further these Contractors / Sub-Contractors are required to fulfill all the conditions stipulated in the above Act, for the benefits of workers.
- 34) Your society will have to submit an undertaking on stamp paper of Rs.250/- for agreeing all the terms and conditions mentioned above then only NOC will be issued to the subjective proposal.
- 35) The Society shall communicate the alternate correspondence address for future communication as soon as the old building is vacated.
- 36) As per circular issued by Hon'ble VP/A vide no. 1106-619-3046-2024 your society must pay Development Cess amount prior asking the NOC.
- 37) All Terms and Condition mentioned in letter u/r no. 1 to 3 shall remain same.
- 38) MHADA reserves its right to withdraw, change, alter and amend their offer letter and conditions mentioned therein in future at any point of time without giving any reason to do so.



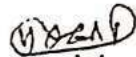
2250	300
300	300

An amount of Rs. 3,66,37,876/- (In words Rs. Three Crore Sixty Six Lakh Thirty Seven Thousand Eight Hundred & Seventy Six Only) may be made as per the order of the Assistant Accounts Officer, Mumbai, Borivali and Floor, Chhatra Mahan Bhavan, Bandra (E), Mumbai - 400051 by using the online e-pay system and produce certificate.

Your society should pay Development Cess as per 5 (a) in Clause 33 (5) of DCPR-2034 an amount of Rs. 38,94,774/- (In words Rs. Thirty Eight Lakh Ninety Four Thousand Seven Hundred & Seventy Four Only) payable for MCGM, in the office of the Executive Engineer (Eastern Suburb), Building Permission Cell, Greater Mumbai, MHADA, Bandra (E), Mumbai 400 051., within SIX months from the date of issue of this letter and produce certified Xerox copy of the receipt in this office

On receipt of the same the NOC for IOD/IOA purpose will be processed & NOC for Commencement Certificate will be processed as per payment of premium & Other Charges paid to MHADA as per Table -3, under certain terms and condition, which may please, be noted.

(Draft approved by CO/MB)


(Prakash Sanap)
Resident Executive Engineer
Mumbai Board

Copy to The Executive Engineer (Western Suburb), Building Permission cell, Greater Mumbai, MHADA, Bandra (E), Mumbai 400 051. You are requested to accept the payment of Rs. 38,94,774 /- towards Development Cess charges payable for MCGM.

Copy to Architect: Suyog Ramesh Shet, D-2, Chitrapur CHS, 27th Rd Next to SVC Bank Bandra (W) Mumbai - 400050 for information please.

Copy forwarded for information and necessary action in the matter to:

- 1) Dy. Chief Engineer (West) / Mumbai Board for information.
- 2) Architect, Layout Cell, Mumbai Board

As per instruction of Hon'ble V.P. & CEO / A. the approval for layout as per DCPR-2034 shall be obtain at the earliest.

- 3) Executive Engineer, Goregaon Division/ Mumbai Board

i. He is directed to take necessary action as per demarcation & as per prevailing

policy of MHADA.

He is directed to recover all the dues from the society concerned to Estate Department & intimate the same to this office.

ii. He is directed to recover any dues, land revenue, audit remarks concerned to Land Department if any pending with the society & intimate the same to this office.

- 4) Chief Accounts Office/M.B.

He is directed to accept the amount mentioned as per above table -3 in time else charge the interest as mentioned therein. Also he is directed to check & furnish certified copy of the same to this office. Also he is directed to check & furnish calculations as per above table no 3. If any changes/discrepancies found in the said letter the same should be intimated to this office.

Encl:- Sheet showing details of society and developer for payment through MHADA online e-pay system.

- 5) Assistant / REE/MB



List of Amenities, Facilities in The New Building:-

- Fitness Centre
- Society Office

ANNEXURE M

List of Amenities and Specifications in The Flat:-

- Floor Tiles
- Wall Tiles in Bathroom
- Wall Tiles in Kitchen
- Sanitary Fittings
- Kitchen Platform
- Sink
- Doors in all Bedrooms and Bathrooms
- Laminates on Door
- Switches



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[Handwritten signatures]

ANNEXURE L

AMOUNT PAYABLE TO DEVELOPER & PAYMENT SCHEDULE: -

1. Total Consideration: - Rs.1,20,78,952/-
 2. GST Amount:- Rs. 6,03,948/-
 3. Infra and Development Charges:- Rs. 3,16,000/-
 4. Payment Towards Society/Share:- Rs. 1,100/-
 5. Charges for Electric Connection:- Rs.25,000/-
 6. Legal Charges:- Rs.25,000/-
- Total :3,67,100/- Plus 18% GST



*18% GST is applicable on all Possession Charges (Points 3-6)

Total Consideration is payable as per the Schedule Below:-

PAYMENT SCHEDULE				
Particulars	% Due	Net of TDS of 1%	TDS*	GST
On Registration	45%	53,81,173	54,355	2,71,776
On 30Days Of Registration	20%	23,91,632	24,158	1,20,790
On Completion of 5th slab	10%	11,95,816	12,079	60,395
On Completion of 10th slab	5%	5,97,908	6,039	30,197
Over Head Tank	5%	5,97,908	6,039	30,197
On Completion of external Plaster	5%	5,97,908	6,039	30,197
On Installation of Lifts	5%	5,97,908	6,039	30,197
On Receipt of OC	5.0%	5,97,908	6,039	30,197
Total	100%	1,19,58,162	1,20,790	6,03,948

