

33. **ADVERTISING, MARKETING & LOGO(S) INSTALLED BY THE PROMOTERS.** The Promoters shall be entitled to put hoarding/boards of their Brand Name (including any brand name the Promoters are permitted to use), in the form of Neon Signs, MS Letters, Vinyl & Sun Boards and/or such other form as the Promoters may in their sole discretion deem fit on the said Property and on the façade, terrace, compound wall or other part of the buildings / towers / wings as may be developed from time to time. The Promoters shall also be entitled to place, select, decide hoarding/board sites. The Promoters are entitled to install their logo(s) and name in/upon one or more places on the exterior of the New New Buildings or any other location on the Property and the Promoters shall have full, free and complete access to the same for the purpose of repairing, painting, altering or changing the logo and the Purchaser(s) shall not obstruct or object or change or remove the logo(s)/ name, so installed, under any circumstances.
34. **NO GRANT OF THE PROPERTY OR NEW BUILDING.** Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the Property and New Buildings or any part thereof. The Purchaser(s) shall have no claim save and except in respect of the Premises hereby agreed to be sold to him/her/them and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the Property of the Promoters until the completion of the project and the handing over of the management to the Society.
35. **BINDING EFFECT.** Forwarding this Agreement to the Purchaser(s) by the Promoters does not create a binding obligation on the part of the Promoters or the Purchaser(s) until, firstly, the Purchaser(s) sign(s) and deliver(s) this Agreement with all the schedules along with the payments due as per this Agreement within 30 (thirty) days from the date of receipt by the Purchaser(s) and secondly, appear(s) for registration of the same before the concerned Sub- Registrar as and when intimated by the Promoters. If the Purchaser(s) fail(s) to execute and deliver to the Promoters this Agreement within 30 (thirty) days from the date of its receipt by the Purchaser(s) and/or fail(s) to appear before the Sub-Registrar for its registration as and when intimated by the Promoters, then the Promoters shall serve a notice to the Purchaser(s) for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Purchaser(s), application of the Purchaser(s) shall be treated as cancelled and all sums deposited by the Purchaser(s) in connection therewith including the booking amount shall be returned to the Purchaser(s) without any interest or compensation whatsoever.
36. **ENTIRE AGREEMENT.** This Agreement, along with its schedules and annexures and writings signed contemporaneously with this Agreement, if any, constitute the entire agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondence, arrangements whether written or oral, if any, between the Parties in regard to the Premises. The Purchaser(s) agree(s) that this Agreement with any writings signed contemporaneously with



The Promoters



The Purchaser(s)

this Agreement overrides the information, specifications, amenities, layout, pictures etc shown / contained in any brochure, advertisement or publicity material in respect of the project and the same cannot and shall not be relied upon in any manner. The Promoters shall not be liable, responsible, obligated and / or required to provide any and / or all such amenities, specifications, etc as contained in any brochure, advertisement or publicity material. No right of any nature whatsoever shall be construed and / or accrued and / or deemed to have accrued in favour of any person and / or Purchaser(s) from or by virtue of any brochure, advertisements, publicity materials, documents etc.

- 37. **RIGHT TO AMEND.** This Agreement may only be amended through written consent of the Parties.
- 38. **APPLICABILITY TO SUBSEQUENT TRANSFEREES.** It is clearly understood and agreed by and between the Parties hereto that all obligations arising hereunder in respect of the Premises and under this Agreement shall equally be applicable to and enforceable against any subsequent transferees of the Premises in case of a transfer, as the said obligations go along with the Premises for all intents and purposes.
- 39. **METHOD OF CALCULATION OF PROPORTIONATE SHARE.** Wherever in this Agreement it is stipulated that the Purchaser(s) has/ have to make any payment, in common with other Purchasers in the project, the same shall be in proportion of the Total Carpet Area of the Premises to the total carpet area of all the flats in the New Buildings.
- 40. **JOINT PURCHASERS.** In the event the Purchaser(s) is/are more than one, all communications shall be sent by the Promoters to the Purchaser(s) whose name appears first and at the address given by as per this Agreement, and which shall for all intents and purposes be considered as properly served on all the Purchaser(s).
- 41. **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 Promoters have agreed to and is executing this Agreement and Purchaser(s) hereby agrees to indemnify and keep indemnified the Promoters absolutely forever from and against all and any damage or loss that may be caused to the Promoters including interalia 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 Promoters, 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 Promoters entering in to this Agreement and/or any other present/future writings with the Purchaser(s) and/or arising therefrom.
- 42. **STAMP DUTY AND REGISTRATION.** The stamp duty and Registration charges on this Agreement and/or any other subsequent documents with regard to this transaction shall be borne by the Purchaser(s).



