

Pearl Blessings

KONDIVITA

CHANDIWALA COMPLEX
KONDIVITA

PROPOSED BUILDING ON PLOT BEARING

CST. No. 60, 60/1, to 57 of Village Kondivita, Andheri (E), Mumbai - 400059

BUILDERS & DEVELOPERS:

**M/S. CHANDIWALA ENTERPRISES
CHANDIWALA GROUP OF COMPANIES**

222-A, 1ST FLOOR, AL-MOONAZ ARCADE, S. V. ROAD, ANDHERI (W), MUMBAI - 400058

TEL.: 26282434, 26288813 | E-MAIL: info@chandiwalagroup.com

513/8192

पावती

Original/Duplicate

Friday, May 10, 2024

नोंदणी क्र.: 39M

3:36 PM

Regn.: 39M

पावती क्र.: 8688 दिनांक: 10/05/2024

गावाचे नाव: कोडीविटा

दस्तावेजाचा अनुक्रमांक: बंदर17-8192-2024

दस्तावेजाचा प्रकार: करारनामा

मादर करण्याच्या नाव: निशा श्रीधर कदम (AYIPK3737A)

नोंदणी फी

₹. 30000.00

दस्तानाळणी फी

₹. 2560.00


पृष्ठांची संख्या: 128

एकूण:

₹. 32560.00

आपणाम मूळ दस्ताने अंतिम प्रिंट मूची-२ अंदाजे

3:55 PM ह्या वेळेस मिळेल


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

वाजार मूल्य: ₹. 6767269.52/-

मातदत्त ₹. 8303680/-

भरलेले मुद्रांक शुल्क: ₹. 415184/-

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

1) देयकाचा प्रकार: DHC रकम: ₹. 560/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 0524108006260 दिनांक: 10/05/2024

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: ₹. 2000/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 0524103106222 दिनांक: 10/05/2024

वैकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-

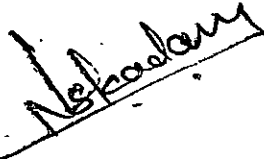
डीडी/धनादेश/पि ऑर्डर क्रमांक: MH001732704202425E दिनांक: 10/05/2024

वैकेचे नाव व पत्ता:

मुद्रांक शुल्क खाती समलयास नपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank

2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area



REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 14-05-2024

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID

202405104023

10 May 2024 01:37:32 PM

मूल्यांकनाचे वर्ष 2024
 जिल्हा मुंबई (उपनगर)
 मूल्य विभाग 12-कोडीविले (अंधेरी)
 उप मूल्य विभाग भूभाग: उत्तरेस गावाचा फ्लॉ, पूर्वेस तुळशी पार्सप लाईन, दक्षिणेस मथुरास त्रास-लुनी मार्ग व पश्चिमेस गावाची हद्द.
 सर्व्हे नंबर/स. भू क्रमांक सि.टी.एस. नंबर/60

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी राहणीगृह	कार्यालय	दुकाने	औद्योगिक	मोजगापमाचे एकक
68580	142640	172230	187210	150280	चौरस मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र (Build Up)- 43.13 चौरस मीटर
 बांधकामाचे तर्फीकरण- 1-आर सी सी
 उद्घाटन सुविधा- आहे
 मिळकतीचा प्रकार- बांधकामाचा दर - Rs.30250
 मिळकतीचा प्रकार- बांधीव
 मिळकतीचे वय- 11th floor to 30th floor
 मजला - मजला

रस्ता सन्मुख

Sale Type - First Sale

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

मजला निहाय घट/वाढ

110% apply to rate Rs.156904/-

धरा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर

((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * धरा-यानुसार टक्केवारी) / खुल्या जमिनीचा दर

((1156904-68580) * (1100/100)) / 68580

Rs.156904/-

अ) मुल्य मिळकतीचे मूल्य

परील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

156904 * 43.13

Rs.6767269.52/-

Applicable Rules

10.4

एकत्रित अंतिम मूल्य

मूल्य मिळकतीचे मूल्य + तळघराचे मूल्य + गेझोलाईन/मजला क्षेत्र मूल्य + शेत/गावाची मूल्य + उरील/पळीचे मूल्य + बांधकामाचे मूल्य + बांधकामाचे मूल्य + खुल्या जमिनीवरील कॅनन तळाचे मूल्य + इमारती मालकीचा खुल्या जमिनीचे मूल्य + बांधकामाचे मूल्य + बांधकामाचे मूल्य + बांधकामाचे मूल्य + बांधकामाचे मूल्य

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

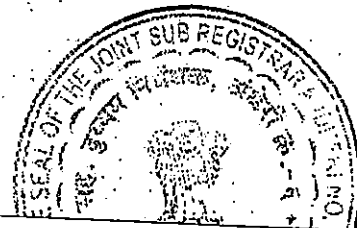
6767269.52 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0

Rs.6767269.52/-

Home

Print

बदल - १७		
०२	९	९२८





महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन - 2024 - 25

अनुच्छेद क्रमांक :- 25B

1. दस्ताचा प्रकार :- करारनामा
2. सादरकर्त्याचे नाव :- NISHA SRIDHAR KADAM
3. तालुका :- बोरीवली // अंधेरी / कुर्ला / मुंबई
4. गावाचे नाव :- कोंडीविते
5. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक :- 60, 60/1 to 57
6. मिळकतीचा प्रकार :-

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
42/215-भुभाग: उत्तरेस गावाची हद्द, पुर्वेस तुळशी पाईप लाईन, दक्षिणेस मथुरदास वासनजी मार्ग व पश्चिमेस गावाची हद्द.	68580	142640	172230	187210	150280	चौ. मीटर	सि.टी.एस. नंबर

7. दसतात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 43.13 बिल्ट अप चौ. मीटर

8. कारपार्किंग :- — गच्ची :- — पोटमाला :- —

9. मजला क्रमांक :- 13th बंद देवहन मुद्रांक :- आहे

10. बांधकाम वर्ष :- 2023 19 वर्ष 2-92

11. बांधकामांचा प्रकार :- आर.आर.सी. / इतर प्रकारचे / अर्धे पक्के कच्चे

12. बाजारमुल्यदर तक्त्यातील मार्गदर्शक सुचना क्र :- — जवळील बाजारमुल्यदर / वाढ

13. निर्धारित केलेले बाजारमुल्य :- $142640 \times 43.13 + 1.10\% =$ 67,67,270/-

14. दस्तामध्ये दर्शविलेली मोबदला :- 83,03,680/-

15. देय मुद्रांक शुल्क :- 4,15,184/- भरलेले मुद्रांक शुल्क :- 4,15,184/-

16. देय नोंदणी फी :- 30,000/-

लिपिक

सह दुय्यम निबंधक
अंधेरी - 5/6

घोषणापत्र/शपथपत्र

खालील सही करणार असे घोषित करते कि, सदर नोंदणीचा दस्त नोंदविण्यापूर्वी आमची जबाबदारी नुसार आम्ही दस्तातील मिळकतीचे मालक/वारस/हक्क हितसंबंधील व्यक्ती मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P.A Holders) लिहून देणार हे हयात व कुलमुखत्यारपत्र अदयापही रद्द झालेले नाही. आजही सदरचे मुखत्यारपत्र आस्थित्यात आहे, याची आम्ही खात्री देत आहेत. तसेच मिळकतीचे इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे व मुखत्यारधारकांनी केलेले व्यवहाराच्या अधिन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण केला आहे.

