मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID 202404235806 23 April 2024,02:58:58 PM

मूल्यांकनाचे वर्ष	2024
जिल्हा	मुंबई(उपनगर)
मूल्य विभाग	47-अंधेरी (अंधेरी)
उप मूल्य विभाग	भुभाग: उत्तरेस गाव सीमा, पुर्वेस लिंक रोड, दक्षिणेस जयप्रकाश मार्ग व पश्चिमेस गाव सीमा.
सर्व्हे नंबर /C.T.S. क्रमांक :	सि.टी.एस. नंबर#833

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	गोजमापनाचे एकक
91840	191850	220630	239810	191850	चौरस मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	161.46चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	I-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	बांधकामाचा दर -	Rs.30250/-
उद्वाहन सुविधा-	आहे	मजला -	11th floor To 20th floor		

रस्ता रुंदीमुख -
Sale Type - First Sale
Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घटताढ	110% apply to rate - Rs.211035/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	((वार्षिक मूल्यदर खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर) ((211035-91840) * (100 / 100)) +91840) Rs.211035/-
A) मुख्य मिळकतीचे मूल्य	वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र 211035 * 161.46 Rs.34073711.1/-
B) बंदिस्त वाहन तळाचे क्षेत्र बंदिस्त वाहन तळाचे मूल्य	41.82चौरस मीटर 41.82 * (191850 * 25/100) Rs.2005791.75/-
Applicable Rules	10.4.16

एकत्रित अंतिम मूल्य

मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जागेतील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकॅनिकल वाहनतळ

A + B + C + D + E + F + G + H + I + J

34073711.1 + 0 + 0 + 0 + 2005791.75 + 0 + 0 + 0 + 0 + 0

Rs.36079502.85/-

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THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 9 • MUMBAI SUBURBAN DIST. (RANDRA) • सह. दुय्यम निबंधक, अंधेरी क्र. - ९ मुंबई उपनगर जिल्हा (रांद्रा)

CHALLAN

MTR Form Number-6

GRN	MH001012371202425E	BARCODE		Date	23/04/2024-11:34:20	Form ID	25.2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AABPJ2738H
Office Name	BDR4_JT SUB REGISTRAR ANDHERI 2	Full Name	KAMAL JAMNADAS JETHWANI
Location	MUMBAI		
Year	2024-2025 One Time	Flat/Block No. Premises/Building	FLAT NO 1602, PLOT NO 101, PLATINUM GRANDEUR, AMOD CHSL

Account Head Details	Amount In Rs.
0030045501 Stamp Duty	3172500.00
0030063301 Registration Fee	30000.00
Total	32,02,500.00

Road/Street	MODEL TOWN, AMBIVALI, ANDHERI WEST
Area/Locality Town/City/District	MUMBAI
PIN	4 0 0 0 5 3
Remarks (If Any)	PAN2=AAOFP5687N-SecondPartyName=PLATINUM STRATEGIC DEVELOPERS LLP-CA=52869000
Amount In Words	Thirty Two Lakh Two Thousand Five Hundred Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332024042311407	741036253
Cheque/DD No.		Bank Date	RBI Date	23/04/2024-12:04:16	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No., Date		Not Verified with Scroll	

Department ID :

Mobile No. : 8805444500

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी ग करावयाच्या दस्तांसाठी सदर चलन लागु गाही.

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THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 6 सह. दुय्यम निबंधक, अंधेरी क्र. ६ MUMBAI SUBURBAN DIST. (BANDRA)

Print Date 23-04-2024 12:04:27

CHALLAN
MTR Form Number-6

GRN	MH001012371202425E	BARCODE		Date	23/04/2024-11:34:20	Form ID	25.2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AABPJ2738H
Office Name	BDR4__JT SUB REGISTRAR ANDHERI 2	Full Name	KAMAL JAMNADAS JETHWANI
Location	MUMBAI		
Year	2024-2025 One Time	Flat/Block No. Premises/Building	FLAT NO 1602, PLOT NO 101, PLATINUM GRANDEUR, AMOD CHSL
		Road/Street	MODEL TOWN, AMBIVALI, ANDHERI WEST
		Area/Locality Town/City/District	MUMBAI
		PIN	4 0 0 0 5 3
		Remarks (If Any)	PAN2=AAOFP5687N~SecondPartyName=PLATINUM STRATEGIC DEVELOPERS LLP~CA=52869000
		Amount In Words	Thirty Two Lakh Two Thousand Five Hundred Rupees O nly

Account Head Details	Amount In Rs.
0030045501 Stamp Duty	3172500.00
0030063301 Registration Fee	30000.00
Total	32,02,500.00

DEFACED ₹3202500.00 DEFACED

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	691033320240423114O7	741036253
Cheque/DD No.		Bank Date	RBI Date	23/04/2024-12:04:16	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 8805444500

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

सदर चालन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-513-7031	0000594992202425	23/04/2024 17:26:55	IGR554	3202500.00

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THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO.5 • MUMBAI SUBURBAN DIST. (BANDRA) • सह दुय्यम निबंधक, अंधेरी क्र. ५ मुंबई उपनगर जिल्हा वांद्रे

Receipt Date 23/04/2024 05:30:

GRN : MH001012371202425E Amount : 32,02,500.00 Bank : IDBI BANK Date : 23/04/2024-11:34:20

2	(IS)-513-7031	0000594992202425	23/04/2024-17:26:55	IGR554	3172500.00
			Total Defacement Amount		32,02,500.00

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THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 1 MUMBAI SUBURBAN DIST (Rajpatra)

Print Date 23-04-2024 05:30:19

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0424237600130	Date	23/04/2024
Received from KAMAL JAMNADS JETHWANI, Mobile number 8805444500, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Andheri 1 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	SBIN	Date	23/04/2024
Bank CIN	10004152024042300121	REF No.	448016389648
This is computer generated receipt, hence no signature is required.			

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THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (MAHARASHTRA)

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0424237400132	Date	23/04/2024
Received from KAMAL JAMNADAS JETHWANI, Mobile number 8805444500, an amount of Rs.460/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Andheri 1 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	SBIN	Date	23/04/2024
Bank CIN	10004152024042300123	REF No.	411487285776
This is computer generated receipt, hence no signature is required.			

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THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 5 MUMBAI SUBURBAN DIST. (ISARITA)

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

Receipt of Document Handling Charges

PRN	0424237600130	Receipt Date	23/04/2024

Received from KAMAL JAMNADS JETHWANI, Mobile number 8805444500, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 7031 dated 23/04/2024 at the Sub Registrar office Joint S.R. Andheri 6 of the District Mumbai Sub-urban District

DEFACED
₹ 2000
DEFACED

Payment Details

Bank Name	SBIN	Payment Date	23/04/2024
Bank CIN	10004152024042300121	REF No.	448016389648
Deface No	0424237600130D	Deface Date	23/04/2024

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

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THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO.6 MUMBAI SUBURBAN DIST. (BANDRA)
सह. दुय्यम निबंधक, अंधेरी क्र.-६ मुंबई उपनगर जिल्हा वांद्रे

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

Receipt of Document Handling Charges

PRN	0424237400132	Receipt Date	23/04/2024

Received from KAMAL JAMNADAS JETHWANI, Mobile number 8805444500, an amount of Rs.460/-, towards Document Handling Charges for the Document to be registered on Document No. 7031 dated 23/04/2024 at the Sub Registrar office Joint S.R. Andheri 6 of the District Mumbai Sub-urban District

DEFACED
₹ 460
DEFACED

Payment Details

Bank Name	SBIN	Payment Date	23/04/2024
Bank CIN	10004152024042300123	REF No.	411487285776
Deface No	0424237400132D	Deface Date	23/04/2024

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

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THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 6 • MUMBAI SUBURBAN DIST (BANDRA) • सह- उपनिबंधक, अंधेरी क्र.- ६ • मुंबई उपनगर जिल्हा वांद्रे

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made and executed at Mumbai, on this 23RD day of APRIL in the Christian Year Two Thousand and Twenty-Four (2024):

BETWEEN

PLATINUM STRATEGIC DEVELOPERS LLP, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, holding LLP identification no. AAB-3827 and having its registered office at 901, Peninsula Heights, C. D. Barfiwala Marg, Juhu Lane, Andheri (West), Mumbai 400058, hereinafter referred to as **"the Developer"** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **ONE PART**;

AND

The Person(s) as mentioned in ***Annexure 'A'*** hereto, hereinafter referred to as **"the Purchaser/s"** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include ***(a)*** in case of individual/s his/her/their heirs, executors, administrators and permitted assigns; ***(b)*** in case of partnership firm/s, partner/s for the time being of the said firm, the survivor/s of them and the heirs, executors, administrators and permitted assigns of the surviving partner; ***(c)*** in case of a limited company or a limited liability partnership, its successors and permitted assigns; and ***(d)*** in case of an HUF, its Karta, beneficiaries, members and coparceners and their survivors and the heirs, executors, administrators and permitted assigns of the last survivor) of the **OTHER PART.**

The Developer and the Purchaser/s are hereinafter individually referred to as "**a Party**" and collectively as "**the Parties**".

WHEREAS:

A. The Developer is entitled to undertake the redevelopment of the immoveable property being all that piece and parcel land admeasuring 836 square meters or thereabouts bearing Plot No. 101, Survey No. 141A, and forming part of land bearing CTS no. 833 of Village Ambivali, Taluka Andheri in the Registration District of Mumbai Suburban and lying being and situate at Plot No. 101, Model Town, off J. P. Road, Four Bungalows, Andheri (West), Mumbai 400 053 (hereinafter referred to as **"the said Land"**). The said Land is more particularly described in the ***First Schedule*** hereunder written and shown as marked in hatched lines on the Plan hereto annexed as ***Annexure 'B'***.

B. The development rights in respect of the said Land have been acquired by the Developer in the manner set out herein below:

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THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 9 MUMBAI SUBURBAN DIST (BAN-URBA)

i. The said Land was originally owned by the Government of Maharashtra, and the Government of Maharashtra through the office of the Additional Collector, Mumbai Suburban District had granted the said Land to one the Amod Co-operative Housing Society Limited, a co-operative society duly registered under Maharashtra Co-operative Societies Act, 1960, bearing registration no. BOM/HSG/K-West/7377/1984 and having its registered office at Plot No. 101, Model Town (Ambivali), Behind Sunil Nivas, Off J. P. Road, Four Bungalows, Andheri (West), Mumbai 400 053 (hereinafter referred to as "**the Society**") under an Agreement dated 26th March, 1984 on the terms and conditions more particularly stated therein.

ii. Pursuant thereto, an Order dated 31st March, 1984 was issued by the Additional Collector, Mumbai Suburban District thereby granting permission to construct a building on the said Land, subject to and under the provisions of the said Agreement dated 26th March, 1984.

iii. The Society accordingly constructed a building on the said Land, known as '*Amod*' comprising of ground plus 4 (four) upper floors containing in aggregate 20 (Twenty) self-contained flats (now demolished) (hereinafter referred to as "**the Old Building**"). The Old Building has since been demolished as elaborated hereinafter. The said Land and the Old Building are hereinafter collectively referred to as "**the said Property**".

iv. The Revenue and Forests Department by Notification dated 8th March, 2019, notified the Maharashtra Land Revenue (Conversion of Occupancy Class - II and Leasehold Lands into Occupancy Class – I Lands) Rules, 2019 (hereinafter referred to as "**the Conversion Rules**"), for conversion of Occupancy Class – II and Leasehold Lands into Occupancy Class – I lands.

v. In furtherance of the Conversion Rules, the Society had made the requisite Application to the Office of the District Collector for conversion of the said Land (which is an Occupancy Class - II land) into Occupancy Class - I land. Accordingly, pursuant to payment of all the requisite conversion premiums to the concerned authority, the concerned authority viz. the Collector vide, its Order dated 14th March, 2022, has converted the said Land into Occupancy Class – I land.

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vi. The Society presently has 20 (Twenty) members who are holding shares issued by the Society and corresponding thereto were occupying their respective premises in the Old Building, prior to demolition of the Old Building (hereinafter collectively referred to as "**the Existing Members**").

vii. In the circumstances, the Society is seized and possessed of the said Property as the owner thereof.

viii. The Old Building was in a dilapidated condition and beyond economical repairs and in view thereof, the Society was desirous of appointing a fit and a proper entity/person to undertake the redevelopment of the said Land by demolishing the Old Building; and by constructing on the said Land, new multistoried building/s, by using and utilizing the entire available Floor Space Index (hereinafter referred to as "**FSI**") emanating from the said Land and also by consuming any additional FSI as may be consumable on the said Land.

ix. By and under a Development Agreement dated 31st March, 2022 (hereinafter referred to as "**the Development Agreement**") made and executed between the Society, majority of the Existing Members of the Society and the Developer, the Society, has granted development rights in respect of the said Property to and in favour of the Developer, at and for the consideration and on terms and conditions more particularly contained therein. The said Development Agreement is duly registered with the Sub-Registrar of Assurances at Andheri no. 1 under serial no. BDR1-5766-2022.

x. In addition to the said Development Agreement, the Society has also executed a Power of Attorney dated 31st March, 2022 in favour of the Developer (acting through its designated partners) and have conferred upon the Developer, certain powers and authorities to do various acts, things, and matters with respect to the redevelopment of the said Land (hereinafter referred to as "**the Power of Attorney**"). The said Power of Attorney is registered with the Sub-Registrar of Assurances at Andheri no. 1 under serial no. BDR1-6643-2022.

xi. As per the terms of the Development Agreement, the Developer has been authorised to demolish the Old Building and construct on the said Land, a new multistoried building (hereinafter referred to as "**the Proposed Building**"), wherein certain constructed premises are to be provided by the Developer to the Existing Members of the Society, as and by way of their respective permanent alternate accommodation in lieu of their respective old premises in the Old Building; and the Developer has been further authorised by the Society and the Existing Members to sell or otherwise create third party rights in respect of the additional units/premises in the Proposed Building, to and in favour of third parties, which third parties would be admitted by the Society as its new member/s along with the Existing Members of the Society.

xii. The Existing Members have since vacated the Old Building and the Developer has demolished the same.

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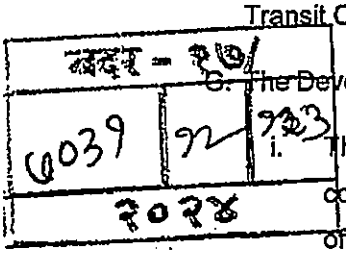
THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 6 ... MUMBAI SUBURBAN DIST (MAHARASHTRA)

C. In the circumstances, by virtue of the Development Agreement and the Power of Attorney, the Developer has become entitled to undertake redevelopment of the said Land and to put-up construction of the Proposed Building on the said Land.

D. The name of Society is reflected in the Property Register Card in respect of the said Land, as the holder thereof. Annexed hereto and marked as ***Annexure 'C'*** is the copy of the Property Register Card in respect of the said Land.

E. The Developer has after considering various options available for development and construction on the said Land, envisaged a scheme of development of and construction on the said Land such that the development potential of the said Land can be completely utilised by the Developer to the maximum extent possible by constructing on the said Land, the Proposed Building as permissible under the applicable provisions of the Development Plan and the applicable Development Control and Promotion Regulations, 2034 for Greater Mumbai (hereinafter referred to as the "**DCPR**") framed under the provisions of the Maharashtra Regional and Town Planning Act, 1966. It is clarified that the term "***DCPR***" wherever the same appears in this Agreement, shall mean and include the applicable development plan and the development control and promotion regulations, as may be in force and be applicable from time to time including any statutory re-enactment or modifications thereof and specific references to any particular provisions of the presently applicable DCPR shall mean and include references to any corresponding provisions of any statutory modification and/or re-enactment thereof of the DCPR.

F. As per the terms of the Development Agreement, the Developer is entitled to use and consume on the said Land, any FSI benefit that may be available for utilization thereon, by virtue of any layout or incentive FSI or FSI entitlement by virtue of clubbing of any other project/scheme with the proposed project on the said Land in terms of Regulation 33 (11) of DCPR viz. as a scheme of redevelopment by loading and utilisation of FSI available, by making provision of handing over Permanent Transit Camp tenements.



G. The Developer has informed the Purchaser/s and the Purchaser/s is/are aware that:

i. The Developer has presently (as a temporary measure) made provision for construction of Permanent Transit Camp tenements on the said Land as part of the Proposed Building to be constructed on the said Land to the Slum Rehabilitation Authority (hereinafter referred to as "**SRA**");

ii. The Developer shall instead of finally constructing the Permanent Transit Camp tenements on the said Land, will hereafter be making the requisite applications to the SRA for clubbing another project/scheme with the proposed project of construction of the Proposed Building on the said Land in terms of Regulation 33 (11) of DCPR, and will be shifting the Permanent

Transit Camp tenements to such other project/scheme by constructing the Permanent Transit Camps to be handed over to the SRA on such another project.

iii. In lieu of the Developer providing the Permanent Transit Camp tenements on such other plot of land (the development whereof is to be clubbed with the development of the project of construction of the Proposed Building on the said Land), the Developer will not be required to construct and/or handover the Permanent Transit Camp tenements in the Proposed Building and the area presently approved as the Permanent Transit Camp tenements will be available to the Developer for sale to third parties.

H. The Developer had made the requisite application to the SRA, and the SRA has issued a Letter of Intent (LOI) dated 19th January, 2023 bearing number K/W/PVT/017020221004/LOI in respect of the redevelopment of the said Land (presently by making provision for construction of the Permanent Transit Camp tenements on the said Land). A copy of the said Letter of Intent dated 19th January, 2023 is annexed hereto and marked as ***Annexure 'D'***.

I. It is clarified that the Developer shall hereafter be making an application for clubbing another scheme/project with the project of construction of the Proposed Building on the said Land, such that the Developer would thereupon be in a position to shift the Permanent Transit Camp tenements, which are presently proposed to be constructed on the said Land, to the building/s to be constructed on the other scheme/project which may be clubbed with the project of construction of the Proposed Building on the said Land. In such an event revised approval would be granted by the SRA. The Purchaser/s has/have understood the same in all respects and shall hereafter not object to:

i. The Developer clubbing the project/scheme of construction of the Proposed Building on the said Land with any other land;

ii. Shifting of the Permanent Transit Camp tenements to the other project, such that the Developer will not be required to construct and/or handover the Permanent Transit Camp tenements in the Proposed Building and the area presently approved as the Permanent Transit Camp tenements will be available to the Developer for sale to third parties

J. The Developer, being desirous of putting up construction of the Proposed Building on the said Land, had submitted plans for construction of the Proposed Building for approval to the SRA; and the SRA has thereupon approved such plans and issued an Intimation of Approval under sub regulation of Regulation 33(11) of the DCPR dated 16th February, 2023 bearing number K/W/PVT/017020221004/AP/C regarding the Proposed Building to be constructed on the said Land. A copy of the

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Intimation of Approval dated 16th February, 2023 is annexed hereto and marked as ***Annexure 'E'***.

K. Pursuant to the demolition of the said Old Building, on the basis of an application made by the Developer to the SRA, the SRA has issued a Commencement Certificate dated 21st June, 2023 bearing no. KW/PVT/0170/20221004/AP/C and has thereby permitted the Developer to commence construction of the Proposed Building on the said Land. A copy of the said Commencement Certificate dated 21st June, 2023 is annexed hereto and marked as ***Annexure 'F'***.

L. The Developer thus, proposes and intends to construct on the said Land, a multistoried building comprising of ground/stilt plus 5 (five) levels of podium plus 16 (sixteen) upper habitable floors being the Proposed Building, or such further additional floors or structures as may be approved to be constructed on the said Land as mentioned hereinafter.

M. The Developer has also disclosed to the Purchaser/s that:

i. At present total FSI sanctioned for consumption on the said Land as per the applicable provisions of DCPR is 4514.40 square meters built-up area, which is already permitted to be consumed (as per the existing approved plans which were approved along with the Intimation of Approval) in the course of construction of the Proposed Building; and further FSI may be permitted for consumption on the said Land either upon the Developer acquiring and loading further FSI on the said Land, in the form of TDR and/or by payment of premium to the SRA and/or the Municipal Corporation of Greater Mumbai (hereinafter referred to as the "**MCGM**") and/or the Government of Maharashtra and/or any other concerned authorities in accordance with the provisions of the DCPR and further compensatory fungible FSI will also be permitted for consumption (or construction of compensatory fungible area) on the said Land on payment of applicable premium to SRA and/or the MCGM and/or other concerned authorities.

ii. The aggregate number of floors in the Proposed Building are presently envisaged by the Developer as ground/stilt plus 5 (five) levels of podium plus 16 (sixteen) upper habitable floors.

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N. It is clarified that the development potential available on the said Land; and as may become available hereafter, the Developer shall be applying for and obtaining permits/approvals for construction/extension of the Proposed Building on the said Land which shall be a multistoried building as aforesaid.

O. It is clarified that the stage wise or phase wise development and construction approvals as have been obtained and as shall be hereafter obtained by the

Developer, shall not be deemed to be a restriction or a fetter or a disentitlement on the ability and authority of the Developer to apply for and obtain further approvals for construction on the said Land. Accordingly, pursuant to commencing construction of the Proposed Building and pursuant to the execution hereof, the Developer shall be making additional applications to the SRA and/or the MCGM and other concerned authorities from time to time for approvals for extension of the Proposed Building by adding floors therein or by construction on the said Land of additional structure/s as may be permissible so as to be able to effectively consume and utilise the entire development potential as may be available in respect of the said Land.

P. The Developer has in accordance with the aforesaid approvals, commenced construction of the Proposed Building on the said Land to be known as ***"PLATINUM GRANDEUR".*** The development of and construction work on the said Land as undertaken by the Developer in the manner aforesaid is hereinafter referred to as **"the Project"**. The term ***"the Project"*** wherever the same appears hereinafter shall include without limitation the entire project of construction of the Proposed Building on the said Land; and other structures and the entire development of the said Land, as envisaged by the Developer. The Developer reserves the right to change the name of the Proposed Building at any time prior to the completion of construction thereof and the Purchaser/s confirm/s that the Purchaser/s do/does not have any objection thereto.

Q. The right and title of the Developer in respect of the said Land has been certified by Mr. Neil Mandevia of M/s. Law Scribes, the Advocate & Solicitor of the Developer, vide Report on Title dated 23rd August, 2023, and a copy of the said Report on Title is annexed hereto and marked as ***Annexure 'H'***.

R. The Developer has registered the said Project of redevelopment and construction on the said Land under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "**RERA**"), with the Maharashtra Real Estate Regulatory Authority, under registration No. P51800052098. A copy of the Project Registration Certificate issued by the Maharashtra Real Estate Regulatory Authority in respect of the said Project is annexed hereto and marked as ***Annexure 'I'***.

S. It is further clarified that although the Developer has envisaged a broader scheme of development and construction on the said Land, as aforesaid, considering the fact that the SRA has presently granted the approvals, as referred to hereinabove, and that under such approvals, only a part of the presently available development potential of the said Land is being utilised presently in the course of development and construction of the Proposed Building, the Developer shall from time to time accordingly be making applications to the SRA and/or the MCGM for amendments

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to the approved plans and for issuance of further approval of plans and further Commencement Certificates or revalidation of the Commencement Certificate in terms of the amended plans such that the entire available development potential of the said Land (as is available presently and as hereafter may become available) is completely consumed in the course of development and construction of the Proposed Building and/or additional structure/s on the said Land and accordingly, the plans for construction of the Proposed Building on the said Land are subject to further modifications. Presently, the Developer has commenced construction on the said Land on the basis of the approvals obtained as of now and subsequent modifications will be done on the basis of the further development potential that is presently available but not utilised (under the existing provisions of the DCPR) and that may from time to time hereafter become available due to various factors and as per any statutory modifications, amendments or re-enactment of the DCPR.

T. It is clarified that the Developer has designed the foundation, piling and other aspects pertaining to the load bearing capacity of the Proposed Building; and has also made provisions for utilities, common areas and common facilities like water tanks, lifts, etc. in such manner that the same would support, withstand and bear the load of the extensions to the Proposed Building with a height of ground/stilt plus 5 (five) levels of podium plus 16 (sixteen) upper habitable floors.

U. It is further clarified that in the course of construction of the Proposed Building, the Developer shall be consuming on the said Land maximum permissible FSI (by whatever named called and in whatever manner available) and development potential as per the provisions of the DCPR (as the same may be modified from time to time or any statutory re-enactment thereof) including but not limited to the following:

i. Entire development potential available for consumption on the said Land by way of the FSI emerging from the said Land in the form of base land FSI, which can be consumed free of costs thereon, as per the applicable provisions of the DCPR;

ii. Entire development potential available for consumption on the said Land by way acquiring FSI by way of payment of premium to the Government of Maharashtra or any other statutory authorities including but not limited to the SRA or the MCGM under any of the presently applicable Regulations of the DCPR (including inter alia in accordance with the applicable provisions of 33 (11) or 33 (7) (B) or Regulation 33 (12) of the DCPR);

iii. Entire development potential by way of the additional FSI as may become available to the Developer for utilisation on the said Land by virtue of handing over Permanent Transit Camp tenements to be constructed on the said Land

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(or any other property, the development whereof may be clubbed with the project of construction of the Proposed Building on the said Land, as aforesaid) to the SRA or the Government of Maharashtra or to any other concerned authorities;

iv. Entire development potential available for consumption on the said Land by way of loading TDR on the said Land in accordance with presently applicable Regulations of the DCPR;

v. Entire development potential by way of FSI or TDR as may become available to the Developer for utilisation on the said Land by virtue of the Developer handing over any reserved areas affecting the said Land to the MCGM or the Government of Maharashtra or to any other concerned authorities; and

vi. Entire development potential available for consumption on the said Land by acquiring of compensatory fungible FSI or FSI for construction of the compensatory fungible area (by whatever name called) as available under the presently applicable Regulations of the DCPR.

V. Accordingly, the Developer has commenced construction and development of the Proposed Building on the said Land comprising of various units which would be capable of being used *inter alia* as residential flats.

W. The Developer has entered into an Agreement as prescribed by the Council of Architects appointing the Architect Mr. Suyog Padwal of M/s Aspire Architect & Consultants and has also appointed Mr. Mohd Furkhan Ibrahim Pettiwala of M/s. Frames Structural Designs Professional Studio as Structural Engineer/Designer for preparing structural design and drawings and specifications of the Proposed Building. The Purchaser/s accept/s the professional supervision of the said Architects and the said Structural Engineer till the completion of the Proposed Building, unless otherwise changed by the Developer.

X. The Purchaser/s has/have approached the Developer for acquiring a residential flat in the Proposed Building, as more particularly described in ***Annexure 'J1'*** annexed hereto (hereinafter referred to as **"the said Unit"**). The said Unit is shown as marked in hatched lines on the floor plan annexed hereto as ***Annexure 'J'***.

Y. The Developer has informed the Purchaser/s that as per the provisions of the Development Agreement and agreements executed between the Developer, the Society and the Existing Members of the Society, the said Unit forms a part of the sale component, which the Developer is entitled to sell and transfer to third parties.

Z. The Developer is in the process of entering into several Agreements similar to this Agreement (which drafts may change from time to time depending *inter alia* on the basis of further approvals, as may be obtained by the Developer for construction on

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the said Land as recited above or due to any other factual changes as may be applicable in the matter of development/construction on the said Land) with various parties, who may agree to take and acquire premises in the Proposed Building to be constructed on the said Land on ownership basis, with a view that ultimately the purchasers/occupants of the various premises in the Proposed Building would be admitted by the Society as its new member/s along with the Existing Members.

AA. The Purchaser/s has/have taken inspection of all the documents of title relating to the said Land including inter alia the documents referred to hereinabove; and the Purchaser/s has/have fully satisfied himself/herself/themselves about the entitlement of the Developer to redevelop the said Land by construction of the Proposed Building thereon; and to enter into these presents.

BB. The Purchaser/s has/have demanded and has/have also taken inspection of Project Registration Certificate issued by Maharashtra Real Estate Regulatory Authority, the Letter of Intent, the Intimation of Approval and Commencement Certificate issued by the SRA (as referred to hereinabove), the plans as are proposed to be submitted by the Developer to the concerned authorities for approval and other relevant documents and papers including *inter alia* the municipal assessment bills, city survey records, record of rights, property register cards and all other documents required to be furnished to the Purchaser/s by the Developer under RERA and the Real Estate (Regulation and Development) (Registration of the Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017 (hereinafter referred to as "**RERA Rules**") and the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "**MOFA**") and the Maharashtra Ownership Flats (Regulation of promotion of Construction, Sale, Management and Transfer) Rules, 1964 (hereinafter referred to as "**MOFA Rules**") made thereunder; and the Purchaser/s confirm/s that he/she/they has/have entered into this Agreement after being aware of all the terms and after inspecting the afore recited documents and other relevant documents and papers in respect of the said Land and the said Project.

CC. The Purchaser/s has/have also reviewed all documents uploaded by the Developer pertaining to the Project on the website of the Maharashtra Real Estate Regulatory Authority and has/have read and understood the contents thereof.

DD. The Purchaser/s has/have also read and understood the terms and conditions and the obligations as prescribed in the various approvals and sanctions obtained by the Developer; and is/are aware that some of such conditions and/or obligations shall require compliance in continuity by the Purchaser/s and/or the Society even after the development and construction of the Proposed Building is completed and after the management of the Proposed Building is handed over to the Society as provided hereinafter; and the Purchaser/s has/have agreed to abide by and comply

with such continuing conditions and obligations.

EE. In the circumstances aforesaid, pursuant to negotiations between the Parties, the Purchaser/s has/have agreed to purchase and acquire from the Developer and the Developer has agreed to sell to the Purchaser/s, the said Unit on the terms and conditions herein contained.

FF. The Parties are desirous of reducing to writing the terms and conditions agreed upon between themselves as hereinafter appearing.

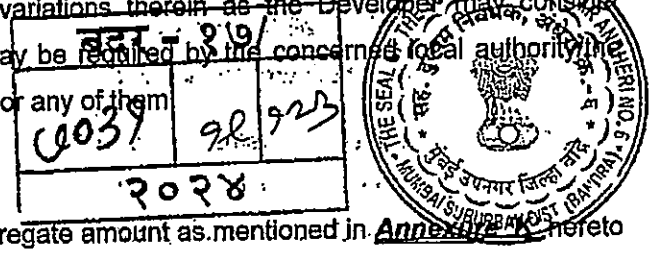
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. RECITALS TO FORM AN INTEGRAL PART:

The Recitals, Schedules and Annexures to this Agreement shall form an integral part of this Agreement and are not repeated in the operative part only for the sake of brevity and the same should be deemed to be incorporated in the operative part also as if the same were set out hereinafter and reproduced verbatim.

2. DEVELOPER TO CONSTRUCT THE PROPOSED BUILDING:

The Developer shall construct and develop the Proposed Building and the additional structure/s/wings as recited above, presently proposed to be comprising of ground/stilt plus 5 (five) levels of podium plus 16 (sixteen) upper habitable floors and further comprising of such additional wings or floors as may be sanctioned hereafter by the concerned authorities (by virtue of increase in the FSI or any additional FSI becoming available for consumption on the said Land as recited above or otherwise howsoever) on the said Land in accordance with the plans, designs, specifications approved by the SRA and/or MCGM and any other concerned local authorities and which may further be approved hereafter by the concerned local authorities (for the additional floors or additional structures or additional wings as stated above) and which sanctioned plans as well as the presently envisaged plans have been seen and approved by the Purchaser/s, with such further variations therein as the Developer may consider necessary or expedient or as may be required by the concerned local authority/the Government to be made in them or any of them.



3. TRANSACTION:

3.1. In consideration of the aggregate amount as mentioned in *Annexure 'K'* hereto (hereinafter referred to as **"the Purchase Price"**) agreed to be paid by the Purchaser/s to the Developer (exclusive of all fees, charges, taxes, cesses, levies, etc. and other amounts as specifically mentioned herein) in the manner and installment/s as contained in *Annexure 'K'* hereto and in further consideration of the Purchaser/s agreeing to pay to the Developer the other amounts as

hereinafter mentioned and in further consideration of the Purchaser/s agreeing to abide by the terms, conditions, covenants herein set out and on the part of the Purchaser/s to be observed, performed or complied with, the Developer hereby agrees to sell to the Purchaser/s and the Purchaser/s hereby agree/s to purchase from the Developer, the said Unit as more particularly described in ***Annexure 'J1'*** hereto in the Proposed Building being constructed on the said Land together with all rights of and incidental thereto and together with the right to use and enjoy the limited common areas and facilities and the common areas and facilities in common as specified in **Part A** and **Part B** respectively of the ***Second Schedule*** hereunder written (all of which aforesaid rights and entitlements of the Developer agreed to be sold hereunder are hereinafter collectively referred to as "**the said Premises**").

3.2. It is agreed between the Parties hereto that a notice/intimation forwarded by the Developer to the Purchaser/s stating that a particular stage of construction is being commenced or is achieved or is completed shall be sufficient proof that a particular stage of construction is being commenced or achieved or completed (as the case may be) for the purpose of making payment of the installment of the Purchase Price, as per *Annexure 'K'* hereto. The Developer is not bound and shall not be called upon or required to give any further notice or intimation requiring any such payment; and non-furnishing of any further particulars or non-issuance of any further notice or intimation, shall not be pleaded by the Purchaser/s as an excuse for non-payment of any amount/s due on the respective due dates or events.