14000	24	000
2028		


The Promoters


The Purchaser(s)

43. In exercise of the Powers, the Government of Maharashtra has decided to reduce the stamp duty by 1% as otherwise chargeable under clause (b) of Article 25 of the Maharashtra Stamp Act, (LX of 1958) and in exercise of the powers conferred by clause (a) of Section 9 of the Maharashtra Stamp Act, the Government of Maharashtra reduces the stamp duty w.e.f. 1st April 2021 by 1% as otherwise chargeable under clause (b) of Article 25 of Schedule I to the said Act on the document or instrument of Conveyance or Agreement for Sale of any type of residential property executed or being executed between the Woman/Women Purchaser/s and any Seller or other executants of the said document or instrument.

44. MISCELLANEOUS.

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

- 44.2. **Further Assurances.** Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right created or transferred hereunder or pursuant to any such transaction.

Place of Execution. The execution of this Agreement shall be complete only upon its execution by the Promoters through its authorized signatory at the Promoters' office, or at some other place which may be mutually agreed between the Promoters and the Purchaser(s). The Purchaser(s) and/or Promoters shall present this Agreement at the proper registration office within the time limit prescribed by the Registration Act and shall admit execution thereof.

44.4. **Notices.** All notices to be served on the Purchaser(s) and the Promoters as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser(s) or the Promoters by Registered Post A.D and/or notified Email ID at their respective addresses specified below:


The Promoters


The Purchaser(s)

If to the Purchaser(s)-

E-mail address: vinaybodele@gmail.com
 Postal Address: B -18 Ground Floor, CGHS Colony, Near
 Wadala Station, Wadala, Mumbai -
 400031

If to the Promoters-

E-mail address: dignityrealty@gmail.com
 Postal Address: 7, 1st Floor, Bhagwan Bhuvan,
 Plot No. 490, Adenwala Road,
 Matunga, Mumbai - 400 019.

It shall be the duty of the Purchaser(s) and the Promoters to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post and by e-mail failing which all communications and letters posted at the above addresses shall be deemed to have been received by the Promoters or the Purchaser(s), as the case may be.

44.5. **Notices.** 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 Properties and the observance, performance and compliance with such obligations and/or covenants shall be the responsibility of all persons into whose hands the Premises may come.

44.6. **Lien and Charge of the Promoters:** Notwithstanding anything contained herein, the Promoters 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 Premises agreed to be purchased by the Purchaser(s) hereunder.

44.7. **Dispute Resolution.** Any dispute between Parties shall be settled amicably. In case of failure to settle the dispute amicably, the same shall be referred to the MAHA-RERA as per provisions of the Act and the Rules and regulations thereunder.



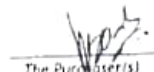
44.8. **Governing Law.** That the rights and obligations of the Parties under or arising out of this Agreement shall be construed and performed in accordance with the laws of India for the time being in force and the courts in Mumbai will have the jurisdiction for this Agreement.

25	2
20	200
2028	

44.9. **Permanent Account Numbers.** The Parties hereto declare that their Permanent Account Numbers are as mentioned below: -

The Promoters :
 M/S. DIGNITY REALTY & HOUSING AAPFD5651B


 The Promoters


 The Purchaser(s)

The Purchaser(s) :
MRS. PRATIMA VINAY BODELE AGMPJ6555B

Incorporation by Reference. Every exhibit, schedule, and other appendix attached to this Agreement and referred to herein is hereby incorporated in this Agreement by reference.

44.10. **Headings.** Headings of clauses contained in this Agreement are for reference purposes only and are not intended to describe, interpret, define or limit the scope, extent or intent of this Agreement or any provision hereof.

THE FIRST SCHEDULE ABOVE REFERRED TO
 (the said Property)

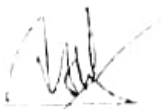
All those pieces and parcels of land owned by Municipal Corporation of Greater Mumbai in aggregate admeasuring 2391.45 sq. meters or thereabout bearing Cadastral Survey Nos. 438 (pt), 597 (pt), 612 (pt), 613, 614, 615, 616 (pt), 617, 618 (pt), 619 (pt), 620 (pt), 649 (pt) and 650 (pt) of Dadar Naigaon Division, in the Registration District of Mumbai City situated at Bhairavnath Mandir Marg, Katrak Road, Wadala (W), Mumbai - 400 031.