त्यामुळे नोंदणीसाठी सादर केलेल्या दस्तऐवजामधील मिळकत ही फसवणुकीद्वारे दुबार विक्री होत नाही. याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार/मुखत्यारधारक हे खरे असून याची आम्ही स्वतः खात्री करून या दस्तासोबत दोन ओळखीचे इसम स्वाक्षरीसाठी घेऊन आले. पूर्ण व्यवहार करतेवेळी पुरावा कायदानुसार दस्तावर साक्षीदार यांच्या स्वाक्षऱ्या घेण्यात आल्या. तसेच या दस्तासोबत जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत, तसेच मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा. न्यायलयाची अथवा शासनाचा मनाई हुकुम नाही, याचीही खात्री देत आहेत. याबाबी आमचे कायदेशीर सल्लागार/वकील यांना दाखवून त्यांच्या सल्ल्यानुसार आपल्या कार्यालयात दस्तऐवज नोंदणीसाठी सादर करण्यात येत आहे.

मिळकतीची मालकी तपासणे/ठरविणेसाठी सक्षम तलाठी व भूमी अभिलेख कार्यालय व मा. न्यायालय यांना अधिकार आहेत. त्यामुळे नोंदणी कायदा 1908 व महाराष्ट्र नोंदणी नियम 1961 चे नियम 44 व वेळोवेळी मा. उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तामधील मिळकतीचे मालक/मुखत्याधारक, खरेपणा ठरविणे व दस्तातील वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही यांची आम्हात जाणीव आहे.

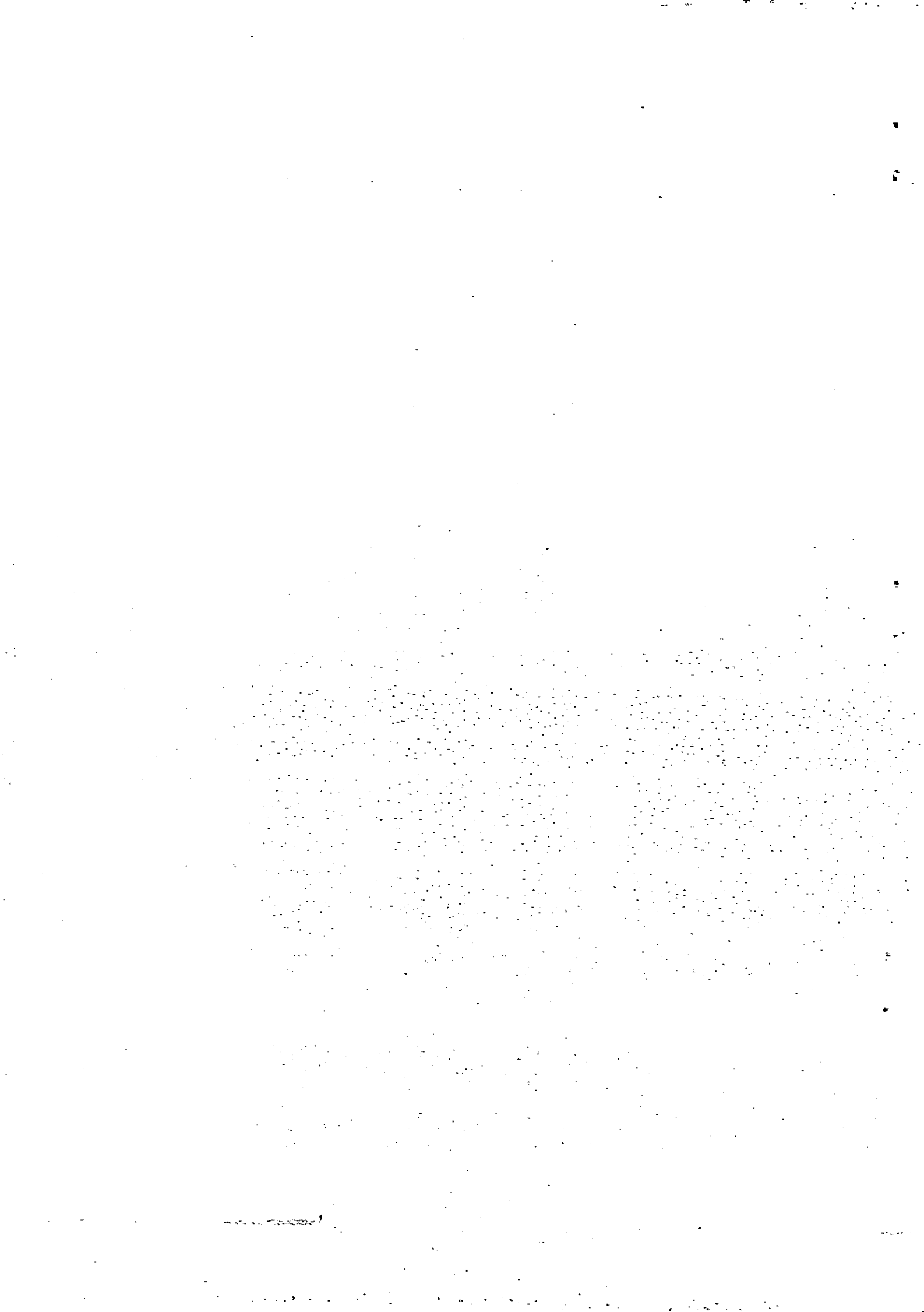
तरी मिळकतीविषयी सधा होत असलेली फसवणूक व त्या अनुषंगाने पोलिस चौकीत दाखल होत असलेले गुहे हे माझ्या दस्तातील मिळकतीविषयी होणार नाही म्हणून आम्ही घोषणापत्र/शपथपत्र लिहून देत आहेत. भविष्यात मी नोंदविण्यात आलेल्या व्यवहारात मुद्रांक कायदानुसार मुद्रांक कमी राखल्यास अथवा नोंदणी कायदानुसार कोणताही कायदेशीर प्रश्न उदभवितो तो मी स्वतः निपटारा करून घेणार राहणार आहोत. तसेच भा.द. संहिता 1860 मधील नमूद झालेल्या शिक्षेस पात्र राहणार आहोत. मला आम्हाला पूर्ण जाणीव आहे. त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणून जोडत आहे.