Rupesh Luhar

Rupali

Customer Sign Mr. Rupesh Jayantilal Luhar & Mrs. Rupali

Rupesh Luhar

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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : P51800046272

Project: **SUSHANKU AVENUE 3,6**Plot Bearing / CTS / Survey / Final Plot No.:268A/1 at Andherl, Andherl, Mumbai Suburban, 400104;

1. Sushanku Realty Private Limited having its registered office / principal place of business at Tehsil: Borivall, District: Mumbai Suburban, Pin: 400054.
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 allottees 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 of the said Rules.
OR
That entire of the amounts to be realised hereinafter by promoter for the realisation of the 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 20/06/2022 and ending with 31/12/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



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Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date:22-11-2023 14:42:17

Dated: 22/11/2023
Place: Mumbai

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

misrepresentation and the appellant 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 Town Planning Act, 1966.

7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.

8. 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.

VP & CEO / MHADA has appointed Shri. Dinesh D Mahajan Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto 06 June, 2023

Remarks : This Commencement Certificate is granted for work up to plinth level as per approved plans dtd. 24.03.2022.

Copy submitted in favour of information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner P South Ward MCGM.

Copy to :-

4. EE Goregaon Division / MB.
5. A.E.W.W P South Ward MCGM.
6. A.A. & C P South Ward MCGM
7. Architect / LS -SANGITA SUYOG SHET.
8. Secretary Trupti Kutir Co-OP.Hsg Society



✓
Name : Dinesh Deoram Mahajan
Designation : Executive Engineer
Organization : Personal
Date : 07-Jun-2022 16:

Executive Engineer/B.P.Cell
Greater Mumbai/MHADA

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Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD, 11 DT. 23 May, 2018.)

COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-51/1365/2022/CC/1/New

Date : 07 June, 2022

To

Shri. Akshat Gupta

Sushanku Realty Pvt. Ltd, 101,
Concord CHS NS Road No. 10,
JVPD Scheme, Mumbai - 400049.

Sub : Proposed redevelopment of existing building No. 36 on plot bearing CTS no. 268A/1(pt) C.S no.161 known as " Trupti Kutir Co-OP.Hsg Society ", of village Pahadi, New Siddhartha nagar , Goregaon (w), Mumbai -400 104.Clause No. 33(5) of DCPR 2034.

Dear Applicant,

With reference to your application dated 18 February, 2022 for development permission and grant of Plinth Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to Proposed redevelopment of existing building No. 36 on plot bearing CTS no. 268A/1(pt) C.S no.161 known as " Trupti Kutir Co-OP.Hsg Society ", of village Pahadi, New Siddhartha nagar , Goregaon (w), Mumbai -400 104.Clause No. 33(5) of DCPR 2034.

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref. No. MH/EE/(BP)/GM/MHADA-51/1365/2022/IOA/1 dt. 24 March, 2022 and 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.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provisions 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 laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.

This Certificate liable to be revoked by the VP & CEO, MHADA if:

a. The development work in respect of which permission is granted under this certificate is not carried out or because the same 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 VP & CEO, MHADA is contravened or not complied with.

VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or



Date :- 12/10/2023

To.
Maharera



Subject – Change in Division and Tehsil of the project Sushanku Avenue 36

This is to inform the authority that at the time of registration we had mentioned the Project address as 268A/1 Tehsil Andheri Village Andheri

However recently when we had been to register the sale agreement we were facing challenge to register since the registered officer informed us to change the Tehsil from Andheri to Borivali and Village from Andheri to Goregaon

Since we are facing the issue for registration of sale agreement of our project we would request you to please allow us to change the Tehsil and Village of the project.

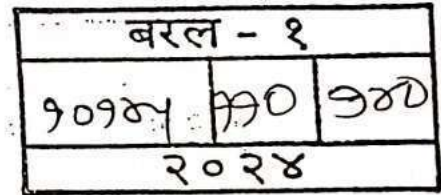
Sr.no	OLD Details	NEW Details
Tehsil	Andheri	Borivali
Village	Andheri	Goregaon

We appreciate your positive response on the letter and grant us the changes at the earliest.

Thanking you,

For Sushanku Realty Pvt Ltd

Authorized Signatory



6929297
Monday, April 22, 2024
4:11 PM

पावती

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

पावती क्र. 10388 दिनांक: 22/04/2024

दस्तावेजाचा अनुक्रमांक: वग्न-6-9297-2024
दस्तावेजाचा प्रकार : दुय्यमुख्यापत्र
दस्तावेजाचे नाव: म्शाकु. गिब्लरी प्राईवेट लीमिटेड चे मंचालक अक्षय गुमा

नोंदणी फी	₹. 100.00
दस्त हाताळणी फी	₹. 400.00
पृष्ठांची मंजुरी: 20	
एकूण:	₹. 500.00

दस्तावेज मूळ दस्त, थंबनेस प्रिंट, मूनी-2 अंदाजे
4:31 PM ह्या वेळी मिळाले.