THE SECOND SCHEDULE ABOVE REFERRED TO
 (the said Premises)

Flat No. 704 admeasuring 380 square feet carpet area (as per the definition of the term "carpet area" under Section 2 (k) of RERA) on the 9th Floor in the project/building known as "SHREE BHAIRAVNATH HEIGHTS" to be constructed upon land bearing Cadastral Survey Nos. 438 (pt), 597 (pt), 612 (pt), 613, 614, 615, 616 (pt), 617, 618 (pt), 619 (pt), 620 (pt), 649 (pt) and 650 (pt) of Dadar Naigaon Division, in the Registration District of Mumbai City situated at Bhairavnath Mandir Marg, Katrak Road, Wadala (W),

Mumbai - 400 031

704	-	2
26	900	
4028		


 The Purchaser(s)

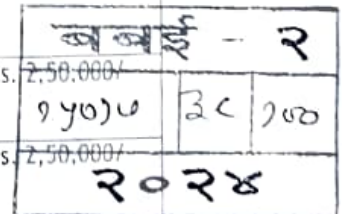

 The Purchaser(s)

THE THIRD SCHEDULE ABOVE REFERRED TO

[Schedule of Payment of the Sale Price as payable by the Purchaser/s]

The Sale Price agreed to be paid by the Purchaser(s) to the Promoters in respect of the Flat is Rs. 1,00,00,000/- (Rupees One Crore Only) plus applicable GST and is agreed to be paid by the Purchaser(s) to the Promoters in the following agreed installments-

Sr. No.	Event	Amount
1.	Paid before execution of this Agreement.	Rs. 10,00,000/-
2.	Paid before execution of this Agreement.	Rs. 20,00,000/-
3.	To be paid on completion of the Plinth of the building.	Rs. 15,00,000/-
4.	To be paid on completion of slab of stilt of the building.	Rs. 2,50,000/-
5.	To be paid on completion of slab of 1 st Floor of the building.	Rs. 2,50,000/-
6.	To be paid on completion of slab of 2 nd Floor of the building.	Rs. 2,50,000/-
7.	To be paid on completion of slab of 3 rd Floor of the building.	Rs. 2,50,000/-
8.	To be paid on completion of slab of 4 th Floor of the building.	Rs. 2,50,000/-
9.	To be paid on completion of slab of 5 th Floor of the building.	Rs. 2,50,000/-
10.	To be paid on completion of slab of 6 th Floor of the building.	Rs. 2,50,000/-
11.	To be paid on completion of slab of 7 th Floor of the building.	Rs. 2,50,000/-
12.	To be paid on completion of slab of 8 th Floor of the building.	Rs. 2,50,000/-
13.	To be paid on completion of slab of 9 th Floor of the building.	Rs. 2,50,000/-




[Signature]
The Promoters

[Signature]
The Purchaser(s)

14.	To be paid on completion of slab of 10 th Floor of the building.	NIL
15.	To be paid on completion of slab of 11 th Floor of the building.	NIL
16.	To be paid on completion of slab of 12 th Floor of the building.	NIL
17.	To be paid on completion of slab of 13 th Floor of the building.	NIL
18.	To be paid on completion of slab of 14 th Floor of the building.	NIL
19.	To be paid on completion of slab of 15 th Floor of the building.	NIL
20.	To be paid on completion of slab of 16 th Floor of the building.	NIL
21.	To be paid on completion of slab of 17 th Floor of the building.	NIL
22.	To be paid on completion of slab of 18 th Floor of the building.	NIL
23.	To be paid on completion of slab of 19 th Floor of the building.	NIL
24.	To be paid on completion of slab of 20 th Floor of the building.	NIL
25.	To be paid on completion of slab of 21 st Floor of the building.	NIL
26.	To be paid on completion of slab of 22 nd Floor of the building.	NIL
27.	To be paid on completion of slab of 23 rd Floor of the building.	NIL
28.	To be paid on completion of slab of 24 th Floor of the building.	NIL
29.	To be paid on completion of slab of 25 th Floor of the building.	NIL
30.	To be paid on completion of slab of 26 th Floor of the building.	NIL




The Promoters


The Purchaser(s)