नोंदणी	क्र. २०२४
दिनांक	२०२४



लिहून घेणार
[Signature]

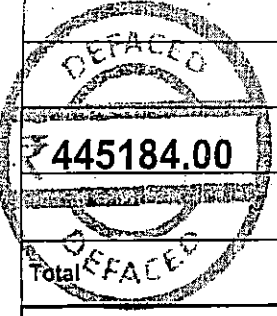
लिहून देणार



CHALLAN
MTR Form Number-6



GRN	MH001732704202425E	BARCODE	[Barcode]		Date	08/05/2024-12:56:38	Form ID	25.2	
Department				Inspector General Of Registration					
Type of Payment				Stamp Duty Registration Fee					
Office Name				BDR16_JT SUB REGISTRAR ANDHERI 5					
Location				MUMBAI					
Year				2024-2025 One Time					
Account Head Details				Amount In Rs.					
0030045501 Stamp Duty				415184.00					
0030063301 Registration Fee				30000.00					
Total				4,45,184.00					
Payment Details				PUNJAB NATIONAL BANK					
Cheque/DD Details				FOR USE IN RECEIVING BANK					
Cheque/DD No.				Bank CIN		Ref. No.		03006172024050800624 526476859	
Name of Bank				Bank Date		RBI Date		08/05/2024-12:57:17 09/05/2024	
Name of Branch				Bank-Branch		PUNJAB NATIONAL BANK			
				Scroll No.		Date			
						1 09/05/2024			
Remarks (If Any)				SecondPartyName=CHANDIWALA ENTERPRISES-					
Amount In				Four Lakh Forty Five Thousand One Hundred Eighty F					
Words				our Rupees Only					



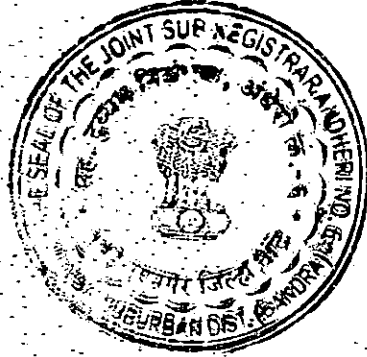
Department ID : _____ Mobile No. : 9867231242
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.
 शहर चालन कर्तासुद्धा न्याय निबंधक कार्यालयत नोदणी कर्तायाच्या वरतल्याच नावा अर्ह. ताच्या न करवा
 नाले।

Signature Not Verified

बदर - १७/

[Stamp: JOINT SUB REGISTRAR ANDHERI]

बदर - १७/		
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२०२४		



AGREEMENT FOR SALE

THIS AGREEMENT made at Mumbai this 08th day of May' in the Christian Year **Two Thousand and Twenty Four**,

BETWEEN

M/S. CHANDIWALA ENTERPRISES a partnership firm having their registered office at 222/A, AL-Moonaz Arcade, 1st Floor, Opp. Post Office, S. V. Road, Andheri (W), Mumbai - 400 058, hereinafter referred to as "**THE PROMOTERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners or partner of the said firm, the survivors or survivor of them the heirs, executors and administrators of the last such survivor his/her/their assigns) of the **ONE PART**;

Chandiwala

[Signature]

AND

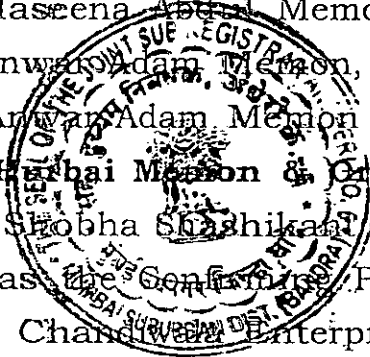
NISHA SHRIDHAR KADAM,

adult, Indian Inhabitant/s of Mumbai residing at **C/305, Ganesh Nagar, Manvelpada Road, Near Don Bosco Church, Virar (East), Palghar - 401 305**, hereinafter referred to as "**THE ALLOTTEE**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include in the case of individuals, his/her/their heirs, executors, administrators, in case of a firm the partners for the time being from time to time, the survivors or survivor of them and the heirs, executors and administrators of the last of such survivors or survivor and in case of a Company, its successors and permitted assigns) of the **OTHER PART**:

WHEREAS:

- (i) By a Deed of Conveyance dated 26th September, 2018 registered with the Joint Sub-Registrar of Assurances of Andheri No. 7 at Bandra under Serial No. BDR-18/9980 of 2018 (hereinafter called the "**said Deed of Conveyance**") made between one Hurbai Anwar Adam Memon nee' Hurbai Latif Abdulla, Amina Abdul Memon, Rubina Abdul Memon, Haseena Abdul Memon, Zarina Abdul Memon, Ibrahim Anwar Adam Memon, Arif Anwar Adam Memon and Asif Anwar Adam Memon (hereinafter referred to as the "**said Hurbai Memon & Ors.**") as the Vendors of the first part, Shobha Shashikant Bhosle and Nitin Narayan Khadtare as the confirmatory Parties of the second part and M/s. Chandivada Enterprises, being the Promoters herein, therein referred to as the Purchasers of the third Part, the said Hurbai Memon & Ors. with the confirmation of the said Shobha Shashikant Bhosle and Nitin Narayan Khadtare sold, conveyed, transferred and assured, all those pieces or parcels of land or ground with the messuages, tenements and structures standing

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१९६२	२०२४



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thereon being Plot No. 60, situate, lying and being at Kondivita, Andheri (East), Mumbai - 400 059, bearing City Survey Nos. 60, 60/1 to 60/57 of Village Kondivita, Taluka Andheri, within the Registration Sub-District of Bandra, District Mumbai Suburban, within Greater Mumbai, admeasuring 2,421.40 sq. mtrs. or thereabouts more particularly described in the **First Schedule** hereunder written (hereinafter called the "**project land**"), to the therein called Purchasers, absolutely and forever.

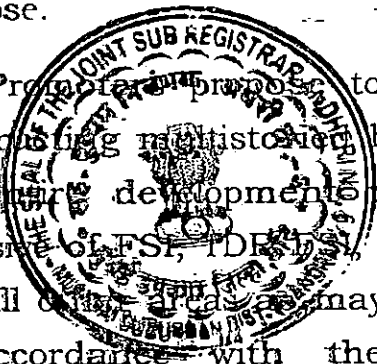
(ii) The project land was fully occupied by 112 slum dwellers/tenants/occupants occupying the huts/structures standing on the project land who have formed themselves into a proposed society in the name of 'Latif Compound Kalyankari Samitee SRA CHS (Prop.)', and the project land is declared as a 'slum area' vide Government Notification dated 29th March, 1985 under No. DC/ENC/A/94.

(iii) In the circumstances, the Promoters have become seized and possessed of and well entitled to the project land, subject to the slum dwellers/tenants/occupants occupying the huts/structures standing thereon.

(iv) As per D. P. Remarks, under No. DP34201904111216398 dated 15th April' 2019, the said Plot is situated in Residential Zone (R), and is not reserved for any public purpose.

(v) The Promoters propose to develop the project land by constructing a big multi-story building/s thereon by utilizing the future development potential of the project and inclusion of FSI, FDEFSI, the fungible compensatory FSI and all other areas may be available for construction, in accordance with the Regulation 33(10) of the Development Control & Promotion Regulations-2034,

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Greater Mumbai (hereinafter called the "DCPR") and as may be modified from time to time.