3.3. The said amount of the Purchase Price referred to hereinabove excludes all taxes (comprising inter alia of tax paid or payable by the Developer by way of Goods and Services Taxes and Cess and any other similar taxes, which may be levied or payable by the Developer, in connection with the construction and development of the Proposed Building and carrying out the Project) up to the date of handing over possession of the said Unit, as elaborated herein below.

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3.4. The said amount of Purchase Price is non-escalatory.

3.5. The Developer may allow, in its discretion a rebate for early payments of the installments of the Purchase Price payable by the Purchaser/s by discounting such early payments at the Agreed Interest Rate per annum for the period by which the respective installment has been preponed. Such rebate shall be provided to the Purchaser/s only if mutually agreed upon between the Parties in writing. The provision for allowing rebate and the rate of rebate shall not be subject to any revision/withdrawal, once granted to the Purchaser/s by the Developer. The term "***Agreed Interest Rate***" wherever the same appears in this Agreement shall be deemed to be a reference to the Interest Rate as mentioned

in Rule 18 of the RERA Rules.

3.6. It is clarified that the amount/quantum of the Purchase Price as mentioned in *Annexure 'K'* is arrived at and agreed upon between the Parties after considering the installments (and milestones) for payment of the Purchase Price as set out in *Annexure 'K'* hereto; and accordingly, the installments (and milestones) for payment of the Purchase Price, as set in *Annexure 'K'* hereto have been mutually agreed upon at after considering and negotiating the quantum of the Purchase Price, as arrived at and recorded herein. The Purchaser/s shall not by virtue of making timely payment of the installments of the Purchase Price (as per *Annexure 'K'* hereto) seek to claim or be entitled to claim any rebate or discount on the Purchase Price pursuant to Clause 3.5 hereof.

3.7. All the amounts towards the Purchase Price (other than GST), shall be deposited by the Purchaser/s in the Master Escrow Account opened with HDFC Bank, Andheri Lokhandwala Branch, (IFSC code - HDFC0000159) bearing A/c No. 57500001248937 and accordingly, all the cheques/demand drafts/ NEFT/RTGS etc. towards the Purchase Price shall be drawn by the Purchaser/s in favour of and payable to the credit of **"Platinum Strategic Developers LLP Platinum Grandeur Master Escrow A/c No. 57500001248937".**

4. DEFAULT OR FAILURE IN PAYMENT OF PURCHASE PRICE:

Notwithstanding anything to the contrary contained in this Agreement, it is specifically agreed that:

4.1. The time for making payments of the installments as mentioned in *Annexure 'K'* and of the other amounts as mentioned in this Agreement is strictly of the essence of this contract and any delay by the Purchaser/s in making the said payment/s shall forthwith render this Agreement voidable at the sole and exclusive option of the Developer without any further act and/or reference and/or recourse to the Purchaser/s and in the event of the Developer so treating this Agreement void, the Developer shall be entitled to forfeit 5% (Five Percent) of the total Purchase Price (excluding any taxes or stamp duty, interest at the Agreed Interest Rate on delayed and unpaid installments or other amounts) from the amounts till then received by the Developer from the Purchaser/s; and thereupon the Developer shall also be free and entitled in its own right to deal with the said Unit and the Developer's rights therein, in any manner as the Developer in its sole discretion deems fit and proper, without any reference and/or payment whatsoever to the Purchaser/s; and without the requirement of obtaining any orders of declaration of termination from any courts, and/or without the requirement of execution of any document or deed of cancellation.

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4.2. A termination letter issued by the Developer to the Purchaser/s regarding such termination shall effectively terminate this Agreement; and thereupon the Purchaser/s shall have no right, title, interest, share, claim or demand in to or upon the said Premises and/or any part thereof and/or otherwise against the Developer in any manner whatsoever and howsoever arising. The Purchaser/s hereby undertake/s with the Developer that in such an event of termination, the Purchaser/s shall forthwith handover the original registered set of this Agreement to the Developer. The refund pursuant to the termination as provided in Clause 4.1 shall be made by the Developer to the Purchaser/s (without any interest thereon) within 3 (three) months of the sale by the Developer of the said Unit to a third party or completion of the construction of the entire Proposed Building, whichever is earlier. The amount of refund in such an event shall further be subject to deduction of any taxes paid and other amounts expended by the Developer pursuant to this Agreement (including inter alia any brokerage charges paid by the Developer in pursuance of the transaction recorded in this Agreement); and other amounts payable by the Purchaser/s hereunder as may be payable up to the date of termination, as well as the costs incurred by the Developer in finding a new willing acquirer/transferee who may acquire the said Unit (including but not limited to brokerage charges as may be incurred by the Developer in that behalf). It is clarified that in the event if the Purchaser/s has/have obtained a housing finance or loan from any bank or financial institution by offering the rights of the Purchaser/s under this Agreement or the said Premises, then and in such an event, the refund pursuant to this Clause 4.2 shall be made by the Developer directly to the lender from whom the Purchaser/s may have obtained such housing finance or loan and balance amount, if any refundable, shall be paid by the Developer to the Purchaser/s.

4.3. The Purchaser/s hereby agree/s and undertake/s that he/she/they are not entitled to and shall not have any right, title, interest, share, claim, demand of any nature whatsoever and howsoever arising against the Developer/its transferee/s/allottee/s/nominee/s and/or otherwise in to upon the said Premises in such an event. ***PROVIDED HOWEVER THAT*** the Developer shall not exercise the aforesaid right of termination unless and until the Purchaser/s committing 3 (three) defaults in making payments of the installments as mentioned in Annexure A hereto. ***PROVIDED FURTHER THAT*** a notice of 30 (Thirty) days demanding payment of the due installment is given to the Purchaser/s and even thereafter, the Purchaser/s fail to make payment of the relevant installment ***PROVIDED FURTHER THAT*** strictly without prejudice to the aforesaid, the Developer in its sole and absolute discretion may, instead of treating this Agreement void as aforesaid, permit the Purchaser/s to pay the said installments after their respective due dates but after charging interest thereon at the Agreed

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Interest Rate on such outstanding amounts (from the date such amount/s has/have become due to be paid by the Purchaser/s till the date of actual payment thereof).

4.4. In the event of any delayed payment being received by the Developer from the Purchaser/s, the Developer shall notwithstanding any instructions to the contrary by the Purchaser/s accompanying such payment, be entitled to appropriate the amount received first towards the interest receivable from the Purchaser/s in respect of the delayed payment and thereafter towards the principal amount of the delayed payment.

5. DISCLOSURE AS REGARDS TITLE:

5.1. The Developer has disclosed to the Purchaser/s that the said Society is entitled to the said Land and has acquired title to the said Land in the manner recited above; and the Developer is appointed as a developer by the said Society in respect of the redevelopment of the said Land under and in accordance with the terms and conditions of the Development Agreement as recited above.

5.2. All the amounts towards the Purchase Price shall be deposited by the Purchaser/s in the manner as more particularly set out in Clause 3.7 hereof.

5.3. The Purchaser/s has/have conducted a detailed legal due diligence with regard to the title of the Society to the said Land and the Developer's entitlement to undertake the redevelopment of the said Land and has completely understood the nature of the title of the Society to the said Land and the Developer's entitlement to undertake the redevelopment of the said Land by construction of the Proposed Building thereon and the entitlement to enter into this Agreement; and the Purchaser/s is/are completely satisfied with the same and shall hereafter not raise any further objections/requisitions with regard thereto.

6. DEVELOPER TO COMPLY WITH APPROVALS AND STATUTORY CONDITIONS:

The Developer hereby agrees to observe, perform and comply with all the terms, conditions and restrictions, if any, which may have been imposed by the SRA and/or MCGM and other concerned local authorities at the time of sanctioning the plans or thereafter in relation to the said Land.

7. DECLARATION AS TO DEVELOPMENT POTENTIAL:

The Developer hereby declares that the FSI at present available for consumption/utilisation in respect of the said Land as per the presently applicable provisions of the DCPR is 4514.40 square meters built up area and that no part of the FSI has been utilized by the Developer elsewhere for any purpose whatsoever. In case the said FSI has been used by the Developer elsewhere, then the Developer

shall furnish to the unit purchaser, all the detailed particulars in respect of such utilization of the said floor space index by the Developer. The Developer has already disclosed to the Purchaser/s that additional FSI shall be utilised by the Developer in the course of construction of the Proposed Building on the said Land in the manner as recited above. Accordingly, nothing contained in this Clause or otherwise in this Agreement shall be deemed to be a restriction on the ability of the Developer to consume any additional FSI as may hereafter become available for consumption on the said Land.

8. PLANNING AND DESIGN SUBJECT TO AMENDMENTS AND CHANGES:

8.1. The planning and design of the said Unit, is subject to amendments and changes as may be stipulated by the SRA, MCGM, Government, local authority and as per the requirements of the Developer.

8.2. The Purchaser/s hereby further agree/s and covenant/s with the Developer to render full co-operation to the Developer and to sign and execute all papers and documents, in favour of the Developer or otherwise as may be necessary for the purpose of enabling the Developer to construct the Proposed Building (including the additional floors therein as aforesaid) or to put up additional construction on the said Land, as stated in this Agreement and in particular the Recitals hereof, in accordance with the approvals or such other plans, with such additions and alterations, as the Developer may in its sole and absolute discretion deem fit and proper and/or for the purpose of applying for and/or obtaining the approval or sanction of the SRA or the MCGM or any other appropriate authorities in that behalf as well as for the approval or sanction relating thereto ***PROVIDED HOWEVER THAT*** the aggregate area/size of the said Unit agreed to be acquired by the Purchaser/s is not in any manner reduced, beyond the Agreed Variation Limit, as set out hereunder ***PROVIDED FURTHER THAT*** it is possible that the areas of the said Unit may undergo certain minor changes due to construction related exigencies and change in dimensions of the said Unit; and accordingly the Parties agree, acknowledge that a change/variation in such areas up to 3% (three percent) (plus or minus) in the said Unit is acceptable to each Party hereinafter referred to as "**the Agreed Variation Limits**").

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8.3. In the circumstances, if the carpet area of the said Unit is at a variation (increase or a decrease) from what is agreed under this Agreement (but within the Agreed Variation Limits), then neither Party shall have any claim against the other for such variation and the Purchaser/s shall not seek a discount or rebate or reduction of the Purchase Price or any other amounts on account of decrease in the carpet area of the said Unit within the Agreed Variation Limits.

9. DESCRIPTION OF INTERNAL FIXTURES:

9.1. It is expressly agreed that the Developer shall provide in the said Unit and the said Unit shall contain fixtures, fittings, and amenities as set out in ***Annexure 'L'*** hereto (hereinafter referred to as the "**said Internal Fixtures**") and the Purchaser/s confirm/s that the Developer shall not be liable to provide any other additional specifications fixtures, fittings, and amenities in the said Unit. It is specifically agreed between the Parties hereto that the Developer shall have the right to change /substitute the said Internal Fixtures in the event that there is any uncertainty about the availability thereof, either in terms of quantity and/or quality and/or for any other reason beyond the control of the Developer.

9.2. If any change in the Internal Fixtures, as aforesaid, becomes necessary, the Developer shall be entitled to choose the substitutes and/or alternatives thereof in its absolute discretion to enable the Developer to offer possession of the said Unit on the specified date. The Developer shall however make endeavors to ensure that such substitutes and/or alternatives are similar to the fixtures/amenities as hereunder agreed, in quality and quantity, as far as may be reasonably possible. The Purchaser/s agree/s not to claim any rebate and/or discount and/or concession in the Purchase Price on account of such change/substitution.

9.3. It is further clarified that the Internal Fixtures are not manufactured or produced by the Developer and that the same are sourced from third party vendors/suppliers. Some of the Internal Fixtures may be acquired under warranties and others may not have any warranties and the Developer shall not be responsible to repair and/or replace the same. Accordingly, once possession of the said Unit with the Internal Fixtures is handed over by the Developer to the Purchaser/s, thereafter in case of to any operational issues or malfunctioning of the Internal Fixtures, the Purchaser/s shall not hold the Developer responsible and/or liable for repairs or replacement thereof; and the Purchaser/s shall make appropriate claims only against the supplier/manufacturer thereof, as per the terms of the respective warranties of the respective Internal Fixtures (if applicable). Accordingly, the defect liability obligation of the Developer as set out in the first proviso to Clause ~~19.6 hereof shall not be applicable to the Internal~~ Fixtures and the same shall ~~pertain only to the construction of the Proposed~~ Building.

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10. COMMON AREAS AND FACILITIES:

It is expressly agreed that the Purchaser/s along with the other purchasers/occupants of premises in the Proposed Building shall be proportionately entitled to use, occupy and enjoy the common areas and facilities in the Proposed Building and the nature,

extent and description of such common areas and facilities which the Purchaser/s will proportionately enjoy in the common areas and facilities is set out in **Part A (Limited Common Areas)** and **Part B (Common Areas)** of the Second Schedule hereunder written. The Purchaser/s shall not claim use or entitlement to use any areas in the Proposed Building on the ground that the same are approved as common areas in the approved plans; and the only common areas that the Purchaser/s is/are expecting to use/enjoy and shall be entitled to use/enjoy are as set out in the Second Schedule, subject to what is set out therein.

11. PURCHASER/S' SATISFACTION ON TITLE:

The Purchaser/s is/are aware that the Society has acquired title to the said Land in the manner recited hereinabove; and the Developer has acquired the entitlement to redevelop to the said Land, in the manner as recited hereinabove; and the Purchaser/s hereby acknowledge/s that the Developer has made a full and true disclosure of the nature of its rights to put up construction of the Proposed Building on the said Land. The Purchaser/s has/have independently inspected and verified the title deeds and all papers and documents hereinabove recited and has/have fully satisfied himself/herself/ themselves about the title of the Society to the said Land and the entitlement of the Developer to develop the said Land by construction of the Proposed Building and enter into these presents and the Purchaser/s shall not be entitled to further investigate the title of the Society to the said Land or the entitlement of the Developer to undertake the development and construction of the same and/or be entitled to make any requisition or raise any objection with regard to any other matters relating thereto. The Purchaser/s has/have also taken inspection of the orders and approved plans, Intimation of Approval, Commencement Certificate and other approvals as are already issued by SRA and other relevant documents and papers required to be furnished by a promoter/developer to a purchaser including the municipal assessment bills, city survey records, record of rights, property register cards and other documents mentioned in RERA, RERA Rules and to the extent as applicable under the provisions of MOFA and MOFA Rules; and the Purchaser/s confirm/s that he/she/they has/have entered into this Agreement after inspecting and understanding the aforesaid documents and papers. The Purchaser/s has/have also read and understood the terms and conditions and the obligations as prescribed in the various approvals and sanctions obtained by the Developer and is/are aware and acknowledge/s that some of such conditions and/or obligations shall require compliance in continuity even after the development and construction of the Proposed Building is completed and after the management of the Proposed Building is handed over to the Society, as provided hereinafter, and the Purchaser/s has/have agreed to abide by and comply with such continuing conditions and obligations.

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12. PURCHASER/S TO BECOME MEMBERS OF THE SOCIETY:

Pursuant to receipt of the Occupancy Certificate in relation to the entire Proposed Building and after all the premises in the Proposed Building are agreed to be sold by the Developer under duly registered documents on the broad lines of this Agreement and subject to receipt of the entire amount of the Purchase Price hereunder agreed to be paid by the Purchaser/s to the Developer as provided in *Annexure 'K'* hereto and further subject to payment by the Purchaser/s of all other amounts hereunder agreed to be paid by the Purchaser/s to the Developer, the Developer shall make the requisite application to the Society for inducting the Purchaser/s as member/s in the Society in accordance with the provisions of the Development Agreement. Upon completion of the entire project, viz. completion of construction of the Proposed Building and after consuming and utilising the full available construction potential of the entire said Land and receipt of occupancy certificate in respect of the entire Proposed Building, the Developer shall require the Purchaser/s to become the member of the Society by paying the admission fee of Rs. 100/- (Rupees One Hundred Only) and an amount of Rs. 500/- (Rupees Five Hundred Only) towards the consideration (share application money) for subscription of shares of the Society and contribute proportionate amounts towards the sinking fund/corpus fund (proportionate to the amounts already held by the Society as its sinking fund/corpus fund at such time) and pay the same to the Society subject to a maximum amount of Rs. 100/- (Rupees One Hundred Only) per square foot of the area of the premises of such acquirer/purchasers (being the Purchaser/s herein) as per the terms of the Development Agreement, the bye-laws of the Society; and the provisions of the Maharashtra Co-operative Societies Act, 1960; and the Rules framed thereunder and shall from time to time, sign and execute the application for registration and/or membership and other papers and documents necessary for becoming a member and duly fill in sign and return to the Developer/the Society/REGISTRAR ANDHERI NO. 6 within 7 (seven) days of the same being forwarded by the Developer/the Society to the Purchaser/s.

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13. INCIDENTAL RIGHTS OF THE DEVELOPER:

The Developer has further informed the Purchaser/s that the Developer retains the right to sell, transfer, assign in favour of any person/s and/or deal with *(a)* future rights in respect of the said Land; *(b)* the balance development potential/rights in respect of the said Land (i.e. after having utilized the FSI available for the construction of the Proposed Building and as per the plans already submitted and/or to be submitted by the Developer from time to time and as per the proposed total scheme of development and construction); *(c)* various rights that may accrue to and over the said Land in the future including additional development potential as recited above; and *(d)* the rights for advertising, signage and hoarding for advertising in the compound, common areas and facade of the said Land (the rights referred to in above are hereinafter collectively

referred to as "**the Incidental Rights**"). The Incidental Rights include, without limitation, the right of use of the said Land as a receiving plot and/or to consume or fully exploit by utilising TDR and/or Development Rights Certificates and/or any type of FSI which the Developer and/or its nominee/s may be entitled to, from time to time, at the Developer's sole and absolute discretion. The Developer is also entitled from time to time to deal with and/or dispose of all or any of the Incidental Rights, by way of sale, assignment, lease, transfer, mortgage and/or in any other manner whatsoever as it may in its absolute discretion think fit and proper from time to time and at its entire discretion and convenience transfer such rights to any person/s. The Purchaser/s expressly consent/s and agree/s that the Purchaser/s shall not claim any rebate or reduction in the Purchase Price in respect of the said Unit and/or any other benefit/right from the Developer and/or such persons, now and/or in future as a result of any development and construction that may be undertaken either by the Developer and/or its nominee/s and/or person/s. The Purchaser/s further agree/s and acknowledge/s that the Developer shall be solely and exclusively be entitled to use and exploit all common area and the compound of the Proposed Building, the façade of the Proposed Building and the terrace on the top of the Proposed Building for advertising purposes and shall be entitled to create such third party rights in respect of such advertising rights and shall be entitled to the entire Purchase Price in that behalf and the Purchaser/s shall not object thereto either in his/her/their personal capacity/ies or in his/her/their capacity/ies as the member/s of the Society.

14. NO OBJECTION TO DEVELOPMENT/CONSTRUCTION:

It is expressly agreed by and between the Parties as follows:

14.1. As aforesaid, the Developer shall be constructing the Proposed Building and additional structures/wings/floors therein as stated above on the said Land; and the Purchaser/s is/are not entitled to and shall not object to such construction for any reasons whatsoever and howsoever arising, at any time hereafter. The Purchaser/s is/are aware that the total height of the Proposed Building as presently proposed by the Developer is ground/stilt plus 5 (five) levels of podium plus 16 (sixteen) upper habitable floors and that the same is subject to approvals being granted to the Developer for such construction.

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14.2. It is further agreed that save and except the aforesaid terrace over the top most floor in the Proposed Building, the Developer is entitled to sell or allot on an exclusive basis, the terrace/s or pocket terrace/s or extended balcony/ies, which may be abutting the premises in the Proposed Building for the exclusive use of the purchaser/s of such premises. Further the Developer may at its sole and absolute discretion, grant license for exclusive use or maintenance in respect of the terraces to the purchaser/occupant of the premises that is abutting the terrace. The terrace shall not be enclosed by such purchaser/occupant without

the permission in writing obtained from SRA and MCGM and other concerned authorities and the Developer. The Purchaser/s hereby give his/her/their no-objection to such rights retained by the Developer for such terraces and the Purchaser/s shall not object thereto and/or claim any such terraces and/or any part thereof as common areas and/or have/make any other claim in respect of such terraces against the Developer and/or its nominee/s/ allottee/s /transferee/s/ licensee/s.

14.3. As recited above, it is reasonably expected by the Developer that the FSI for consumption on the said Land shall be increased, from what is presently approved and thereby the Developer will be able to construct further floors as a part of the Proposed Building, in addition to the presently approved and presently envisaged floors, as recited above.

14.4. The Purchaser/s confirm/s that the Purchaser/s have no objection and shall not raise any objection to the Developer putting up additional construction on the said Land by increasing the number of floors in the Proposed Building as such or by construction of additional wings and/or structures on the said Land.

14.5. The Developer shall have full power and absolute authority, if so permitted by the concerned authorities, to make additions to and/or construct additional building/s or structure/s or wing/s on the said Land and/or additional floor/s in the Proposed Building including *inter alia* as stated herein above and such additional building/s/structure/s/wing/s/floor/s shall be the sole, exclusive and absolute property of the Developer. The Developer shall be entitled to dispose off such additional building/s/structure/s/wing/s/floor/s in such manner as the Developer may deem fit and proper in its sole and absolute discretion. The Developer shall be entitled to amend/alter/modify the layout plan of the said Land as also construct additional building/s/structure/s/wing/s/floor/s on the said Land or any portion or portions thereof and the Developer shall be entitled to dispose off the premises in such additional building/s/structure/s/wing/s/floor/s as the Developer may deem fit and proper in its sole and absolute discretion. The Purchaser/s is/are not entitled to object thereto and shall not object thereto. This Clause 14 shall operate as and shall be deemed to be the consent of the Purchaser/s in accordance with the provisions of RERA, the RERA Rules, MOFA and the MOFA Rules; and in particular Section 14 of RERA and Section 7A of MOFA.

15. ENTITLEMENT OF THE PURCHASER/S TO RAISE LOAN:

The Purchaser/s is/are, at his/her/their sole risk, liability and responsibility, free to raise a loan from any financial institution or bank, limited for the purpose of enabling the Purchaser/s to make payment of the amounts hereunder payable to the Developer for acquiring the said Unit, by offering the rights of the Purchaser/s hereby granted in

respect of the said Unit as security to such financial institution or bank. However, such loan should be strictly personal to the Purchaser/s and the right of the Developer to receive the balance Purchase Price and all other sums as hereunder provided from the Purchaser/s including the sums as and by way of reimbursement of any amounts hereunder agreed to be paid by the Purchaser/s or otherwise recoverable from the Purchaser/s as damages or otherwise, shall override the rights of the financial institution/bank/organization/employer in respect of the loan so availed of by the Purchaser/s. The repayment of the loans, interest and other charges on such loan shall be the sole responsibility of the Purchaser/s. Once the Purchaser/s has/have paid the full Purchase Price and other amounts as payable under this Agreement and has/have taken possession of the said Unit, thereafter due to non-payment of the loan by the Purchaser/s, the recourse available to the financial institution would be only against the said Unit and against the Purchaser/s personally and not against the said Land, the Proposed Building or any one of them or any of the other premises in the Proposed Building, and not against any other assets/rights of the Developer.

16. RIGHT OF THE PURCHASER/S RESTRICTED TO THE SAID UNIT ONLY:

It is clarified that the right of the Purchaser/s is restricted to the said Unit agreed to be sold to him/her/them by the Developer as per the floor plan annexed hereto as *Annexure 'J'* and use and enjoyment of common areas, facilities and utilities in common as aforesaid and the Purchaser/s shall not be entitled to claim any right to any open space or passage, staircase, open parking space, stilt parking spaces or any other area in to or upon the said Land and/or the Proposed Building or any other space surrounding the Proposed Building or any of them in any manner whatsoever, as the same belongs to and are the sole, exclusive and absolute property of the Developer.

17. NO CHANGE OF USER:

It is expressly agreed, by and between the Developer and the Purchaser/s that the said Unit is agreed to be hereby sold to the Purchaser/s for use as a residential flat only and it shall be utilized by the Purchaser/s for the purpose for which it is sold to the Purchaser/s and for no other purpose or purposes whatsoever. The Purchaser/s agrees not to change the user of the said Unit, without prior written consent in writing of the Developer, the SRA and MCGM and the concerned authorities.

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18. PARKING SPACES:

18.1. In accordance with the provisions of the said Development Agreement, the Developer has agreed to provide certain car parking spaces to the Society for allotment to the Existing Members of the Society; and the Developer is entitled to and has been authorised by the Society allot the balance car parking spaces to the acquirers of the area available with the Developer for sale. The Society has in the Development Agreement already confirmed the allotment of the

additional parking spaces by the Developer in favour of the acquirers of the free sale area in the Proposed Building that is available to the Developer under the Development Agreement.

18.2. The Developer shall accordingly earmark parking spaces in open or in stilt or in podium or in mechanized parking or in basement (if any) of the Proposed Building for exclusive use thereof by certain acquirers of the premises in the Proposed Building depending on availability as the Developer has been authorised to do so by the Society under the Development Agreement. It is clarified that the Developer is not accepting any consideration/purchase price/amounts from any acquirer/s of the premises (which the Developer is entitled to sell as recited hereinabove) for allotment/earmarking of such parking spaces.

18.3. For the effective management of parking spaces in the Proposed Building and in order to avoid any later disputes, the Developer shall be entitled to; and the Purchaser/s hereby specifically authorise/s the Developer to carry out a tentative earmarking of parking spaces (in open or in the stilt area or podium or basement (if any) or ground floor or in the mechanical parking or tower parking or puzzle pit parking area on the said Land) of the Proposed Building for the exclusive use thereof, by certain acquirers of premises in the Proposed Building depending on availability. In the alternative to earmarking specific parking spaces for certain premises/flat holders as aforesaid, the Developer may permit some of the occupants/holders of premises/flats in the Proposed Building to park a certain number of vehicles in the parking spaces/area to be provided in the Proposed Building.

18.4. The Purchaser/s agree/s that the Developer shall be entitled to do such earmarking at its discretion and the Purchaser/s hereby accept/s the decisions taken by the Developer in relation to such earmarking of car parking spaces. The Purchaser/s further agree/s and undertake/s that pursuant to handover of the management of the Proposed Building to the Society and admission of the Purchaser/s to the Society as member/s thereof, the Purchaser/s shall cast his/her/their votes in the general meeting or shareholders' meeting, as the case may be, of the Society in favour of approving such car parking earmarking as done by the Developer so that the respective person/s in whose favour the Developer has earmarked the car parking spaces, will be allotted such respective car parking space/s by the Society for exclusive use along with rights of transferability in respect thereof.

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18.5. The Purchaser/s acknowledge/s and understand/s that the car parking spaces that shall be provided for in the Proposed Building, may be in the form of an automated mechanical stack parking or tower parking or puzzle pit parking in the form of level/horizontal mechanical parking system or any other form of

automated or mechanical parking wherein there shall be no identified spot/place which may be earmarked for a particular acquirer of premises in the Proposed Building and which parking system shall be designed to minimize the area and/or volume required for parking cars (hereinafter referred to as **"the Mechanical Parking"**). The Purchaser/s is/are aware that such Mechanical Parking involves operation of an automated machine for parking and removing cars from the Mechanical Parking system and the same could be time-consuming and the Purchaser/s acknowledge/s that the Purchaser/s has/have no objection to the same. The Purchaser/s is/are aware that such Mechanical Parking also requires a valet system by appointment of qualified drivers, for ease of parking and removing of vehicles from the parking slots in the Mechanical Parking system.

18.6. In the event if the car parking space/s tentatively earmarked for the Purchaser/s is in the Mechanical Parking, then and in such an event the Purchaser/s may not be allotted any independent car parking space/s in accordance with this Clause 18. Accordingly, since each stack for parking of vehicles comprising of two or more car parking space/s, (commonly known as a puzzle pit) the same (if earmarked for the Purchaser/s in accordance with this Clause 18) shall be shared by the Purchaser/s with the allottee/s of the other parking space/s in the same puzzle pit in the Mechanical Parking. Within each puzzle pit, there shall be no identifiable space for parking of any particular vehicles and each allottee of a parking space within a particular puzzle pit shall park his/her vehicle in such particular puzzle pit only. The Purchaser/s hereby confirm/s that the Purchaser/s has/have no objection to the same and that the Purchaser/s shall not park his/her/their car/s at any other place in the Proposed Building or the said Land. The Purchaser/s hereby agree/s and undertake/s that the Purchaser/s shall bear the costs and expenses of the maintenance of such Mechanical Parking system or also keep such valet parking facility at his/her/their costs for parking or removal of cars from the Mechanical Parking system. The Purchaser/s shall not refuse to bear such costs and/or expenses on the ground of non-utilisation of such Mechanical Parking system or valet parking facility or on any other ground whatsoever and howsoever arising.

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18.7. As per such earmarking done by the Developer, the holders/purchasers of the said Unit (being the Purchaser/s herein) shall be entitled to exclusively use, occupy and enjoy the right to park such number of vehicles as set out in ***Annexure 'J1'*** hereto in the designated parking spaces in the Proposed Building (hereinafter referred to as **"the Parking Entitlement"**). However, the location of such parking space/s in relation to the Parking Entitlement shall be earmarked by the Developer at the time of completion of construction of the Proposed Building and at the time of handover of possession of the said Unit to the

Purchaser/s; and which may or may not be in the Mechanical Parking. The Parking Entitlement shall accrue to the Purchaser/s only after the Purchaser/s has/have paid the full Purchase Price to the Developer and after the Developer has put the Purchaser/s in possession of the said Unit in accordance with the terms hereof. As regards the said Parking Entitlement, the following terms and conditions are agreed upon between the Parties:

18.7.1. The Parking Entitlement, shall accrue to the Purchaser/s subject to the Purchaser/s complying with all his/her/their obligations under this Agreement;

18.7.2. the car parking space/s/area shall be used for the sole purpose of parking the Purchaser's/Purchasers' own vehicle/s and for no other purpose;

18.7.3. the Purchaser/s shall not be entitled to transfer or create any third party rights in respect of the said Parking Entitlement in favour of any third party independent of the said Unit;

18.7.4. in the event of transfer the said Unit (in accordance with the terms of this Agreement) by the Purchaser/s to or in favour of any third party, then in such an event, the Purchaser/s shall not be entitled to avail of the Parking Entitlement; and the Purchaser's/Purchasers' s transferee shall thereafter be entitled to the benefits of the Parking Entitlement; and

18.7.5. the vehicle/s parked in the designated car parking space/s/area at Purchaser's/Purchasers' own risks and consequences and the Developer shall not be responsible for any loss or damage to the same.

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19. DATE OF POSSESSION OF THE SAID UNIT: २०२४

19.1. The Developer agrees to offer to hand over possession of the said Unit to the Purchaser/s in the Proposed Building on or before **31st December, 2025**, subject to any events of force majeure as per the provisions of Section 6 of RERA; and the expression "*force majeure*" shall mean a case of war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project.

19.2. The date of delivery of possession of the said Unit is subject to certain terms as more particularly specified in the preceding Clause 19.1 and even after extension of the date of possession as stated in the preceding Clause 19.1, the Developer is unable to or fails to give possession of the said Unit or license to enter the said Unit to the Purchaser/s, then and in such an event, the Purchaser/s shall at

his/her/their/its own discretion be entitled either: *(i)* to continue with the arrangement as recorded this Agreement and receive a compensation in the form of liquidated damages from the Developer to be calculated on a monthly basis at the Agreed Interest Rate on the amount of Purchase Price that is till then paid by the Purchaser/s to the Developer and received by the Developer, from the extended date of delivery of possession (extended due to any of the factors set out in Clause 19.1 hereof) till the date of offer of possession by the Developer to the Purchaser/s; or in the alternative *(ii)* be entitled to give notice to the Developer terminating this Agreement, in which event, the Developer shall refund to the Purchaser/s the aforesaid amount of Purchase Price (but not any taxes, levies, charges, stamp duty, registration fees, brokerage, etc. or any other amounts that may have been paid by the Purchaser/s) till then received by the Developer from the Purchaser/s together with interest at the Agreed Interest Rate from the date of receipt by the Developer of such amounts of Purchase Price from the Purchaser/s, till the date of refund thereof to the Purchaser/s. It is clarified that the Developer shall not be liable to pay or refund to the Purchaser/s any additional amount/s, either as liquidated damages or costs, charges, expenses in the event of such termination. It is further clarified that in the event if the provisions of this Clause 19.2 are applicable and in such an event, if the Purchaser/s once exercises the option to continue with this Agreement (and not to terminate it), then the Purchaser/s shall subsequently not be entitled exercise the alternative option to terminate this Agreement, regardless of the further period of delay in the delivery of possession of the said Unit.