मह. दु. नि. बोरीवली 6

वाजार मूल्य: ₹. 0/-
मोबदला ₹. 1/-
प्रत्येक मुद्राक शुल्क: ₹. 500/-

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

- 1) दस्तावेजाचा प्रकार: DHC रकम: ₹. 400/-
ईडी/धनादेश/पे ऑर्डर क्रमांक: 0424229309814 दिनांक: 22/04/2024
वै.चे नाव व पत्ता:
- 2) दस्तावेजाचा प्रकार: eChallan रकम: ₹. 100/-
ईडी/धनादेश/पे ऑर्डर क्रमांक: MH000966203202425P दिनांक: 22/04/2024
वै.चे नाव व पत्ता:



मुळ दस्त प्राप्त झाला.
REGISTERED ORIGINAL DOCUMENT
DELIVERED ON... 22 APR 2024

खसल - १		
१०१४५	१११	१४०
२०२४		

CHALLAN
MTR Form Number-6



Barcode		Date	22/04/2024-13:46:20	Form ID	48(I)						
Inspector General Of Registration			Payer Details								
Stamp Duty			TAX ID / TAN (If Any)								
Registration Fee			PAN No.(If Applicable)								
BRL_1_JT SUB REGISTRAR BORIVALI 1			Full Name	M/S. SUSHANKU REALTY PRIVATE LIMITED							
MUMBAI			Flat/Block No.								
2024-2025 One Time			Premises/Building								
Account Head Details		Amount In Rs.	Road/Street								
Stamp Duty		500 00	Area/Locality								
Registration Fee		100.00	Town/City/District								
<div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>वरल - ६/</p> <table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 33%;">२२०६</td> <td style="width: 33%;">९</td> <td style="width: 33%;">२०</td> </tr> <tr> <td colspan="3">२०२४</td> </tr> </table> </div>			२२०६	९	२०	२०२४			PIN	4 0 0 1 0 4	
२२०६	९	२०									
२०२४											
			Remarks (If Any)	SecondPartyName=MR. TEJAS PAREKH AND OTHER-							
			Amount In	Six Hundred Rupees Only							
			Words	600:00							
STATE BANK OF INDIA			FOR USE IN RECEIVING BANK								
Cheque-DD Details			Bank CIN	Ref. No.	10000502024042203881 4375500096135						
			Bank Date	RBI Date	22/04/2024-13:46:35 Not Verified with RBI						
			Bank-Branch	STATE BANK OF INDIA							
			Scroll No. , Date	Not Verified with Scroll							

Mobile No. : 0000000000
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 हा चालन केवल दुरयम निलंधक कनर्यातयात नोदणी करतयाच्या दस्तांसाठी लागू आहे. नोदणी न करतयाच्या दस्तांसाठी सदर चालन लागू

वरल - १

१०९४५	०१२	१४०
२०२४		

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 0424229309814

Date 22/04/2024

Received from JOINT SUB REGISTRAR, Mobile number 0000000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District.

Payment Details

Bank Name SBIN

Date 22/04/2024

Bank CIN 10004152024042209302

REF No. 447983250700

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

बरल - ६/
२२०६ २ २०
२०२४



बरल - १
१०१८५ ११३ ३००
२०२४

बरल - ६/		
९२९७	३	२०
२०२४		



बरल - १		
१०१०१	११६	१००
२०२४		

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME THAT,

M/S. SUSHANKU REALTY PRIVATE LIMITED, a company incorporated under the Companies Act, 2013 having office at BUILDING NO. 36, OPP GURUDWARA, NEAR BMC SIDDHARTH HOSPITAL, GOREGAON WEST, MUMBAI 400104, engaged in the business of building & development activities.

M/S. SUSHANKU REALTY PRIVATE LIMITED is carrying on business as builders and developers and developing the various projects at various places. In the course of time M/S. SUSHANKU REALTY PRIVATE LIMITED have to execute various documents during the course of the business such as Agreement, Agreement for sale of Flats, Shops, Offices, Garages, Godowns and several other instruments such as Undertakings, rectification, cancellation deed, Indemnity Bonds, Declaration, etc. required for Development to submit at BMC Office, Collector or any other concerned authorities.

To perform this function, it is expedient and necessary to appoint, nominate and constitute attorneys on behalf of the Company.

(Signature)

बरल - ६/		
9290	MR. AKSHAT	
REALTY PRIVATE LIM		
TEJAS		

ASHOK GUPTA being the Director of M/S. SUSHANKU LIMITED do hereby appoint, nominate and constitute Mr. MR. BHAVESH MISAL jointly or severally to be my true and lawful attorney for the purpose expressed hereunder that is to say:-



me and lodge in the offices of concerned Sub-Registrar of Agreements/Documents can be registered from time to time from time to time on behalf of the companies and to do all other ancillary and necessary acts, deeds, matters and things, that may be required for effectively registering such instruments and to apply for certified copies of such instruments, if so required.

2. To attend the office of superintendent of stamps, Mumbai for the purpose of seeking valuation of any instrument for payment of stamp duty and to pay the required stamp in the office of superintendent of stamps.
3. To attend the office of Registrar of Assurances for the hearing of any matters relating to deficit stamp duty paid on any instruments lodged for registration by me and also to represent me before the Registration authorities in such proceedings.
4. In GENERAL to do all such acts, deeds, matters and things required to be done for registration of the instruments/agreements executed by me.