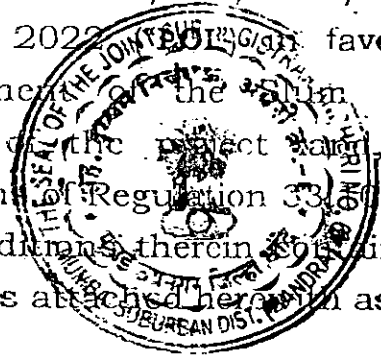
(vi) Accordingly the Promoters have appointed Mr. K. Zaman of M/s. T. N. Hasan, who is registered with the Council of Architects, as their Architect for preparing plans for construction of building/s on the project land and have entered into a standard Agreement with them and such Agreement is as per the Agreement prescribed by the Council of Architects.

(vii) The Promoters have appointed Mr. P. K. Sura of M/s. Sura & Associates as their structural Engineer for the preparation of the structural design and drawings of the building/s to be constructed on the project land and the Promoters accept the professional supervision of the Architect and the structural Engineer till the completion of the development.

(viii) The Deputy Collector - 2, SRA, has vide Order dated 04th March 2021, granted the Annexure II in respect of the slum dwellers occupying the project land.

(ix) Upon submission of proposal to the Slum Rehabilitation Authority ("SRA"), the SRA has issued a Letter of Intent under No. KE/PVT/0243/20200302/LOI dated 18th August, 2022, in favour of the Promoters, for

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development of the project land in accordance with the provisions of Regulation 33(50) of the DCPR, on the terms and conditions therein contained. Authenticated copy of the LOI is attached herewith as Annexure 'A'.

(x) Under the LOI, the concerned SRA have considered the total area of the project land as 2421.40 square meters, out of which an area of 2243.20 square meters is considered as slum area and an area of 178.20 square meters is considered as non-slum area.

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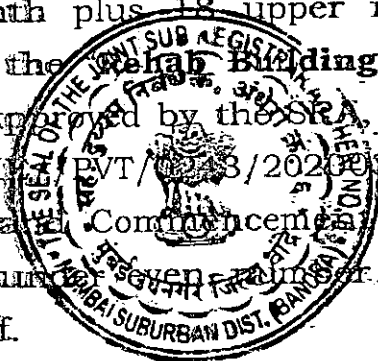
(xi) The Scheme Parameters detailing the area of project land and the FSI/TDR generated in lieu of it are tabulated in the LOI.

(xii) Under the LOI pertaining to the project land:-

- Maximum F.S.I. permissible is 3.0 according to which the Permissible Floor area is 6,907.80 square meters;
- The Rehabilitation Built-up area is 3795.55 square meters plus Area of common passage is 1561.50 sq. mtrs. plus area of amenities is 159.34 sq. mtrs., totaling to 5516.39 square meters ("**Rehabilitation Component**");
- The total permissible sale Built-up area (for both the slum portion and non-slum portion) is 5694.59 square meters;
- The total Built-up area (for both the slum portion and non-slum portion) sanctioned for the Project is 9668.34 square meters;
- FSI sanctioned for slum portion is 4.151 and for the non-slum portion is 2;
- Total Sale Built-up area (inclusive of fungible FSI for both the slum portion and non-slum portion) is 7928.26 square meters ("**Sale Component**").

(xiii) Plans for construction of Rehab Building No. 1, to consist of Plinth plus 18 upper residential floors (hereinafter called the "**Rehab Building**"); on the project land, have been approved by the SRA, under Intimation of Approval No. K-E/PVT/0243/2020/0302/AP/R dated 29th August 2022 and Commencement Certificate dated 15th June, 2023 under Intimation No. K-E/PVT/0243/2020/0302/AP/R. has been issued in respect thereof.

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(xiv) Plans for construction of Sale Building No. 2, to consist of Stilt plus 18 upper residential floors to be known as "**PEARL BLESSINGS**" (hereinafter called the "**Sale Building**"), on the project land, have been approved by the SRA, under Intimation of Approval No. K-E/PVT/0243/

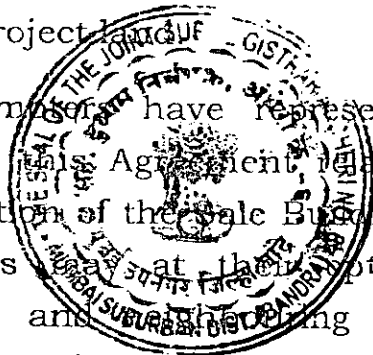
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20200302/AP/S dated 29th August, 2022 and Commencement Certificate dated 28th August, 2023 under even number has been issued in respect thereof. Authenticated copies of Intimation of Approval dated 29th August' 2022, and Commencement Certificate dated 28th August' 2023 in respect of the Sale Building, are attached herewith as **Annexures 'B' & 'C'**, respectively.

(xv) The Promoters propose to develop and construct the Sale Building in the name of "**PEARL BLESSINGS**" (hereinafter called the "**Project**"); and accordingly the Promoters have registered the Project of development thereof under the provisions of the Real Estate (Regulation & Development) Act, 2016 (hereinafter called the "**said Act**") along with Maharashtra Rules and Regulations, 2017 (hereinafter called the "**said Rules**"), with the Real Estate Regulatory Authority under Project Registration No. P51800054883 vide Certificate dated 15th February' 2024 at Mumbai and the authenticated copy is attached herewith and marked as **Annexure 'D'**.

(xvi) The Promoters have got all the slum dwellers vacated from the project land and have commenced/shall commence the construction of the Rehab Building and Sale Building on the project.

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(xvii) The Promoters have represented to the Allottee that although this Agreement relates to the Project i.e. the construction of the Sale Building on the project land, the Promoters at their option include some of the adjoining and abutting lands and/or clubbing of schemes, and so the development shall be carried out in phases as per the Revised LOI that may be granted from time to time, and as per further sanctions and approvals, as hereafter contained.

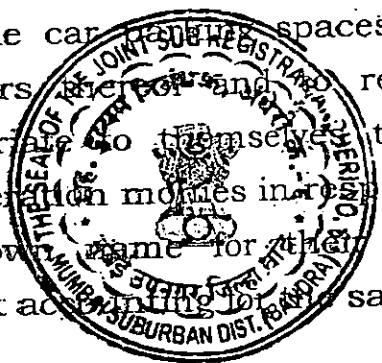
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(xviii) The Promoters state that the slum dwellers shall be allotted units in the Rehab Building and the Promoters are entitled to deal with, sell and dispose off the units comprised in the Sale Building and the same shall hereafter be called the "Promoters' Premises".