19.3. The refund to be made by the Developer to the Purchaser/s pursuant to Clause 19.2 shall be made by the Developer to the Purchaser/s within a period of 30 (thirty) days from the date when the Purchaser/s terminate/s this Agreement/s as per Clause 19.2 hereof. In case of termination by the Purchaser/s as provided in Clause 19.2 upon the aforesaid payment/s being made by the Developer to the Purchaser/s, neither Party shall have any claim against the other in respect of the said Premises or otherwise arising out of this Agreement and the Developer shall be at liberty to sell and dispose off the said Premises and/or create third party rights therein in favour of any other person/s at such consideration and upon such terms and conditions as the Developer may deem fit and proper, in Developer's sole and absolute discretion, without any reference and/or recourse to the Purchaser/s. It is clarified that in case of termination by the Purchaser/s as provided in Clause 19.2 if the event if the Developer finds a willing buyer/acquirer to acquire the said Unit prior to the refund to the Purchaser/s under this Clause, then the Developer shall be entitled to sell the said Unit to such new buyer/acquirer; but the Purchaser/s shall have a charge on the amounts receivable by the Developer from the new purchaser/acquirer to the

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extent of the amounts receivable by the Purchaser/s under this Clause.

19.4. Save and except as provided in Clause 19.2 hereof, the Purchaser/s shall not be entitled to withdraw from this Agreement or terminate this Agreement; and in the event if the Purchaser/s so decide/s to withdraw or terminate this Agreement other than for the reasons as set out in Clause 19.2 hereof, then the consequences of such withdrawal or termination shall be as set out in Clause 4 hereof.

19.5. Notwithstanding anything to the contrary contained in this Agreement and in particular in Clauses 19.2 to 19.4 hereof, if as a result of any legislative order or requisition or direction of the Government or public authorities, the said Land or the said Unit is acquired by the Government or any other authority and thereby the Developer is unable to complete the aforesaid Proposed Building and/or to give possession of the said Unit to the Purchaser/s, then and in such an event, the only responsibility and liability of the Developer will be, to pay over to the Purchaser/s, the proportionate amounts of the Purchase Price (but not any taxes, levies, charges, stamp duty, registration fees, brokerage, etc. or any other amounts that may have been paid by the Purchaser/s till then and received by the Developer from the Purchaser/s), without any interest thereon and thereupon this Agreement shall ipso fact and automatically stand terminated.

19.6. The Purchaser/s shall take possession of the said Unit within a maximum period of 2 (two) months of the Developer giving written notice to the Purchaser/s intimating that the said Unit is ready for use and occupation but the obligation of the Purchaser/s to bear and pay the maintenance charges, as provided hereinafter shall commence at the expiry of a period of 7 (seven) days from such offer of possession by the Developer (whether at such time, the Purchaser/s has/have taken possession of the said Unit or not) ***PROVIDED THAT*** if within a period of 5 (five) years from the date of the occupancy certificate or part occupancy certificate in respect of the said Unit, the Purchaser/s bring/s to the notice of the Developer any defect in the said Unit or in the Proposed Building on the material used therein or any unauthorized change in the construction of the Proposed Building which may be attributable to the Developer, then and in such events, wherever possible such defects or unauthorized changes shall be rectified by the Developer at its own cost and in case it is not possible to rectify such defects or unauthorized changes, then the Purchaser/s shall be entitled to receive from the Developer reasonable compensation for such defect or change ***PROVIDED FURTHER THAT*** the defect liability of the Developer shall be restricted to the defect in the construction of the Proposed Building only and shall not extend to the Internal Fixtures.

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19.7. Before delivery of possession or grant of license to enter the said Unit to the Purchaser/s, the Purchaser/s shall inspect the said Unit and the internal fixtures/amenities provided therein and thereafter the Purchaser/s will have no claim whatsoever and howsoever arising against the Developer in respect thereof, if the same are in accordance with this Agreement.

19.8. The Developer shall be liable and/or responsible to only provide such number of lifts in the Proposed Building as per the minimum requirements under the DCPR; and on provision of minimum lifts, the Developer may offer possession of the said Unit to the Purchaser/s. The Purchaser/s shall not delay accepting possession of the said Unit on the ground that the requisite or assured numbers of lifts are yet to be provided by the Developer in the Proposed Building.

19.9. It is further clarified that at the time of offer of possession of the said Unit, certain fixtures/facilities/amenities proposed to be provided in the Proposed Building like murals, sculptures, fountains, lobby furniture, equipment, etc. may not be ready or other facets of the Project or floor/s may not be completed and the Purchaser/s shall not delay accepting possession of the said Unit or delay making any payments on the ground that such fixtures/facilities/amenities are not operational and/or that certain work in respect thereof is pending to be completed. It is further clarified that it may take up to1 (one) year for the Developer to provide additional facilities as specified in this Clause 19.9 and complete the Proposed Building after obtaining the part Occupancy Certificate in respect of the said Unit and the Purchaser/s hereby confirm/s that the Purchaser/s has/have no objection to the same and shall not cause any hindrance/s or obstruction/s in the course of the Developer carrying out such work on the said Land or in the Proposed Building. The Purchaser/s shall be entitled to the possession of the said Unit only after the full aggregate Purchase Price as per *Annexure 'K'* hereto is paid by the Purchaser/s to the Developer; and the other sums mentioned hereunder are paid by the Purchaser/s to the Developer.

19.10. The Developer shall not put the Purchaser/s in possession of the said Unit unless and until:

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19.10.1. The Purchaser/s has/have paid the entire aggregate Purchase Price as provided by *Annexure 'K'* hereto and all the other amounts payable by him/her/them hereunder and/or otherwise in respect of the said Unit to the Developer as specified herein.

19.10.2. The Developer has obtained the occupancy certificate; or part occupancy certificate in relation to the said Unit.

19.11. Upon completion of construction of the Proposed Building comprising the said Unit, the Developer may at its discretion permit the Purchaser/s to enter

upon the said Unit, limited for the purpose of carrying out fit out works of non-structural nature, like installation of fixture and furniture, in the said Unit at the entire risks and costs of the Purchaser/s. The Purchaser/s acknowledge/s that the Developer shall not be obliged to permit the Purchaser/s to enter upon the said Unit under any circumstances and the same shall be entirely at the discretion of the Developer. The Purchaser/s further acknowledge/s that at such stage, the occupancy certificate or building completion certificate in respect of the Proposed Building or the said Unit may not have been received by the Developer from SRA and/or the MCGM and at such stage the said Unit may not be capable of being occupied by the Purchaser/s. The Purchaser/s agree/s and undertake/s that in the event so permitted to enter upon the said Unit to carry out the said fit out works as contemplated in this Clause 19.11, the Purchaser/s shall not occupy the same or commence any use thereof for any reasons whatsoever and howsoever arising. The Purchaser/s further agree/s and undertake/s that in the event if the Purchaser/s is/are so permitted to enter upon the said Unit to carry out the said fit out works as contemplated in this Clause 19.11 then in such an event, the Purchaser/s shall be solely and exclusively responsible and liable to ensure that the workmen, labourers, agents and other representatives of the Purchaser/s so entering upon the said Unit shall comply with and adhere to all health and safety guidelines, rules and regulations as may be prescribed by the Developer from time to time. The Purchaser/s shall further ensure that a comprehensive insurance policy including third party liability is taken by the Purchaser/s for such amounts as may be prescribed by the Developer in relation to the fit-out work being carried out by the Purchaser/s. The Purchaser/s acknowledge/s that Developer shall not be liable and/or responsible for untoward incident that may occur by virtue of the Purchaser/s being permitted to carry out the fit out works or to enter upon the said Unit as contemplated in this Clause 19.11.

19.12. The Purchaser/s hereby also agree and undertake that prior to commencing any fit out or interior works in the said Unit, the Purchaser/s shall for the due adherence and performance with the terms and conditions of any guidelines as may be prescribed by the Developer for fit outs, keep deposited with the Developer a sum of Rs.2,00,000/- (Rupees Two Lakhs Only), as a security deposit; and which amount shall be refunded without any interest by the Developer to the Purchaser/s on completion of the fit out works. In the event if the Purchaser/s commit/s any breach/es of the terms and conditions of the fit-out guidelines or conditions or cause/s any damage or nuisance to the Proposed Building or any common areas therein or in any portion of the said Unit, then and in any such event the Developer shall be entitled to

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adjust or deduct any expenses incurred or likely to be incurred by the Developer from such security deposit for setting right such breach or rectifying such damage or nuisance caused. The Purchaser/s shall not dispute any adjustment or deduction from the security deposit on any ground whatsoever and howsoever arising. The said amount of security deposit shall be refunded by the Developer to the Purchaser/s without any interest thereon only upon completion of the entire fit-out or interior works in the said Unit by the Purchaser/s.

19.13. Upon possession of the said Unit being given to the Purchaser/s, he/she/they shall be entitled to the use and occupy of the said Unit for the user specified herein only and for no other purpose whatsoever. Upon the Purchaser/s taking possession of the said Unit or license to enter the said Unit he/she/they shall have no claim against the Developer in respect of any item of work in the said Unit, which may be alleged not to have been carried out or completed.

20. REIMBURSEMENT OF COSTS AND MAINTENANCE CHARGES:

20.1. Over and above the amounts of the Purchase Price, as set out in *Annexure 'K'* hereto and other amounts agreed to be paid by the Purchaser/s to the Developer as set out hereinabove, the Purchaser/s shall, at the time of taking possession of the said Unit or within a maximum period of 7 (seven) days from the date of offer of delivery of possession of the said Unit (whether or not the Purchaser/s has/have taken possession of the said Unit or not), whichever is earlier, pay to the Developer, the amounts as specified in ***Annexure 'M'*** hereto.

20.2. The amount mentioned in Clause 2 of *Annexure 'M'* hereto, without any interest and after deduction therefrom of all arrears of taxes, premiums, cess, outgoings, maintenance charges and expenses, etc. incurred till then, shall be transferred by the Developer to the Society upon the management of the Proposed Building being handed over to the Society. Save and except, for the amounts as mentioned in Clause 2 of *Annexure 'M'* hereto, the Developer shall not be liable to maintain and/or render individual accounts to the Purchaser/s in respect of any other items mentioned in this Agreement.

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20.3. Commencing a week after notice in writing is given by the Developer to the Purchaser/s that the said Unit is ready for being occupied, the Purchaser/s shall be liable to bear and pay the proportionate share of the maintenance charges and other monthly outgoings in respect of the said Unit.

20.4. After the completion of the initial 12 (Twelve) months or exhaustion of the deposit amount mentioned in Clause 2 of *Annexure 'M'* as aforesaid, whichever is earlier, the Purchaser/s shall be liable to bear and pay the maintenance charges in

respect of the said Unit and the Purchaser/s further undertake/s to pay such provisional monthly contribution on or before the 5th day of each month in advance to the Developer or to the Society (if the management of the Proposed Building has been handed over to the Society); and the Purchaser/s shall not be entitled to, withhold the same for any reason whatsoever. It is further agreed that the Purchaser/s will be liable to pay interest at the Agreed Interest Rate to the Developer/the Society for any delay in payment of such outgoings. The maintenance charges to be borne by the Purchaser/s as aforesaid would include *inter alia* the following:

20.4.1. The expenses of maintenance, repairing, redecorating, etc., of the main structures and in particular the gutters and rain water pipes of the Proposed Building, water pipes and electric wires in under or upon the Proposed Building used by the premises/ premises holder/s in common with the other occupiers of premises and the main entrances, recreation grounds/spaces, passages, landings, lift and staircase of the Proposed Building and the said Land and other common areas, facilities and amenities as enjoyed by the premises acquirers in common as aforesaid and the boundary walls of the Proposed Building, compounds etc.;

20.4.2. The cost of cleaning and lighting the passage, water pump, lifts, servants' toilets, landings, staircases, common lights and other common areas of the Proposed Building, being used by the premises acquirers in common as aforesaid;

20.4.3. The cost of the salaries of certain workers like clerks, accountant, liftmen, watchmen, security guards, pump man, sweepers, drivers, house-keeping charges, etc., and the proportionate salary of certain part time workers like engineers, supervisors etc. their traveling expenses, welfare expenses like tea, coffee etc., the bonus to be given to them etc.;

20.4.4. The cost of maintaining the electrical and mechanical fittings and equipment and sewage treatment plant installed in the Proposed Building and of all other environment management facilities to be installed on the said Land;

20.4.5. The cost of working and maintenance of common lights, water pump, lifts, common sanitary units and other services charges;

20.4.6. Premium for insurance of the Proposed Building (if and when taken);

20.4.7. The maintenance charges, cost, expenses and amounts required for

maintenance of various common equipment that may be installed in the Proposed Building including *inter alia* sewer line, storm water drain, water lines, firefighting systems, car parking systems, civil, mechanical and electrical system for rain water harvesting, submersible pumps installed in tank for municipal water and tank for storage of tanker/bore well water, pumps installed for firefighting, tank for municipal water, overhead tank or underground tank and other water tanks by whatever name called and wheresoever situated, firefighting system, common electric system (which may be installed for the lights, pumps, equipment, lifts, security system etc.), common plumbing system, common security system and such other expenses as are necessary or incidental for the maintenance and upkeep of the Proposed Building; and

20.4.8. The above maintenance charges are only provisional and any additional/excess expenses or charges shall be immediately paid by the Purchaser/s to the Developer, on demand; the above provisional maintenance does not include property and municipal taxes (which shall be payable by the Purchaser/s in addition to the aforesaid amounts).

20.5. The Purchaser/s is/are aware that after the possession of the said Unit is offered to the Purchaser/s and after he/she/they is/are admitted as member/s to the Society, it may take at least 12 (Twelve) months for the Developer/Society to work out and inform each of the premises' occupants in the Proposed Building about the exact break-up of the maintenance charges payable by him/her/them. Therefore, during such a period, the Developer/Society is likely draw up ad-hoc bills towards maintenance. Also, the Developer shall be entitled (without being obliged) in its discretion to appoint an ad-hoc management committee from amongst the premises acquirers in the Proposed Building and confer such authority on such ad-hoc management committee for management of the Proposed Building, as the Developer may in its discretion be deem fit. The Purchaser/s agree/s that he/she/they shall not raise any objection for payment of such ad-hoc bills and would allow the Society a time period of approximately 12 (Twelve) months from the date he/she/they is/are admitted as member/s of the Society, to enable the Society to work out the exact details of the maintenance charges payable by him/her/them.

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20.6. Over and above the Purchase Price and other amounts payable by the Purchaser/s, the Purchaser/s hereby agree/s that in the event of any amount becoming payable by way of levy or premium, taxes, cess, fees, charges, etc., after the date of this Agreement to SRA or MCGM or any other concerned local

authority or to the State Government or in the event of any other payment for a similar nature becoming payable in respect of the said Land and/or in respect of the various premises to be constructed thereon including the said Unit, the same shall be borne and paid by the Purchaser/s. The Developer shall be entitled in its discretion (without being obliged) to make such payment levy or premium, taxes, cess, fees, charges, etc., to the concerned authorities and recover the same from the Purchaser/s and the same would be reimbursed by the Purchaser/s to the Developer in proportion of the area of the said Unit to the total area of all the new premises being developed and constructed on the said Land within a period of 7 (seven) days from a demand being made by the Developer on the Purchaser/s.

20.7. The Purchaser/s is/are further made aware that potable water supply is provided by the MCGM and other concerned government authorities, and shall be made available to the Proposed Building as per the supply received from such authorities. It is clarified that the Developer has not represented to the Purchaser/s or undertaken to the Purchaser/s that consistent water supply to the said Unit is assured, as the same is subject to availability and supply from the concerned authorities. The only obligation of the Developer shall be to obtain the requisite connection from the water mains to the said Land in accordance with the applicable rules and regulations of the MCGM.

21. TAXES:

21.1. The Purchaser/s is/are aware that the amount of Purchase Price as set out in *Annexure 'K'* hereto, is exclusive of all the taxes applicable to transactions for the sale of constructed premises as levied by the State and Central Government through their respective Finance Acts and various clarifications/notifications and regulations including Goods and Services Tax (hereinafter referred to as "**the said Taxes**").

21.2. It is hereby agreed between the Parties and it is clarified that at the time of execution of this Agreement for Sale, that there is a liability for payment of the said Taxes on the transaction recorded in this Agreement for the sale of the said Unit by the Developer to the Purchaser/s. The Purchaser/s agree/s and undertake/s that all such indirect taxes including Goods and Services Tax are payable by the Purchaser/s solely; and that the Developer is not liable to bear and/or pay the same. It is hereby agreed between the Parties and it is clarified that at the time of execution of this Agreement for Sale, that there is a liability for payment of the said Taxes on the transactions as contemplated in this Agreement for sale of the said Unit by the Developer to the Purchaser/s. The Purchaser/s agree/s and undertake/s that the same is payable by the Purchaser/s and that the Developer is not liable to bear and/or pay the same.

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21.3. In the event if any rebate or credit or set off is available to the Developer of any amounts paid by the Developer against the payment of the said Taxes, then and in such an event, the Developer shall, solely and exclusively be entitled to such credits or rebates. The Developer may in its sole and absolute discretion claim or not claim such set off or credit or rebate and the Developer shall not be liable to pass on the benefit thereof to the Purchaser/s. Therefore, the Purchaser/s hereby irrevocably agree/s and undertake/s to pay the amounts for the said Taxes to the Developer or the concerned authorities within a period of 7 (seven) days from the date of the Developer calling upon the Purchaser/s to do so, without any delay or demur or without claiming to be entitled to any rebates or set offs or credits.

21.4. It is further agreed by and between the Parties that in the event if any tax set-off or tax credit (by whatever name called) is available to the Developer with regard to any the said Taxes, then the Developer shall solely be entitled to claim the same and be entitled to the benefit of such tax set-off or tax credit and it is agreed that the Purchase Price and the installments thereof as mentioned in this Agreement are arrived at after taking into account and considering that the Developer shall be entitled to claim the and be entitled to the benefit of such tax set-off or tax credit.

21.5. It is hereby further agreed that in addition to the said Taxes, in the event of any amount becoming payable now or in the future by way of levy or premium, taxes, cess, fees, charges, sales tax, value-added tax, service tax, goods and services tax, or any other tax by whatever name called, to any authority or to the State Government or to the Central Government or in the event of any other payment of a similar nature, save and except the tax on income of Developer, arising out of or in connection with transaction contemplated hereby, the Purchaser/s shall be solely liable to bear and pay the same and the Developer shall not be liable for the same. It is clarified that the liability to bear and pay the amounts as mentioned in this Clause 21 shall be a continuing and permanent responsibility and liability of the Purchaser/s. The Developer shall in its discretion be entitled (without being obliged) to make such payment levy or premium, taxes, cess, fees, charges, etc. to the concerned authorities and recover the same from the Purchaser/s and the same would be reimbursed by the Purchaser/s to the Developer within a period of (seven) days from a demand being made by the Developer on the Purchaser/s.

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21.6. All amounts towards the Purchase Price as payable by the Purchaser/s to the Developer, shall be paid by the Purchaser/s, subject to deduction of tax at source as per the provisions of Section 194IA of the Income Tax Act, 1961; and the Purchaser/s 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 requisite certificates of deduction of tax at source. It is clarified that non-payment of the amount of the deduction of tax at source to the concerned authorities or non-furnishing by the Purchaser/s of the requisite certificate of deduction of tax at source to the Developer shall be deemed to be a breach equivalent to non-payment of the Purchase Price amount and shall accordingly attract the consequences as mentioned in Clause 4 above.

21.7. In the event if the applicable legislation permits an option to the Developer to opt for a particular type of computation for the purposes of applicability of the said Taxes, then and in such an event, the Developer shall be free and entitled to opt for any permissible computation or avail of any scheme (as may be available) for the purposes of computation of such Taxes and the Purchaser/s shall not object to the same.

21.8. Non-reimbursement/Non-payment of the said Taxes and other amounts mentioned in this Clause 21 by the Purchaser/s shall be deemed to mean non-payment of the Purchase Price to the Developer and the consequences as mentioned in Clause 4 hereof shall apply.

22. BREACHES:

22.1. The Purchaser/s agree/s and undertake/s to and shall observe perform and comply with all the terms and conditions and covenants to be observed performed and complied with by the Purchaser/s as set out in this Agreement (save and except the obligation of the Purchaser/s to pay the balance Purchase Price and other sums payable hereunder as aforesaid, for which the consequences as mentioned in Clause 4 above would apply) if the Purchaser/s neglect/s, omit/s, or fail/s to observe and/or perform the said terms and conditions and covenants for any reason whatsoever then in such an event, the Developer shall be entitled after giving 1 (one) months' notice to remedy or rectify the default and in the event of the Purchaser/s failing to remedy or rectify the same within the said notice period, this Agreement shall be voidated at the option of the Developer herein. In the event of the Developer so treating this Agreement void, the provisions of Clause 4 above shall be applicable.

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22.2. The Developer shall not be liable to pay to the Purchaser/s herein any interest, compensation, damages, costs or otherwise in case of termination under Clause 4 or this Clause 22. The residue balance amount after deducting amounts receivable by the Developer from the Purchaser/s towards the termination as set out in Clause 4 shall be deemed to have been accepted by the Purchaser/s herein in full satisfaction of all his/hers/their claim under this Agreement and/or in respect of the said Unit, whether the Purchaser/s present/s the cheque/s for

payment to his/her/their bankers or not.

22.3. The Purchaser/s hereby agree/s and undertake/s that he/she/they are not entitled to and shall not have any right, title, interest, share, claim, demand of any nature whatsoever and howsoever arising against the Developer/its transferee/s/allotted/s/nominee/s and/or otherwise in to upon the said Premises in such an event of termination as elaborated under Clause 4 or this Clause 22.

23. ELEVATION OF THE PROPOSED BUILDING:

The Purchaser/s hereby acknowledge/s that the Developer shall be expending substantial amounts on the designing and constructing the elevation of the Proposed Building and the elevation of the Proposed Building shall be an integral feature of the Proposed Building. The Purchaser/s shall not alter, amend, modify etc., the elevation of the said Unit whether the side, front or rear nor shall the Purchaser/s alter, amend, modify the entrance lobby, staircase, lift, passage/s, terrace etc. of the Proposed Building and shall keep the above in the same form as the Developer constructs the same and shall not at any time alter the said elevation in any manner whatsoever without the prior consent or alter the attachments to the elevation of the Proposed Building, including fixing or changing or altering grills, windows, air conditioners, chajjas, etc. The Purchaser/s further irrevocably agree/s to fix their air-conditioners, whether window or split only after the written permission of the Developer and at such places as may be earmarked by the Developer for the same. The Developer's decision in this regard would be final and binding on the Purchaser/s. The Purchaser/s hereby covenant/s with the Developer that the Purchaser shall not hang clothes for drying or otherwise on the façade of the Proposed Building or anywhere outside the said Unit on any ground whatsoever and howsoever arising. All washing and/or drying equipment required to be installed by the Purchaser/s shall be installed within the said Unit and nowhere else in the Proposed Building. The Purchaser/s shall not carry out any changes/amendments, which may affect the outside elevation of the Proposed Building on the ground that the same are not visible from outside the Proposed Building. The Purchaser/s hereby agree/s that the Purchaser/s shall not do and/or carry out any act, deed, matter or thing whereby the said elevation of the Proposed Building is affected in any manner (whether adversely or not) and/or whereby the look and feel of the elevation is modified or appears to be modified.

24. COVENANTS BY THE PURCHASERS

The Purchasers with an intention to bring all persons into whose hands the said Unit may come, do/does hereby represent/s and assure/s to and undertake/s and covenant/s with the Developer as follows:

24.1. To maintain the said Unit at the Purchaser's/Purchasers' own cost in good and tenantable repair and condition from the date the possession of the said Unit is

offered and shall not do anything or suffer anything to be done in or to the Proposed Building and to the balconies, elevation- projections, staircase or any passage, which may be against the rules, regulations or bye-laws of the concerned local or any other authority nor to the said Unit itself or any part thereof;

24.2. Not to enclose the open balcony, flower bed, ducts or any other open area pertaining to the said Unit, whereby any FSI whatsoever is deemed to be consumed and/or there is a violation or misuse of any approvals, sanctions and/or terms and conditions as may be prescribed by any concerned authorities are and without prejudice thereto not to do any act, deed, matter or thing, whereby any rights of the Developer/the Society are in any manner whatsoever prejudiced/ adversely affected.

24.3. Not to carry out in or around the said Unit any alteration/changes of structural nature without the prior written approval of the Developer and the Structural Engineers / RCC Consultants of the Proposed Building and SRA and MCGM.

24.4. To ensure that no nuisance/annoyance/ inconvenience is caused to the other occupants of the Proposed Building by any act of the Purchaser/s.

24.5. Not to store in the said Unit any goods which are of hazardous, combustible or dangerous nature, save and except domestic gas for cooking purposes or goods which are so heavy so as to damage the construction or structure of the Proposed Building; or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried any heavy packages, showcases, cupboards on the upper floors which may damage or is likely to damage the staircase, common passage or any other structure of the Proposed Building. On account of any negligence or default of the Purchaser/s (whether deliberate or willful or not) in this behalf, the Purchaser/s shall be personally liable for the consequence of the breach and shall be liable to bear and pay the damages as may be determined by the Developer and the same shall be final and binding upon the Purchaser/s and the Purchaser/s shall not be entitled to question the same.

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24.6. To carry out at his/her/their own cost all the internal repairs to the said Unit and maintain the said Unit in the same condition, state and order in which it was delivered by the Developer to the Purchaser/s (usual wear and tear excepted).

24.7. To obtain annual maintenance contracts only from the authorized maintenance agencies/suppliers of the equipment installed in or around the Proposed Building.

24.8. Not to demolish the said Unit or any part thereof including interalia the walls, windows, doors, etc., thereof, nor at any time make or cause to be made any

addition or any alteration in the elevation and outside colour scheme of the Proposed Building and shall keep the portion, sewers, drains, pipes, in the said Unit and appurtenance/s thereto in good, tenantable repair and condition and in particular so as to support, shelter and protect the other parts of the Proposed Building and shall not chisel or any other manner damage the columns, beams, walls, slabs or RCC pardis or other structural members in the said Unit without the prior written permission of the Developer and/or the Society, when formed.

24.9. Not to do or permit to be done any act, deed, matter or thing, which may render void or voidable, any insurance of the Proposed Building or any part thereof or whereby any increased premium may become payable in respect of the insurance.

24.10. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Unit in the compound or on the terrace or in the fire chutes or electrical ducts or plumbing ducts or firefighting ducts or in the other premises or any other part or portion of the Proposed Building and/or the said Land.

24.11. To bear and pay any increase in local taxes, water charges, insurances and such other levy/ies if any which are imposed by the concerned local/public authority either on account of change of user or otherwise in respect of the said Unit by the Purchaser/s.

24.12. The Purchaser/s shall not be entitled to transfer, assign or part with the interest or any benefit of this Agreement, without the prior written permission of the Developer, until all the dues payable by the Purchaser/s to the Developer hereunder and/or otherwise are fully paid up.

24.13. The Purchaser/s shall abide by, observe and perform all the rules, regulations and bye-laws of the Society as also the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the Proposed Building and the premises therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and the Government and other public bodies and not commit breach thereof and in the event of the Purchaser/s committing breach thereof and/or any act in contravention of the above provision, the Purchaser/s shall be personally responsible and liable for the consequences thereof to the Society and/or the concerned authority and/or other public authority.

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24.14. The Purchaser/s shall also observe, perform and comply with all the stipulations, terms and conditions laid down by the Society regarding the occupation and use of the said Unit and shall bear and pay and contribute regularly and punctually towards the taxes, expenses or other outgoings as may be required to be paid from time to time.

24.15. The Purchaser/s shall permit the Developer and its surveyors and agents with or without workmen and others, at all reasonable times, to enter into and upon the said Land / Proposed Building /said Unit and/or any part thereof to view and examine the state and condition thereof, and to carry out the repair or replacements therein for a period of 5 (Five) years from the date of the Purchaser/s being put in possession of the said Unit.

24.16. The Purchaser/s undertake/s not to enclose any passage/s, lobby or other common areas in the Proposed Building in any manner whatsoever and not to cover the voids in any place in the Proposed Building or store any goods/chattels in the common areas including the chajjas or sheds or service areas behind the toilets.

24.17. The Purchaser/s shall not dispose off or throw any garbage or dirt or rubbish in the sinks of the toilets or basins in the said Unit. The dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by the residents/occupants of the building in the jurisdiction of MCGM. The Purchaser/s shall at all times co-operate with the Developer for adoption of any mechanism or common scheme of garbage collection, garbage disposal including inter alia by segregating various types of garbage as may be communicated by the Developer from time to time.

24.18. The Purchaser/s shall not permit any of his/her/their family member/s, servants, agents or any other person/s to use and/or occupy and/or sleep in any common passages, staircases or common areas of the Proposed Building.

24.19. The Purchaser/s shall ensure that all the family members, agents, staff, employees, etc., of the Purchaser/s shall actively participate in all fire, earthquake, terror and other safety drills as may be conducted by the Developer or by any concerned authorities from time to time.

24.20. The Developer shall provide to the Purchaser/s the water connection in respect to said Unit. The Developer shall not be held liable or responsible in any respect whatsoever if the concerned authorities are unable to provide the water supply to the said Unit. The Purchaser/s is/are further informed that for the purposes of flushing, water may be provided from the Sewage Treatment Plant (if so installed) and/or the bore wells and the Purchaser/s shall not object to the same.

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24.21. The Purchaser/s is/are aware that the plans are approved with the use of base land FSI, Premium FSI and Fungible FSI, which are acquired by way of payment of premium to the SRA / MCGM and Government authorities and the premiums paid/shall be paid to SRA / MCGM for the same and that the Developer is also loading, using and utilising TDR on the said Land which would be consumed in the course of construction of the Proposed Building.

24.22. The Purchaser/s is/are also aware that the Developer has paid to SRA / MCGM the premium towards the staircase; lift lobby passage, internal staircase and condoning of open space deficiencies.

24.23. The Purchaser/s is/are aware that the construction of the Proposed Building is approved with inadequate sizes of the rooms, shafts, chowks therein, and the Purchaser/s shall not raise any objections with regard thereto and/or make any claims against the SRA or the MCGM or any other concerned authorities with regard thereto.

24.24. The Purchaser/s is aware of various concessions, approvals granted to the Developer at the time of construction of the Proposed Building including the open space deficiency. The Purchaser/s is/are aware that the Proposed Building is being constructed with deficient open spaces (which deficiency has been condoned by the SRA/MCGM). The Purchaser/s undertake/s not to raise any objection in respect of the open space deficiency and shall also not raise any objection in respect to the construction and/or development activities carried on in the said Land or in the adjoining plots on the ground of deficient joint open space or otherwise howsoever.

24.25. The Purchaser/s is/are aware of various declarations and/or undertakings that the Developer has executed in favour of various authorities including the SRA and the MCGM for the purpose of obtaining various approvals, concessions and sanctions for the purpose of and with an objective of undertaking the development and construction on the said Land. The Purchaser/s confirm/s that the Purchaser/s has/have read and understood the same and the contents thereof and the Purchaser/s further acknowledge/s that as one of the acquirers of premises in the Proposed Building the Purchaser/s may be bound by such undertakings and/or declarations executed by the Developer and the Purchaser/s hereby irrevocably agree and undertake with the Developer to comply with the same and not to commit any breach or violation of the same.

24.26. The Purchaser/s shall not object to the Developer applying for and obtaining part Occupancy Certificates from the SRA and/or MCGM in relation to any part of the Proposed Building for the purpose of granting occupation to certain premises acquirers in the Proposed Building.

24.27. As a part of its marketing exercise or otherwise in the event if the Developer is required under law, the Developer may disclose and/or publish the name of the Purchaser/s and/or other acquirers of the units (jointly and/or severally) and/or their family members along with their occupation and also use their photographs to such third parties as the Developer may deem fit and the Purchaser/s either in their individual capacity or as members of the Society shall not object thereto.

24.28. The Developer may permit various consultants, service providers, financiers, manufacturers, suppliers and other third parties to publish the image of the Proposed Building and the name of the Proposed Building in advertisements, publications, brochures, and such other marketing and/or promotional materials as the Developer may deem fit and the Purchaser/s either in their individual capacity or as members of the Society shall not object thereto.

24.29. The Purchaser/s is/are further made aware that the Developer is engaged in the business of construction, development and redevelopment of immoveable properties in and around Mumbai and during the construction of the Proposed Building and after completion thereof, the Developer may desire to show the Proposed Building and/or any areas therein including but not limited to the common areas (during construction/development or after completion thereof) to various prospective clients of the Developer including inter alia occupants of building/s, which the Developer is redeveloping or is proposing to redevelop and accordingly, the Developer may arrange for site visits to the said Land and the Proposed Building and may organize functions in the common areas like compound/s, terrace/s, lobby/ies, podium, and other areas in the Proposed Building for such purposes and the Purchaser/s either in their individual capacity or as members of the Society shall not object thereto.