31.	To be paid on completion of slab of 27 th Floor of the building.	NIL
32.	To be paid on completion of slab of 28 th Floor of the building.	NIL
33.	To be paid on completion of slab of 29 th Floor of the building.	NIL
34.	To be paid on completion of the walls, internal plaster, floorings doors and windows of the said Premises.	Rs. 5,00,000/-
35.	To be paid on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Premises.	Rs. 10,00,000/-
36.	To be paid on completion of the lifts, water pumps, electrical Fittings and all other requirements of the building in which the said Premises is located.	Rs. 10,00,000/-
37.	To be paid against and at the time of handing over of the possession of the Premises on receipt of occupancy certificate or completion certificate.	Rs. 5,00,000/-
TOTAL		Rs. 1,00,00,000/-



बबई - २		
१५०१७	७	१००
२०२४		


The Promoters


The Purchaser(s)

THE FOURTH SCHEDULE ABOVE REFERRED TO

[Amounts with GST to be paid by the Purchaser(s) in accordance with this Agreement]


Sr. No.	Amount	Particulars
1	-----	To be collected on actual/proportionate towards Share application money and entrance fee of the Society.
2	-----	To be collected on actual/proportionate towards Water & electricity connection Charges.
3	-----	To be collected on actual/proportionate towards MGL Piped Gas Connection Charges.
4	-----	Development Charges as per Ready Recknor.
5	-----	To be collected on actual/proportionate towards Society Formation Charges.
6	-----	To be collected on actual/proportionate towards Health Club/Gym Charges.
7	-----	To be collected on proportionate share of municipal taxes and other charges/levies in respect of the New Building at the time of possession of Flat
8	-----	To be collected on proportionate area of New Flat towards maintenance charges for 12 (Twelve) months & other outgoings etc. of new building at the time of possession of Flat.
9	-----	To be collected on pro-rate basis being contribution towards the corpus fund to the Society.
10	Rs. 27,000/-	Legal Charges & Registration Agent Charges.
11		18% or applicable Goods & Service Tax to be collected on Sr. No. 1 to 10 at the time of possession of Flat.

UTILIZATION BY THE PROMOTERS-

i) The aforesaid amounts/ deposits shall not carry any interest.

The Promoters shall hand over to the Society the contribution towards share money, application, entrance fee of the Society mentioned hereinabove and the contribution towards corpus fund mentioned hereinabove

ii) The Promoters shall utilize the sum mentioned in towards payment of Municipal taxes and other taxes, outgoings, maintenance charges and dues in the event of the Purchaser(s) making any default in the payment thereof as agreed to herein by him. The Promoters shall hand over the amounts or balance thereof to the Society. In the event of any additional amount becoming payable, the Purchaser(s) shall forthwith on demand pay and deposit the difference to the Promoters.



The Promoters



The Purchaser(s)

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE SEAL AND HANDS ON THE DAY AND YEAR WRITTEN HEREINABOVE.

SIGNED, SEALED AND DELIVERED]
by the within-named "PROMOTERS"]
M/S. DIGNITY REALTY & HOUSING]
through their Partner]
MR. RAVI MANOHAR RAMCHANDANI]



In the presence of

13

Pratima

SIGNED, SEALED AND DELIVERED]
By the within-named "PURCHASER/S"]
MRS. PRATIMA VINAY BODELE]



In the presence of

13

Pratima

बबई - २		
१५०७७	०३	१००
२०२४		

Promoters

The Purchaser(s)

RECEIPT

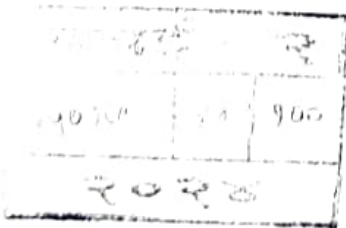
RECEIVED of and from within named the Purchaser/s the sum of Rs. 30,00,000/- (Rupees Thirty Lakhs Only) being the part consideration amount payable by the Purchaser/s to us, paid to us in respect of sale of Flat No. 904 on the 9th Floor in the building known as "SHREE BHAIRAVNATH HEIGHTS" situated at Bhairavnath Mandir Marg, Katrak Road, Wadala (W), Mumbai - 400 031 by Cheque/RTGS/NEFT as detailed under :-

Cheque No.	Date	Bank	In favour of	Amount
			M/S. DIGNITY REALTY & HOUSING	
TOTAL =				Rs. 30,00,000/-

WE SAY RECEIVED

M/S. DIGNITY REALTY & HOUSING

PARTNER



[Signature]
The Partners

[Signature]
The Purchaser(s)



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/1340/FN/ML/LOI

Date: **5 NOV 2020**

1. **Architect** : Smt. Vini Vilas Desai.
M/s. Vilas Desai & Associates
15/2, Jeelani Manzil, Opp Portuguese Church,
Gokhale Road (N), Dadar (W),
Mumbai-400 028.
2. **Developer** : M/s. Dignity Realty & Housing
801, 8th floor, Dignity tower, Road No. 33A
Bharamdev Marg, Opp Auxilium School,
Wadala, Mumbai-400 031.
3. **Society** : Bhairavnath SRA CHS. Ltd.