(xix) In the circumstances aforesaid, the Promoters' Premises vest solely with the Promoters and the Promoters alone have the sole and exclusive right, and without any reference or recourse to any third parties whatsoever, to deal with the Promoters' Premises in the Sale Building and in any further storeys that may be constructed on the Sale Building, and the Promoters are entitled to retain, independently book, allot, sell, transfer, mortgage, retransfer, cancel, surrender, give on lease, leave & license basis or otherwise transfer the units comprised in the Promoters' Premises and the car park spaces including the podium car park spaces, in the Sale Building to be/being constructed by them on the project land in any manner they deem fit (including handing over possession) to persons of their choice at the price and on such terms and conditions as they may decide, and to issue Letters of Allotment, enter into Agreements for Sale, on what is popularly known as 'Ownership Basis', along with the car park spaces, with the purchasers and

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acquirers, their heirs and assigns, to receive, recover, realize and appropriate to themselves the entire sale proceeds or consideration monies in respect of the sale of the units in their own name for their absolute use and benefit, without accounting the same to any other party/s.

(xx) Accordingly, the Allottee applied to the Promoters for allotment to the Allottee of Flat No. 'B' - 1302 admeasuring 422.00 Sq. Ft. (i.e. 39.20 Sq. Mtrs.) Rera Carpet Area on the 13th Floor, in the Wing "B", in the Sale Building No. 2 known as "PEARL BLESSINGS" to

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be/being constructed on the project land described in the First Schedule hereunder written. The said Apartment bearing Flat No. 'B' - 1302 on the 13th Floor in the Wing "B" in the Sale Building shall hereinafter be called the "said Apartment". The said Apartment is more particularly described in the **Second Schedule** hereunder written.

(xxi) The Promoters are the owners of the project land and are alone entitled to sell the same and receive and appropriate to themselves the consideration under this Agreement for Sale in their own name.

(xxii) Relying upon the said application, the Promoters hereby agree to sell to the Allottee the said Apartment at the price and on the terms and conditions hereinafter appearing.

(xxiii) The Promoters hereby retain the right to submit amended plans of the Sale Building and amended layout for approval to the concerned authorities from time to time, to enable the Promoters to construct the Sale Building by exploiting the maximum development potential available for construction on the project land.

(xxi) On demand from the Allottee, the Promoters have given inspection to the Allottee of all the documents of title relating to the Project Land, hereinbefore recited deeds and documents, the sanctioned plans, I.O.A., C.C., and of such other documents as are specified under the said Act and the said Rules.

(xxv) The authenticated copy of the Certificate of Title issued by M/s. Satish Mishra & Co. Advocate of the Promoters certifying the right, title and interest of the Promoters to develop the project land, is annexed hereto and marked as Annexure 'E'.

(xxvi) The authenticated copy of the Property Register Cards bearing City Survey No. 60, 60/1 to 60/57 of Village

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Kondivita in respect of the project land on which the Sale Building is to be/being constructed, are annexed hereto and marked as **Annexure 'F'**.

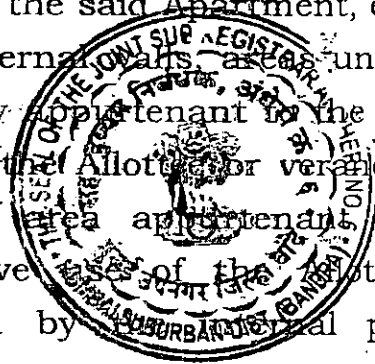
(xxvii) The copy of the plan of the said Apartment agreed to be purchased by the Allottee, has been annexed hereto and marked as **Annexure 'G'**.

(xxviii) The Promoters have got some of the approvals from the SRA and concerned local authority(s) to the plans, the specifications, elevations, sections of the Sale Building and shall be obtaining the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate or Part Occupancy Certificate/s of the Sale Building.

(xxix) While sanctioning the said plans the SRA/concerned officers and/or Government have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the project land and upon due observance and performance of which only the completion and occupation or part occupation certificates in respect of the Sale Building shall be granted by the SRA/concerned local authority.

(xxx) The Rera Carpet area of the said Apartment is **39.20 Sq. Mtrs.** and "Rera Carpet Area" means the net usable floor area of the said Apartment, excluding the area covered by the external walls, area under services shafts, exclusive balcony area appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the said Apartment.

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

(xxxixii) Prior to the execution of these presents the Allottee has paid to the Promoters a sum of **Rs. 840,958/- (Rupees Eight Lakh Forty Thousand Nine Hundred Fifty Eight Only)**, being part payment of the sale consideration of the said Apartment agreed to be sold by the Promoters to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoters both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing.

(xxxixiii) Under Section 13 of the said Act the Promoters are required to execute a Written Agreement for Sale of the said Apartment with the Allottee, being in fact these presents and also to register the said Agreement under the Registration Act, 1908.

(xxxixiv) In accordance with the terms and conditions set out in this Agreement and mutually agreed upon by and between the Parties, the Promoters hereby agree to sell and the Allottee hereby agrees to purchase the said Apartment.

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

1. The Recitals above 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.

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2. The Promoters have commenced and shall under normal conditions complete the construction of the Sale Building known as "PEARL BLESSINGS" consisting of Stilt plus 18 upper residential floors on portion of the project land bearing Plot No. 60, situate, lying and being at Kondivita, Andheri (East), Mumbai - 400 059, bearing City Survey No. 60, 60/1 to 60/57 of Village Kondivita, Taluka Andheri, within the Registration Sub-District of Bandra, District Mumbai Suburban, within Greater Mumbai, admeasuring 1452.84 sq. mtrs. or thereabouts, more particularly described in the **First Schedule** hereunder written, in accordance with the plans and specifications as approved by the SRA/concerned local authority from time to time.

Provided that the Promoters shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the said Apartment hereby agreed to be sold to the Allottee, except for any alteration or addition required by any Government authorities or due to change in law.

3. (a) The Allottee hereby agrees to purchase from the Promoters and the Promoters hereby agree to sell to the Allottee the said Apartment bearing Flat No. 'B' - 1302 admeasuring 422.00 Sq. Mtrs. (i.e. 39.20 Sq. Mtrs.) Rera Carpet

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on the 1st Floor, in the Wing "B" of the Sale Building known as "PEARL BLESSINGS" shown on the floor plan thereof annexed hereto and marked as Annexure 'G' described in the **Second Schedule** hereunder written, at or for the lumpsum price of Rs. 83,680/- (Rupees Eighty Three

Lakhs Three Thousand Six Hundred Eighty Only) which is inclusive of the proportionate price of the common areas and facilities appurtenant to the said Apartment, the nature, extent and description of the common areas and facilities which are more particularly described in the **Third Schedule** hereunder written.

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(b) The Allottee hereby agrees to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee covered parking space bearing No. situated at building stilt/stack/open/close constructed in the layout for the consideration of Rs. /- (Rupees Only).