24.30. It is clarified that the rights of the Developer as specified in Clauses 24.27, 24.28 and 24.29 above are permanent rights granted to the Developer by the Purchaser/s and the Developer shall not be liable to make payment of any compensation to the Purchaser/s and/or the Society in relation to exercise of such rights.

24.31. The Purchaser/s hereby acknowledge/s that the Developer has paid and shall be paying various amounts to the concerned authorities including inter alia the SRA and/or the MCGM as deposits, premiums and other charges for the purpose of obtaining various approvals from such authorities and in the event of any amounts being refunded by the concerned authorities at any time hereafter (notwithstanding whether the construction of the Proposed Building is completed or not), the Developer shall be solely and exclusively be entitled for such refunds and the Purchaser/s and or the Society shall not be entitled to the same.

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25. INDEMNITY:

The Purchaser/s is/are aware that only on the basis of and relying on the representations, assurances, declarations, covenants and warranties made by him/her/them herein, the Developer has agreed to and is executing this Agreement and Purchaser/s hereby agree/s to indemnify and keep indemnified the Developer absolutely and forever from and against all and any damage or loss that may be caused

to the Developer including *inter alia* against and in respect of all actions, demands, suits, proceedings, penalties, impositions, losses, damages, costs, charges and expenses, that may be caused to or incurred, sustained or suffered by the Developer, by virtue of any of the aforesaid representations, assurances, declarations, covenants and warranties made by the Purchaser/s being untrue and/or as a result of the Developer entering in to this Agreement and/or any other present/future writings with the Purchaser/s and/or arising there from and/or breach of the terms and conditions of this Agreement by the Purchaser/s or otherwise.

26. STAMP DUTY AND REGISTRATION:

At the time of execution of this Agreement, the Purchaser/s shall pay the applicable amount of stamp duty and registration charges etc. and other out of pocket expenses, payable in respect of this Agreement and the Purchaser/s shall lodge this Agreement for registration with the concerned Sub-Registrar of Assurances within a period of 15 (fifteen) days from the date of execution and inform the Developer of the serial number, under which the same is lodged for Registration by forwarding the photocopies of the receipt issued by the Sub-Registrar to enable the Developer and/or its authorized representative/s to visit the office of the Sub-Registrar of Assurances and to admit execution thereof.

27. TRANSFER OF THE SAID UNIT:

If the Purchaser/s, before being put in possession of the said Unit, desire/s to sell or transfer his/her/their interest in the said Unit or wishes to transfer or give the benefit of this Agreement to other person, the same shall be done only after the Purchaser/s obtain/s the prior written permission of the Developer in that behalf. In the event of the Developer granting such consent, the Purchaser/s shall be liable to and shall pay to the Developer such sums as the Developer may in its absolute discretion determine by way of the transfer charges and administrative and other costs, charges, expenses pertaining to the same ***PROVIDED HOWEVER THAT*** such transferee/s/assignee/s of the Purchaser/s shall always be bound and liable by the terms, conditions and covenants hereof and on the part of the Purchaser/s to be observed, performed and complied with. All the provisions of this Agreement shall *ipso facto* and automatically apply mutatis mutandis to such transferee/s/assignee/s also.

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28. COMPLIANCE OF FOREIGN EXCHANGE AND REMITTANCE LAWS

28.1. The Purchaser/s, if resident outside India, shall be solely responsible for compliances relating to the necessary formalities laid down in the Foreign Exchange Management Act, 1999 (hereinafter referred to as "**FEMA**"), the rules and regulations of the Reserve Bank of India ("**RBI**") and all other applicable laws, rules and regulations made with regard to purchase of immoveable property/residential flats by person/s resident outside India and any statutory

amendment(s), modification(s) thereof and all other applicable laws including that of remittance of payment/acquisition/sale/transfer of immovable properties in India etc.; and shall provide to the Developer with such permissions, approvals which would enable the Developer to fulfill its obligations under this Agreement.

28.2. The Purchaser/s understand/s and agree/s that in event of failure on the part of the Purchaser/s to comply with the obligations of the Purchaser set out in this Clause 28 hereof or failure to comply with the aforesaid applicable laws, rules, regulations, or guidelines issued by the RBI or other concerned authorities, the Purchaser/s shall be solely liable for any action under the FEMA or any of the aforementioned laws, rules, regulations, guidelines, etc. The Purchaser/s agree/s to keep the Developer fully indemnified and harmless in this regard and agree/s that the Developer shall accept no responsibility for the same.

28.3. The Purchaser/s further undertake/s to intimate the Developer in writing about any change in the residential status of the Purchaser/s subsequent upon signing of this Agreement; and to comply with the necessary formalities if any under the prevailing applicable laws.

28.4. It is hereby agreed between the Parties that the Developer shall not under any circumstances be held responsible towards any third-party making payment/remittances on behalf of any Purchaser/s of the said Unit applied for in any way.

29. MISCELLANEOUS:

29.1. **Co-operation:** The Purchaser/s shall, from time to time, sign and execute all applications, papers and documents, and do all the acts, deeds, matters and things as the Developer may require, for safeguarding the interest of the Developer to the Proposed Building and/or the premises therein.

29.2. **Name of the Building:** The name of the Proposed Building shall at all times remain as ***"PLATINUM GRANDEUR"***, unless changed by the Developer and the same shall not be changed without the prior written permission or approval of the Developer. The Developer shall be entitled to add at such places on the façade or terrace/s or compounds or common areas in the Proposed Building placards, sign boards, neon signs, hoardings etc. indicating to the public at large that the Proposed Building is being constructed and/or developed or that the Proposed Building has been constructed and/or developed by the Developer.

29.3. **Notices:** All letters, circulars, receipts and/or notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served, if posted or dispatched to the Purchaser/s by Registered Post with Acknowledgement Due ("RPAD") or mailed at the electronic mail (e-mail)

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address as provided by the Purchaser/s to the Developer or hand delivered at the address set out in *Annexure 'A'* hereto; and the same shall effectually and completely discharge the Developer.

29.4. **Income Tax PAN:** The Income Tax Permanent Account Number of the Purchaser/s is as set out in *Annexure 'A'* hereto; and the Income Tax Permanent Account Number of the Developer is AAOFP5687N.

29.5. **Obligations:** all obligations of the Purchaser/s and covenants made by the Purchaser/s herein shall be deemed to be obligations and/or covenants, as the case may be, running with immoveable property and the observance, performance and compliance with such obligations and/or covenants shall be the responsibility of all persons into whose hands the said Unit may come.

29.6. **Lien and Charge of the Developer:** Notwithstanding anything contained herein, the Developer shall, in respect of any amount remaining unpaid by Purchaser/s under the terms of this Agreement, have a first lien and charge on the said Unit agreed to be purchased by the Purchaser/s hereunder.

29.7. **Dispute Resolution:** Any dispute between the Parties shall be settled amicably. In case of failure to settle the dispute amicably, the same shall to the extent that the Maharashtra Real Estate Regulatory Authority may have exclusive jurisdiction under the applicable provisions of RERA and under the RERA Rules, such disputes between the Parties shall be brought before and be adjudicated by the Maharashtra Real Estate Regulatory Authority.

29.8. **Jurisdiction:** Subject to what is stated in the above Clause 29.7, the Courts in Mumbai shall have exclusive jurisdiction to try and entertain all disputes between the Parties hereto arising out of this Agreement or otherwise pertaining to the said Premises.

29.9. **No Demise or Grant or Assignment:** The Purchaser/s shall have no right, title, interest, share, claim demand of any nature whatsoever and howsoever arising in to upon the said Land and/or the Proposed Building and/or otherwise howsoever against the Developer, save and except in respect of the said Unit. Nothing contained in this Agreement is intended to be nor shall be constructed as a grant, demise or assignment in law, of the said Land and/or the Proposed Building and/or any part thereof.

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29.10. **No Waiver:** Any delay or indulgence shown by the Developer in enforcing the terms of agreement or any forbearance or giving of time to the Purchaser/s shall not be construed as a waiver on the part of the Developer of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser/s nor shall the same in any manner prejudice any rights of the

Developer hereunder or in law.

29.11. **Enforceability:** Whenever possible, each provision of this Agreement shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Agreement should be prohibited or rendered invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity without invalidating the remainder of such provision or the remaining provisions of this Agreement. Any unenforceable provision or provision which is ineffective or invalid under the applicable law shall be replaced and substituted by the Parties acting in good faith, by a provision which most nearly reflects the Parties' intent in entering into such unenforceable provision or provision which is ineffective or invalid under the applicable law.

29.12. **Obligations of the Purchaser/s:** In the event if there is more than a single person/entity, executing this Agreement as the unit purchasers, then all obligations of all such Purchasers under this Agreement, shall be joint and several.

29.13. **Entire Agreement:** This Agreement sets forth the entire agreement between the Parties with respect to the subject matter of this Agreement and supersedes all prior and contemporaneous agreements, understandings and representations, written or oral. The terms and conditions and the subject matter hereof shall supersede all representations, warranties implied and/or express made whether directly or indirectly (including by virtue of any brochures, advertisements, pamphlets, statements on the Developer's website/s, model/s of the Proposed Building, etc.). In case of any inconsistency between this Indenture and any other document, this Indenture shall prevail. Each Party shall exercise all his/its respective rights and do all such things as may be necessary to give full effect to, and ensure compliance with, the provisions of this Indenture.

29.14. **Headings:** The headings, subheadings, titles, subtitles used for the Clauses under this Agreement are only for the sake of convenience and easy identification of the provisions and headings, subheadings, titles, subtitles to Clauses, and paragraphs are for information only and shall not form part of the operative provisions of this Agreement or the Schedules and Annexures hereto and shall be ignored in construing and interpreting the same.

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THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel land admeasuring 836 square meters or thereabouts bearing Plot No. 101, Survey No. 141A, and forming part of land bearing CTS no. 833 of Village Ambivali, Taluka Andheri in the Registration District of Mumbai Suburban and lying being and situate at Plot No. 101, Model Town, off J. P. Road, Four Bungalows, Andheri (West), Mumbai 400 053 and which land is bounded as follows:

On or towards the North	:	By Layout Road;
On or towards the South	:	By Plot No. 102;
On or towards the East	:	By Layout Road; and
On or towards the West	:	By Plot No. 100.

THE SECOND SCHEDULE ABOVE REFERRED TO

Common Areas and Facilities

PART A - LIMITED COMMON AREAS

- Staircases landing and lift landing on each floor will be limited amongst the occupants of that particular floor.
- Lobbies/ Passage in front of Lifts and staircases on each floor, will be limited amongst the occupants of that particular floor
- Car parking spaces in accordance with the provisions of Clause 18 hereof.

PART B - COMMON AREAS

- Main Entrance Lobby of the Proposed Building.
- Common terraces over the topmost habitable floor (all terraces on the other habitable floors, if approved and provided will not be included in common areas and may be designated as limited common areas).
- Under Ground Tank, water pipes and water meters, water pumps.
- Electric Common Board, all common wiring and common switches.
- Common lights in staircase.
- Storm water drains.
- Compound wall.

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IN WITNESS WHEREOF *the Parties hereto have hereunto set and subscribe their respective hands on the day and year the first above written.*

SIGNED SEALED AND DELIVERED)

By the within named **Developer**)

Platinum Strategic Developers LLP, pursuant to a)

resolution passed at the meeting of the Partners of)

the Developer held on 24th August, 2023)

through the hands of its Authorized Signatory)

MR. GURMINDER SINGH)

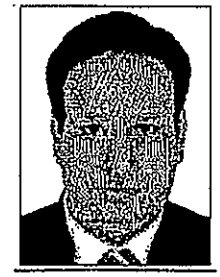
in the presence of two independent witnesses)

)

1. MRS. POONAM CHAUHAN)

)

2. MR. SANDEEP DHANAWADE)



FOR PLATINUM STRATEGIC DEVELOPERS LLP

DESIGNATED PARTNER

SIGNED AND DELIVERED)

by the within named **Purchaser/s**)

1. MR. KAMAL JAMNADAS JETHWANI)

2. MR. MANOJ JAMNADAS JETHWANI)

in the presence of two independent witnesses)

)

1. MRS. POONAM CHAUHAN)

)

2. MR. SANDEEP DHANAWADE)

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THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 6 • MUMBAI SUBURBAN DIST. (BANDRA) •

RECEIPT

Received with thanks from **Mr. Kamal Jamnadas Jethwani & Mr. Manoj Jamnadas Jethwani** within mentioned Purchaser(s) following amount(s) as per details herein below:

Sr. No.	Instrument Date	Instrument No	Bank	Consideration Amount
1	23-01-2024	154087	Union Bank of India	12,00,000/-
2	06-02-2024	105277	Union Bank of India	18,00,000/-
3	30-03-2024	UBINH24090576637	Union Bank of India	40,34,031/-
4	30-03-2024	UBINH24090578273	Union Bank of India	34,34,031/-
5	30-03-2024	AK23293863		52,869/-
6	30-03-2024	AK23294880		52,869/-
Total				**1,05,73,800/-**

Rupees One Crore Five Lakhs Seventy Three Thousand Eight Hundred Only.

I/WE SAY RECEIVED

For **PLATINUM STRATEGIC DEVELOPERS LLP**

Authorized Signatory

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THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 9 MUMBAI SUBURBAN DIST. (BANDRA)
सह. दुय्यम निबंधक, अंधेरी क्र. - ९
मुंबई उपनगर जिल्हा बांद्रा

PLATINUM STRATEGIC DEVELOPERS LLP (LLP I. NO.: AA[illegible])

901, Peninsula Heights, C.D. Barfiwala Marg, Juhu Lane,
Andheri (West), Mumbai - 400 058 ☎ +91 22-28271000

✉ info@platinumcorp.in ⊕ www.platinumcorp.in

platinum corp.

PRICELESS LIFESTYLE

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE PARTNERS OF PLATINUM STRATEGIC DEVELOPERS LLP (THE LLP) AT THEIR MEETING HELD ON 24th AUGUST, 2023 AT THE REGISTERED OFFICE OF THE LLP SITUATED AT 901, PENINSULA HEIGHTS, C. D. BARFIWALA MARG, JUHU LANE, ANDHERI (WEST), MUMBAI-400058 AT 11.00 A.M.

"**RESOLVED THAT** the LLP do execute Agreement For Sale, Agreement for Permanent Alternate Accommodation , Memorandum of Understanding, Agreement for Allotment, Letters of Intent, Allotment Letters, Parking Allotment Letters, NOCs and other incidental documents and writings (collectively "**the Documents**") with various flat purchaser/s/transferee/s for creating third party rights in respect of the flats comprising the area that the LLP is entitled to sell/transfer in the building, namely "**Platinum Grandeur**" being constructed by the LLP on the plot of Amod Co-operative Housing Society Limited at Plot No. 101, Model Town, (Ambivali), Behind Sunil Nivas, Four Bunglows, Off J. P. Road, Andheri (west), Mumbai- 400053."

"**FURTHER RESOLVED THAT Mr. Vishal Navinchandra Ratanghayra and Mr. Gurminder Singh Seera**, the Designated Partners and Authorised Signatories of the LLP be and are hereby severally authorized by the partners to sign and execute on behalf of the LLP, all or any of such Documents."

"**FURTHER RESOLVED THAT Mr. Vishal Navinchandra Ratanghayra and Mr. Gurminder Singh Seera**, the Designated Partners and Authorised Signatories of the LLP be and are hereby severally authorized (either in person or through their respective Constituted Attorneys) to lodge the Documents, for registration and to severally attend (either in person or through their respective Constituted Attorneys) the office of the concerned Sub-Registrar of Assurances and any other officers empowered by law to register documents and to severally admit (either in person or through their respective Constituted Attorneys) execution of such documents and to have such documents registered as per the provisions of the Registration Act, 1908."

Certified to be a True Copy.

For Platinum Strategic Developers LLP

PLATINUM STRATEGIC DEVELOPERS LLP MUMBAI

Vishal Navinchandra Ratanghayra
Designated Partner
DPIN: 02468577

Gurminder Singh Seera
Designated Partner
DPIN: 02834327

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THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 6
सह. दुय्यम निबंधक, अंधेरी क्र.-६

ANNEXURE 'A'

Particulars of the Purchaser/s

Sr. No.	Particulars	Details
1	Name of Purchaser/s	1. MR. KAMAL JAMNADAS JETHWANI 2. MR. MANOJ JAMNADAS JETHWANI
2	Address of Purchaser/s	15/5, SHRI RAMAKRISHNA HOUSING SOCIETY LTD., GULMOHAR CROSS ROAD NO. 12, JVPD SCHEME, JUHU, MUMBAI – 400 049.
3	PAN No. of Purchaser/s	1. AABPJ2738H 2. AABPJ5442J

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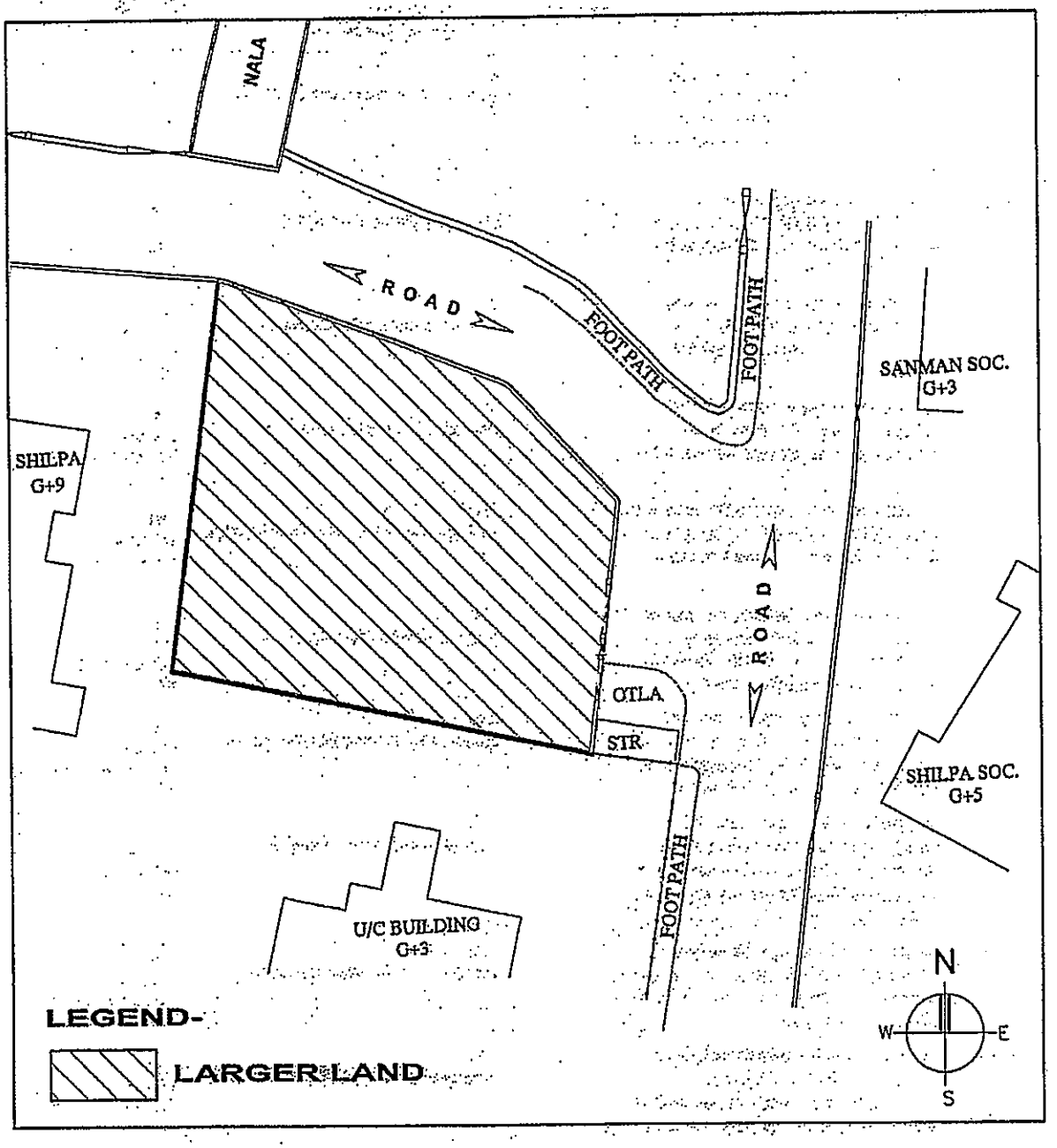
THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)

ANNEXURE - 'B'



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THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 6
सह. दुय्यम निबंधक, अंधेरी क्र.-६
मुंबई उपनगर जिल्हा वांद्रे
MUMBAI SUBURBAN DIST. (BANDRA)

ANNEXURE - 'C'

मालमत्ता पत्रक

विभाग/मोजे :- अंधेरी तालुका/न.भू.मा.का. :- न.भू.अ.अंधेरी जिल्हा :- मुंबई उपनगर जिल्हा

भाग भुमापन क्रमांक/ फ. पो. नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या अधिमूल्याची किंवा भाड्याची तपशील आणि त्याच्या फेरआकारणीची नियुक्ती झाली)
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दिनांक	व्यवहार	खंड क्रमांक	नमित धारक (धा) पट्टेदार (प) किंवा भार (भ)	नोंदविली-
१५/०३/१९८४	मा. अॅडीशनल कलेक्टर मुंबई यांचेकडील आदेश NO. C/Desk ३/LND २ B/CR/९५१ दि. २०/१०/८३ व नि.नि.भू.अ. मुंबई तांचे पावती दि. १०/११/८३ क्षेत्र ८३६.० चौ.मी.ला नाव दाखल केले. प्लॉ नं. १२९	S.I.	H शुभ आशिष को. ऑपरेटिव्ह हौसिंग सोसायटी लि.	सही - ३१/३/१९८४ नि.नि.भू.अ.तथा.न.भू.अ.क्र. ४मुं.
३१/०३/१९८४	मा. अॅडीशनल कलेक्टर मुंबई यांचेकडील आदेश NO. C/Desk/III/LND II B/CR/९७० दि. ७.३.८४ क्षेत्र ८३६.० चौ.मी. नाव दाखल केले प्लॉट नं. १३८	S.I.	H सिध्दनाथ को.ऑपरेटिव्ह हौसिंग सोसायटी लि.	सही - ३१/३/१९८४ नि.नि.भू.अ.तथा.न.भू.अ.क्र. ४मुं.
३१/०३/१९८४	मा. अॅडीशनल कलेक्टर मुंबई यांचेकडील आदेश NO. C/Desk/III/LND II B/CR/९८८ दि. २२.३.८४ क्षेत्र ८३६.० चौ.मी. नाव दाखल केले. प्लॉट नं. १४७	S.I.	H स्वजन को. ऑपरेटिव्ह हौसिंग सोसायटी लि.	सही - ३१/३/१९८४ नि.नि.भू.अ.तथा.न.भू.अ.क्र. ४मुं.
३१/०३/१९८४	मा. अॅडी. कलेक्टर मुंबई यांचेकडील आदेश NO. C/Desk/III/LND II B/CR/९८६ दि. ३१.३.८४ क्षेत्र ८३६.० चौ.मी. ला नाव दाखल केले. प्लॉट नं.१०१		H अमोद को. ऑपरेटिव्ह हौसिंग सोसायटी लि.	सही - ७/४/१९८४ नि.नि.भू.अ.तथा.न.भू.अ.क्र. ४मुं.
२४/०५/१९८५	मा. अॅडीशनल कलेक्टर मुंबई यांचेकडील आदेश NO. C/Desk/III/LND II B/CR/९२९ दि. २१.११.८४ क्षेत्र ९६०.० चौ.मीटर ला नाव दाखल केले. प्लॉट नं. १३३		(H) अंधेरी संकल्प साफल्य को. ऑपरेटिव्ह हौसिंग सोसायटी लि	सही - २४/५/१९८५ न.भू.अ.क्र.४मुंबई
०९/०३/१९८४	मा. अॅडीशनल कलेक्टर मुंबई यांचेकडील आदेश NO. C/Desk/III/LND II B/CR/९१८ दि. १८.७.८४ चे आदेशाने कमल को. ऑ. ही. सो.लि. प्लॉट नं. १३० वर नाव दाखल केले. क्षेत्र ८३६.० चौ.मीटर		(H) कमल को. ऑपरेटिव्ह हौसिंग सोसायटी लि.	सही - १२/९/१९८४ नि.नि.भू.अ.तथा.न.भू.अ.क्र. ४मुं.
३०/०९/१९८४	मा. अॅ.जि. मुं. उप. मुंबई यांचेकडील आदेश NO. C/Desk/III/LND II B/CR/९५१ मो. र. न. १५/८४ अन्वये नवीन नोंद क्षेत्र ९७८.५ चौ.मीटर वर घालून दिनांक ३१/३/८४ ची नोंद केली. प्लॉट नं. १२९		(H) शुभ आशिष को. ऑपरेटिव्ह हौसिंग सोसायटी लि.	सही - ९/१०/१९८४ नि.नि.भू.अ.तथा.न.भू.अ.क्र. ४मुं.
१७/११/१९८४	मा. अप्पर जि. नि. भू. अ. मुंबई उपनगर मुंबई यांचेकडील आदेश NO. C/Desk/III/LND II B/CR/९२८ दि. २६.९.८४ अन्वये वेकडील मो. र. न. २४/८४ अन्वये सोसायटीच्या नावे नोंद क्षेत्र ८१९.० चौ.मीटर प्लॉट नं. ११९		(H) समता को. ऑपरेटीव्ह हौसिंग सोसायटी लि	सही - १७/११/१९८४ नि.नि.भू.अ.तथा.न.भू.अ.क्र. ४मुं.
०५/११/१९८४	मा. अॅडी. कलेक्टर मुंबई यांचेकडील आदेश NO. C/Desk/III/LND II B/CR/९८३ दि. ८.६..८४ अन्वये इकडील भूमापन मो. र. न. १९/९४ नावे नोंद क्षेत्र ८४०.५ चौ.मी. प्लॉट नं. ११४		(H) साई श्री. जी. ऑपरेटीव्ह हौसिंग सोसायटी लि.	सही - ५/११/१९८४ नि.नि.भू.अ.तथा.न.भू.अ.क्र. ४मुं.
१९/११/१९८४	मा. अॅडी. कलेक्टर मुंबई यांचेकडील आदेश NO. C/Desk/III/LND II B/CR/९२८ दि. १७.९.८४ अन्वये इकडील अंधेरी एकता को. ऑपरेटीव्ह हौसिंग सो. लि. सोसायटीचे नाव दाखल प्लॉट नं. ९५ क्षेत्र ९५९.६ चौ.मी.		(H) अंधेरी एकता को. ऑपरेटीव्ह हौसिंग सोसायटी लि.	सही - १९/११/१९८४ नि.नि.भू.अ.तथा.न.भू.अ.क्र. ४मुं.

बदर - १७/

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THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA) सह दुय्यम निबंधक, अंधेरी क्र. ६ मुंबई उपनगर जिल्हा (वांद्रे)

ANNEXURE - 'D'

SLUM REHABILITATION AUTHORITY

No.: K/W/PVT/017020221004/LOI
Date: 19 JAN 2023

To,
Architect : M/s. Aspire Architect & Consultants
Ground Floor, Kumudini Building,
7th Rajawadi Road Road,
Rajawadi, Besides Neelkanth Valley,
Ghatkopar East, Mumbai 400 77

Developer M/s. Platinum Strategic Developer LLP.
901, Peninsula Heights, C.D Barfiwala Marg,
Juhu Lane Andheri West Mumbai 400058

Subject : LOI for S.R. Scheme proposed on non-slum plot under Reg. 33(11) of DCPR 2034 for implementation of S. R. Scheme on plot bearing CTS No. 833 plot No. 101 Survey No. 141A of Village – Ambivali, Taluka Andheri , Mumbai 400 053 K/W Ward MCGM.

Ref: K/W/PVT/017020221004/LOI

Gentleman/Madam,

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

1. This Letter of Intent is issued on the basis of plot area certified by the Architect and other relevant documents.

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

3. That all the structural members below ground shall be designed considering the effect of chlorinated water, Sulphur water, seepage water etc. and any other possible chemical effect and due care while constructing the same will be taken and completion certificate to that effect shall be submitted before asking further CC to composite bldg. in the scheme.

Administrative Building, Prof. Anant Kanekar Marg, Bandra (East), Mumbai - 400 051.
Tel.: 2656 5800, 2269125800 / 1879, Fax : 022-2659 0457, Email: info@sra.gov.in

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THE SEAL OF OFFICE JOINT SUB REGISTRAR ANDHERI NO. 9 MUMBAI SUBURBAN DIST. (BANDRA)

ANNEXURE - I

K/W/PVT/0170202210O4/LOI

4. **Scheme Parameters:**

	Description	Area in sq. m.			
1	Plot area for the scheme	836.00			
2	Deductions for	--			
	i) Set back	Nil			
	ii)Reservation	Nil			
	Total (i) + (ii)	Nil			
3	Net Plot Area	836.00			
4	Total BUA Permissible	3344.00			
5	Max FSI permissible on Plot	Zonal	PTC 33(11)	Free sale	Total
		1.00 of (3)	1.50 of (3)	1.50 of (3)	4.00
6	Max BUA permissible on plot	836.00	1254.00	1254.00	3344.00
7	BUA proposed	836.00	1254.15	1253.85	3344.00
8	Total Sale BUA proposed	836.00	--	1253.85	2089.85
9	F.S.I consumed (7/5)	4.00			-
10	No. of PTC tenements proposed	32+ 05 Amenities			37 (including amenities)

5. Details of Land Ownership: - Land bearing n non-slum plot bearing C.T.S. No. CTS No. 833 plot No. 101 Survey No. 141A of Village – Ambivali, Taluka Andheri , Mumbai 400 053 K/W Ward MCGM is owned by Amod CHSL & Society has given Development rights by executing registered Development Agreement on 08/04/22 with M/s Platinum Strategic Developer LLP.

6. Details to access: - Plot is Accessible by more than 18.00m wide Road.

7. Details of D.P. remarks: - As per D.P. Remarks, the plot is situated in "R- Zone"

8. That you shall submit NOC from E.E. (T & C) remarks and NOC from Dy. Ch. Eng. (M & E) & NOC from CFO before asking CC of building under reference.

9. That the structural design of buildings having height more than 24m shall be got peer reviewed from another registered structural engineer the certification of structural stability (peer review) from competent Government/Semi- Government Reputed Technical institutions such as IIT, VJTI etc.

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THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)

10. That the work shall not be carried out between 10:00 pm to 6.00 am, only in accordance with Rule 5A(3) of Noise Pollution (Regulation & Control) Rules 2000 & the provision of Notification issued by Ministry of Environment & forest Dept.

11. That you shall register the said project with MAHA- RERA & submit the certificate to this office for office record

12. That Developer shall ensure compliance of the provision of building & other construction worker (Regulation & Employment and condition of service) Act ,1996 and submit documentation to that effect in order to comply various order of Hon'ble Supreme Court of India in IA 127961/2018 on SWM (c) No(s) 1/2015.

13. That you hall submit Remarks from Solid Waste Management (SWM) Department of MCGM for Medical waste collection on organic west composter before requesting further CC to sale building under reference and Accordingly, complied with the requirement of SWM of MCGM on site.

14. That you shall submit Registered Undertaking stating therein that , the adequate safety measures shall be taken during entire construction activity as per the recommendation of Registered Structural Consultant & Geotechnical Consultant & or any other Consultant required as per specific site conditions .The entire responsibility in this regard shall vest with the Developer.

15. In the event, if any changes are observed, Revised LOI shall be taken to that effect.

16. That you shall submit Undertaking stating that there is no any litigation pending in court of Law.

17. That the Sale CC will be released in co-relation to the handed over PTC tenements.

18. That you shall submit a Registered Undertaking stating therein that, "If any litigation arises from the prospective buyers due to deficient open space SRA, due to deficient AVS and its staff will not be responsible for the same and incorporation of clause in the agreement of prospective buyers stating there in that, the building is planned with deficient open space and the buyers shall not complain in SRA for the same at any point of time, as well as the developer shall indemnify the SRA and its staff from any probable disputes in future."

19. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of Ready Reckoner rate as prevailing on the date of issue of LOI per sq. mt. for the BUA over and above the Zonal FSI to the Slum Rehabilitation Authority as per clause no. 9.2 of 33(10) of DCPR 2034.

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THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 8 MUMBAI SUBURBAN DIST. (BANDRA)

20. That the developer shall submit Indemnity bond, indemnify SRA and its officer, will not held responsible, in case of failure of mechanized, parking system, parking spaces, even litigation arises in future. A condition to that effect shall be incorporated in the agreements of END USERS.

21. That you shall make necessary payment for layout approval, before issue of IOA/amended plans.

22. That you shall make provision of rain water harvesting system as per Reg. 62 of DCPR 2034.

23. That you shall handover 37 nos. of PTC tenements including amenities to the planning Authority/Concerned Department, as per SRA policy.

24. That the developer shall submit peer review from another structural consultant for stability point of view before asking plinth CC to the building.