Subject : Revised LOI for Slum Rehabilitation Scheme on plot bearing C.S. Nos. 438(pt.), 597(pt.), 612(pt.), 613, 614, 615, 616(pt.), 617, 618(pt.), 619(pt.), 620(pt.), 649(pt.), 650(pt.) of Dadar Naigaon Division, Wadala (W), Mumbai- 400031, in 'F/N' Ward of MCGM.

Ref. SRA/ENG/1340/FN/ML/LOI

Gentleman,

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

1. This Letter of Intent is issued on the basis of plot certificate by the Architect and the Annexure - II issued by Competent Authority and other relevant documents.
2. This Revised LOI is in continuation with earlier LOI condition dtd 10/01/2018 & 17/05/2019
3. The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot, nos. of eligible huts etc. the parameters shall be got revised from time to time.



बवई - २		
14096	84	100
२०२४		

The salient features of the scheme are as under:

Sr. No	Description	Parameters Proposed
1	Gross plot Area (As per plot boundary demarcation)	2391.45
2	Less Area of buildable/ Non-buildable D.P. Reservation	Nil
3	Balance area of plot	2391.45
4	Less 15% deductible RG, if applicable	Nil
5	Net area of plot	2391.45
6	Addition for FSI purpose	
7	Total plot area for FSI purpose	2391.45
8	Max FSI permissible on plot	4.00/ Sanctioned whichever is Higher
9	Incentive FSI : 1.00 upto 0.40 Ha. Land Rate as per R.R. 2019-20: Rs. 96000/- Construction Rate as per R.R. 2019-20 Rs. 27500/-	1 : 1.00
10	Rehab Built up area (excluding areas under staircase & common passage)	5215.31
11	Built up area of common passages, Balwadis, Welfare Centers & Society Offices	2418.60
12	Rehabilitation Component	7633.92
13	Permissible Free Sale Component in situ	7633.92
13a	Proposed Free Sale component in situ	7633.92
14	Total BUA sanctioned for the Scheme	12849.23
15	Total FSI sanctioned for the scheme	5.372
16	Total BUA proposed to be consumed in-situ	12849.23
17	FSI proposed to be consumed/ in-situ	5.373
18	TDR generated in the scheme	Nil
19	No. of slum dwellers to be accommodated	Resi 84 Nos., R/C 01 No.
20	No. of PAP tenements in the Scheme	37 Nos.
	No. of Provisional PAPs as per Cl. 3 12(C) of Reg. 33(10) of G.P.R. 2034	Resi 32 Nos Comm 05 Nos Existing Amenity 01 Nos.



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

2028	
20/10/20	2028
2028	

97

5. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of R.R. to the Slum Rehabilitation Authority as per DCPR, 2034.
6. The Developer shall hand over PAP tenements if any within three months after grant of OCC. The said PAP tenements as mentioned in salient features condition no.3 above be handed over to the Slum Rehabilitation Authority/MHADA/MCGM or any designated Govt Authority for Project Affected Persons, each of carpet area 27.88 sq.m. free of cost. The PAP tenements shall be marked as a PAP tenement on front doors prominently. After completion of the building, PAP tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.
7. The Amenity Tenements of Anganwadi as mentioned in salient features condition no.3 above shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per Circular No. 129, Welfare Centre, Society Office & other Amenities as per DCPR, 2034 shall be handed over to the slum dwellers society to use for specific purpose only, within 30 days from the date of issue of OCC of Rehab/Composite bldg, handing over / Taking over receipt shall be submitted to SRA by the developer.
8. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
9. That proper safety measures like barricading, safety net etc. shall be taken on site during construction work as maybe necessary depending upon the type of work and the developer along with their concerned technical team shall be solely responsible for safety.
10. That the layout approval shall be insisted before granting plinth CC to Sale Bldg in scheme u/ref.
11. That you shall submit consent from eligible R/C tenement for proposing on 2nd floor before granting plinth CC to Rehab Bldg. in scheme u/ref.
12. That you shall submit Registered Undertaking for not misusing the entrance lobby / Mechanical puzzle Parking System, Stilts, part & pocket terraces etc. will be insisted before granting plinth C.C. to Respective Bldg. u/ref.
13. That you shall submit Registered undertaking before granting plinth CC to respective Bldg. in layout u/ref. stating therein that the members will not blame CEO (SRA) & it's staff for failure of Mechanical parking system in future & Developer will maintain the parking system for yrs. for Rehab Bldg. in scheme u/ref.
14. That you shall submit A Registered undertaking stating therein that any litigation arisen from the prospective buyers due to deficient open space SRA and its staff will not be responsible for the same. The clause in the agreement of prospective buyers stating that the building is planned with deficient open space and the buyers shall not complain in SRA