To receive from the office of Registrar of Assurance duly registered



by undertake to ratify and confirm all and whatsoever my said Attorney shall lawfully do, execute or perform or caused to be done by virtue of this power of Attorney.

Attorneys have subscribed their signature hereunder which I attest to be specimen signature for all the above purposes.

(Handwritten signature)

बरल - १		
90984	994	980
२०२४		

WITNESS WHEREOF, I have signed and executed this POWER OF ATTORNEY
on 22 day of APRIL 2024 at MUMBAI.

SIGNED & DELIVERED by the
within named EXECUTANT

THROUGH SUSHANKU REALTY PRIVATE LIMITED
through its Director
MR. AKSHAT ASHOK GUPTA

वरल - ६/		
२२७	५	२०
२०२४		



PHOTOGRAPH

LEFT HAND THUMB



In the presence of

[Signature]

SIGNED & DELIVERED by the
Constituted Attorneys

MR. TEJAS PAREKH

वरल - १		
१०१४५	११६	१००
२०२४		



PHOTOGRAPH

LEFT HAND THUMB

[Signature]

SIGNATURE

MR. BHAVESH MISAL



PHOTOGRAPH

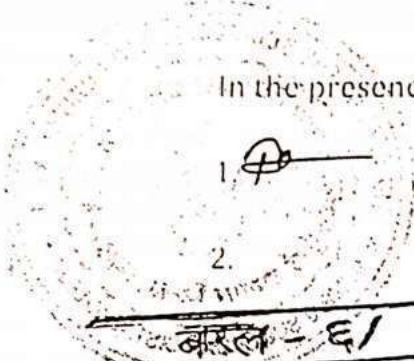


LEFT HAND THUMB

Bhaves

SIGNATURE

In the presence of



वरल - ६/		
९२६७	६	२०
२०२४		



वरल - १		
१०१४५	११५	१००
२०२४		



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Office of the Registrar of Companies

Everest, 100 Marine Drive, Mumbai, Maharashtra, India, 400002

वरल - ६ /		
९२९७	७	२०
२०२४		



Certificate of Incorporation pursuant to change of name
[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]

Identification Number (CIN): U45100MH2017PTC298826

That the name of the company has been changed from QS FITNESS PRIVATE LIMITED to QS REALTY PRIVATE LIMITED with effect from the date of this certificate and that the company is

originally incorporated with the name QS FITNESS PRIVATE LIMITED.

Witnessed my hand at Mumbai this Ninth day of April two thousand twenty-one.



DS Ministry
of Corporate
Affairs 23

V T SAJEEVAN

Registrar of Companies

RoC - Mumbai

वरल - १		
१०१४५	११८	१४०
२०२४		

Address as per record available in Registrar of Companies office:

QS REALTY PRIVATE LIMITED

Record CHS N.S Road No 10, JVPD Scheme, Mumbai, Mumbai City, Maharashtra, India,



Government of India

Form GST REG-06

[See Rule 10(1)]

Registration Certificate

Registration Number : 27AAACQ4909M1Z3

(Amended)

बरल - ६/		
२२२५	८	२०
२०२४		



Legal Name	SUSHANKU REALTY PRIVATE LIMITED		
Trade Name, if any	SUSHANKU REALTY PRIVATE LIMITED		
Additional trade names, if any			
Constitution of Business	Private Limited Company		
Address of Principal Place of Business	Building No./Flat No.: BLD NO.36 Name Of Premises/Building: TRUPTI KUTIR CHSL Road/Street: ROAD NO.OPP GURUDWARA Nearby Landmark: BMC SIDDHARTH HOSPITAL Locality/Sub Locality: Goregaon West City/Town/Village: Mumbai District: Mumbai Suburban State: Maharashtra PIN Code: 400104		
Date of Liability			
Date of Validity	From	01/04/2022	To
Type of Registration	Regular		Not Applicable
Particulars of Approving	Maharashtra Goods and Services Tax Act, 2017		
Signature	Signature Not Verified Digitally signed by DS GOODS AND SERVICES TAX NETWORK 07 Date: 2023.12.11 14:45:41 IST		बरल - १ १०१४५ ११२ १०० २०२४
Name	HANMANT SAMPAT KHADE		
Designation	State Tax Officer		
Jurisdictional Office	MALAD-WEST_713		
Date of issue of Certificate	11/12/2023		

The registration certificate is required to be prominently displayed at all places of Business/Office(s) in the

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 11/12/2023 by the Jurisdictional authority.