25. NOC from H.E. Dept. of MCGM for swimming pool will insisted before granting further C.C.

Yours faithfully,

for Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO(SRA) had approved LOI)

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THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 8 MUMBAI SUBURBAN DIST. (BANDRA)

ANNEXURE - E'

SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai: 400051

Intimation of Approval under Sub regulation of Regulation 33(11) Development Control and Promotion Regulations – 2034 For Grater Mumbai

No. K/W/PVT/0170/20221004/AP/C 16 FEB 2023

COMPOSITE BUILDING

To,
M/s. Platinum Strategic Developers LLP
901, Peninsula heights C.D Barfiwala Marg Juhu Lane
Andheri (West)
Mumbai – 400058.

With reference to your Notice, letter u/no. **000261** dated **31/1/2023** and delivered on **31/1/2023** and the Plans Sections Specifications and Description and further particulars and details of your Building **CTS No. 833 plot No. 101 Survey No. 141A of Village – Ambivali, Taluka Andheri , Mumbai 400 053 'K/W' Ward MCGM.** Furnished to me under your letter, dated **31/1/2023**, I have to inform you that the proposal of construction of the building of work proposed to be erected or executed is hereby approved under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 as amended up-to-date subject to the following conditions :

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

A.1) That the Commencement Certificate under section 44/69 (1) of the MR & TP Act shall be obtained before starting the proposed work.

A.2) That the compound wall shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the road side drain without obstructing the flow of rain water from the adjoining holding, to prove possession of holding before starting the work as per DCPR-2034 Regulation No.37 (24).

A.3) That the structural Engineer shall be appointed, and the Supervision memo as per Annexure – 5 of DCPR – 2034 shall be submitted by him.

A.4) That the Structural design and calculations for the proposed work accounting for system analysis as per relevant IS code along with plan shall be submitted before C.C.

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THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA) सह. दुय्यम निबंधक, अंधेरी क्र. - ६ मुंबई उपनगर जिल्हा (वांद्रे)

ANNEXURE - I

Subject to your so modifying your intention as to comply the aforesaid mentioned conditions and meet by requirements. You will be at liberty to proceed with the said building or work at anytime before the_____ day of _____ 22 but not so as to contravene any of the provisions of the said Act as amended as aforesaid or any rule, regulations of bye-law made under that Act at the time in force.

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

Executive Engineer-K/W
Slum Rehabilitation Authority

SPECIAL INSTRUCTIONS

(1) IN CASE OF PRIVATE PLOTS THIS INTIMATION OF APPROVAL GIVES NO RIGHT TO BUILD UPON LAND WHICH IS NOT YOUR PROPERTY

(2) Under Section 151 & 152 of M.R & T.P. Act 1966, as amended the Chief Executive Officer, Slum Rehabilitation Authority has empowered the Dy.Ch. Engineer (S.R.A.)/ Executive Engineer (S.R.A.) to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the C.E.O. (S.R.A.) by section of the said Act.

(3) Proposed date of commencement of work should be communicated to this office.

(4) One more copy of the block plan should be submitted to the Collector, Mumbai / Mumbai Suburbs District as the case may be.

(5) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai/ Mumbai Suburban District before the work is started. The Non- agricultural assessment shall be paid at the rate that may be fixed by the Collector, under the Land Revenue Code and Rules there under.

Attention is drawn to the notes accompanying this Intimation of Approval

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THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 2 MUMBAI SUBURBAN DIST. (BANDRA) सह. दुय्यम निबंधक, अंधेरी क्र. २ मुंबई उपनगर जिल्हा (वांद्रे)

5) That the minimum plinth height shall be 30 cm. above the surrounding ground level or in areas subject to flooding the height of plinth shall be at least 60 cm. above the high flood level.

6) That the low lying plot shall be filled up to a reduced level of atleast 92 T.H.D. or 15 cm. above adjoining road level whichever is higher with murum, earth, boulders etc. and shall be leveled, rolled, consolidated and sloped towards road.

7) That the internal drainage layout shall be submitted & got approved from concerned Asst. Engineer (SRA) and the drainage work shall be executed in accordance with the approved drainage layout.

8) That the Registered site supervisor through Architects/Structural Engineer shall be appointed before applying for C.C. & quarterly report from the site supervisor shall be submitted through the Architect/Structural Engineer certifying the quality of the construction work carried out at various stages of the work.

9) That no construction work shall be allowed to start on the site unless labour insurance is taken out for the concerned labours and the same shall be revalidated time to time and the compliance of same shall be intimated to this office.

10) That the Registered Undertaking from the Developers and Society shall be submitted for the following

i. Not misusing Part/Pocket terrace.
ii. Not misusing Stilt/part stilt/podium.
iii) Not misusing Refuge Area.
iv) To Demolish the excess area if constructed beyond permissible F.S.I.
v) Handing over setback land free of compensation alongwith the plan.
vi) To demolish the Transit Camp, Site Office, Temporary structures, etc constructed outside on site within one month of Rehab OC & may be directed by SRA.
vii) Not misusing fitness centre & handing over the fitness centre to the society of occupants of the building u/ref.
viii) Not misusing Entrance lobby

12) That the Structural designs and the quality of materials and workmanship shall be strictly as per conditions laid down in Regulation no. 45 of D.C. Regulations 2034, amended up to date.

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THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 9 - MUMBAI SUBURBAN DIST. (BANDRA) - 9
सह. दुय्यम निबंधक, अंधेरी क्र. - ९
मुंबई उपनगर जिल्हा (बांद्रा) - ९

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

Sr. No.	NOC's	Stage of Compliance
1	A.A. & C. H/W Ward	Before Plinth C.C.
2	H.E. from MCGM	Before Plinth C.C.
3	Tree Authority	Before Plinth C.C.
4	Dy. Ch. Eng.(SWD) E.S./W.S./City	
	i) Regarding Internal SWD	Before Plinth CC.
5	Dy. Ch. Eng.(S.P.) (P & D)	Before Plinth CC.
6	Dy. Ch. Eng.(Roads) E.S. /W.S. /City	Before Plinth CC.
7	P.C.O.	Before Plinth CC.
8	BEST / TATA / Reliance Energy / MSEB / Electric Co.	Before Plinth CC.
9	NOC's from MTNL Mumbai regarding required area & location for installation of telephone concentrator's room.	Before OCC of Sale bldg.
10.	Civil Aviation Authority	Before further CC.
11.	E.E. (M&E) of MCGM	Before Plinth CC
12.	E.E. (T&C) of MCGM for Parking Layout	Before Plinth CC.
13.	CFO	Before Plinth CC.

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

15) That the C.C shall be released as per the co-relation PTC transferred to Scheme -I & PRC inward policy as may be decided by SRA.

16) That you shall take proper precautions for safety like barricading, safety nets etc. as directed by Safety Engineer/ Structural Engineer, Geotech consultant towards workers, occupants, adjoining structures etc. and you and your concerned team shall be responsible for safety.

17) That you shall submit Registered undertaking stating that, if the Compensatory Fungible FSI will not be utilized before asking C.C. to the last 25% Sale BUA in future, then the additional parking spaces calculated on account of BUA of Compensatory Fungible FSI will be counted in regular Sale FSI and will amend the plans accordingly for which you will not ask an compensation and you will indemnify the Hon'ble CEO (SRA) and its staff for the same.

18) That you shall submit registered undertaking stating, in case the proposed building plans clashes the open space in future, then developer shall make all necessary changes in the planning and construction at site at complete risk and cost of the developer.

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19) That you shall submit a registered undertaking stating that, there are no restraining orders/ stay order/ from any competent Authority or court for issuing any approval.

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

1) That a plan showing the dimensions of the plinth and the available open spaces certified by the Architect/ License Surveyor shall be submitted and the same shall be got checked & certified by the concerned Sub Engineer (SRA).

2) That the stability certificate for work carried out up-to plinth level/stilt level shall be submitted from the License Structural Engineer.

3) That the quality of construction work of bldg. shall be strictly monitored by concerned Architect/ License Surveyor, Site supervisor, Structural Engineer, Third Party Quality Auditor and Project Management Consultant. The periodical report as regards to the quality of work shall be submitted by Architect along with test result.

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

1) All the conditions of Letter of Intent shall be complied with at stages as directed by SRA or before asking for occupation certificate of sale/composite building.

2) The Building Completion Certificate in prescribed Performa certifying work carried out as per specification shall be submitted.

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

4) That you shall develop the layout access/D.P. Road/setback land including providing streetlights as per the remarks/specifications MCGM. And submit the completion certificate from E.E. (Road Construction) as per the remarks.

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

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

7) That the surface drainage arrangement shall be provided in consultation with E.E. (SWD) as per the remarks and a completion certificate shall be obtained and submitted before requesting for occupation certificate/B.C.C.

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THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 5 सह. दुय्यम निबंधक, अंधेरी क्र. - ५ मुंबई उपनगर जिल्हा बांद्रे MUMBAI SUBURBAN DIST. (BANDRA)

8) That the requirements from the M.T.N.L./ Reliance Energy /concerned electric Supply Co. shall be complied and complied with before asking occupation permission.

9) That the Architect shall submit the debris removal certificate before requesting for occupation permission.

10) That 10'-0" wide paved pathway up to staircase shall be provided.

11) That the surrounding open spaces, parking spaces and terrace shall be kept open and unbuilt upon and shall be leveled and developed before requesting to grant permission to occupy the building or submitted the B.C.C. whichever is earlier.

12) That the name plate/board showing Plot No., Name of the Bldg. etc. shall be displayed at a prominent place.

13) That the N.O.C. from Inspector of Lifts, P.W.D. Maharashtra, shall be obtained and submitted to this office.

14) That the drainage completion Certificate from E.E. (S.P.) (P & D) for provision of septic tank/soak pit/STP shall be submitted.

15) That stability Certificate from Structural Engineer in prescribed Performa 'D' along with the final plan mounted on canvas shall be submitted.

16) That the single P.R. cards for the amalgamated plot shall be submitted.

17) That layout R.G. shall be developed as approved by SRA.

18) That the N.O.C. from the A.A. & C. "K/W" Ward shall be obtained and the requisitions, if any shall be complied with before O.C.C.

19) That completion certificate from C.F.O. shall be submitted.

20) That the completion certificate from E.E. (T&C) of MCGM for parking shall be submitted.

21) That the completion certificate from E.E.(M&E) of MCGM for Ventilation/Stack parking/Mechanical Parking System shall be submitted.

22) That the completion certificate from Tree Authority of MCGM shall be submitted.

23) That the Rain Water Harvesting system should be installed/ provided as per the direction of U.D.D. Govt. of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 and the same shall be maintained in good working conditions all the time, failing which penalty of Rs. 1000/- per annum for every 100 sq.mt. of built-up area shall be levied.

बंदर - १७/

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THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 6 • MUMBAI SUBURBAN DIST. (BANDRA) • सह. दुय्यम निबंधक, अंधेरी क्र. - ६ मुंबई उपनगर जिल्हा (वांद्रे)

D. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE B.C.C.

1) That certificate under Section 270A of B.M.C. Act. shall be obtained from H.E.'s department regarding adequacy of water supply.

2) That you shall have to maintain the rehab building for a period of 3 years from the date of granting occupation to the rehab bldg.

3) That you shall have to maintain the electro mechanical systems such as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the Rehabilitation / Composite building.

4) That the Amenity Tenements shall be handed over to within 30 days from the date of issue of OCC of Rehab/Composite bldg.

NOTES:

1. That C.C. for sale building shall be controlled in a phase wise manner as decided by CEO (SRA) in proportion with the actual work of rehabilitation component as per Circular No. 98 & 104.

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

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

Executive Engineer-K/W
Slum Rehabilitation Authority

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THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO.6 MUMBAI SUBURBAN DIST. (BANDRA)

NOTES

(1) The work should not be started unless objections _____ are complied with.

(2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.

(3) Temporary permission on payment of deposit should be obtained for any shed to house and store for construction purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing construction materials shall be demolished before submission of building completion certificate and a certificate signed by Architect shall be submitted alongwith the building completion certificate.

(4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site for workers, before starting the work.

(5) Water connection for construction purposes will not be given until the hoarding is constructed and application is made to the Ward Officer of M.C.G.M. with the required deposit for the construction of carriage entrance, over the road side drain.

(6) The owners shall intimate the Hydraulic Engineer of M.C.G.M. or his representative in wards of M.C.G.M. atleast 15 days prior to the date of which the proposed construction work is taken in hand, that the water existing within 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 should not be started unless the compliance of abovesaid conditions is approved by this department.

(9) No work should be started unless the structural design is submitted from Licensed Structural Engineer.

(10) The work above plinth should not be started before the same is shown to this officeSub Engineer (SRA) concerned and acknowledgement obtained from him regarding correctness of the open space dimension.

(11) The application for sewer street connections, if necessary,should be made simultaneously with commencement of the work as the Municipal Corporation of Greater Mumbai will require time to consider alternative site to avoid the excavation of the road and footpath.

(12) All the terms and conditions of the approved layout/sub-division/Amalgamationunder No. _____ should be adhered to and complied with.

(13) No building/Drainage Completion Certificate will be accepted and water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the concerned Ex.Engineer of M.C.G.M. and as per the terms and conditions for sanction to the layout.

(14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.

(15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of concerned. Ex-Engineer of M.C.G.M including asphalting, lighting and drainage before submission of the building Completion Certificate.

(16) Flow of water through adjoining holding or culvert, if any should be maintained uninterrupted.

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THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 5 • सह. दुय्यम निबंधक, अंधेरी क्र. ५ • MUMBAI SUBURBAN DIST. (BANDRA) • मुंबई उपनगर जिल्हा (वांद्रे)

(17) The surrounding open spaces around the building should be consolidated in concrete having broken glass pieces at the rate of 0.125 cubic meters per 10 sq.mt below pavement.

(18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of the bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.

(19) No work should be started unless the existing structures or proposed to be demolished are demolished.

(20) If it is proposed to demolish the existing structures by negotiations with the tenants under the circumstances, the work as per approved plans should not be taken up in hand unless the Dy.Ch.Engineer(SRA) is satisfied with the following :

(i) Specific plans in respect of evicting or rehousing the existing tenants on your plot stating their number and the area in occupation of each tenant.

(ii) Specifically signed agreement between you and the existing tenants that they are willing to avail for alternative accommodation in the proposed structure.

(iii) Plans showing the phase program of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure promotion.

(21) In case of additional floor no work should be started during monsoon which will give rise to water leakage and consequent nuisance to the tenants staying on the floor below.

(22) The bottom of the overhead Water Tank above the finished level of the terrace shall not be less than 1.20 meter & not more than 1.50meter.

(23) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, wherever necessary, is obtained.

(24) It is to be understood that the foundations must be excavated down to hard soil.

(25) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.

(26) No new well tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing from the Chief Executive Officer of Slum Rehabilitation Authority.

(27) All gully traps and open channel shall be provided with right fitting mosquito proof covers as per relevant I. S. specifications.

(28) No broken bottle should be fixed over boundary walls. The prohibition refers only to broken bottles & not to the use of plains glass for coping over compound wall.

(29) If the proposed addition is intended to be carried out on old foundations and structures, will do so at your own risk.

Executive Engineer K/W
Slum Rehabilitation Authority

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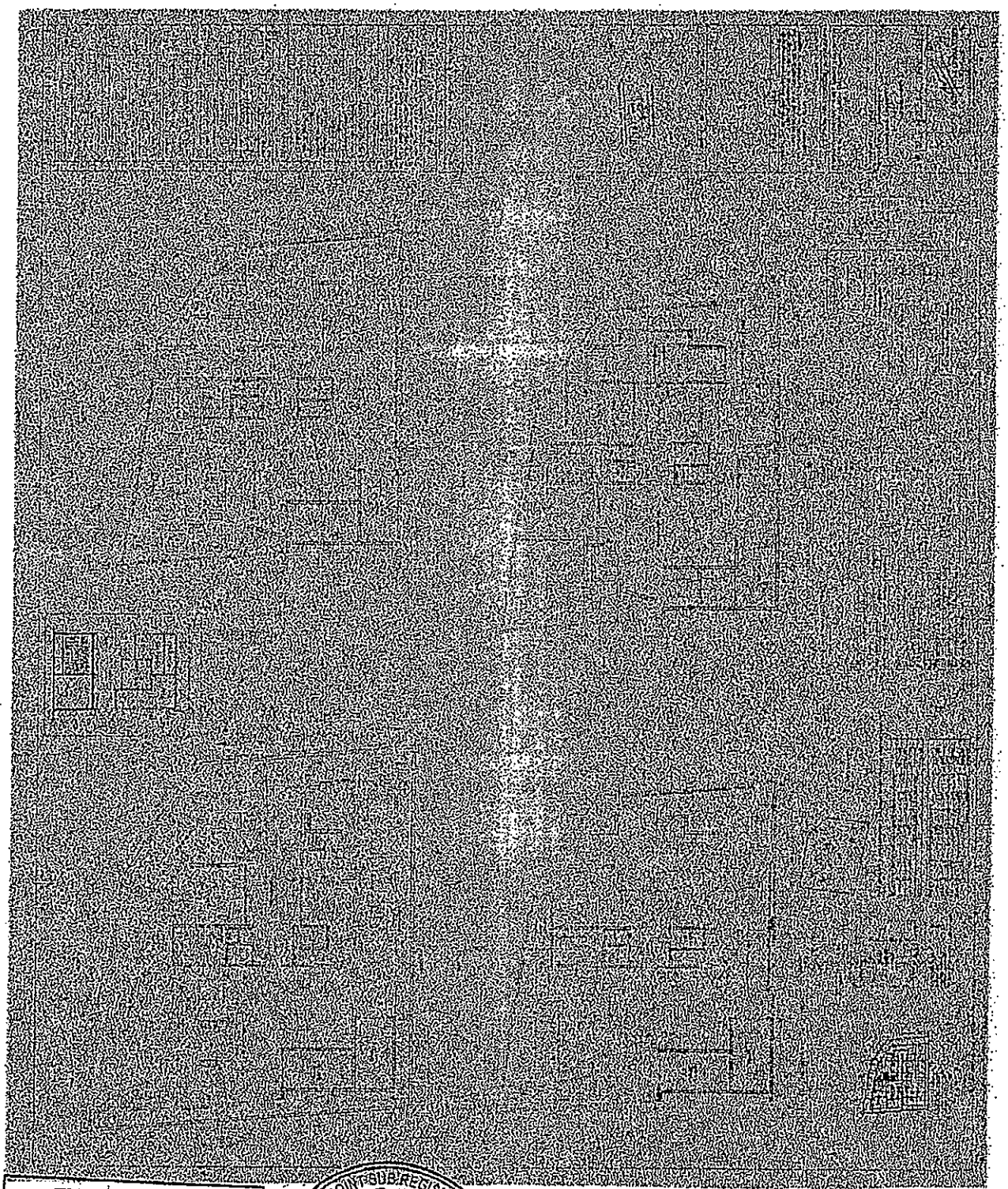
THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO.5 सह. दुय्यम निबंधक, अंधेरी क्र.-५ मुंबई उपनगर जिल्हा वांद्रे MUMBAI SUBURBAN DIST. (BANDRA)



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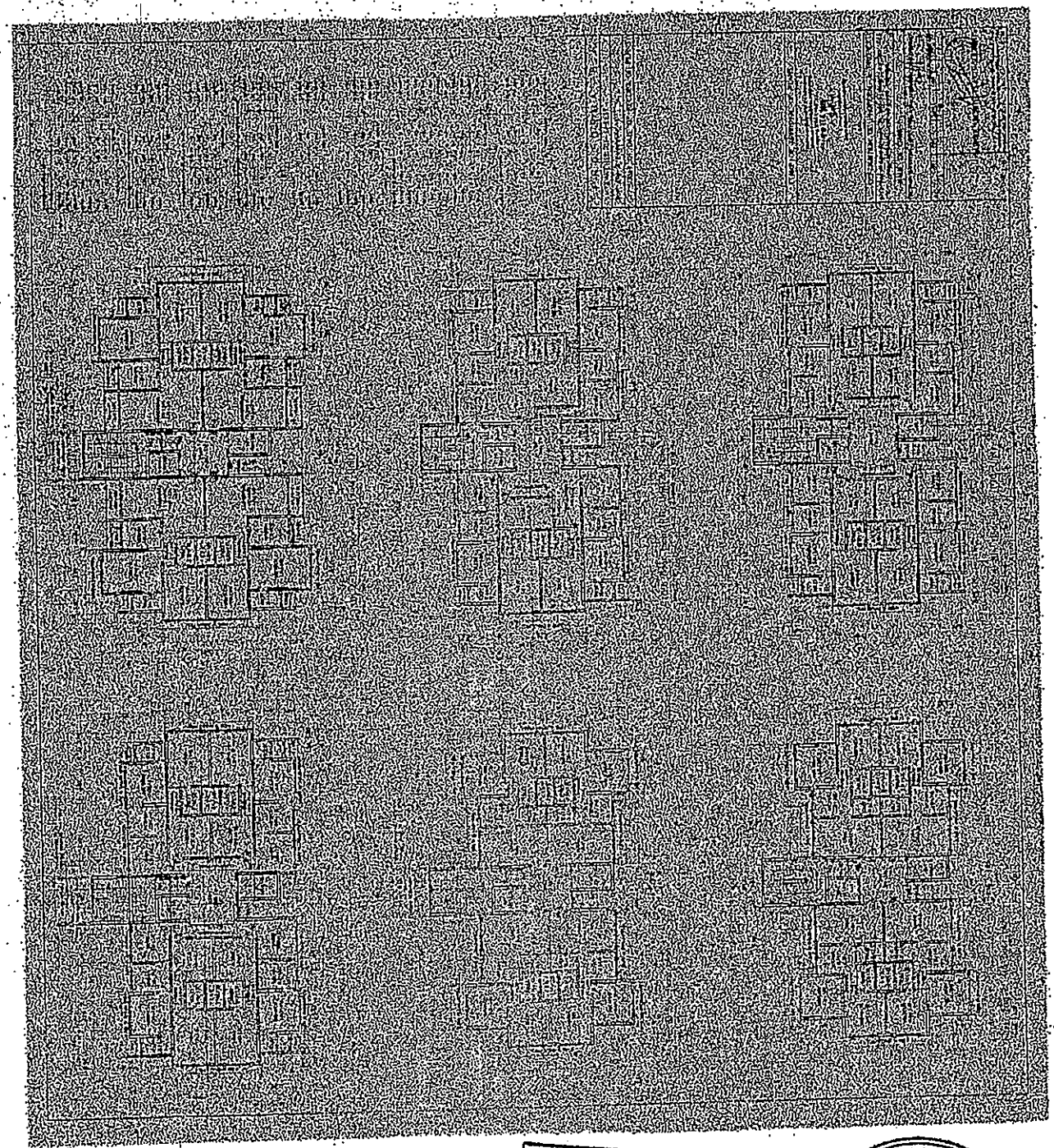
THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 6
सह-दुय्यम निबंधक, अंधेरी क्र.-६
मुंबई उपनगर जिल्हा वरिष्ठ
MUMBAI SUBURBAN DIST. (BANDRA)-6



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THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 9
सह. दुय्यम निबंधक, अंधेरी क्र. ९
उपनगर जिल्हा मुंबई
MUMBAI SUBURBAN DIST. (BANDRA)

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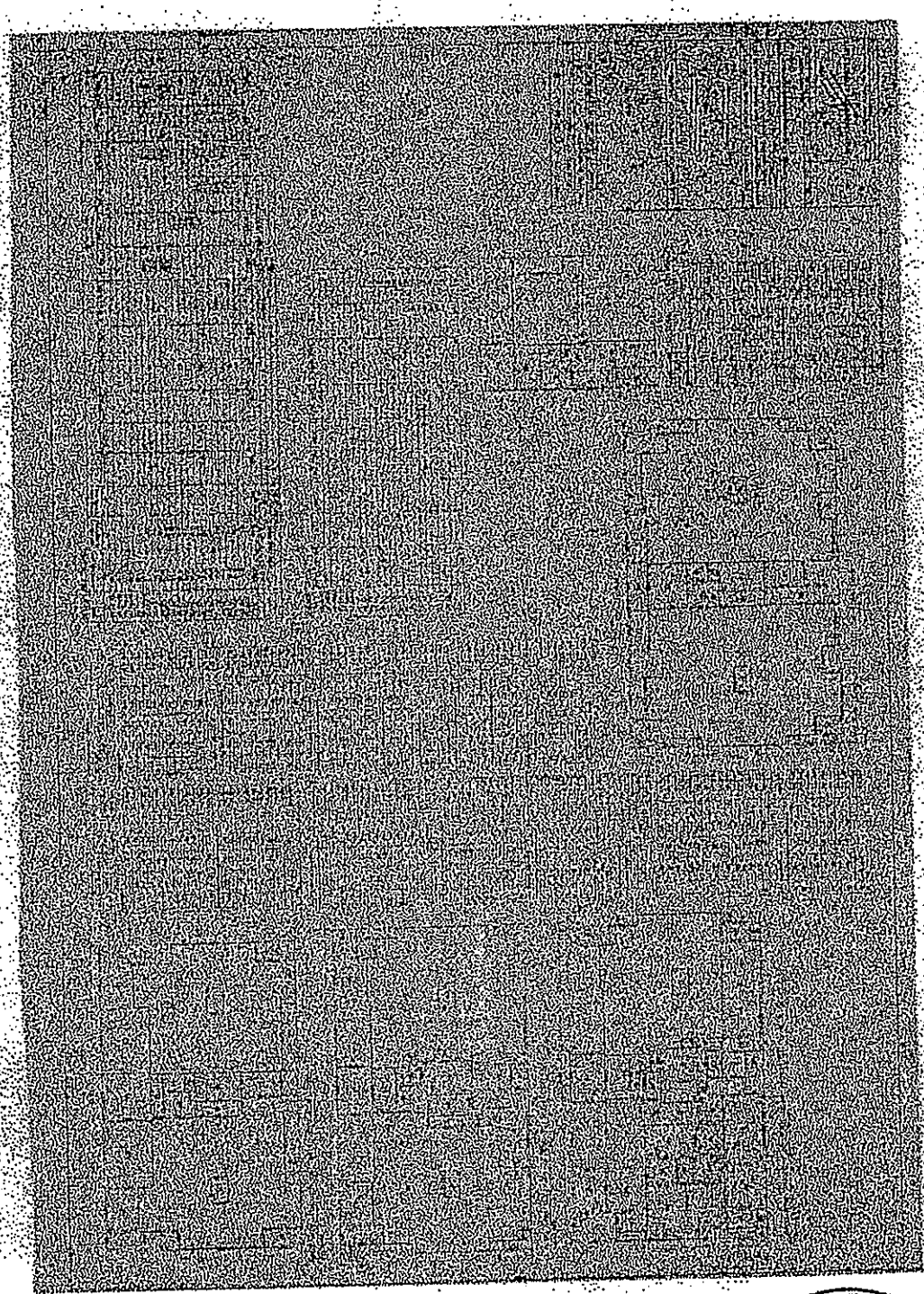
THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 6 • MUMBAI SUBURBAN DIST. (BANDRA) 6 • सह. दुय्यम निबंधक, अंधेरी क्र. ६ • मुंबई उपनगर जिल्हा वांद्रे



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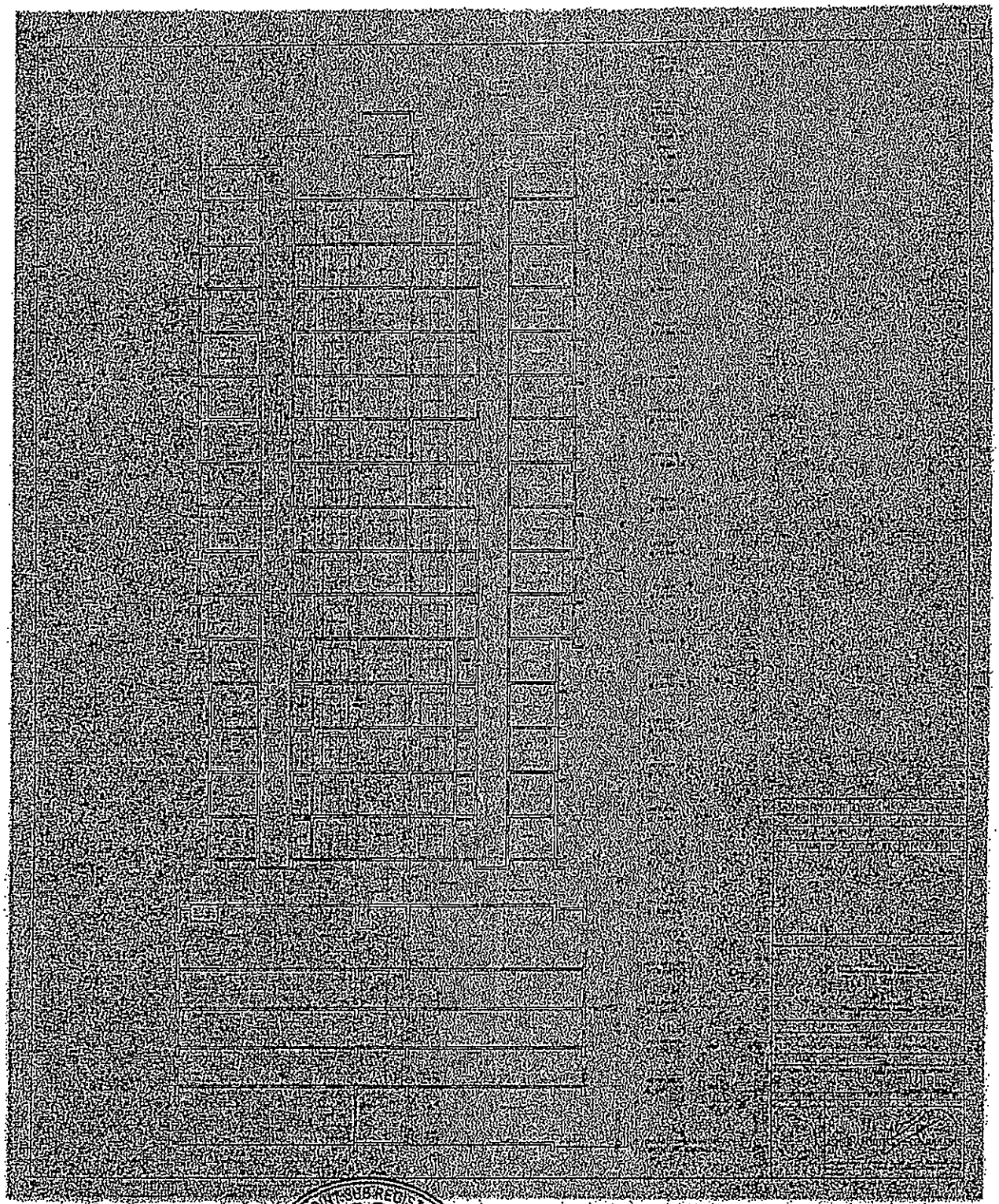
THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 6 • MUMBAI SUBURBAN DIST. (BANDRA) • सह. दुय्यम निबंधक, अंधेरी क्र. ६ • मुंबई उपनगर जिल्हा बांद्रा



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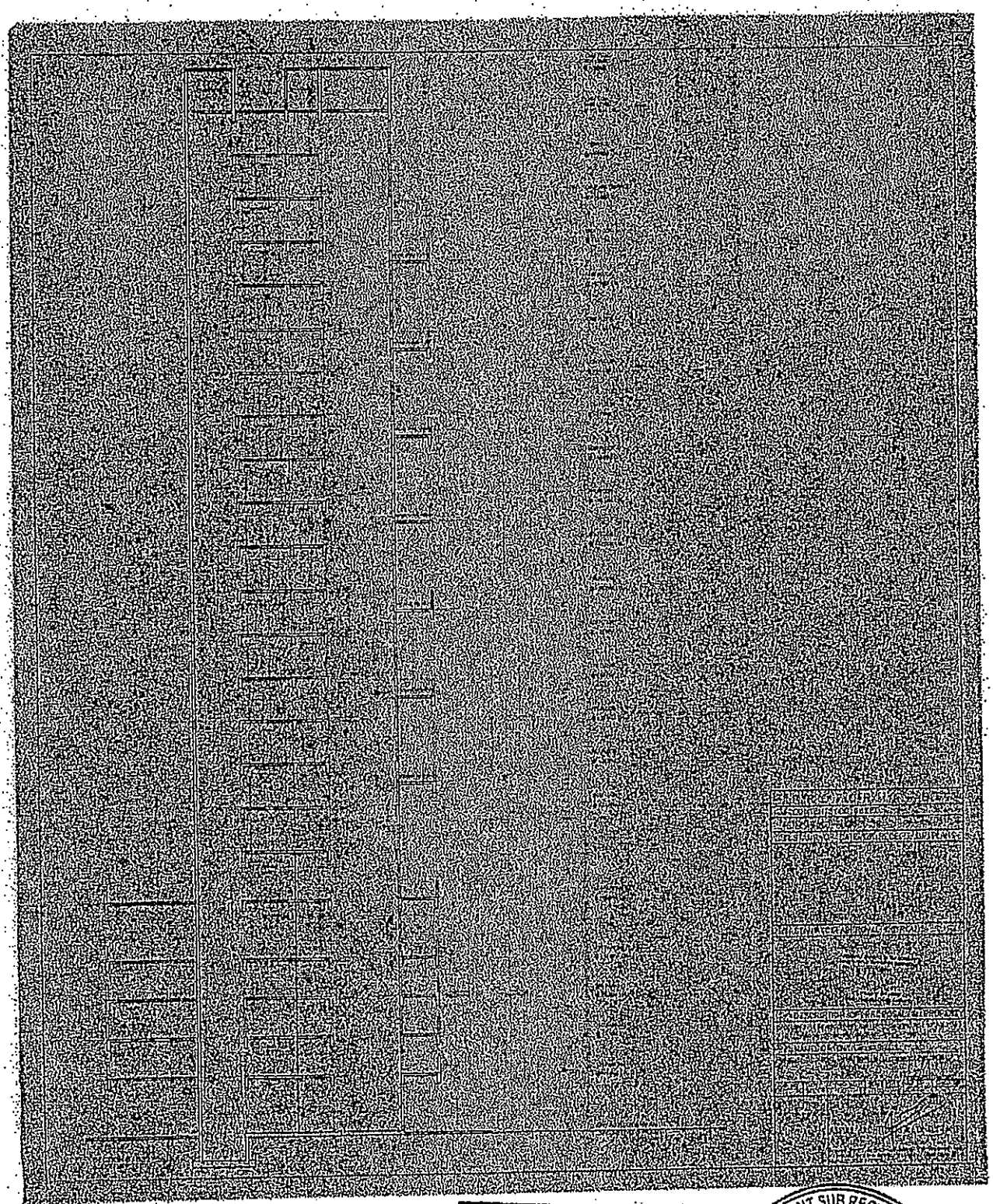
THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6
सह. दुय्यम निबंधक, अंधेरी क्र. ६
मुंबई उपनगर जिल्हा वांद्रे
MUMBAI SUBURBAN DIST. (BANDRA)-6



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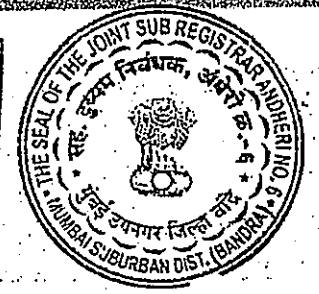

ANNEXURE - F

ANNEXURE - F

DEVELOPER COPY

Sr. No. 593

SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051.
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

NO KW/PVT/0170/20221004/AP/C 21 JUN 2023

COMMENCEMENT CERTIFICATE

To,
M/s. Platinum Strategic Developers LLP
901, Peninsula Heights,
C.D.Barfiwala Marg, Juhu Lane,
Andheri (West), Mumbai-400 058.