बबई - २		
१५०७७	२७	१००
२०२४		

७



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/FN/MCGM/0034/20060327/AP/R

Date: 23 FEB 2024

To,
Architect: Miss. Vini Vilas Desai for M/s. Vilas Desai & Associates
15/2, Jeelani Manzil, Opp Portuguese Church,
Gokhale Road (N), Dadar (W), Mumbai 400 028.

Subject: Amended IOA for Rehab/Composite Bldg. for Proposed S.R. Scheme under Reg. 33(10) of DCPR, 2034 on plot bearing on plot bearing C.S. Nos 438(pt.), 597(pt.), 612(pt.), 613, 614, 615, 616(pt.), 617, 618(pt.), 619(pt.), 620(pt.), 649(pt.), 650(pt.) of Dadar Nagaon Division, Wadala (W), Mumbai 400031, in 'F/N' Ward of MCGM, for, "Bhairavnath SRA CHS Ltd."

Ref.: Your letter dated 07/02/2024

Sir,

There is no objection to carry on the work as per amended plans submitted by you vide your letter under reference subject to the following conditions,

- 1) All the conditions of IOA dtd. 07/08/2018 & Amended IOA dtd. 08/08/2020, 03/12/2020, 08/10/2021, 24/07/2023 shall be complied with.
- 2) That all the conditions of Revised LOI dtd. 10/01/2018, 17/05/2019, 05/11/2020 shall be complied with.
- 3) That the final plan mounted on canvas shall be submitted before requesting for O.C.C. permission.
- 4) That all the conditions mentioned in SRA Circular No 209 to 215 shall be complied with.

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

Yours faithfully,

Executive Engineer- F/N ward
Slum Rehabilitation Authority.

Copy to:

- 1) Assistant Commissioner "F/N" Ward MCGM
- 2) A. A. R. C. "F/N" Ward,
- 3) H. E. of MCGM,
- 4) Developer: M/s. Dignity Realty & Housing
801, 8th floor, Dignity tower, Road No. 33A, Dhairamdev Marg, Opp Auxilium School, Wadala, Mumbai-400 031.



Executive Engineer F/N ward
Slum Rehabilitation Authority.

बबई - २		
१५०७०	५०	१००
२०२४		



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/FN/MCGM/0034/20060327/AP/R

Date: 3 DEC 2020

To,
M/s. Dignity Realty & Housing.
801, 8th floor, Dignity tower, Road No. 33A
Bhairamdev Marg, OppAuxilium School,
Wadala, Mumbai-400 031.

Subject : Amended IOA for Rehab Bldg. for Proposed S. R. Scheme under Reg. 33(10) of DCPR, 2034 on plot bearing on plot bearing C.S. Nos. 438(pt.), 597(pt.), 612(pt.), 613, 614, 615, 616(pt.), 617, 618(pt.), 619(pt.), 620(pt.), 649(pt.), 650(pt.) of DadarNaigaon Division, Wadala (W), Mumbai- 400031, in 'F/N' Ward of MCGM. for, "Bhairavnath SRA CHS Ltd."

Ref : Your letter dated 11/11/2020

Sir,

There is no objection to carry out the work as per amended plans submitted by you vide your letter under reference subject to the following conditions,

- 1) All the conditions of IOA dtd. 07/05/2018 & Amended IOA dtd. 08/08/2020 shall be complied with.
- 2) That all the conditions of Revised LOI dtd. 10/01/2018, 17/05/2019 & 05/11/2020 shall be complied with.
- 3) That you shall submit drainage approval before granting plinth CC to Bldg. u/ref.
- 4) That you shall submit RCC design, calculation from Structural Engineer & peer review for the same shall be submitted before requesting plinth C.C. to bldg. u/ref.
- 5) That the final plan for O.C.C. shall be submitted before requesting for O.C.C. permission.