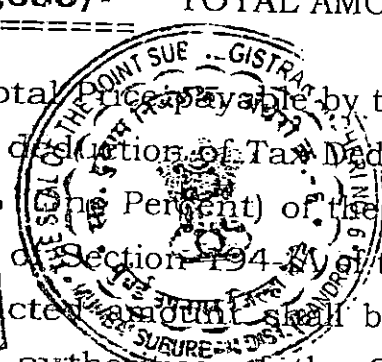
(c) The said consideration amount being the said sum of Rs. **83,03,680/- (Rupees Eighty Three Lakhs Three Thousand Six Hundred Eighty Only)** (hereinafter called the "Total Price") shall be paid by the Allottee to the Promoter as follows:-

1. Rs. 747,330/- being 9% as Booking Amount.
2. Rs. 913,404/- being 11% as Completion of Plinth.
3. Rs. 581,258/- being 7% on completion of 2nd Slab.
4. Rs. 581,258/- being 7% on completion of 5th Slab.
5. Rs. 581,258/- being 7% on completion of 8th Slab.
6. Rs. 581,258/- being 7% on completion of 11th Slab.
7. Rs. 581,258/- being 7% on completion of 14th Slab.
8. Rs. 581,258/- being 7% on completion of 17th Slab.
9. Rs. 581,258/- being 7% on completion of Terrace Slab.
10. Rs. 581,258/- being 7% on completion of External Plaster.
11. Rs. 664,294/- being 8% on completion of Internal Plaster.
12. Rs. 664,294/- being 8% on completion of Doors & Windows.
13. Rs. 664,294/- being 8% within seven days from the date of intimation by the promoter of receipt of occupancy certificate;

Rs 83,03,680/- TOTAL AMOUNT.

(d) The Total Price payable by the Allottee to the Promoters is subject to deduction of Tax Deducted at Source (TDS), at the rate of 1% (One Percent) of the total consideration under the provisions of Section 194-2 of the Income Tax Act, 1961 and such deducted amount shall be paid by the Allottee to the concerned authorities of the Central Government within 3 (three) days from payment of each installment, and a copy of Challan received against the deposit of TDS shall be handed over by the Allottee to the Promoters and the TDS Certificate shall also be handed over to Promoters within the period stipulated under law.

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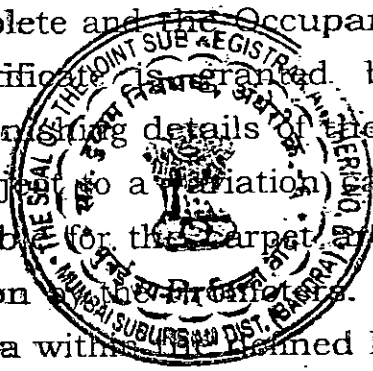
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(e) The Total Price above excludes taxes consisting of tax paid or payable by the Promoters by way of Value Added Tax, Service Tax, GST and Cess or any other similar taxes which may be levied now or to be levied hereafter, under any act or statute of the Central Government, State Government, for or in connection with the construction of and carrying out of the Project. Such Taxes shall be paid/reimbursed by the Allottee to the Promoters over and above the Total Price within seven days of demand made by the Promoters.

(f) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the SRA, competent authority, Local Bodies/ Government from time to time. The Promoters undertake and agree that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoters shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee.

(g) The Promoters shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Sale Building is complete and the Occupancy Certificate/s or Part Occupancy Certificate is granted by the SRA/competent authority, by furnishing details of the changes, if any, in the carpet area subject to a variation) map of three percent. The Total Price payable (for the carpet area shall be recalculated upon confirmation of the carpet area. If there is any reduction in the carpet area within the defined limit then the Promoters shall refund the excess money paid by the Allottee within forty five days with annual interest at the rate 2 percentage points above the State Bank of India's marginal cost of funds (the

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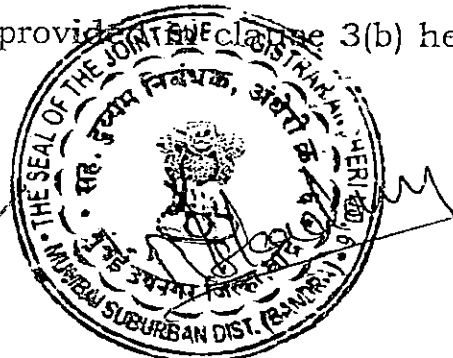
current benchmark lending rate for banks), per annum from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoters shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 3(a) of this Agreement.

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

4. The Promoters hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the SRA/concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the said Apartment to the Allottee, obtain from the SRA/concerned local authority occupancy and/or part occupancy and/or completion certificates in respect of the said Apartment.

5. Time is essence for the Promoters as well as the Allottee. The Promoters shall abide by the time schedule for completing the Project and handing over the said Apartment to the Allottee. Similarly, the Allottee shall make timely payments of the installments and other dues payable by him/her/them and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoters as provided in Clause 3(b) herein above. ("Payment

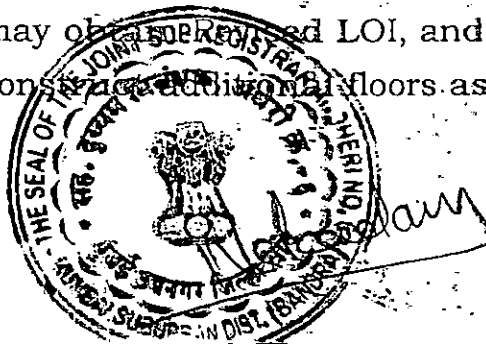
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6. The Promoters state that there are several lands which are adjoining and/or neighbouring to the project land, occupied by slum dwellers and declared as 'slum area' (hereinafter called the "said adjoining and neighbouring lands"), some of which may not have proper right of way/access. The Promoters have represented to the Allottee that they may be required to give right/s of way over the project land to the plot holders of the adjoining and neighbouring lands. The Allottee hereby states that he/she/they has/have no objection to the said right/s of way being given by the Promoters to the plot holders/owners for the benefit of the adjoining and neighbouring lands. The Allottee confirms that the occupants/slum dwellers of the adjoining and neighbouring lands shall, upon the giving of such right/s of way, have full right and liberty to go, pass and repass over such right/s of way and neither the Allottee nor the Proposed Organization (defined hereafter), shall take any objection to the same. The Promoters have made it very clear to the Allottee that the Conveyance or Lease or Sub-lease or other assurance of the project land/part thereof and the Sale Building thereon, to the Proposed Organization (defined hereafter), shall contain a covenant to the aforesaid effect and the Allottee shall not raise any objection to such covenant at any time.

7. (a) The Promoters hereby declare that the Floor Space Index and Built-up area which is proposed to be presently utilized in the construction of the Sale Building on the project land is contained in recital (xii) above, which Sale Building is to consist of stilt plus 18 upper residential floors. If additional floors (i.e. above the 18 floor) are approved in respect of the Rehab Building and/or the Sale Building then the Promoters shall also be constructing the additional floors. Hence, the Promoters may obtain a sanctioned LOI, and the Promoters may be entitled to construct additional floors as per the sanctions and

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approvals of the concerned SRA and other authorities, to be granted from time to time, by exploiting in such construction the maximum plot development potential, by utilizing the entire Floor Space Index (FSI) in respect of the proposed Scheme, FSI by way of Transfer of Development Rights (TDR), fungible FSI, Road set back FSI, FSI available on payment of premiums, FSI available as incentive FSI by implementing various schemes as contained in the DCPR, permissible areas and all other benefits, which may be available now or in future on modification to the SRA Act, the Mumbai Municipal Corporation Act, Bye-Laws, DCPR, the Maharashtra Regional & Town Planning Act 1966, and/or all other applicable laws/Rules Regulations/bye-law/statutes/policies/circulars, etc. or any change in policy, which are applicable to the proposed Scheme. The Allottee agrees that he/she/they shall not raise or take any objection to the proposed overall development of the proposed Scheme and the revision of the LOI from time to time, so long as the location of the said Apartment and the Sale Building in which it will be located is not altered.