बरल - ६/Annexure A		
२२६७	२	२०
२०२४		

Goods and Services Tax Identification Number: 27AAACQ4909M1Z3

Details of Additional Place of Business(s)

Legal Name	SUSHANKU REALTY PRIVATE LIMITED
Trade Name, if any	SUSHANKU REALTY PRIVATE LIMITED
Additional trade names, if any	



Total Number of Additional Places of Business(s) in the State 0



बरल - १		
१०१४१	१२०	१४०
२०२४		



बरेल - ६/		
२२६७	१०	२०
२०२४		

Goods and Services Tax Identification Number: 27AAACQ4909M1Z3

Legal Name: SUSHANKU REALTY PRIVATE LIMITED
 Trade Name, if any: SUSHANKU REALTY PRIVATE LIMITED
 Additional trade names, if any:



Details of Managing / Whole-time Directors and Key Managerial Persons

1		Name	AKSHAT ASHOK GUPTA
		Designation/Status	PARTNER
		Resident of State	Maharashtra
2		Name	ANKUSH ASHOK GUPTA
		Designation/Status	DIRECTOR
		Resident of State	Maharashtra



बरेल - १		
१०१४५	१२१	१४०
२०२४		

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF SUSHANKU REALTY PRIVATE LIMITED HELD ON MONDAY, 20TH APRIL, 2024 AT THE REGISTERED OFFICE OF THE COMPANY

RESOLVED THAT the company be and is hereby authorised to execute and enter into Power of attorney for authorising a person to represent and lodge in the offices of concerned Sub-registrar of assurances where such agreements /Documents can be registered from time to time are executed by us from time to time on behalf of the companies and to admit execution of such agreements/ documents and to do all other ancillary and necessary acts, deeds, things that may be required for effectively registering such agreements/documents and to apply for certified copies of such agreements / documents, if so required of society situated in " TRUPTI KUTIR CO-OPERATIVE HOUSING SOCIETY LTD", a society registered under Maharashtra Cooperative Societies Act 1960 bearing Registration No BOM/HSG/4818/1976 having its address at 36, New Siddharth Nagar, Goregaon West, Mumbai - 400104

RESOLVED FURTHER THAT, the company hereby authorised Mr. Akshat Gupta Director having Pan Number AMYPG2411K to act on behalf of the company to execute power of attorney in favour of Mr. Tejas Parekh having PAN AMYPG2411K and Mr. Bhavesh Misal having PAN BIOPM5301B and place it before the office of the relevant Sub-Registrar of Mumbai or at the appropriate place for registration to sign and execute any other documents and to do such other act/acts which are ancillary and thereto for the aforesaid purposes, as they deems fit or may be required from time to time.



CERTIFIED TRUE COPY

FOR SUSHANKU REALTY PRIVATE LIMITED

Akshat Gupta
ANKUSH GUPTA
 DIRECTOR



बरल - ६/		
२२९७	११	२०
२०२४		

बरल - १		
१०१८	१२२	१४
२०२४		



आयकर विभाग
INCOME TAX DEPARTMENT
BHAVESH BHARAT MISAL
BHARAT VISHRAM MISAL



भारत सरकार
GOVT. OF INDIA



16/22010

25/10/1992
Permanent Account Number
BIOPM5301B

Bisal
Signature

वरल - ६/		
२२९७	१५	२०
२०२४		



भारत सरकार
Government of India



Issue Date: 14/03/2012

Bhavesh Bharat Misal
DOB: 25/10/1992
Male



6884 7181 9205

Bisal



मेरा आधार, मेरी पहचान

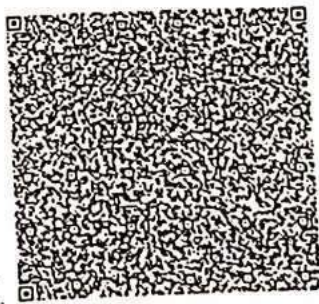


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Print Date: 22/05/2022

Address: 1303 Mahalaxmi Residency, S V
Road Baruwala Coumpound, Mumbai,
Mumbai Suburban, Maharashtra, 400064



वरल - १		
१०१४५	१२६	१४०
२०२४		

6884 7181 9205

1947

help@uidai.gov.in

www.uidai.gov.in

Indian Union Driving Licence
Issued by Government of Maharashtra

MH47 20230045406

Issue Date: 03-11-2023
Validity(NT): 18-11-2041
Validity(TR):



Rahul
Holder's Signature

Name: RAHUL LAD

Date of Birth: 19-11-2001 Blood Group: A+ Organ Donor: N

Son / Daughter / Wife of: CHANDRAKANT LAD

Address:
A/502 INDRAYANI CHS CHINCHOLI BUNDER CROSS ROAD OPP-DHEERAJ GANGA
NARMADA NAGAR MALAD WEST Greater Mumbai, Mumbai Suburban, MH 400064

Date of First Issue: 03-11-2023

बरल - ६/		
२२६०	१६	२०
२०२४		



MAHARASHTRA STATE MOTION DRIVING LICENCE

DL No: MH02 20100004820 DOB: 19-11-2001
Valid Till: 03-11-2030 (NT)

AUTHORIZATION TO DRIVE FOLLOWING CLASS
OF VEHICLES: "MOTORCYCLE"
COV: DOV
MOT: 03-11-2010

DOB: 19-11-2001 BG: B

Name: RAHUL
S/O of CHANDRAKANT LAD
A/502 INDRAYANI CHS, E. WING, CHINCHOLI LANE,
B. M. RD., KANDIVALI (W) MUMBAI

Signature/Thumb Impression of Holder



बरल - १		
१०१४१	१२०	३००
२०२४		

CHALLAN
MTR Form Number-6



Inspector General Of Registration
Date 22/04/2024-13:46:26 Form ID 48(I)

Account Head Details	Amount In Rs.
Stamp Duty	500.00
Registration Fee	100.00

Payer Details

TAX ID / TAN (If Any)

PAN No.(If Applicable)

Full Name M/S SUSHANKU REALTY PRIVATE LIMITED

Flat/Block No.