Composite Building

Sir,

With reference to your application No. 000261 dated 31/01/2023 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. 101, C.T.S. No. 833, Survey No. 141A

of village Ambivali T.P.S. No. --
ward K/W Situated at Andheri (West).

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI U/R No. K-W/PVT/0170/20221004/AP/ dt 19/01/2023
IOA/U/R No. K-W/PVT/0170/20221004/AP/C dt 16/02/2023
and on following conditions:

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

The C.E.O. (SRA) has appointed Shri. R. B. Patil
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.
This C.C is granted for work up to Plinth level.

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THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)

For and on behalf of Local Authority
The Slum Rehabilitation Authority

21/6/2023

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

ANNEXURE - 'H'

LAW SCRIBES
Advocates & Solicitors

Reference Number: LS/NM/VR/058

Date: 25th August, 2023

To:
The Maharashtra Real Estate Regulatory Authority (MAHARERA)
6th & 7th Floor, Housefin Bhavan, Plot No: C - 21, E - Block,
Bandra Kurla Complex, Bandra (E), Mumbai 400051.

LEGAL TITLE REPORT

Sub: Title clearance report with respect to all that piece and parcel land admeasuring 836 square meters or thereabouts bearing Plot No. 101, Survey No. 141A, and forming part of land bearing CTS no. 833 of Village Ambivali, Taluka Andheri in the Registration District of Mumbai Suburban and lying being and situate at Plot No. 101, Model Town, off J. P. Road, Four Bungalows, Andheri (West), Mumbai 400 053 (hereinafter referred to as **"the said Land"**).

1. On instructions of our clients **Platinum Strategic Developers LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, holding LLP identification no. AAB-3827 and having its registered office at 901, Peninsula Heights, C. D. Barfiwala Marg, Juhu Lane, Andheri (West), Mumbai 400058 (hereinafter referred to as **"the Developer"**), we have investigated the title of the Amod Co-operative Housing Society Limited, a co-operative society duly registered under Maharashtra Co-operative Societies Act, 1960, bearing registration no. BOM/HSG/K-West/7377/1984 and having its registered office at Plot No. 101, Model Town (Ambivali), Behind Sunil Nivas, Off J. P. Road, Four Bungalows, Andheri (West), Mumbai 400 053 (hereinafter referred to as **"the Society"**) to the said Land, and the Developer's entitlement to put up construction on the said Land. In the course of such investigation, we have perused photocopies of the following documents:

   a. Property Register Card in respect of the said Land viz. land forming part of CTS no. 833 of Village Ambivali, Taluka Andheri in the Registration District of Mumbai Suburban;

   b. Agreement dated 26th March, 1984;

   c. Order dated 31st March, 1984 issued by the Office of the Additional Collector, Mumbai Suburban District;

   d. Order dated 17th March, 2022 issued by the Office of the Collector, Mumbai Suburban District;

   e. Development Agreement dated 31st March, 2022, registered with the Sub-Registrar of Assurances at Andheri no. 1 under serial no. BDR1-5766-2022;

   f. Power of Attorney dated 31st March, 2022, registered with the Sub-Registrar of Assurances at Andheri no. 1 under serial no. BDR1-6643-2022;

   g. Letter of Intent (LOI) dated 19th January, 2023, bearing no. K/W/PVT/

703, 7th Floor, DLH Plaza, Beeta Society, S.V. Road, Andheri (West), Mumbai - 400 058.
T: +91 (22) 26204409, 26204236, 26204354 E: [illegible] W: www.lawscribes.in

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THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 5 MUMBAI SUBURBAN DIST. (BANDRA)

017020221004/EOI issued by the Slum Rehabilitation Authority (hereinafter referred to as the "SRA");

h. Intimation of Approval under sub regulation of Regulation 33(11) of the Development Control and Promotion Regulations 2034 for Greater Mumbai dated 16th February, 2023, bearing number K/W/PVT/0170/20221004/AP/C issued by the SRA;

i. Commencement Certificate dated 21st June, 2023, bearing number KW/PVT/0170/20221004/AP/C;

j. Search report dated 30th June, 2022 of the searches taken with the offices of the Sub-Registrar of Assurances at Mumbai, Bandra and Andheri Taluka for a period of 30 (Thirty) years from 1993 to 2022; and

k. Registration Certificate bearing No. P51800052098 issued by the Maharashtra Real Estate Regulatory Authority under the provisions of the Real Estate (Regulation and Development) Act, 2016.

2. We have also issued public notices in 2 (two) newspapers viz. Free Press Journal (English – Mumbai edition) and Navshakti (Marathi – Mumbai edition) both dated 14th June, 2023 for inviting claims in respect of the said Land.

3. On perusal of the above mentioned documents and all relevant documents relating to title of the said Land, and subject to what is stated therein, we are of the opinion that the title of the Society viz. the Amod Co-operative Housing Society Limited to the said Land is clear and without any encumbrances; and further that the Developer viz. **Platinum Strategic Developers LLP** is entitled to undertake redevelopment of the said Land by demolishing the old building earlier standing thereon and constructing new multi-storied building/s on the said Land in accordance with the terms and conditions of the Development Agreement dated 31st March, 2022.

Owner: Amod Co-operative Housing Society Limited, CTS no. 833 (part) of Village Ambivali, Taluka Andheri in the Registration District of Mumbai Suburban.

Developer: Platinum Strategic Developers LLP, CTS no. 833 (part) of Village Ambivali, Taluka Andheri in the Registration District of Mumbai Suburban.

4. The report reflecting the flow of the entitlement of the Developer to redevelop the said Land is enclosed herewith and marked as *Annexure 'A'*.

Yours faithfully
For *Law Scribes*

(Neil Mandevia)
Advocate & Solicitor

Encl: Annexure

LAW SCRIBES
Advocates & Solicitors

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THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 5 MUMBAI SUBURBAN DIS. (BANDRA) 5

Annexure 'A'

Flow of the entitlement of the Developer to redevelop the said Land:

1. On instructions of our clients viz. the Developer being **Platinum Strategic Developers LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, holding LLP identification no. AAB-3827 and having its registered office at 901, Peninsula Heights, C. D. Barfiwala Marg, Juhu Lane, Andheri (West), Mumbai 400058, we have investigated the Developer's entitlement to put up construction on the said Land as more particularly described in the Schedule hereunder written and as requested by the Developer, we are issuing this certificate in respect of its entitlement thereof.

2. In the course of such investigation of the entitlement of the Developer to put up construction on the said Land we have caused necessary searches to be taken with the office of the Sub-Registrar of Assurances at Mumbai, Bandra and Andheri Taluka for a period of 30 (Thirty) years from 1994 to 2023 and have also issued public notices in 2 (two) newspapers viz. Free Press Journal (English – Mumbai edition) and Navshakti (Marathi – Mumbai edition) both dated 14th June, 2023 for inviting claims in respect of the said Land.

3. During the course of investigation, the Developer has furnished to us copies of certain documents with regard to the said Land; and we have perused the same and the following emanates therefrom:

   a. The said Land was originally owned by the Government of Maharashtra, and the Government of Maharashtra through the office of the Additional Collector, Mumbai Suburban District had granted the said Land to the Society viz. the Amod Co-operative Housing Society Limited, a co-operative society duly registered under Maharashtra Co-operative Societies Act, 1960, bearing registration no. BOM/HSG/K-West/7377/1984 and having its registered office at Plot No. 101, Model Town (Ambivali), Behind Sunil Nivas, Off J. P. Road, Four Bungalows, Andheri (West), Mumbai 400 053 under an Agreement dated 26th March, 1984 on the terms and conditions more particularly stated therein.

   b. Pursuant thereto, an Order dated 31st March, 1984 was issued by the Additional Collector, Mumbai Suburban District thereby granting permission to construct a building on the said Land, subject to and under the provisions of the said Agreement dated 26th March, 1984.

   c. The Society accordingly constructed a building on the said Land, known as "*Amod*" comprising of ground plus 4 (four) upper floors containing in aggregate 20 (Twenty) self-contained flats (now demolished) (hereinafter referred to as "**the Old Building**"). The Old Building has since been demolished as elaborated hereinafter. The said Land and the Old Building are hereinafter collectively referred to as "**the said Property**".

   d. The Revenue and Forests Department by Notification dated 8th March, 2019, notified the Maharashtra Land Revenue (Conversion of Occupancy Class – II

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THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST.

and Leasehold Lands into Occupancy Class – I Lands) Rules, 2019 (hereinafter referred to as "**the Conversion Rules**"), for conversion of Occupancy Class – II and Leasehold Lands into Occupancy Class – I lands.

e. The Developer has informed us that, in furtherance of the Conversion Rules, the Society had made the requisite Application to the Office of the District Collector for conversion of the said Land (which is an Occupancy Class - II land) into Occupancy Class – I land. Accordingly, pursuant to payment of all the requisite conversion premiums to the concerned authority, the concerned authority viz. the Collector vide, its Order dated 17th March, 2022, has converted the said Land into Occupancy Class - I land. We have perused a photocopy of the said Order dated 17th March, 2022.

f. It appears from the documents perused by us (including the Development Agreement, as referred to hereinbelow) that the Society presently has 20 (Twenty) members who are holding shares issued by the Society and corresponding thereto were occupying their respective premises in the Old Building, prior to demolition of the Old Building (hereinafter collectively referred to as "**the Existing Members**").

g. In the circumstances, the Society is seized and possessed of the said Property as the owner thereof and the title of the Society appears to be clear and free from encumbrances.

h. It is recorded in the Development Agreement *(as defined hereinafter)* that the Old Building was in a dilapidated condition and beyond economical repairs and in view thereof, the Society was desirous of appointing a fit and a proper entity/person to undertake the redevelopment of the said Land by demolishing the Old Building; and by constructing on the said Land, new multi-storeyed building/s, by using and utilizing the entire available Floor Space Index (hereinafter referred to as "**FSI**") emanating from the said Land and also by consuming any additional FSI as may be permitted till 31st March, 2022.

i. By and under a Development Agreement dated 31st March, 2022 (hereinafter referred to as "**the Development Agreement**") made and executed between the Society, majority of the Existing Members of the Society and the Developer, the Society, has granted development rights in respect of the said Property to and in favour of the Developer, at and for the consideration and on terms and conditions more particularly contained therein. The said Development Agreement is registered with the Sub-Registrar of Assurances at Andheri no. 1 under serial no. BDR1-5766-2022. We have perused a photocopy of the said Development Agreement.

j. In addition to the said Development Agreement, the Society has also executed a Power of Attorney dated 31st March, 2022 in favour of the Developer (acting through its designated partners) and have conferred upon the Developer, certain powers and authorities to do various acts, things, and matters with respect to the redevelopment of the said Land (hereinafter referred to as "the

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THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 9 • MUMBAI SUBURBAN DIST. (BANDRA)

Power of Attorney"). The said Power of Attorney is registered with the Sub-Registrar of Assurances at Andheri no. 1 under serial no. BDR1-6643-2022. We have perused a photocopy of the said Power of Attorney.

k. As per the terms of the said Development Agreement, the Developer has agreed to provide certain constructed areas to the Existing Members as and by way of their respective permanent alternate accommodation in lieu of their respective premises in the Old Building, and the Developer has been authorised by the Society to sell or otherwise create third party rights in respect of the additional units/premises/flats in the new building (defined in the Development Agreement and hereinafter referred to as "Free Sale Area") to third parties on such terms as the Developer may deem fit and proper and which third parties would be admitted by the Society as its members.

l. The Development Agreement and the Power of Attorney are hereinafter collectively referred to as "**the Redevelopment Documents**".

m. In the circumstances, by virtue of the Redevelopment Documents, the Developer has become entitled to undertake redevelopment of the said Property on the terms and conditions mentioned in the Redevelopment Documents.

n. The Developer has informed us that, the Existing Members have since vacated the Old Building in accordance with the terms and conditions of the Redevelopment Documents, and the Developer has demolished the Old Building.

4. The name of the Society is reflected in the Property Register Card in respect of the said Land as the holder thereof. We have perused photocopy of the Property Register Card in respect of the said Land viz. land forming part of CTS no. 833 of Village Ambivali, Taluka Andheri in the Registration District of Mumbai Suburban.

5. As regards development and construction on the said Land as proposed by the Developer, from the documents and information furnished to us it appears that:

a. The Developer had made an application to the SRA, and the SRA has issued a Letter of Intent (LOI) dated 19th January, 2023 bearing number K/W/PVT/0170/20221004/LOI in respect of the redevelopment of the said Land.

b. Thereafter, the Developer had made the requisite application for sanction of plans for putting up construction of a multi-storeyed building on the said Land and based on such application, the SRA has issued Intimation of Approval under sub regulation of Regulation 33(11) of the Development Control and Promotion Regulations 2034 for Greater Mumbai dated 16th February, 2023, bearing number K/W/PVT/0170/20221004/AP/C for construction on the said Land; and

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THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 8 MUMBAI SUBURBAN DIST. (BANDRA)

c. Pursuant thereto, the SRA has issued a Commencement Certificate dated 21st June, 2023, bearing number KW/PVT/0170/20221004/AP/C and has permitted to commence construction on the said Land to the extent set out therein.

6. In the course of the searches caused to be taken by us with the offices of Sub-Registrars of Assurances, at Mumbai, Bandra and Andheri Taluka from 1994 to 2023 as aforesaid, we have not come across any entries of registration of any documents, whereby the Society's title to the said Land and/or the Developer's entitlement to put up construction on the said Land in accordance with the terms of the Redevelopment Documents, may be adversely affected.

7. In pursuance of the above referred public notices issued by us, we have not received any claims/objections.

8. The Developer has informed us, that the Developer has registered the project of development and construction on the said Land under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "RERA"), with the Maharashtra Real Estate Regulatory Authority, under registration No. P51800052098.

9. In the circumstances, in our opinion, subject to what is stated hereinabove, we are of the opinion that the Developer viz. Platinum Strategic Developers LLP is entitled to undertake development of the said Land by constructing a new multi-storied building on the said Land in accordance with the terms and conditions of the said Redevelopment Documents and in accordance with the approvals already granted and as may hereafter be granted by the SRA and the concerned authorities for carrying out construction on the said Land; and subject to the provisions of RERA, the Developer will be entitled to create third party rights in respect of the units/premises/flats comprised in the Free Sale Area as per the terms and conditions set out in the Redevelopment Documents.

SCHEDULE

Description of the said Land

All that piece and parcel land admeasuring 836 square meters or thereabouts bearing Plot No. 101, Survey No. 141A, and forming part of land bearing CTS no. 833 of Village Ambivali, Taluka Andheri in the Registration District of Mumbai Suburban and lying being and situate at Plot No. 101, Model Town, off J. P. Road, Four Bungalows, Andheri (West), Mumbai 400 053 and bounded as follows:

On or towards the North : By Layout Road;

On or towards the South : By Plot No. 102;

On or towards the East : By Layout Road; and

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THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)

On or towards the West : By Plot No. 100.

Dated this 23rd day of August, 2023

For *Law Scribes*

(Neil Mandevia)
Advocate & Solicitor

LAW SCRIBES
Advocates & Solicitors
7th Floor, DLH Plaza, Best Sq.
Andheri (W), Mumbai-400 058

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THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 6
सह दुय्यम निबंधक, अंधेरी क्र.-६
MUMBAI SUBURBAN DIST. (BANDRA)
मुंबई उपनगर जिल्हा (वांद्रे)

ANNEXURE -I

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 : P51800052098

Project: PLATINUM GRANDEUR , Plot Bearing / CTS / Survey / Final Plot No.:CTS NO 833 PLOT NO 101 SURVEY NO 141A at Ambivali, Andheri, Mumbai Suburban, 400053;

1. **Platinum Strategic Developers Llp** having its registered office / principal place of business at *Tehsil: Andheri, District: Mumbai Suburban, Pin: 400058.*
2. This registration is granted subject to the following conditions, namely:-
   - The promoter shall enter into an agreement for sale with the allottees;
   - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
   - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
     OR
     That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
   - The Registration shall be valid for a period commencing from **24/07/2023** and ending with **31/12/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
   - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
   - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:24-07-2023 16:53:55

Dated: 24/07/2023
Place: Mumbai

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

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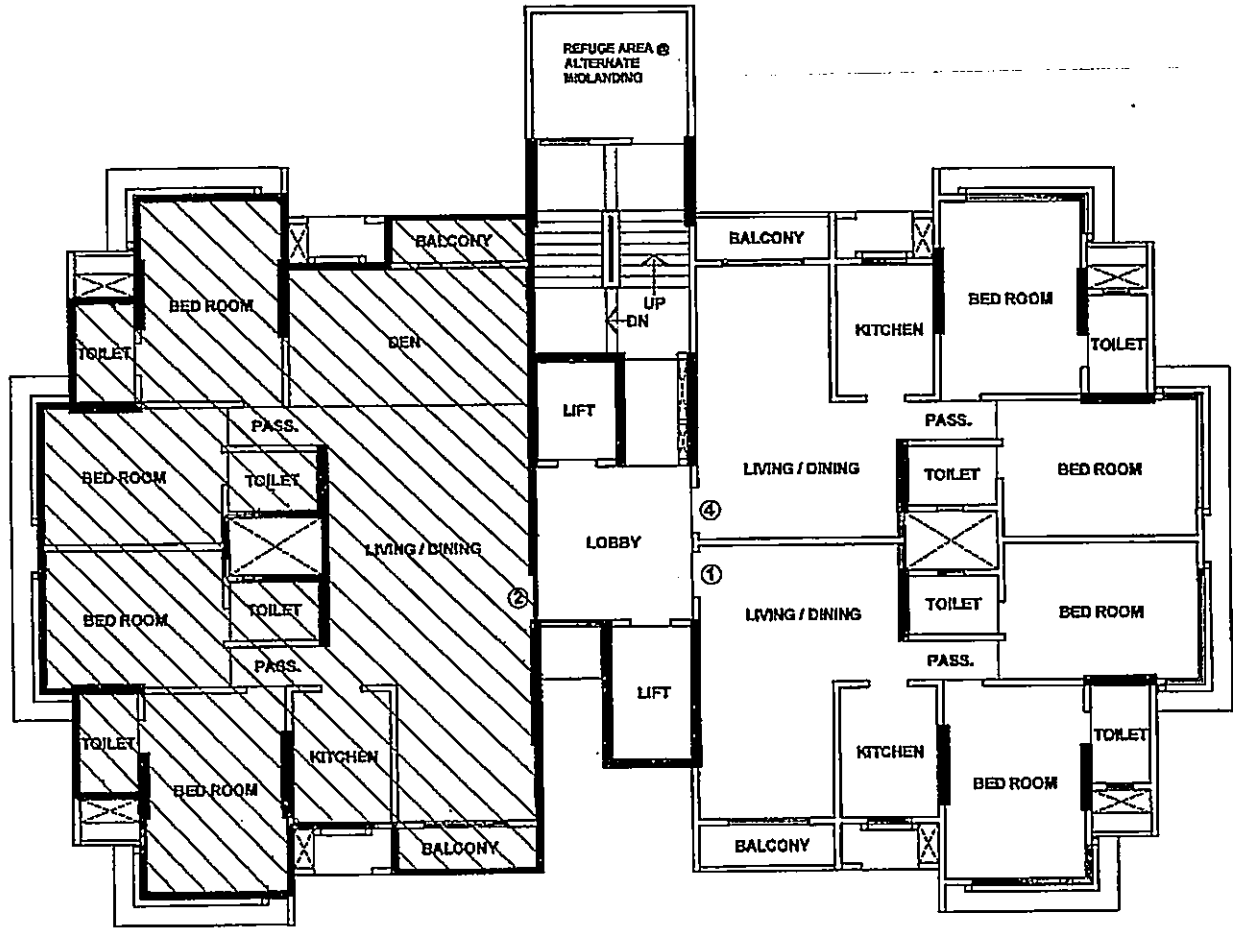
THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 9 • MUMBAI SUBURBAN DIST. (BANDRA) • सह. दुय्यम निबंधक, अंधेरी क्र. ९ मुंबई उपनगर जिल्हा (वांद्रे)

ANNEXURE - 'J'



16th (SIXTEENTH) LEVEL PLAN

PLATINUM GRANDEUR	NAME OF DEVELOPER	PLATINUM STRATEGIC DEVELOPERS LLP
MODEL TOWN, ANDHERI (W), MUMBAI	NAME OF ARCHITECT	ASPIRE ARCHITECTS & CONSULTANTS

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THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)

ANNEXURE 'J1'

The said Unit viz. residential Flat No. **1602**, on the **Eleventh** habitable floor (as per approvals) i.e. **Sixteenth** level from the ground level, admeasuring approximately **140.10** square meters carpet area (excluding the area of the balconies) (as per the definition of the term "carpet area" under Section 2 (k) of RERA); and in addition thereto having an attached/enclosed balcony with an area of **6.69** square meters carpet area, thus aggregating to an area of **146.79** square meters and the Parking Entitlement to park **3 (Three)** number of vehicle/s in the designated parking spaces in the Proposed Building to be known as ***"Platinum Grandeur"*** to be constructed on the said Land more particularly described in the **First Schedule** of the Agreement for Sale.

It is clarified that the carpet area of the said Unit, as mentioned hereinabove (excluding the area of balcony) is computed in accordance with the provisions of Section 2 (k) of RERA and as per the RERA Rules (viz. the net usable floor area of an apartment, 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 apartment.

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THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 6 सह. दुय्यम निबंधक, अंधेरी क्र. ६ मुंबई उपनगर जिल्हा (वर्ग-१) MUMBAI SUBURBAN DIST. (BANDRA)

ANNEXURE 'K'

DETAILS OF CONSIDERATION AND INSTALLMENTS OF CONSIDERATION

1. The total consideration (purchase price) payable by the Purchaser/s to the Developer in respect of the said Unit shall be **Rs. 5,28,69,000/- (Rupees Five Crore Twenty Eight Lakhs Sixty Nine Thousand Only).**

2. All cheques, pay orders, demand drafts issued towards sale bookings, allotment receipts and/or installments by the Purchaser/s in respect of Consideration Value shall be issued favouring **"Platinum Strategic Developers LLP Platinum Grandeur Master Escrow Account** bearing account no **57500001248937"** with HDFC Bank Ltd or in such other name as may be communicated to the Purchaser/s in writing by the Developer.

3. The Purchaser/s has/have already paid to the Developer a sum of **Rs. 1,05,73,800/- (Rupees One Crore Five Lakh Seventy Three Thousand Eight Hundred Only)** of the Consideration Value and the balance amount of **Rs. 4,22,95,200/- (Rupees Four Crore Twenty Two Lakh Ninety Five Thousand Two Hundred Only)** (hereinafter referred to as **"the Balance Consideration"**) is still to be paid by the Purchaser/s to the Developer.

4. The Total Consideration is to be paid by the Purchaser/s to the Developer in the following installments:

Payments to be made in the following manner	Amount to be paid
Amount paid by the Purchaser/s to the Developer prior to the execution hereof (the payment and receipt whereof the Developer doth hereby admit and acknowledge).	**Rs. 1,05,73,800/-** (Rupees One Crore Five Lakh Seventy Three Thousand Eight Hundred Only)
Amount to be paid by the Purchaser/s to the Developer simultaneously against the execution hereof	**Rs. 52,86,900/-** (Rupees Fifty Two Lakh Eighty Six Thousand Nine Hundred Only)
1st Tranche – Payable on or before 15th May, 2024	**Rs. 26,43,450/-** (Rupees Twenty Six Lakhs Forty Three Thousand Four Hundred Fifty Only)

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THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 9 सह. दुय्यम निबंधक, अंधेरी क्र. ९ MUMBAI SUBURBAN DIST. (BANDRA) उर्वरित उपनगर जिल्हा (बांद्रा)

2nd Tranche – Payable on or before 15th June, 2024	**Rs. 26,43,450/-** (Rupees Twenty Six Lakhs Forty Three Thousand Four Hundred Fifty Only)
3rd Tranche – Payable on or before 15th July, 2024	**Rs. 26,43,450/-** (Rupees Twenty Six Lakhs Forty Three Thousand Four Hundred Fifty Only)
On Completion of 7th Floor Slab	**Rs. 52,86,900/-** (Rupees Fifty Two Lakhs Eighty Six Thousand Nine Hundred Only)
On Completion of 12th Floor Slab	**Rs. 52,86,900/-** (Rupees Fifty Two Lakhs Eighty Six Thousand Nine Hundred Only)
On Completion of Terrace Slab	**Rs. 52,86,900/-** (Rupees Fifty Two Lakhs Eighty Six Thousand Nine Hundred Only)
On Completion of Internal and External Walls of the Apartment	**Rs. 26,43,450/-** (Rupees Twenty Six Lakhs Forty Three Thousand Four Hundred Fifty Only)
On Completion of Flooring, Tilling, Electrical & Concealed Plumbing of the Apartment	**Rs. 26,43,450/-** (Rupees Twenty Six Lakhs Forty Three Thousand Four Hundred Fifty Only)
On Completion of External Plumbing, External Finishing, Staircase & Lobbies up to the Floor Level of the Apartment	**Rs. 26,43,450/-** (Rupees Twenty Six Lakhs Forty Three Thousand Four Hundred Fifty Only)
On hand over of possession of Apartment or on receipt of OC or BCC, whichever is earlier	**Rs. 52,86,900/-** (Rupees Fifty Two Lakhs Eighty Six Thousand Nine Hundred Only)
TOTAL	**Rs. 5,28,69,000/-**

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Total Amount in Words: Rupees Five Crore Twenty Eight Lakhs Sixty Nine Thousand Only.

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 5 MUMBAI SUBURBAN DIST. (BANDRA)

ANNEXURE - 'L'

LIST OF THE SAID AMENITIES AND FACILITIES

PART A

COMMON AMENITIES AND FACILITIES FOR THE PROPOSED NEW BUILDING

- RCC framed structure as per Structural Consultant's design
- Surface Parking at podium level/s
- Mechanical stack parking at ground level
- Paving at ground / podium level/s
- Well-designed compound wall and entrance gate/s
- Well-decorated air-conditioned entrance lobby
- Passenger lifts of Eros / Kone / Otis / Fujitec or equivalent make
- Gymnasium area as permissible by statutory authorities
- Society Office as permissible by statutory authorities
- CCTV and Intercom system
- Planters and open-to-air seating at Terrace level
- Provision for Rainwater Harvesting system

PART B

SPECIFICIATIONS, AMENITIES FIXTURES, FITTINGS, AND AMENITIES TO BE PROVIDED IN THE SAID UNIT

- Main entrance flush door with digital safety lock of Yale / Hafele / Godrej or equivalent make
- Video Door Phone and Intercom at the main entrance door of each unit.
- Polished / Glazed / Vitrified tile flooring of Kajaria / Nitco / RAK in living room & bedrooms
- Anodized/Powder coated aluminum sliding/openable windows
- POP/Gypsum finished Internal walls with plastic emulsion paint or equivalent
- Marble / Granite / Stone cooking/preparation platform in kitchen
- Modular Kitchen with overhead and under counter cabinets
- Stainless steel sink of Kaff / Nirali or equivalent make in kitchen
- Provision for Water purifier connection in kitchen
- Provision for instant geyser and exhaust fan connection in kitchen and bathrooms
- European WC, Washbasin and C.P. fittings of Jaguar / Hindware or equivalent make in bathrooms
- Polished / Glazed / Vitrified floor tiles of Kajaria / Nitco / RAK or equivalent make in kitchen and bathrooms
- Ceramic / Polished / Glazed / Vitrified wall tiles of Kajaria / Nitco / RAK or equivalent make in kitchen (upto 600 mm above platform) and bathrooms (upto lintel level)
- Wooden / Marble / Granite / Stone jambs for doors and windows and Marble / Granite jambs for bathrooms
- LED Lights of Goldmedal / GM / Philips or equivalent in all Rooms
- Ceiling Fan of Havells / Orient / Crompton or equivalent make in all rooms
- Modular switches and plug points of Anchor / Goldmedal / GM or equivalent make and wires of Polycab / Finolex / Anchor or equivalent make
- Provision of Telephone and Cable TV points
- Concealed UPVC/ CPVC/ GI plumbing
- Concealed copper wiring and electrical points
- Sprinklers in all units as per CFO guidelines
- Provision for Mahanagar Gas Limited's Gas pipeline in Kitchen

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THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 5 • MUMBAI SUBURBAN DIST. (BANDRA)

ANNEXURE - 'M'

Amounts to be paid by the Purchaser/s to the Developer as per Clause 20.1 of the Agreement

1. A sum of Rs. 500/- towards acquiring the shares of the Society and entrance fee of Rs.100/- for the admission of the Purchaser/s to the Society, totaling to **Rs. 600/-** (Rupees Six Hundred Only).

2. A sum of **Rs. 2,84,400/-** (Rupees Two Lakhs Eighty Four Thousand Four Hundred Only) as a deposit towards provisional maintenance charges for 12 (Twelve) months in advance, commencing 7 (Seven) days after notice in writing is given by the Developer to the Purchaser/s that the said unit, is ready for being occupied, the Purchaser/s shall be liable to bear and pay the proportionate share of the maintenance charges and other monthly outgoings in respect of the said unit. After the completion of the initial 12 (Twelve) months as aforesaid or exhaustion of the said deposit amount (whichever is earlier), the Purchaser/s shall be liable to bear and pay the maintenance charges in respect of the said unit and the Purchaser/s further undertake/s to pay such provisional monthly contribution on or before the 5th day of each month in advance till handover of the management of the Proposed Building to the Society to the Developer and thereafter to the Society; and the Purchaser/s shall not withhold the same for any reason whatsoever. It is further agreed that the Purchaser/s will be liable to pay the Agreed Rate of Interest to the Developer for any delay in payment of such outgoings;

3. A sum of **Rs. 1,58,000/-** (Rupees One Lakh Fifty Eight Thousand Only) shall be paid to the society towards Sinking fund/Corpus fund.

4. A sum of **Rs. 1,00,000/-** (Rupees One Lakh Only) towards Gymnasium membership charges (Non-Refundable);

5. A sum of **Rs. 20,000/-** (Rupees Twenty Thousand Only) towards legal and documentation charges (Non-Refundable);

6. A sum of **Rs. 50,000/-** (Rupees Fifty Thousand Only) towards charges for water meter, electric meter and cables and other utility deposits (Non-Refundable);

7. Balance of all taxes including but not limited to GST if any, applicable towards the items mentioned hereinabove above and otherwise in the Agreement. Time as to payment of the aforesaid amounts shall be of the essence of this Agreement.