(b) If the permitted floor space index or density is not consumed in the Sale Building to be/being constructed on portion of the project land or any part of the FSI by whatever name called has remained unutilized or unconsumed by the Promoters, then the same will be available to the Promoters, and they shall be entitled to obtain Transferable Development Rights (T.D.R.) and sell or transfer or dispose off the same in such manner as the Promoters may deem fit in their entire discretion, and the Allottee doth hereby accord his/her/their irrevocable consent for the same.

(c) The Promoters have represented to the Allottee that no sub-division of the project land is envisaged and the Allottee agrees not to insist or demand or require the Promoters to obtain any sub-division of the project land

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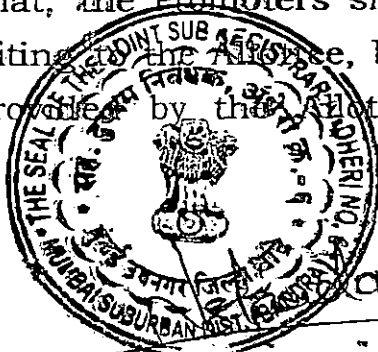


8. (i) If the Promoters fail to abide by the time schedule for completing the Project (i.e. construction of the Sale Building) and handing over the said Apartment to the Allottee, the Promoters agree to pay to the Allottee, who do not intend to withdraw from the Project, interest at the rate fixed at 2 percentage points above the State Bank of India's marginal cost of funds (the current benchmark lending rate for banks), per annum, on the installments of the Total Price paid by the Allottee, for every month of delay, till the handing over of the possession. If the Allottee fails to pay any installment of the Total Price and/or any amounts payable under these presents on the due date, then the Allottee agrees to pay to the Promoters, interest at the rate fixed at 2 percentage points above the State Bank of India's marginal cost of funds (the current benchmark lending rate for banks), per annum, on all the payments which become due and payable by the Allottee to the Promoters under the terms of this Agreement (including proportionate taxes, maintenance charges and outgoings payable in respect of the said Apartment) from the date the said amount is payable by the Allottee to the Promoters, till payment. Time for payment of all amounts under these presents is of essence of the contract.

(ii) Without prejudice to the right of Promoters to charge interest in terms of sub-clause 8(i) above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoters under this Agreement (including his/her/their proportionate share of taxes levied by concerned local authority, maintenance charges and other outgoings), the Promoters, at their own option, may terminate this Agreement:

Provided that, the Promoters shall give notice of 15 (fifteen) days in writing to the Allottee, by Registered Post A D at the address provided by the Allottee and mail at the e-mail

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address provided by the Allottee, of their intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoters within the period of notice then at the end of such notice period, the Promoters shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoters shall refund to the Allottee within a period of thirty days of the termination, the installments of Total Price of the said Apartment which may till then have been paid by the Allottee to the Promoters, subject to adjustment and recovery of agreed liquidated damages equivalent to 10% of the Total Price, the aforesaid interest, unpaid GST or any other amount which may be payable to the Promoters. Upon such termination, the Allottee shall be left with no right, title, interest, claim or demand or dispute of any nature whatsoever either against the Promoters and/or the project land and/or part thereof and/or over the said Apartment, and the Promoters shall be fully entitled to sell, deal with and dispose off the said Apartment and all other rights and entitlements under this Agreement to any third party or deal with it in any other manner as the Promoters may in their sole discretion deem fit and proper.

9. The amenities, fixtures and fittings to be provided by the Promoters in the Sale Building and the said Apartment are set out in **Annexure 'H'**, annexed hereto.

10. The Promoters shall give possession of the said Apartment to the Allottee on or before 31st day of December' 2028. If the Promoters fail or neglect to give possession of the said Apartment to the Allottee then the Promoters shall be liable on demand made in writing by the Allottee to refund to the

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Allottee the amounts already received by them in respect of the said Apartment with interest at the same rate as may mentioned in the clause 8(i) herein above from the date the Promoters received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoters shall be entitled to reasonable extension of time for giving delivery of the said Apartment on the aforesaid date, if the completion of the Sale Building in which the Apartment is to be situated is delayed on account of reasons beyond the control of the Promoters and/or any Force majeure events including:-

- (i) war, civil commotion or act of God;
- (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court;

11. (i) Procedure for taking possession: The Promoters, upon obtaining the Occupancy Certificate/s or Part Occupancy Certificate/s from the SRA/competent authority in respect of the Sale Building/said Apartment, and payments have been made by the Allottee as per this Agreement including the entire Total Price and all other payments/deposits, shall offer in writing the possession of the said Apartment, to the Allottee in terms of this Agreement to be taken within 15 (fifteen) days from the date of receipt of such notice and the Promoters shall give possession of the said Apartment to the Allottee. The Promoters agree and undertake to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoters. The Allottee agree(s) to pay the taxes, maintenance charges and outgoings as determined by the Promoters within the time period specified by the Promoters as stated hereafter. The Promoters shall offer the possession to the Allottee in writing within 7 days of the receipt of the Occupancy Certificate or Part

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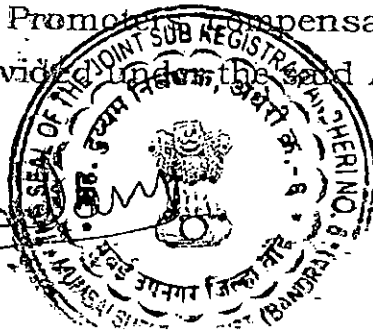
the Project i.e. the Sale Building.

(ii) The Allottee shall take possession of the said Apartment within 15 (fifteen) days from receipt of the written notice from the Promoters to the Allottee intimating that the said Apartment is ready for use and occupancy. The Promoters shall not be liable for any loss caused by fire, riot, strikes, earthquakes or due to any other cause whatsoever after the expiry of 15 (fifteen) days from notifying the Allottee to take possession of the said Apartment or from the date the Allottee takes possession of the said Apartment, whichever is earlier.

(iii) **Failure of Allottee to take Possession of the said Apartment:** Upon receiving a written intimation from the Promoters as per clause 11(i), the Allottee shall take possession of the said Apartment from the Promoters by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement and required by the Promoters, and the Promoters shall give possession of the said Apartment to the Allottee. In case the Allottee fails to take possession within the time provided in clause 11(i) above, then too the Allottee shall be bound and liable to pay the taxes, maintenance charges and outgoings as applicable, without any dispute or objection, from the expiry of 15 (fifteen) days from the Promoters offering the possession of the said Apartment as per clause 11(i).