One set of amended plans to be returned herewith as token of approval.

Yours faithfully,



Executive Engineer- I
Slum Rehabilitation Authority.

Administrative Building, Anant Kunekar Marg, Bandra, Mumbai-400017. Tel. : 022-26568000/26568001 Fax : 91-22-26590457 Website : www.sra.gov.in E-mail : info@sra.gov.in

94020	39	900
2028		



SLUM REHABILITATION AUTHORITY

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

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

No. SRA / ENG / F/N/MCGM/0034/20060327/AR/s - 3 DEC 2020

To,
M/s. Dignity Realty & Housing

801, 8th Floor, Dignity Tower,
Road No. 33A, Bhairavdev Marg,

Opp. Oxillium School, Wadala(W), Mumbai - 400031.

With reference to your Notice, letter No. 3727 dated 11/11/2020 and delivered

on 11/11/2020 and the plans, Sections, Specifications and Description and further particulars

and details of your building at plot bearing C.S. No. 438(Pt), 597 (Pt), 612 (Pt), 613 to 615, 616 (Pt), 617, 618 (Pt), 619 (Pt), 620 (Pt), 649 (Pt), & 650 (Pt) of Dadar, Naigaon Division Wadala (W) in F/N Ward.

furnished to me under your letter, dated _____ 20 I have to inform you that the proposal of construction of the building or work proposed to be erected or executed is hereby approved under section 45 of the Maharashtra Regional & Town Planning Act, 1966 as amended up-to-date, subject to the following conditions :

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

A 1) That the Commencement Certificate u/s/ 44/69 (1) of the MR & T.A. Act, shall be obtained before starting the proposed work

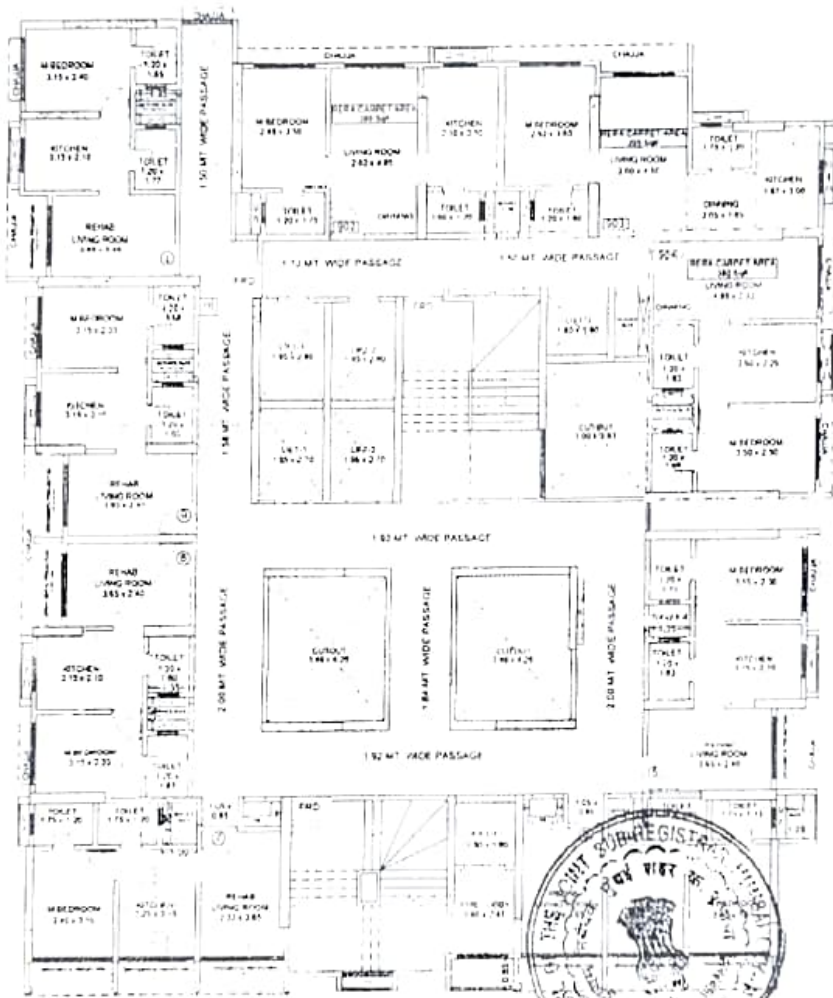
A 2) That the compound shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the road side drain without obstructing the flow of rain water from the adjoining holding, to prove possession of holding before starting the work as per D.C Regulation No. 36 (27)

A 3) That the structural Engineer shall be appointed, and the Supervision Memo as per Appendix XI D.C Regulation 6(3) (ix) shall be submitted by him

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



बबई - २		
०५०१७	५३	१००
२०२४		



COMPOSITE SALE BUILDING -
BHAIKAVNATH, WADALA.