Premises/Building

Road/Street

Area/Locality

Town/City/District

PIN

वरल - ६/
६२९० १५ २०
२०२४



Remarks (If Any)
SecondPartyName=MR. TEJAS PAREKH AND

Amount In Six Hundred Rupees Only

Words

वरल - १
५०९४५ १२८ ७००
२०२४



STATE BANK OF INDIA

Cheque-DD Details

Bank CIN Ref. No. 10000502024042203881 4375506386135

Bank Date RBI Date 22/04/2024-13:46:35 Not Verified with RBI

Bank-Branch STATE BANK OF INDIA

Scroll No. Date Not Verified with Scroll

Mobile No 0000000000

This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

चलान केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू

Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
(IS)-389-9297	0000551496202425	22/04/2024-16:11:42	IGR195	100.00
(IS)-389-9297	0000551496202425	22/04/2024-16:11:42	IGR195	500.00
Total Defacement Amount				600.00



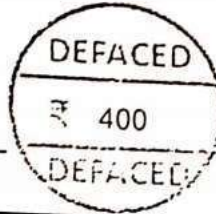
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0424229309814

Receipt Date 22/04/2024

Received from JOINT SUB REGISTRAR, Mobile number 0000000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 9297 dated 22/04/2024 at the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District.



Payment Details

Bank Name SBIN

Payment Date 22/04/2024

Bank CIN 10004152024042209302

REF No. 447983250700

Deface No 0424229309814D

Deface Date 22/04/2024



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

बरल - १		
१०१५५	१२९	१००
२०२४		

बरल - ६/		
९२९६	१८	२०
२०२४		



दस्त गोपवारा भाग-1

वरल-6

दस्त क्रमांक: 9297/2024

22 अप्रिल 2024 4:17 म.नं.

वर्ग-6 / 9297/2024

रु. 00/-

शुल्क: रु. 500/-

मोबदला: रु. 01/-

मह. नं. नि. वर्ग-6 यांचे कार्यालयान्त

9297 वर दि. 22-04-2024

4:10 म.नं. वा हजर केला.

गावती: 10388

गायती दिनांक: 22/04/2024

मादरकरणाचे नाव: मुशांकु गिब्ल्टी प्राइवेट लीमिटेड चे मंचालक अक्षत गुना

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 400.00

पुटांची संख्या: 20

एकूण: 500.00

हजर करणाऱ्याची मही:

सह. दुय्यम निबंधक बोरिवली क्र. ६,
मुंबई उपनगर जिल्हा.

नाचा प्रकार: कुलमुब्त्यागपत्र

शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून @ त्यामुळे कोणतीही

क्र. 1 22 / 04 / 2024 04 : 10 : 38 PM ची वेळ: (मादरीकरण)

क्र. 2 22 / 04 / 2024 04 : 11 : 34 PM ची वेळ: (फी)

सह. दुय्यम निबंधक बोरिवली क्र. ६,
मुंबई उपनगर जिल्हा.

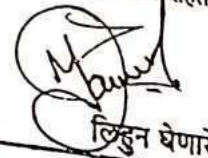
मिळत असेल तेव्हा

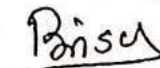
वरल - ६/		
२९६	१९	२०
२०२४		



प्रतिज्ञापत्र

• सदर दस्तावेज हा नोंदणी १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. • दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. • दस्ताची सत्यता, वैधता कंत्रयदेशीर बाबीसाठी केलेले निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे : 

लिहून घेणारे : 

वरल - १		
१०१४५	१३०	१००
२०२४		

Ransu

324/10145

बुधवार, 19 जून 2024 12:22 म.नं.

दस्त गोपवारा भाग-1

वरल-१

दस्त क्रमांक: 10145/2024

दस्त क्रमांक: वरल-१ /10145/2024

बाजार मूल्य: रु. 1,14,06,529/-

मोबदला: रु. 1,20,78,952/-

भरलेले मुद्रांक शुल्क: रु.7,24,738/-

दु. नि. मह. दु. नि. वरल-१ यांचे कार्यालयात

पावती:11147

पावती दिनांक: 19/06/2024

अ. क्र. 10145 वर दि.19-06-2024

मादरकरणाचे नाव: रूपेश जयंतिलाल लुहार

रोजी 12:19 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2800.00

पृष्ठांची संख्या: 140

एकुण: 32800.00

दस्त हजर करणाऱ्याची मही:

ह. दु. नि. मह. दु. नि. वरल-१, बोरीवली क्र. १,
मुंबई उपनगर जिल्हा.सह. दुय्यम निबंधक, बोरीवली क्र. १,
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: करारनामा

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

शिक्रा क्र. 1 19 / 06 / 2024 12 : 19 : 54 PM ची वेळ: (मादरीकरण)

शिक्रा क्र. 2 19 / 06 / 2024 12 : 21 : 42 PM ची वेळ: (फी)

वरल - १		
१०१४५	११८	१२०
२०२४		

प्रतिज्ञापत्र

* मया दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच
नोंदणीत दाखल केलेला आहे * दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार
न वॉचन जोडलेल्या कागदपत्रांची सत्यता तपासली आहे * दस्ताची सत्यता, वैधता
कार्यदर्शक बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे

लिहून घेणारे :



दस्ता क्रमांक: वरल-१ /10145/2024
दस्ताचा प्रकार :- करारनामा

- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 नाव: रूपेश जयंतीलाल तुहार
पत्ता: प्लॉट नं: 103/821, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मोतीलाल नगर नं. 1, दत्त मंदिरच्या जवळ, गोरेगाव पश्चिम, मुंबई, रोड नं: हरिभाऊ रुपवते मार्ग, रोड नं. 1, महाराष्ट्र, MUMBAI.
पिन नंबर: ADCPL4491P
 - 2 नाव: रूपानी रूपेश तुहार
पत्ता: प्लॉट नं: 103/821, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मोतीलाल नगर नं. 1, दत्त मंदिरच्या जवळ, गोरेगाव पश्चिम, मुंबई, रोड नं: हरिभाऊ रुपवते मार्ग, रोड नं. 1, महाराष्ट्र, MUMBAI.
पिन नंबर: AGRPN8703E

पक्षकाराचा प्रकार

लिहून घेणारे

वय :-45

स्वाक्षरी:-

लिहून घेणारे

वय :-42

स्वाक्षरी:-

[Handwritten signatures]

छायाचित्र



ठगा प्रमाणित



वरिल दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

श्लोख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः श्लोखतात, व त्यांची श्लोख पटवितात

- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 नाव: राहुन नाड
वय: 23
पत्ता: 102 पारिजा सीएचएम, लिंक रोड, मालाड पश्चिम, मुंबई.
पिन कोड: 400064
 - 2 नाव: अनुराग कांबळे
वय: 34
पत्ता: 102 पारिजा सीएचएम, लिंक रोड, मालाड पश्चिम, मुंबई.
पिन कोड: 400064

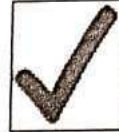
[Handwritten signature]
स्वाक्षरी

[Handwritten signature]
स्वाक्षरी

छायाचित्र



ठगा प्रमाणित



दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या अनु क्र. 2, 3, या पक्षकारांची श्लोख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार रूपेश जयंतीलाल तुहार	19/06/2024 12:23:24 PM	रूपेश जयंतीलाल तुहार M 1252878904676929536
2	लिहून घेणार रूपानी रूपेश तुहार	19/06/2024 12:23:50 PM	रूपानी रूपेश तुहार F 1252879014706106368

खालील पक्षकाराची कबुली उपलब्ध नाही.

अनु क्र. पक्षकाराचे नाव व पत्ता
मे. सुशांकू रियल्टी प्राइवेट लिमिटेड चे संचालक अक्षय गुप्ता : तर्फे मुखत्यार भावेश मिसाळ
प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बिल्डिंग नं. 36, ब्लॉक नं: गुरुद्वाराच्या समोर, बीएमसी सिद्धार्थ हॉस्पिटलच्या जवळ, गोरेगाव पश्चिम, मुंबई, रोड नं: नॉर्थ ऍव्हेन्यू रोड,
महाराष्ट्र, MUMBAI.
AAACQ4909M

वरल - १
9098/93e 980
२०२४

दस्ता क्रमांक निबंधक, बोरीवली क्र. १,
मुंबई उपनगर जिल्हा.

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS SUSHANKU REALTY PRIVATE LIMITED	eChallan	6910333202406487026	MH003273611202425E	724738.00	SD	0002063488202425	19/06/2024
2		DHC		0624195204431D	800	RF	0624195204431D	19/06/2024
3		DHC		0624198004358D	2000	RF	0624198004358D	19/06/2024
4	MS SUSHANKU REALTY PRIVATE LIMITED	eChallan		MH003273611202425E	30000	RF	0002063488202425	19/06/2024

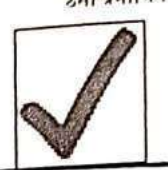


Stamp Duty) [RF:Registration Fee] [DHC: Document Handling Charges] 10145 /2024

अनु क्र. 1 पक्षकाराचे नाव व पत्ता
 मान: मे. सुशांकु रियल्टी प्राइवेट लिमिटेड चे संचालक अशत गुमा तर्फे मुखत्यार
 भावेश मिराळ
 पत्ता: प्लॉट नं. - भाळा नं. - इमारतीचे नाव: विल्डिंग नं. 36, ब्लॉक नं:
 मुहूर्ताराच्या समोर, भीष्मगरी शिवाजी हॉस्पिटलच्या जवळ, गोरेगाव पश्चिम,
 मुंबई, रोड नं: मॉर्ग एवेन्यू रोड, महाराष्ट्र, MUMBAI,
 पिन नंबर: AACQ4909M

पक्षकाराचा प्रकार
 लिहून देणार
 वय :-32
 स्वाक्षरी:-

Prisc



परीक्ष करतवेळ करून घेणार तपासणीत करारनामा चा दस्त देवज करून दिल्याचे कबुल करतात.
 शिक्का क्र.3 ची वेळ: 20/06/2024 01:26:24 PM

वर्तन-१		
90984	780	980
२०२४		

ओळख:-
 दस्तावेजाचे निष्ठावनाचा कसुनीजबाब घेणाऱ्या सर्व पक्षकारांनी ओळख संगती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत यात माहिती एबीएनएमनी आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून देणार मे. सुशांकु रियल्टी प्राइवेट लिमिटेड चे संचालक अशत गुमा तर्फे मुखत्यार भावेश मिराळ	20/06/2024 01:27:21 PM	भावेश भरत मिसळ M 1204727231601528832
2	लिहून घेणार रुपेश जयंतीलाल लुहार	19/06/2024 12:23:24 PM	रुपेश जयंतीलाल लुहार M 1252878904676929536
3	लिहून घेणार रूपाली रूपेश लुहार	19/06/2024 12:23:50 PM	रूपाली रूपेश लुहार F 1252879014706106368

घातील पक्षकाराची कबुली उपलब्ध आहे.