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THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 9 MUMBAI SUBURBAN DIST. (BANDRA)

सह दुय्यम निबंधक अंधेरी-1

एमटीएनएल ईमारत,दुसरा मजला,लल्लुभाई पार्क,पारसी कॉलनी, अंधेरी(पश्चिम), मुंबई - 400058

जा.क्र.वांद्रे/आस्था/अं-1/मु.वि/ ९७५ /२०१९. दिनांक :२७/३/२०१९

प्रति.

सेक्रटरी
मे.अनोद को ऑ हौ सोसा लि,
प्लॉट नं.101, मॉडेल टॉऊन, सुनिल निवास जवळ,
चार बंगला, ऑफ जे.पी.रोड, अंधेरी प, मुंबई.

विषय -:झोन प्रमाणपत्र मिळणेबाबत
मौजे-आंबिवली, ता-अंधेरी, प्लॉट नं.101, सिटीएसनं.833 पार्ट,

संदर्भ-: 1.आपला दिनांक 11/02/2019 रोजीचा अर्ज.
2.या कार्यालयाचे जा.क्र.वांद्रे/आस्था/अं-1/177/19 दि.18/02/2019 रोजीचे पत्र.
3.मा.उपसंचालक,नगररचना आणि मुल्यनिर्धारण विभाग, मुबई प्रदेश (मुल्यांकन) यांचे जा.क्र.उसंनर/मुंप्र/(मु)/147 दि.07/03/2019 रोजीचे पत्र, या कार्यालयास प्राप्त दिनांक 15/03/2019.

महोदय;

प्रस्तुत प्रकरणी आपणास कळविण्यात येते की, मौजे-आंबिवली, ता-अंधेरी येथील प्लॉट नं.101, सीटीएसनं.833 पार्ट मधील आपल्या मिळकतीचा झोन निश्चित करण्याबाबत संदर्भिय पत्र क्र.1 अन्वये या कार्यालयात विनंती अर्ज सादर करण्यात आला होता व त्याअनुषंगाने या कार्यालयाने आपला अर्ज संदर्भिय पत्र क्र.2 अन्वये मा.उपसंचालक,नगररचना आणि मुल्यनिर्धारण विभाग, मुबई प्रदेश (मुल्यांकन) यांचे कार्यालयाकडे सादर करण्यात आला होता .

उपरोक्ताबाबत मा.उपसंचालक,नगररचना आणि मुल्यनिर्धारण विभाग, मुबई प्रदेश (मुल्यांकन) यांचे संदर्भिय पत्र क्र.3 अन्वये आपले अर्जाचे अवलोकन करून आपल्या संदर्भिय अर्जात नमूद जागेचे स्थान हे सन 2017-18 चे मुल्यदर विभाग क्र.47/233 मध्ये समाविष्ट करण्यात आले आहे. सदर बाब हि या प्रकरणाशीच संबंधीत आहे. सबब येणेप्रमाणे आपण आपल्या मिळकतीबाबत वरील प्रमाणे कार्यवाही करावी.

सोबत -:माहितीकरिता संदर्भिय पत्र क्र.3 ची प्रत.

सह. दुय्यम निबंधक, अंधेरी क्र.-१
मुंबई उपनगर जिल्हा.

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THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO.1 सह. दुय्यम निबंधक, अंधेरी क्र.-१ मुंबई उपनगर जिल्हा वांद्रे MUMBAI SUBURBAN DIST. (BANDRA)

नगर रचना आणि मूल्यनिर्धारण विभाग
मुंबई प्रदेश (मूल्यांकन), मुंबई
जुने जकात गृह, डी. डी. ईमारत, 1ला मजला, शहीद भगतसिंग मार्ग, फोर्ट, मुंबई - 400 023
फोन नं. (022) 22690368 Email ID:- ddtpmumbai@gmail.com

जा. क्र. प्र. क्र./झोन दाखला/९४८ दि :- ५ /3/2019

प्रति,

सह दुय्यम निबंधक,
अंधेरी क्र. 1

विषय:- मूल्यदर विभाग निश्चिती करुन मिळणेबाबत.
मौजे- आंबिवली, ता .अंधेरी. सि. टी. एस. क्र. 833पार्ट, प्लॉट नं. 101.

संदर्भ:- आपले पत्र क्र. जा. क्र. /वांद्रे/आस्था/अं-1/ मु/वि/ 177 /2019,
दि. 18/02/2019

विषयांकित प्रकरणी आपल्या संदर्भाधिन पत्राच्या अनुषंगाने आपणास कळविण्यात येते की, मौजे- आंबिवली, ता .अंधेरी. सि. टी. एस. क्र. 833पार्ट, प्लॉट नं. 101 ही मिळकत सन 2017-18 च्या (सन 2018-19 करिता कायम) चे बाजारमूल्य दर तक्त्यामध्ये बाजार मूल्यदर विभाग क्रमांक 47/233 मध्ये समाविष्ट आहे. त्यामुळे झोन दाखला देण्याचा प्रश्न उद्भवत नाही.

5-3-19

(जितेंद्र ल. भोपळे)
उपसंचालक, नगर रचना,
मंबई प्रदेश (मूल्यांकन),मुंबई

बदर - १७/		
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Steno PC/ Zone Dakhla

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 1 • सह. दुय्यम निबंधक, अंधेरी क्र. १ • MUMBAI SUBURBAN DIST. (BANDRA)

सह दुय्यम निबंधक अंधेरी-1

एमटीएनएल ईमारत,दुसरा मजला,लल्लुभाई पार्क,पारसी कॉलनी,
अंधेरी(पश्चिम), मुंबई - 400058

d/c

जा.क्र.वांद्रे/आस्था/अं-1/मु.वि/९७७ /२०१९ . दिनांक : १८/०१/२०१९

प्रति,
मा.उपसंचालक
नगररचनाकार,नगररचना,
मुंबई प्रदेश (मुल्यांकन), मुंबई

विषय:- झोन प्रमाणपत्र मिळण्याबाबत.
नमूद, 833 पार्ट, प्लॉट नं.101, अमोद को ऑ हौ सोसा लि, मौजे-आंबिवली, तालुका-अंधेरी.
संदर्भ:- मे.अमोद को ऑ हौ सोसा लि यांचा दिनांक 11/02/2019 रोजीचा अर्ज.

महोदय,

प्रस्तुत प्रकरणी विषयांकित संदर्भिय प्रकरणी आपणास सविनय सादर करण्यात येते की, संदर्भिय पत्रामध्ये पक्षकारांनी त्यांच्या मिळकतीचा सीटीएसक्र.833 पार्ट, प्लॉट नं.101 हा बाजारमुल्य दरतक्ता सन 2017-18 चे दोन मुल्यांकन विभाग मध्ये दर्शविण्यात आला असून त्यांची मिळकत मुल्यांकन विभाग 47/233 मध्ये येत असून तसे सीटीएस क्र.833 पार्ट, प्लॉट नं.101 चे झोन प्रमाणपत्र मिळण्याबाबत संदर्भिय विनंती अर्ज सादर केलेला आहे.

पक्षकारांचे संदर्भिय पत्रासोबत जोडलेल्या नकाशाचे तसेच संबधीत कागदपत्रांचे अवलोकन तसेच पडताळणी केली असता पक्षकारांच्या विनंतीस अनुसरुन आपणास सविनय सादर करण्यात येते की, वरील मे.अमोद को ऑ हौ सोसा लि यांच्या संदर्भिय पत्रातील नमूद सीटीएसक्र.833 पार्ट, प्लॉट नं.101, मौजे -आंबिवली, तालुका-अंधेरी या मिळकतीच्या दस्तातील मुल्यांकनाकरीता कोणता मुल्यदर विभाग निश्चित करावा याबाबत मार्गदर्शन व्हावे. हि विनंती.

सोबत:-संदर्भिय पत्र व कागदपत्रे.

आपला विश्वासू,

सह. दुय्यम निबंधक, अंधेरी क्र.-१
मुंबई उपनगर जिल्हा.

१८.०१.१९
लिपिक,
उपसंचालक, नगर रचना,
मुंबई प्रदेश (मुल्यांकन), मंबई

823

बदर - १७/		
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THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 9 MUMBAI SUBURBAN DIST. (BANDRA)
सह. दुय्यम निबंधक, अंधेरी क्र. ९
मुंबई उपनगर जिल्हा वांद्रे

08/04/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 1

दस्त क्रमांक : 5766/2022

नोंदणी :

Regn:63m

गावाचे नाव : ओशिवरा

(1)विलेखाचा प्रकार	विकसनकरारनामा	
(2)मोबदला	57184000	
(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	65631000	

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(4) मू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव:मुंबई महापालिका इतर वर्णन :, इतर माहिती: डेव्हलपमेंट अॅग्रीमेंट : जमीन - क्षेत्रफळ,जमीन को ऑप हौसिंग सोसायटी लीमीटेड,तळ मजला + 4 मजले,प्लॉट नं 101,मॉडेल टाउन,फोर बंगला,सुनील निवास च्या मागे,ऑफ जे पी रोड,अंधेरी पश्चिम,मुंबई - 400053. अभिनिर्णित दस्त : एडीजे/1100900/248/2022 दिनांक 30/03/2022 प्लॉट चे क्षेत्र फक्त 836 चौ मीटर,प्लॉट नं 101,सर्वे नं 141ए,सीटीएस नं 833,विलेज ओशिवरा,तालुका अंधेरी,मरसेल मुद्रांक शुल्क रु 34,02,500/-,इतर माहिती दस्तात नमूद केल्याप्रमाणे. PUI: KW17015411900000 ((C.T.S. Number : 833 ; Survey Number : 141A, PLOT NO 101 ;))

(5) क्षेत्रफळ

1) 836 चौ.मीटर

(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

1): नाव:-अमोद को ऑप हाउसिंग सोसायटी लिमिटेड चे चेअरमेन अरविंद बी मांडी वय:-71; पत्ता:-प्लॉट नं: ऑफिस , माळा नं: प्लॉट नं 101, इमारतीचे नाव: अमोद को ऑप हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: मॉडेल टाउन (अंधिवली) सुनील निवास च्या मागे 4 बंगला , रोड नं: ऑफ जे पी रोड अंधेरी प, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-AADAA8714D

2): नाव:-अमोद को ऑप हाउसिंग सोसायटी लिमिटेड चे सेक्रेटरी प्रवीण व्ही जोशी वय:-51; पत्ता:-प्लॉट नं: ऑफिस , माळा नं: प्लॉट नं 101, इमारतीचे नाव: अमोद को ऑप हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: मॉडेल टाउन (अंधिवली) सुनील निवास च्या मागे 4 बंगला , रोड नं: ऑफ जे पी रोड अंधेरी प, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-AADAA8714D

3): नाव:-अमोद को ऑप हाउसिंग सोसायटी लिमिटेड चे माननीय एम सी मेंबर सुरज पी मेर्वेकर वय:-46; पत्ता:-प्लॉट नं: ऑफिस , माळा नं: प्लॉट नं 101, इमारतीचे नाव: अमोद को ऑप हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: मॉडेल टाउन (अंधिवली) सुनील निवास च्या मागे 4 बंगला , रोड नं: ऑफ जे पी रोड अंधेरी प, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-AADAA8714D

4): नाव:-(मेंबर मान्यता देणार) अमोद को ऑप हाउसिंग सोसायटी लिमिटेड चे समासद देवयानी एस पारीख वय:-67; पत्ता:-प्लॉट नं: फ्लॅट नं 1, माळा नं: प्लॉट नं 101, इमारतीचे नाव: अमोद को ऑप हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: मॉडेल टाउन (अंधिवली) सुनील निवास च्या मागे 4 बंगला, रोड नं: ऑफ जे पी रोड अंधेरी प, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-AGFPP1520M

5): नाव:-(मेंबर मान्यता देणार) अमोद को ऑप हाउसिंग सोसायटी लिमिटेड चे समासद राकेश के सिंग तर्फे मुखत्यार गीता राकेश सिंग वय:-56; पत्ता:-प्लॉट नं: फ्लॅट नं 2, माळा नं: प्लॉट नं 101, इमारतीचे नाव: अमोद को ऑप हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: मॉडेल टाउन (अंधिवली) सुनील निवास च्या मागे 4 बंगला, रोड नं: ऑफ जे पी रोड अंधेरी प, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-AAQPS4451B

6): नाव:-(मेंबर मान्यता देणार) अमोद को ऑप हाउसिंग सोसायटी लिमिटेड चे समासद राकेश सिंग तर्फे मुखत्यार गीता राकेश सिंग वय:-56; पत्ता:-प्लॉट नं: फ्लॅट नं 3, माळा नं: प्लॉट नं 101, इमारतीचे नाव: अमोद को ऑप हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: मॉडेल टाउन (अंधिवली) सुनील निवास च्या मागे 4 बंगला , रोड नं: ऑफ जे पी रोड अंधेरी प, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-AAQPS4451B

7): नाव:-(मेंबर मान्यता देणार) अमोद को ऑप हाउसिंग सोसायटी लिमिटेड चे समासद गीता - सिंग वय:-56; पत्ता:-प्लॉट नं: फ्लॅट नं 3, माळा नं: प्लॉट नं 101, इमारतीचे नाव: अमोद को ऑप हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: मॉडेल टाउन (अंधिवली) सुनील निवास च्या मागे 4 बंगला , रोड नं: ऑफ जे पी रोड अंधेरी प, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-AAQPS4452C

8): नाव:-(मेंबर मान्यता देणार) अमोद को ऑप हाउसिंग सोसायटी लिमिटेड चे समासद रेखा ओर सीताफर वय:-75; पत्ता:-प्लॉट नं: फ्लॅट नं 5, माळा नं: प्लॉट नं 101, इमारतीचे नाव: अमोद को ऑप हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: मॉडेल टाउन (अंधिवली) सुनील निवास च्या मागे 4 बंगला , रोड नं: ऑफ जे पी रोड अंधेरी प, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-AFLPL2623J

9): नाव:-(मेंबर मान्यता देणार) अमोद को ऑप हाउसिंग सोसायटी लिमिटेड चे समासद रमाकांत एन पाटील वय:-76; पत्ता:-प्लॉट नं: फ्लॅट नं 7, माळा नं: प्लॉट नं 101, इमारतीचे नाव: अमोद को ऑप हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: मॉडेल टाउन (अंधिवली) सुनील निवास च्या मागे 4 बंगला , रोड नं: ऑफ जे पी रोड अंधेरी प, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-AFHPP0915R

10): नाव:-(मेंबर मान्यता देणार) अमोद को ऑप हाउसिंग सोसायटी लिमिटेड चे समासद प्रदीप व्ही जोशी वय:-51; पत्ता:-प्लॉट नं: फ्लॅट नं 8, माळा नं: प्लॉट नं 101, इमारतीचे नाव: अमोद को ऑप हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: मॉडेल टाउन (अंधिवली) सुनील निवास च्या मागे 4 बंगला, रोड नं: ऑफ जे पी रोड अंधेरी प, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-AKEPJ6797K

11): नाव:-(मेंबर मान्यता देणार) अमोद को ऑप हाउसिंग सोसायटी लिमिटेड चे समासद पी के शामोरे वय:-75; पत्ता:-प्लॉट नं: फ्लॅट नं 9, माळा नं: प्लॉट नं 101, इमारतीचे नाव: अमोद को ऑप हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: मॉडेल टाउन (अंधिवली) सुनील निवास च्या मागे 4 बंगला, रोड नं: ऑफ जे पी रोड अंधेरी प, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-ABNPT3205C

12): नाव:-(मेंबर मान्यता देणार) अमोद को ऑप हाउसिंग सोसायटी लिमिटेड चे समासद जयश्री एस जोशी वय:-66; पत्ता:-प्लॉट नं: फ्लॅट नं 10, माळा नं: प्लॉट नं 101, इमारतीचे नाव: अमोद को ऑप हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: मॉडेल टाउन (अंधिवली) सुनील निवास च्या मागे 4 बंगला, रोड नं: ऑफ जे पी रोड अंधेरी प, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-AAGPJ9071Q

	13): नाव:-(मेंबर मान्यता देणार) अमोद को ऑप हाउसिंग सोसायटी लिमिटेड चे सभासद संगीता जी पोतदार वय:-56; पत्ता:-प्लॉट नं: फ्लॅट नं 11, माळा नं: प्लॉट नं 101, इमारतीचे नाव: अमोद को ऑप हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: मॉडेल टाउन (अंधेरी) सुनील निवास च्या मागे 4 बंगला, रोड नं: ऑफ जे पी रोड अंधेरी प, महाराष्ट्र, मुम्बई. Pin कोड:-400053 पॅन नं:-ABPPP1811J 14): नाव:-(मेंबर मान्यता देणार) अमोद को ऑप हाउसिंग सोसायटी लिमिटेड चे सभासद अक्षालता एन भंडारकर वय:-60; पत्ता:-प्लॉट नं: फ्लॅट नं 12, माळा नं: प्लॉट नं 101 , इमारतीचे नाव: अमोद को ऑप हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: मॉडेल टाउन (अंधेरी) सुनील निवास च्या मागे 4 बंगला, रोड नं: ऑफ जे पी रोड अंधेरी प, महाराष्ट्र, मुम्बई. Pin कोड:-400053 पॅन नं:-AELPB0638J 15): नाव:-(मेंबर मान्यता देणार) अमोद को ऑप हाउसिंग सोसायटी लिमिटेड चे सभासद लक्ष्मीकान्ता एल पोतुमुडी वय:-74; पत्ता:-प्लॉट नं: फ्लॅट नं 14, माळा नं: प्लॉट नं 101 , इमारतीचे नाव: अमोद को ऑप हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: मॉडेल टाउन (अंधेरी) सुनील निवास च्या मागे 4 बंगला , रोड नं: ऑफ जे पी रोड अंधेरी प, महाराष्ट्र, मुम्बई. Pin कोड:-400053 पॅन नं:-AIFPP4012L 16): नाव:-(मेंबर मान्यता देणार) अमोद को ऑप हाउसिंग सोसायटी लिमिटेड चे सभासद ठाकर हरिप्रसन - वय:-63; पत्ता:-प्लॉट नं: फ्लॅट नं 15, माळा नं: प्लॉट नं 101 , इमारतीचे नाव: अमोद को ऑप हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: मॉडेल टाउन (अंधेरी) सुनील निवास च्या मागे 4 बंगला , रोड नं: ऑफ जे पी रोड अंधेरी प, महाराष्ट्र, मुम्बई. Pin कोड:-400053 पॅन नं:-ABYPR1435K 17): नाव:-(मेंबर मान्यता देणार) अमोद को ऑप हाउसिंग सोसायटी लिमिटेड चे सभासद सुरज जी वेर्णेकर वय:-46; पत्ता:-प्लॉट नं: फ्लॅट नं 16, माळा नं: प्लॉट नं 101 , इमारतीचे नाव: अमोद को ऑप हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: मॉडेल टाउन (अंधेरी) सुनील निवास च्या मागे 4 बंगला , रोड नं: ऑफ जे पी रोड अंधेरी प, महाराष्ट्र, मुम्बई. Pin कोड:-400053 पॅन नं:-AAEPV7618M 18): नाव:-(मेंबर मान्यता देणार) अमोद को ऑप हाउसिंग सोसायटी लिमिटेड चे सभासद उल्हास एच भोळे वय:-63; पत्ता:-प्लॉट नं: फ्लॅट नं 17, माळा नं: प्लॉट नं 101 , इमारतीचे नाव: अमोद को ऑप हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: मॉडेल टाउन (अंधेरी) सुनील निवास च्या मागे 4 बंगला , रोड नं: ऑफ जे पी रोड अंधेरी प, महाराष्ट्र, मुम्बई. Pin कोड:-400053 पॅन नं:-AAAPB7856R 19): नाव:-(मेंबर मान्यता देणार) अमोद को ऑप हाउसिंग सोसायटी लिमिटेड चे सभासद प्रकाश कुमार चे जोशी वय:-52; पत्ता:-प्लॉट नं: फ्लॅट नं 18, माळा नं: प्लॉट नं 101 , इमारतीचे नाव: अमोद को ऑप हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: मॉडेल टाउन (अंधेरी) सुनील निवास च्या मागे 4 बंगला, रोड नं: ऑफ जे पी रोड अंधेरी प, महाराष्ट्र, मुम्बई. Pin कोड:-400053 पॅन नं:-AFEPJ3597G 20): नाव:-(मेंबर मान्यता देणार) अमोद को ऑप हाउसिंग सोसायटी लिमिटेड चे सभासद अरविंद जी गांधी वय:-71; पत्ता:-प्लॉट नं: फ्लॅट नं 19, माळा नं: प्लॉट नं 101 , इमारतीचे नाव: अमोद को ऑप हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: मॉडेल टाउन (अंधेरी) सुनील निवास च्या मागे 4 बंगला, रोड नं: ऑफ जे पी रोड अंधेरी प, महाराष्ट्र, मुम्बई. Pin कोड:-400053 पॅन नं:-ABXPG3972[illegible] 21): नाव:-(मेंबर मान्यता देणार) अमोद को ऑप हाउसिंग सोसायटी लिमिटेड चे सभासद [illegible] भारत पी बिलवाडकर वय:-66; पत्ता:-प्लॉट नं: फ्लॅट नं 20, माळा नं: प्लॉट नं 101 , इमारतीचे नाव: अमोद को ऑप हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: मॉडेल टाउन (अंधेरी) सुनील निवास च्या मागे 4 बंगला, रोड नं: ऑफ जे पी रोड अंधेरी प, महाराष्ट्र, मुम्बई. Pin कोड:-400053 पॅन नं:-AFVPB0140F
(8)दस्तऐवज करुन देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्लॅटिनम स्ट्रेटेजिक डेव्हलपर्स एल एल पी चे भागिदार विलास नवीनचंद्र रतनसी [illegible] प्रकाश - वारंग वय:-49; पत्ता:-प्लॉट नं: ऑफिस नं 901, माळा नं: 9, इमारतीचे नाव: पेनिन्सुला [illegible] ब्लॉक नं: सी डी बर्फीवाला मार्ग, रोड नं: जुहू तारा अंधेरी प, महाराष्ट्र, मुम्बई. Pin कोड:-400[illegible] नं:-AAOFP5887N
(9) दस्तऐवज करुन दिल्याचा दिनांक	31/03/2022
(10)दस्त नोंदणी केल्याचा दिनांक	03/04/2022
(11)अनुक्रमांक,खंड व पृष्ठ	5766/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	3402500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा-तपशील दस्तप्रकारानुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

बदर - १७/

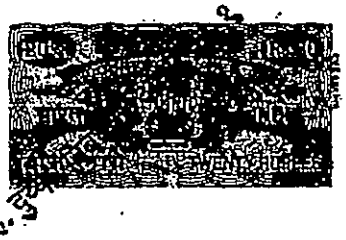
७०३१ | ९९२३ | २०२४

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO.5 सह. दुय्यम निबंधक, अंधेरी क्र. ५ मुंबई उपनगर जिल्हा बांद्रे MUMBAI SUBURBAN DIST. (BANDRA)

Payment Details

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/1100900/248/2022	1100900	3402500	SD		
2		DHC		0804202203177	2000	RF	0804202203177D	08/04/2022
3		DHC		0804202204173	1400	RF	0804202204173D	08/04/2022
4		eChallan		MH015432097202122E	30000	RF	0000179609202223	08/04/2022

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



सह. दुय्यम निबंधक, अंधेरी क्र.-१,
मुंबई उपनगर जिल्हा

बदर - १७/
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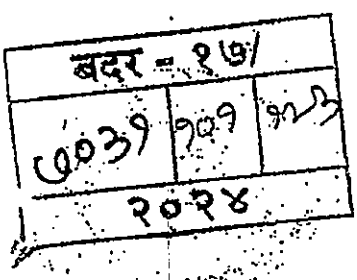
बदर - १७/
७०३१
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THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 6
MUMBAI SUBURBAN DIST. (BANDRA)

[redacted]

Thursday,July 14 ,2016
8:19 PM

पावती

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

पावती क्रं.: 6223 दिनांक: 14/07/2016

गावाचे नाव: मजास
दस्तऐवजाचा अनुक्रमांक: बदर17-5864-2016
दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: गुरमींदर सीरा

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 280.00
पृष्ठांची संख्या: 14	
एकूण:	रु. 380.00

आपणास मूळ दस्त ,पंचनेल प्रिंट,सूची-२ अंदाजे
8:36 PM ह्या वेळेस मिळेल.

सह.दु.नि.का.अंधेरी6

सह. दुय्यम निबंधक, अंधेरी - ६
मुंबई उपनगर जिल्हा.

बाजार मुल्य: रु.1 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002555948201617M दिनांक: 14/07/2016
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: रु 280/-

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 14/7/18

बदर - १७/		
७०३९	९०२	९२३
२०२४		

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)
सह. दुय्यम निबंधक, अंधेरी क्र. ६ मुंबई उपनगर जिल्हा बांद्रा

बदर - १७/ IV

५८७	१	१७
२०१६		

CHALLAN
MTR Form Number-6

DEFACED FOR RS:600.00

USER (GR564(BDR17))

GRN	MH002555[illegible]2016T[illegible]	BARCODE	[illegible] (IS)-513-5864 09/07/2016-18:38:41 (BDR17)
Department	Inspector General Of Registration	AMOUNT	14/07/2016 (IS)-513-5864
Type of Payment	Stamp Duty	500.00	14/07/2016
Sr.No. 1	0001584960201617		
2	0001584860201617	100.00	
(Amt.In words)	Six Hundred Rupees Only)		

Deface Number=0001584960201617

Office Name	BDR1_JT SUB REGISTRAR ANDHERI NO 1
Location	MUMBAI
Year	2016-2017 One Time

Account Head Details	Amount In Rs.
0030045501 Stamp Duty	500.00
0030063301 Registration Fee	100.00
Total	600.00

Payment Details	STATE BANK OF INDIA
Cheque-DD Details	
Cheque/DD No	
Name of Bank	
Name of Branch	

Mobile No. : Not Available

Validity unknown
Digitally signed by VIRTUAL TREASURY MUMBAI
Date: 2016.07.14 20:18:51 IST
Reason: Secure Document
Location: India

Payer Details

TAX ID (If Any)	
PAN No. (If Applicable)	
Full Name	GURMINDER SINGH SEERA
Flat/Block No. Premises/Building	PREMSONS SHOPPING CENTRE,
Road/Street	CAVES ROAD,
Area/Locality Town/City/District	JOGESHWARI (EAST)
PIN	4 0 0 0 6 0

Remarks (If Any)

SecondPartyName=PRAKASH WARANG MAR UTI SUPAL SHIVRAM TAWDE AND SAKHARA M WALVE---Marketval=0

Amount In Words	Six Hundred Rupees Only

FOR USE IN RECEIVING BANK

Bank CIN	REF No.	Date	Bank-Branch	Scroll No., Date
00040572016071203218	CP53047264	09/07/2016-18:38:00	STATE BANK OF INDIA	396 , 13/07/2016

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO.6 ★ MUMBAI SUBURBAN DIST. (BANDRA) ★

बदर - १७/

७०३९	९०३	९२३
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THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO.6 ★ MUMBAI SUBURBAN DIST. (BANDRA) ★

CHALLAN
MTR Form Number-6

बदर - १७/ ४७१ / २ / १७ / २०१६

GRN	MH002555948201617M	BARCODE	Date	09/07/2016-18:38:00	Form ID	48(i)
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty		TAX ID (If Any)			
	Registration Fee		PAN No. (If Applicable)			
Office Name	BDR1_JT SUB REGISTRAR ANDHERI NO 1		Full Name	GURMINDER SINGH SEERA		
Location	MUMBAI					
Year	2016-2017 One Time		Flat/Block No.	PREMSONS SHOPPING CENTRE,		
Account Head Details		Amount In Rs.	Premises/Building			
0030045601	Stamp Duty	500.00	Road/Street	CAVES ROAD,--		
0030063301	Registration Fee	100.00	Area/Locality	JOGESHWARI (EAST)		
			Town/City/District			
			PIN	4 0 0 0 6 0		
			Remarks (If Any)	SecondPartyName=PRAKASH WARANG MAR UTI SUPAL SHIVRAM TAWDE AND SAKHARA M WALVE~~Marketval=0		
			Amount In Words	Six Hundred Rupees Only		
Total		600.00				
Payment Details	STATE BANK OF INDIA		FOR UNION BANK			
Cheque-DD Details			Bank CIN	REF No.	1000405720160716218	00253047284
Cheque/DD No			Bank Date	RBI Date	09/07/2016-18:38:00	
Name of Bank			Bank-Branch		STATE BANK OF INDIA	
Name of Branch			Scroll No. , Date		396 dated 12/07/2016	

बदर - १७/ ६०३९ / २०१६

Mobile No. : Not Available

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO.1 MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO.1 MUMBAI SUBURBAN DIST. (BANDRA)

बदर - १७/		
५८७	३	१८
२०१६		

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 ★ MUMBAI SUBURBAN DIST. (BANDRA) ★

बदर - १७/		
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२०२४		

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 6 ★ MUMBAI SUBURBAN DIST. (BANDRA) ★

बदर - १७/

५८७	८	५०

२०९६

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, GURMINDER SINGH SEERA, age 37 years, having my address at 1st Floor, Premsons Shopping Centre, Premsons Compound, Caves Road, Jogeshwari (East), Mumbai – 400060 **SEND GREETINGS:**

WHEREAS:-

A. I carry on business in my individual capacity and in my capacities as a proprietor of various proprietary concerns, as a partner of various firms, as a member of association of persons, as a designated partner or partner of various limited liability partnership firms and as a director of various private limited companies. All these firms, limited liability partnerships companies and association of persons are interalia engaged in carrying out business of development and construction activities and other activities incidental thereto.

B. In order to run my business smoothly, it is necessary for me to sign and deliver various documents including but not limited to the Development Agreements, Agreement for Sale of Flats, Agreement for Allotment, Leave & Licence Agreement, Memorandum of Understanding, Agreements for Tenancy, Lease Deed, Indenture of Sub-Leases, Deeds of Confirmation, Deeds of Rectification, Conveyance, Undertakings, Declarations, Mortgage Deeds, Permanent Alternative Agreements, Affidavits, Declaration Cum Indemnity, Undertaking to MCGM, and any other instruments/documents or deeds by whatever name called, as may be required for registration and to admit execution thereof on my behalf before the concerned Sub-registrar of Assurances and to get the same registered in accordance with law.

C. Due to my pre-occupations and frequent travel out of Mumbai, I may be unable to personally attend the office of the concerned Sub-Registrar of Assurances for admitting execution of the Documents, so executed by me in my capacity as stated in Recital A above and as such I am desirous of appointing some fit and proper person for attending the office of the concerned Sub-Registrar of Assurances in order to admit execution of the documents executed by me and have such documents registered as per law.

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)

NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT I, Gurminder Singh Seera, do hereby nominate, constitute and appoint Mr. Prakash Warang having his office at 1st Floor, Premsons Shopping Centre, Premsons Compound, Caves Road, Jogeshwari (East), Mumbai – 400060, to be my true and lawful

बदर - १७/

००३९	१७६	४२३

२०२४

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)

बदर - १७/१

५२८४	५	२८

२०१६

बदर - १७/

00039	१०७	१२३

२०२४

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO.6 MUMBAI SUBURBAN DIST. (BANDRA)

सह. दुय्यम निबंधक, अंधेरी क्र. - ६ मुंबई उपनगर जिल्हा (वांद्रे)

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO.6 MUMBAI SUBURBAN DIST. (BANDRA)

बदर - १७/IV
५८६८ | ६ | ९८
२०१६

Attorneys for me, in my name and on my behalf to do only the following acts, deeds, matters and things as specifically stated hereinafter:

1. To present and lodge the Documents executed by me in my aforesaid capacities for registration before the concerned Sub-Registrar of Assurances or any other officer empowered to register documents in accordance with the provisions of the Registration Act, 1908; and to admit execution thereof on my behalf before the concerned Sub-Registrar of Assurances or any other officer empowered to register documents in accordance with the provisions of the Registration Act, 1908; and to have the said Documents registered according to law and to do all other acts, deeds, matters and things pertaining thereto.

2. To do all acts, deeds, matters and things as may be required to effectively obtain registration of the Documents as aforesaid and for the said purpose to sign and deliver all requisite challans, forms, receipts and other incidental writings.

3. To receive back the documents lodged for registration from the office of the concerned Sub-Registrar of Assurances and to sign and deliver all necessary discharges and receipts for the said purpose.

4. **GENERALLY TO DO AND PERFORM** all acts, deeds, matters and things necessary and convenient for all or any of the purposes aforesaid and incidental thereto and for giving full effect to the authority herein before contained.

5. And I hereby agree to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF I have hereunto put my hand at Mumbai this 12TH day of JULY, 2016.