9TH FLOOR PLAN



बजई - २
१५०/० ६० १००
२०२४



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 **P51900048008**

Project **Dignity Bayview**, Plot Bearing / CTS / Survey / Final Plot No. **438pt 597pt 612pt 613 614 615 616pt 617 618pt 619pt 620pt 648pt 650pt** at **Mumbai City, Mumbai City, Mumbai City, 400031**.

- Dignity Realty And Housing** having its registered office / principal place of business at **Tahsil Mumbai City, District Mumbai City, Pin. 400019**
- 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 (f) of sub-section (2) of section 4 read with Rule 5:
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **07/12/2022** 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
- 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.

बबई - २		
१५०१०	७५	१००
२०२४		

Dated 07/12/2022
Place Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Premnand Prabhu
(Secretary, MahaRERA)
Date 07/12/2022 11:15:33

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





CHALLAN
MTR Form Number-6



GRN	MH017162758202324M	BARCODE	[Barcode]	Date	12/03/2024-18:59:46	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)	AGMPJ6556B				
Office Name	BOM2 JT SUB REGISTRA MUMBAI CITY 2	Full Name	PIRATIMA VINAY BODELE				
Location	MUMBAI	Flat/Block No.	FLAT NO 904 9TH FLR SHREE BHAIKAVNATH				
Year	2023-2024 One Time	Premises/Building	HEIGHTS				

Account Head Details	Amount in Rs.	Road/Street						
0030045501 Stamp Duty	500000.00	Road/Street	BHAIKAVNATH MANDIR MARG KATRAK ROAD					
0030063301 Registration Fee	300000.00	Area/Locality	WADAI A MUMBAI					
		Town/City/District						
		PIN	4	0	0	0	3	1
		Remarks (If Any)	PAN2=AAPFD5651B-SecondPartyName=DIGNITY REALTY AND HOUSING-					
		Amount In	Five Lakh Thirty Thousand Rupees Only					
Total	5,30,000.00	Words						



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	60103332024031314293	739352941
Cheque/DD No.		Bank Date	RRI Date	13/03/2024-17:04:44	14/03/2024
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Signature	100 14/03/2024		

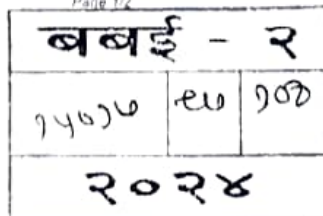
Department Of Registration, Mumbai. Mobile No. 9821611944
 NOTE: This challan is valid for document to be registered in Sub-registrar Office for unregistered document.
 कर्तावकास दस्तावेजांची नोंद करील नाही.

Digitally signed by DE
 DIRECTORATE OF REGISTRATION
 AND TREASURY, MUMBAI/2
 Date: 2024.06.10 11:25:18
 Reason: GRAS Secure Document
 Location: India



Challan Defacement Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	NSJ-315-15017	0902231587202425	25/06/2024-10:10:42	IGH183	30000.00



^^^^^^^^^^^^^^^^^^^^^^^^^^^^^^^^^^^^

Dated this ___ day of _____ 2024

^^^^^^^^^^^^^^^^^^^^^^^^^^^^^^^^^^^^

BETWEEN

M/S. DIGNITY REALTY & HOUSING

... PROMOTERS

AND

MRS. PRATIMA VINAY BODELE

... PURCHASER/S

@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@

AGREEMENT FOR SALE

@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@

of
FLAT NO. 904 ON THE 9th FLOOR
IN THE BUILDING
"SHREE BHAIRAVNATH HEIGHTS"
Situated at
Bhairavnath Mandir Marg,
Katrak Road, Wadala (W),
Mumbai - 400 031

LILANI SHYAM & CO.

ADVOCATES & SOLICITORS

Office No. 304, 3rd Floor,
Mangal Bhavna Building,
Junction of P.D. Hinduja Marg,
14th Road, Khar (W).
Mumbai - 400 052