प्रमाणित करण्यात येते की या दस्तावेजाचे एकूण 280 पाने आहेत.

अनु क्र. 1 पक्षकाराचे नाव व पत्ता
 रूपेश जयंतीलाल लुहार
 प्लॉट नं: 103/821, भाळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मोतीलाल नगर नं. 1, दत्त मंदिरच्या जवळ, गोरेगाव पश्चिम, मुंबई, रोड नं: हरिभाऊ रूपवते मार्ग, रोड नं. 1, महाराष्ट्र, MUMBAI.
 ADCPL4491P
 रूपाली रूपेश लुहार
 प्लॉट नं: 103/821, भाळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मोतीलाल नगर नं. 1, दत्त मंदिरच्या जवळ, गोरेगाव पश्चिम, मुंबई, रोड नं: हरिभाऊ रूपवते मार्ग, रोड नं. 1, महाराष्ट्र, MUMBAI.
 AGRPN8703E

सह. दुय्यम निबंधक, बोरीवली क्र. 1
 मुंबई उपनगर जिल्हा

शिक्का क्र.4 ची वेळ: 20/06/2024 01:27:22 PM

वर्तन-१/ 90984 / 2024
 पुस्तक क्रमांक: १, क्रमांक.....वर
 नोंदला: 20/06/2024
 दिनांक:

सह. दुय्यम निबंधक, बोरीवली क्र. 1,
 मुंबई उपनगर जिल्हा.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	SD	RF	Effective Date
1	MS SUSHANKU REALTY PRIVATE LIMITED	eChallan	69103332024061911035	MH003773611202425E	724738.00	SD	0002063488202425	19/06/2024
2		DHC		0624195204431	800	RF	0624195204431D	19/06/2024
3		DHC		0624198004358	2000	RF	0624198004358D	19/06/2024
4	MS SUSHANKU REALTY PRIVATE LIMITED	eChallan		MH003773611202425E	30000	RF	0002063488202425	19/06/2024



[SD:Stamp Duty] [RF:Registration Fee] [DHC:Deeds and Documents Processing Charges]

10145 /2024



20/06/2024

सूची क्र.2

दुय्यम निबंधक : मह. नु. नि. बोरीवली 1

दस्त क्रमांक : 10145/2024

नोंदणी :

Regn.63m

गावाचे नाव : पी.एस.पहाडीगोरेगांव

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	12078952
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11406528.54
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सदनिका नं: 1109, माळा नं: 11 वा मजला, इमारतीचे नाव: सुशांकू एंवेन्यू 36, ब्लॉक नं: सिद्धार्थ नगर, गोरेगांव पश्चिम, मुंबई - 400104, इतर माहिती: सदनिकेचे एकूण क्षेत्र 632.39 चौरस फूट रेरा कार्पेट. ((C.T.S. Number : 268/A/1 (pt). ;))
(5) क्षेत्रफळ	1) 64.62 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. सुशांकू रियल्टी प्राइवेट लिमिटेड चे संचालक अक्षत गुप्ता तर्फे मुखत्यार भावेश मिराळ वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: विल्डिंग नं. 38, ब्लॉक नं: गुरुद्वाराच्या समोर, वीएम्सी सिद्धार्थ हॉस्पिटलच्या जवळ, गोरेगाव पश्चिम, मुंबई, रोड नं: नॉर्थ एंवेन्यू रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-AAACQ4909M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-रूपेश जयंतीलाल लुहार वय:-45; पत्ता:-प्लॉट नं: 103/821, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: मोतीलाल नगर नं. 1, दत्त मंदिरच्या जवळ, गोरेगाव पश्चिम, मुंबई, रोड नं: हरिभाऊ रुपवते मार्ग, रोड नं. 1, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-ADCPL4491P 2): नाव:-रूपाली रूपेश लुहार वय:-42; पत्ता:-प्लॉट नं: 103/821, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: मोतीलाल नगर नं. 1, दत्त मंदिरच्या जवळ, गोरेगाव पश्चिम, मुंबई, रोड नं: हरिभाऊ रुपवते मार्ग, रोड नं. 1, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-AGRPN8703E
(9) दस्तऐवज करून दिल्याचा दिनांक	19/06/2024
(10) दस्त नोंदणी केल्याचा दिनांक	20/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	10145/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	724738
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment


सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

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

Details of this transaction have been forwarded by Email (dated 20/06/2024) toMunicipal Corporation of Greater Mumbai.

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


सह. दुय्यमनिबंधक, बोरीवली क्र. १,
मुंबई उपनगर जिल्हा.