SIGNED & DELIVERED BY)
Withinnamed)

GURMINDER SINGH SEERA

Signature

Left hand thumb impression

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 ★ MUMBAI SUBURBAN DIST. (BANDRA) ★

बदर - १७/
८०३९ | ९०८ | ९२३
२०२४

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 6 ★ MUMBAI SUBURBAN DIST. (BANDRA) ★

बदर - १७/		
५८९८	७	९०
२०१६		

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 5 MUMBAI SUBURBAN DIST. (BANDRA)

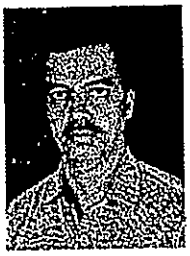
बदर - १७/		
७०३९	९०८	९२३
२०२४		

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 5 MUMBAI SUBURBAN DIST. (BANDRA)

बदर - १७/१५
५८९८ | ८ | १७
२०१६

I ACCEPT:

MR. PRAKASH WARANG



Signature

Left hand thumb impression

(1) Sakharam Chandrakant Wajve. — S.C. Wajve.

(2) SHIVRAM T. TAWDE — Tawde.

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO.6 MUMBAI SUBURBAN DIST. (BANDRA)

बदर - १७/
७०३९ | ११० | ९२३
२०२४

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO.6 MUMBAI SUBURBAN DIST. (BANDRA)

बदर - १७/		
५८४८	९	१८
२०१६		

बदर - १७/		
७०३१	१११	१२३
२०२४		

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 9
सह. दुय्यम निबंधक, अंधेरी क्र. ९
मुंबई उपनगर जिल्हा (वांद्रे)
MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 9
निबंधक, अंधेरी क्र. ९
मुंबई उपनगर जिल्हा, (वांद्रे)
MUMBAI SUBURBAN DIST. (BANDRA)

५६६	९०	७८
२०१६		

Page No. 1

[redacted]

[redacted]

[redacted]

Statement of Account

Date	Particulars	Chq./Ref.No.	Withdrawals	Deposits	Closing Balance
[redacted]					

[redacted]

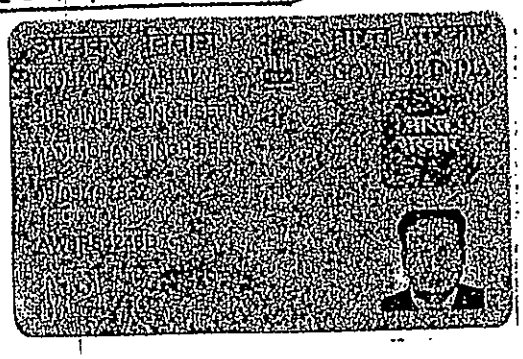
[redacted]

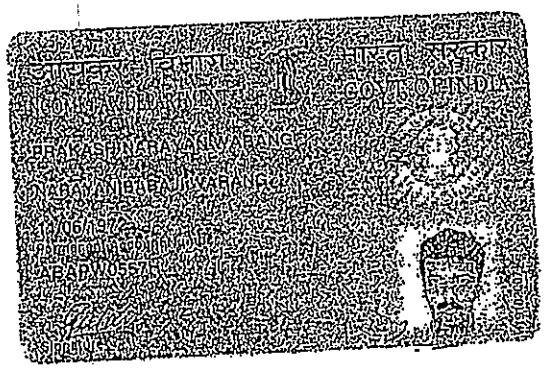
[redacted]

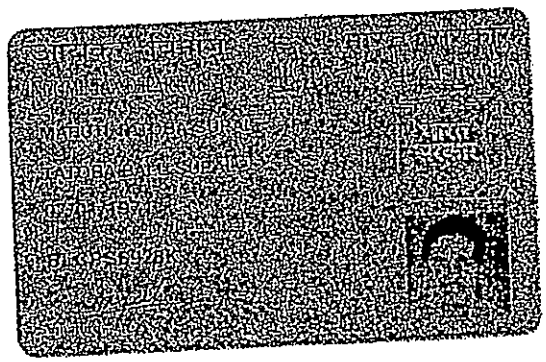
बदर - १७/११

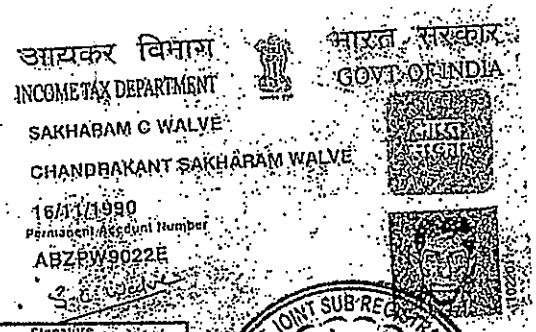
५८९	११	७९

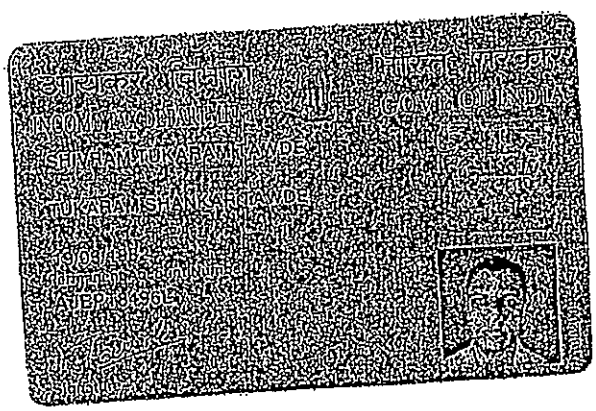
२०१६







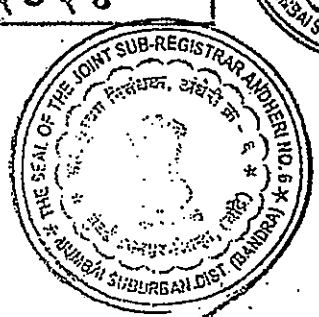




बदर - १७/

७०३९	११३	१२३

२०२४



TATA

TATA POWER YOUR POWER BILL Lighting up Lives!

The Tata Power Company Limited, Corporate Identity Number (CIN) L28920MH1919PLC000567, Registered Office: Bombay House, 24 Homi Mody Street, Mumbai 400001, Maharashtra, India. Tel: 66665555, Fax: 66667722, Website: www.tatapower.com

Name : Gyanender Singh Sodha

Address: 301 GEETA KUNJ, 7/21, NARAINDAS ROAD, NAVGHAR FLY OVER, NEAR BANK OF INDIA, Andheri (W), Mumbai, 400053

Consumer Number: 000000007530

Current Bill Amount (वर्तमान बिल राशि) ₹	9,360.00	CALL: 1800-209-5161 (24x7 Toll Free No.)	Bill No	99125418780	Tariff Cat. LT I - Residential
Net other charges (निव्वल अन्य प्रभार) ₹	0.00	FIRE / ACCIDENT 25774399	Bill Date	09.05.2016	
Past Dues (पिछला बकाया) ₹	0.00	Convenient Payment Options (Cash / Cheque / Online) Bill payment options	Bill Period	07.04.2016 To 06.05.2016	Next Meter Reading Date 06.06.2016
Total Amount Payable (कुल देय राशि) ₹	9,360.00	Pay Online with Credit Card / Debit Card / Net Banking	Bill Month	MAY 2016	MRU W0506415
Pending Security Deposit (देय सुरक्षा जमा) ₹	3,870.00	Pay Online with Tata Power Mobile App (Android & iOS)	Meter No.	ST078116	Consumer Welcome
		Pay Online at www.tatapower.com	Metered Units	797	Type of Supply 3PHASE
			Units Billed	876	Zone SC01

Bill Amount On or Before Disc Date - 18.05.2016 Rs. 9,281.00	Bill Amount On or Before Due Date*- 30.05.2016 Rs. 9,360.00 *Due Date applicable for current bill amount only. Past dues payable immediately.	Bill Amount After Due Date*- 30.05.2016 Rs. 9,547.00

CUSTOMER RELATIONS AND BILL PAYMENT OPTIONS

Tata Power Customer Relations Center / Cash & Cheque Counter - MON TO SAT: 9:00 TO 17:00 HRS & LUNCH: 14:00 TO 14:30 HRS; 2ND & 4TH SATURDAY: 9:00 TO 13:00 HRS

- Shop No 07, 7A Shri Hari Co-op Society , RTO Road, Lokhandwala Complex, Landmark-Nxt to Ambedkar Hall, Andheri (W) Mumbai 400053
- Unit No. 8, 55, Corporate Avenue, Saki Vihar Rd, Opp. Saki Vihar Telephone Exchange, Saki Naka Mumbai 400072

Electronic Drop Box

- TATA POWER CUSTOMER CARE,RTO ANDHERI (W) Andheri (W) Mumbai 400053

Cheque Kiosk

- Tata Power Customer Care Center,Unit 08, 55 Corporate Avenue, Saki Vihar Rd. Opp Saki vihar telephone exchange,Andheri (E) Mumbai 400069
- MIDC Marol Industries Association Office Plot no P15, seat no 14, MIDC Marol Andheri (E) Mumbai 400069

Tata Power Drop Box

- Western Industrial Co-Op. Estate Ltd. Central Road,Opposite Seepz, Marol MIDC, Andheri (E) Mumbai 400069
- Zenith Chemicals,Plot No. B 6, Street No. 5, Cross Road B, Marol, Andheri (E) Mumbai 400069

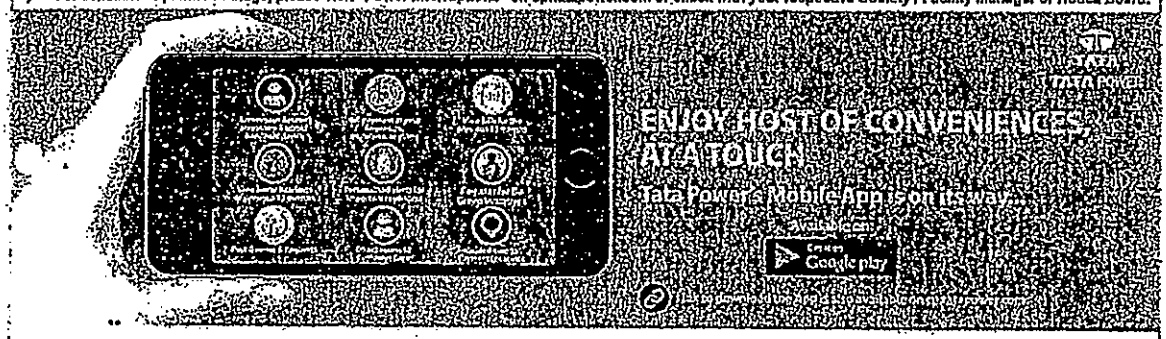
बदर - १७/ ५८४९ / १२ / १७ / २०१६

Cash payments are also accepted at its Cash World Outlets, SUVIDHAA Outlets & ICICI Bank Branches (Over the counter Cash payments only) Cheque payments are also accepted at ICICI Bank

Electronic Clearing Service (ECS) - for hassle Free Bill Payment. Please register one time to avail this facility.

For complete list of Customer Relations Centre / Online Payment and other cash and cheque collection centres, please log on to cp.tatapower.com

For schedule of planned outage, please visit "Power Interruptions" on cp.tatapower.com or check with your respective Society / Facility Manager or Notice Board.



MESSAGE TO THE CONSUMER

Dear Consumer, you may observe higher than average power consumption by airconditioners/refrigerators due to the summer heat. You can save on your consumption by opting for energy efficient appliances. Please visit the BE GREEN page at cp.tatapower.com for details.

Tips to Save Electricity

1. Switch off the lights and fans when not in use.
2. Switch off the mains when the appliances are not in use.

Sunil Joglekar
Chief - Distribution Customer Services

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 8 MUMBAI SUBURBAN DIST. (BANDRA)

बदर - १७/ ००३९ / ९९४ / २०२३ / २०२४

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 8 MUMBAI SUBURBAN DIST. (BANDRA)

Summary1 (GoshwaraBhag-1)

गुरुवार,14 जुलै 2016 8:19 म.नं.

दस्त गोषवारा भाग-1

बदर17
दस्त क्रमांक: 5864/2016

बदर - १७/ IV
५८४५ | ९३ | ९४
२०१६

दस्त क्रमांक: बदर17 /5864/2016

बाजार मुल्य: रु. 01/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. बदर17 यांचे कार्यालयात

अ. क्रं. 5864 वर दि.14-07-2016

रोजी 8:18 म.नं. वा. हजर केला.

पावती:6223 पावती दिनांक: 14/07/2016

सादरकरणाराचे नाव: गुरमींदर सीरा

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 280.00
पृष्टांची संख्या: 14	
एकुण:	380.00

दस्त हजर करणाऱ्याची सही:

सह.दु.नि.का.अंधेरी6
सह दुय्यम निबंधक, अंधेरी क्र. ६
मुंबई उपनगर जिल्हा

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-अ) जेव्हा एकाच संव्यवहाराच्या संबंधात एका किंवा अधिक दस्तऐवजांची नोंदणी करण्याऱ्या एकमेव प्रयोजनासाठी किंवा असे एक किंवा अधिक दस्तऐवज निष्पादित केल्याचे कबूल करण्यासाठी केला असेल तेव्हा

शिक्का क्रं. 1 14 / 07 / 2016 08 : 15 : 57 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 14 / 07 / 2016 08 : 16 : 33 PM ची वेळ: (फी)

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण ९....पाने आहेत

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

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता पैघता कागदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक जे संपूर्णपणे जबाबदार राहतील.

लिहुन देणारे (दिनांकासहीत स्वाक्षरी)

लिहुन घेणारे (दिनांकासहीत स्वाक्षरी)

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO.6 * HUMBAI SUBURBAN DIST. (BANDRA) *

बदर - १७/
७०३९ | ९९५ | ९२३
२०२४

Summary-2(दस्त गोषवारा भाग - २)

बदर - १७/ ५८४८/२०१६

दस्त गोषवारा भाग-2

14/07/2016 8 33:58 PM

बदर17
दस्त क्रमांक:5864/2016

दस्त क्रमांक :बदर17/5864/2016
दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:गुरमींदर सीरा पत्ता:101, पहीला मजला , प्रेमसन्स शॉपींग सेंटर, प्रेमसन्स कंपाउंड, जोगेश्वरी ईस्ट, केव्ज़ रोड, ज़ॉगेस्:वाडी पूर्व , MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:AWJPS4246D	कुलमुखत्यार देणार वय :-38 स्वाक्षरी:-		
2	नाव:प्रकाश नारायण वारंग पत्ता:प्लॉट नं: 101, माळा नं: पहीला मजला , इमारतीचे नाव: प्रेमसन्स शॉपींग सेंटर, प्रेमसन्स कंपाउंड, ब्लॉक नं: जोगेश्वरी ईस्ट, रोड नं: केव्ज़ रोड, महाराष्ट्र, मुम्बई. पॅन नंबर:ABAPW0557H	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-43 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:14 / 07 / 2016 08 : 17 : 35 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:शिवराम तुकाराम तावडे वय:34 पत्ता:पहीला मजला, प्रेमसन्स शॉपींग सेंटर, ताहिरा कंपाउंड, जोगेश्वरी ईस्ट पिन कोड:400060	स्वाक्षरी		
2	नाव:सखाराम चंद्रकांत वाळवे वय:25 पत्ता:पहीला मजला, प्रेमसन्स शॉपींग सेंटर, जोगेश्वरी ईस्ट, पिन कोड:400060	स्वाक्षरी		

बदर-१७/ ५८४८ /२०१६
पुस्तक क्रमांक १ क्रमांक ५८४८ वर नोंदला.
दिनांक 14 माहे) 7 जुलै २०१६

शिक्का क्र.4 ची वेळ:14 / 07 / 2016 08 : 18 : 09 PM

शिक्का क्र.5 ची वेळ:14 / 07 / 2016 08 : 18 : 24 PM नोंदणी पुस्तक 4 मध्ये

सह दुय्यम निबंधक, अंधेरी-६
मुंबई उपनगर जिल्हा

सह दुय्यम निबंधक, अंधेरी क्र. ६
मुंबई उपनगर जिल्हा

Payment Details.

sr.	Epayment Number	Defacement Number
1	MH002555948201617M	0001584960201617

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.sr@gmail.com

बदर - १७/ ७०३१/२०१६
२०२४

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO.6 MUMBAI SUBURBAN DIST. (BANDRA)

घोषणापत्र

मी MR. PRAKASH N. WARANG याद्वारे घोषित करतो की, दुय्यम निबंधक अंधेरी — ६... यांचे कार्यालयात AGREEMENT FOR SALE या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. GURMINDER SINGH SEERA व इ. यांनी दिनांक १२/०७/२०१६ रोजी मला दिलेल्या कुलमुखत्यारपत्राचे आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णत सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वेय शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक : 23/04/2024

कुलमुखत्यारपत्रधारकाचे नाव व सही

बदर - १७/
0039 | 990 | 923
२०२४

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
PLATINUM STRATEGIC DEVELOPERS
1/03/2013
AAOFP5687N

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
GURMINDER SINGH SEERA
MAN MOHAN SINGH SEERA
09/09/1978
AWJPS4248B

गुरमिन्दर सिंह सीरा
Gurminder Singh Seera
जन्म तारीख / DOB : 09/09/1978
पुरुष / Male

9893 3426 9421

माझे आधार, माझी ओळख

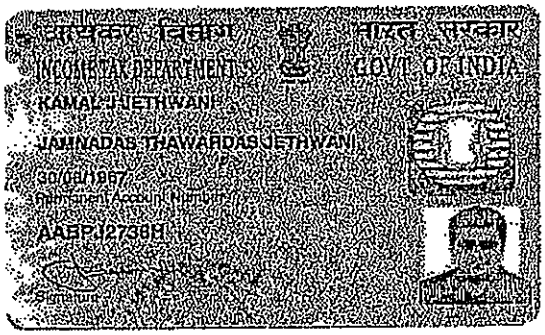
आयकर विभाग
INCOME TAX DEPARTMENT
PRAKASH NARAYAN WARANG
NARAYAN BABAJI WARANG
11/06/1972
Permanent Account Number
ABAPW0557H
Signature

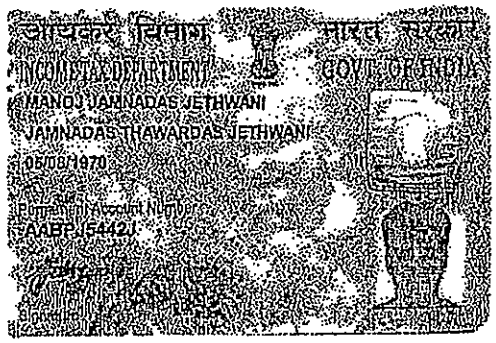
भारत सरकार
GOVT. OF INDIA

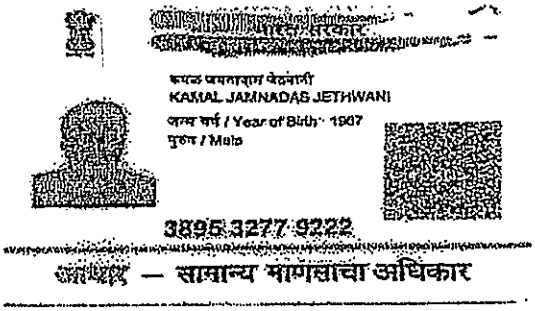
प्रकाश नारायण वारंग
Prakash Narayan Warang
जन्म वर्ष / Year of Birth : 1972
पुरुष / Male
9511 5848 0262

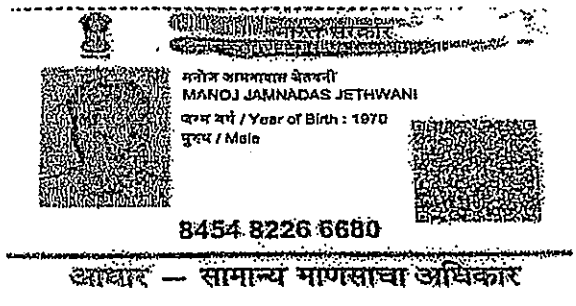
आधार — सामान्य माणसाचा अधिकार

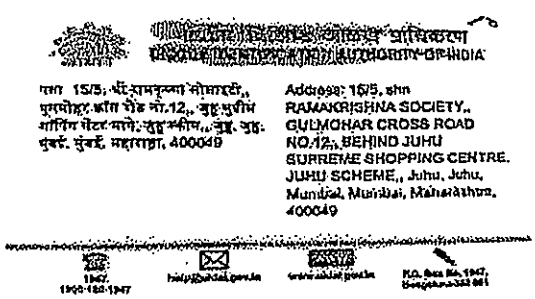
बदर - १७/
६०३९ | ९९८ | ९२३
२०२४

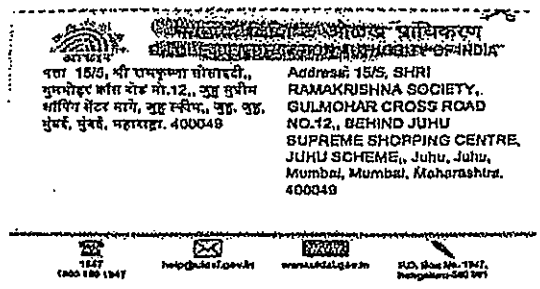

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
KAMAL JETHWANI
JAMNADAS THAWARDAS JETHWANI
30/08/1967
Permanent Account Number
AABPJ2738H

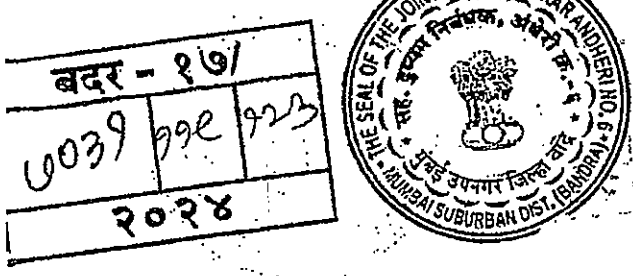

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
MANOJ JAMNADAS JETHWANI
JAMNADAS THAWARDAS JETHWANI
06/08/1970
Permanent Account Number
AABPJ5442J

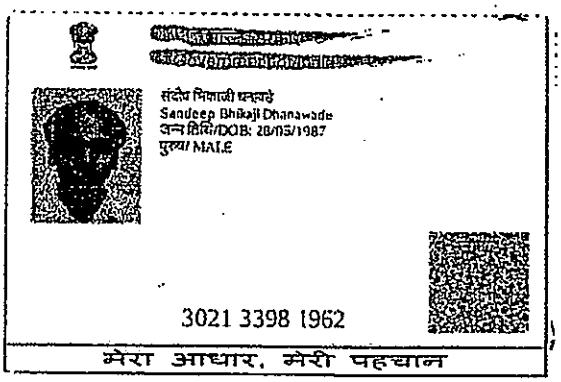

भारत सरकार
कमल जमनादास जेठवानी
KAMAL JAMNADAS JETHWANI
जन्म वर्ष / Year of Birth : 1967
पुरुष / Male
3895 3277 9222
आधार — सामान्य माणसाचा अधिकार


भारत सरकार
मनोज जमनादास जेठवानी
MANOJ JAMNADAS JETHWANI
जन्म वर्ष / Year of Birth : 1970
पुरुष / Male
8454 8226 6680
आधार — सामान्य माणसाचा अधिकार


पत्ता: 15/5, श्री रामकृष्ण सोसायटी,, गुलमोहर क्रॉस रोड नं.12,, जुहू सुप्रीम शॉपिंग सेंटर मागे, जुहू स्कीम,, जुहू, मुंबई, मुंबई, महाराष्ट्र, 400049
Address: 15/5, shri RAMAKRISHNA SOCIETY,, GULMOHAR CROSS ROAD NO.12,, BEHIND JUHU SUPREME SHOPPING CENTRE, JUHU SCHEME,, Juhu, Juhu, Mumbai, Mumbai, Maharashtra, 400049

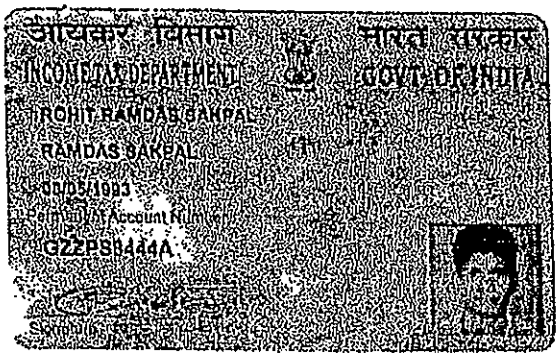

पत्ता: 15/5, श्री रामकृष्ण सोसायटी,, गुलमोहर क्रॉस रोड नं.12,, जुहू सुप्रीम शॉपिंग सेंटर मागे, जुहू स्कीम,, जुहू, मुंबई, मुंबई, महाराष्ट्र, 400049
Address: 15/5, SHRI RAMAKRISHNA SOCIETY,, GULMOHAR CROSS ROAD NO.12,, BEHIND JUHU SUPREME SHOPPING CENTRE, JUHU SCHEME,, Juhu, Juhu, Mumbai, Mumbai, Maharashtra, 400049

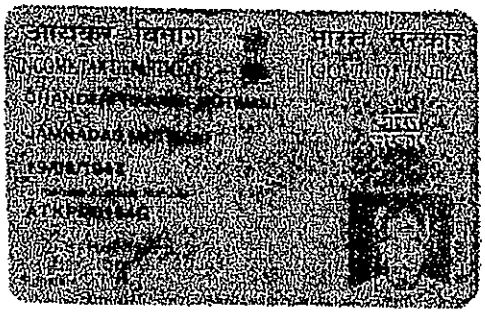

बदर - १७/
0039
२०२४
THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 6
सह. दुय्यम निबंधक, अंधेरी क्र. - ६
मुंबई उपनगर जिल्हा बदर
MUMBAI SUBURBAN DIST. (BANDRA)


संदीप भिकाजी धनावडे
Sandeep Bhikaji Dhanawade
जन्म तिथि/DOB: 28/05/1987
पुरुष/ MALE

3021 3398 1962

मेरा आधार, मेरी पहचान


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ROHIT RAMDAS GAKPAL
RAMDAS GAKPAL
28/05/1993
Permanent Account Number
GZZPS8444A


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

बदर - १७/

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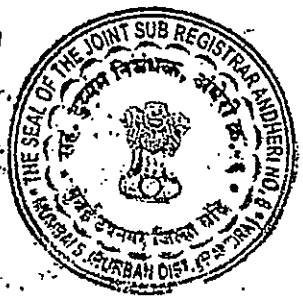

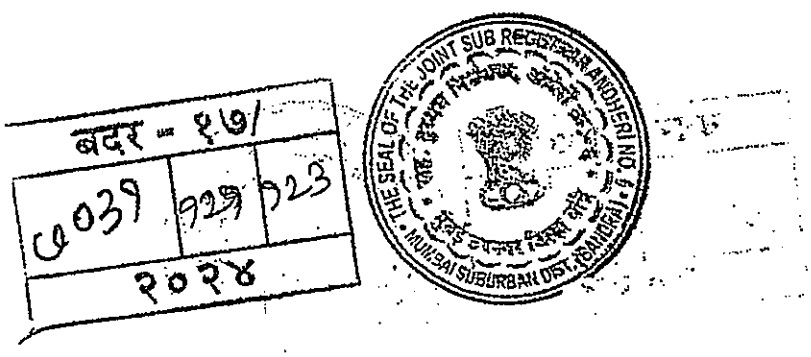
बदर - १७/
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२०२४
THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 1
MUMBAI SUBURBAN DIST.

513/7031
मंगळवार,23 एप्रिल 2024 5:27 म.नं.

दस्त गोषवारा भाग-1

बदर17
दस्त क्रमांक: 7031/2024

दस्त क्रमांक: बदर17 /7031/2024

बाजार मुल्य: रु. 3,60,79,503/- मोबदला: रु. 5,28,69,000/-

भरलेले मुद्रांक शुल्क: रु.31,72,500/-

दु. नि. सह. दु. नि. बदर17 यांचे कार्यालयात

अ. क्रं. 7031 वर दि.23-04-2024

रोजी 5:25 म.नं. वा. हजर केला.

पावती:7468 पावती दिनांक: 23/04/2024

सादरकरणाराचे नाव: कमल जमनादास जेठवानी

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 2460.00
पृष्टांची संख्या: 123	
एकुण:	32460.00

दस्त हजर करणाऱ्याची सही:

सह.दु.नि.को.अंधेरी-6
सह. दुय्यम निबंधक, अंधेरी - ६
मुंबई उपनगर जिल्हा.

सह.दु.नि.को.अंधेरी-6
सह. दुय्यम निबंधक, अंधेरी - ६
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: करारनामा

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

शिक्का क्रं. 1 23 / 04 / 2024 05 : 25 : 35 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 23 / 04 / 2024 05 : 26 : 45 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणी दाखल केलेला आहे. दस्तातील मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता वैधता कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक जे संपूर्ण जबाबदार राहतील

लिहून देणारे (दिनांकासहीत स्वाक्षरी)

लिहून घेणारे (दिनांकासहीत स्व

बदर - १७/

10039	922	923
२०२४		

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)

सह. दुय्यम निबंधक, अंधेरी क्र.-६, मुंबई उपनगर जिल्हा

प्रमाणित करणेत येते की, वा दस्तामध्ये एकूण 923 पाने आहेत.

सह. दुय्यम निबंधक, अंधेरी क्र.-६,
मुंबई उपनगर जिल्हा

23/04/2024 5 29:48 PM

दस्त क्रमांक:7031/2024

दस्त क्रमांक :बदर17/7031/2024
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठा प्रमाणित
1	नाव:प्लॅटिनम स्ट्रेटेजिक डेव्हलपर्स एल एल पी चे भागीदार गुरमिंदर सिंग मीरा सचे मुखत्यार (मालुसीआबायमाठी) प्रभाषा नारायण बारेला पत्ता:प्लॉट नं: ऑफिस नं ९०१ , माळा नं: ९ वा मजला, इमारतीचे नाव: पेनिनसुला हाईट्स, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: डी डी सर्पोशाला मार्ग, जुहू सेन, महाराष्ट्र, मुंबई. पॅन नंबर:AAOFP5687N	लिहून देणार वय :-51 स्वाक्षरी:-		
2	नाव:कमल जमनादास जेठवानी पत्ता:प्लॉट नं: सर्वनिका क्रमांक १५, माळा नं: मजला, इमारतीचे नाव: श्री रामकृष्ण हौसिंग सोसायटी लिमिटेड, बिल्डींग नं ५, ब्लॉक नं: जुहू, मुंबई , रोड नं: गुलमोहर क्रॉस रोड नं १२, जुहू बिसेपार्ले डेव्हलपमेंट स्कीम, महाराष्ट्र, मुंबई. पॅन नंबर:AABPJ2738H	लिहून घेणार वय :-56 स्वाक्षरी:-		
3	नाव:मनोज जमनादास जेठवानी पत्ता:प्लॉट नं: सर्वनिका क्रमांक १५, माळा नं: मजला, इमारतीचे नाव: श्री रामकृष्ण हौसिंग सोसायटी लिमिटेड, बिल्डींग नं ५, ब्लॉक नं: जुहू, मुंबई , रोड नं: गुलमोहर क्रॉस रोड नं १२, जुहू बिसेपार्ले डेव्हलपमेंट स्कीम, महाराष्ट्र, मुंबई. पॅन नंबर:AABPJ5442J	लिहून घेणार वय :-53 स्वाक्षरी:-		

सदरील दस्तऐवज करुन देणार सभाकारील पक्षकारनामा या दस्त ऐवज करुन दिल्याचे कबुल करतात.
सिक्का क्र.3 ची वेळ:23 / 04 / 2024 05 : 28 : 23 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटलितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठा प्रमाणित
1	नाव:चंदर जमनादास जेठवानी वय:80 पत्ता:ऑफिस नं १, सुशील शॉपिंग सेंटर, जयप्रकाश रोड, अंधेरी पश्चिम, मुंबई पिन कोड:400058	स्वाक्षरी	
2	नाव:संदीप त्रिभवनी धनावडे वय:36 पत्ता:ऑफिस नं ८०१/८०२, ८ वा मजला, पेनिनसुला हाइट्स, डी डी सर्पोशाला मार्ग, जुहू सेन, अंधेरी पश्चिम, मुंबई पिन कोड:400058	स्वाक्षरी	

बदर-१७/ 6039 /२०२४
पुस्तक क्रमांक १, क्रमांक 6039 बर/२०२४
नोंदला.
दिनांक : 23 माहे अप्रिल २०२४

सिक्का क्र.4 ची वेळ:23 / 04 / 2024 05 : 29 : 39 PM

सह दुय्यम निबंधक, अंधेरी क्र.-१
Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Bank Name And Branch	Bank Challan No./ Pay Order No./ Dafeco Number	Bank Challan Date/ Pay Order Date/ Dafeco Date
1	KAMAL JAMNADAS JETHWANI	eChallan	69103332024042311407	MH001012371202425E	3172500.00	SD	0000594992202425	23/04/2024
2		DHC		0424237400132	460	RF	0424237400132D	23/04/2024
3		DHC		0424237600130	2000	RF	0424237600130D	23/04/2024
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