(iv) If within a period of five years from the date of handing over the said Apartment to the Allottee, the Allottee brings to the notice of the Promoters any structural defect in the said Apartment or the Sale Building in which the said Apartment is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoters at their own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoters compensation for such defect in the manner as provided under the said Act. Provided

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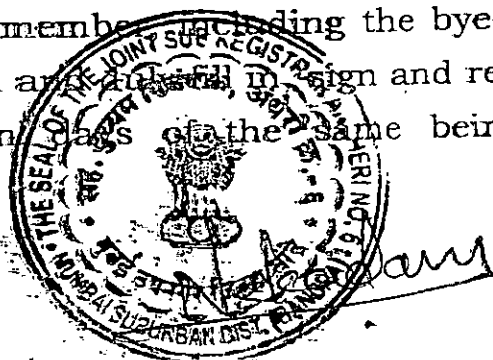
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that if any damage or defect is caused to any part of the Sale Building/units therein, on account of any allottee installing furniture, fixtures and/or while doing any type of interior work then in such case the Promoters shall not be liable to rectify such damage or defect or pay any compensation for such damage or defect. Provided further that the Promoters shall not be held liable if the allottees of the Sale Building have made any structural changes and/or any changes which are against the SRA/MCGM rules and regulations in his/her/their flat and/or in the Sale Building and/or have tampered or permitted the tampering of his/her/their flat and/or the Sale Building. The Allottee hereby agrees and undertakes not to carry out any structural alteration of any nature whatsoever in the said Apartment or any part of the Sale Building without obtaining the prior consent in writing of the Promoters and the Structural Engineers of the Promoters.

12. The Allottee shall use the said Apartment or any part thereof or permit the same to be used only for purpose of residence only. If any allottee of any unit is provided with car parking space, then he/she/they shall use the car parking space only for purpose of keeping or parking his/her/their vehicle.

13. The Allottee along with other allottees of apartments in the Sale Building shall join in forming and registering a Society or Association or a Limited Company or a Condominium of Apartments (herein referred to as the "Organization" or "proposed Organization") to be known as "Pearl Blessings" and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Organization and for becoming a member including the bye-laws of the proposed

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Organization and bye-laws to sign and return to the Promoters within seven days of the same being forwarded by the

Promoters to the Allottee, so as to enable the Promoters to register the Organization of purchasers/allottees. No objection shall be taken by the Allottee if any changes or modifications are made in the draft bye-laws or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority. As per Rule 9(1)(i) of the said Rules, the application for registration of the Organization shall be made within three months from the date on which fifty one percent of the total number of purchasers/allottees in the Sale Building have booked their apartments.

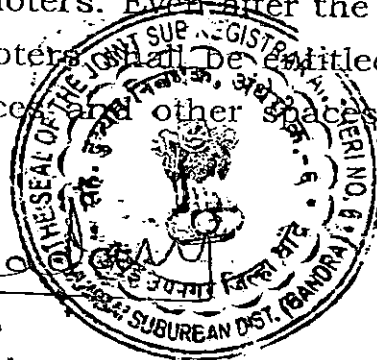
14. It is expressly agreed that the Allottee shall, along with the other purchasers/allottees and the Organization, be entitled to the common areas and facilities set out in the **Third Schedule** hereunder written. It is hereby clarified that the areas mentioned in the Third Schedule written hereunder under the heading Common Areas and Facilities only shall be common facilities and the Promoters shall be entitled to declare all other areas as restricted or reserved areas and facilities including those mentioned in the **Fourth Schedule** hereunder written and alienate and dispose off the same in such manner as the Promoters think fit and proper.

15. Till the Proposed Organization is formed, the Promoters may, at their discretion be entitled to form an adhoc committee for managing the Sale Building, and hand over the management to such adhoc committee. It is hereby clarified that no right of any nature shall be created in favour of such adhoc Committee.

16. Upon such formation and registration, the Organization shall take over the Administration and maintenance of the Sale Building from the Promoters. Even after the formation of the Organization, the Promoters shall be entitled to sell the unsold units, car park space and other spaces in the Sale

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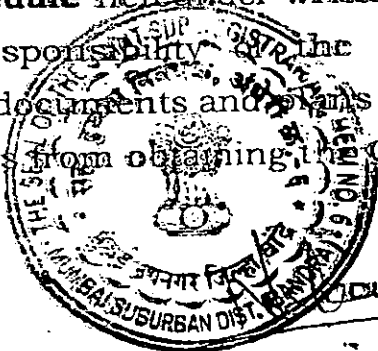
Building. Such allottees shall be entitled to become members of the Organization, without payment of any transfer charges or administrative costs or any other cost, charge or expense except membership fees and share money. The Promoters shall if necessary, become member of the Organization in respect of their rights and benefits.

17. The Promoters shall transfer, by execution of a Conveyance or Lease or Sub-Lease, to the Organization, the project land, the Common areas facilities more particularly described in the **Third Schedule** hereunder written and the Sale Building (subject to the rights of the purchasers/allottees of apartments in the Sale Building), within (i) three months from the date of issue of the Occupancy Certificate, or (ii) 51% of the total number of purchasers/allottees in the Sale Building have paid full consideration to the Promoters, whichever is earlier. Provided that after conveying or demising the project land to the Organization as aforesaid, the Promoters shall continue to have rights and entitlement to market, book, sell, offer to sell, allot to any person the unsold units, car park spaces and other spaces and realize the consideration monies from such purchasers/allottees, without any restriction to entry to the Sale Building and development of common areas. Such purchasers/allottees shall be entitled to become members of the Organization, without payment of any transfer charges or administrative costs or any other cost, charge or expense except membership fees and share money.

18. After obtaining the Completion Certificate and handing over the physical possession to the purchasers/allottees of their respective apartments and the project land and the common areas and facilities more particularly described in the **Third Schedule** hereunder written to the Organization, it shall be the responsibility of the Promoters to handover the

necessary documents and plans to the Organization, within 30 (thirty) days from obtaining the Completion Certificate.

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19. In the event any portion of the project land being required by the Adani Electricity Ltd./Tata Power Co./any other Electric Company, for putting up an Electric sub-station, then the Promoters shall be entitled to give such portion to the said Electric Company or any other body for such purpose, on such terms and conditions as the Promoters shall think fit.

20. Within 15 (fifteen) days after notice in writing is given by the Promoters to the Allottee that the said Apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the said Apartment) of outgoings in respect of the project land and the Sale Building namely local taxes, N. A. taxes, betterment charges or such other levies by the concerned local authority and Government water charges, insurance, common lights, repairs and salaries of clerks, accountants, bill collectors, liftmen, chowkidars, pump man, sweepers, costs for maintenance of various common equipments (including mechanized car park) that may be installed in the Sale Building expenses for maintenance and repairs of the common areas including gutters and rain water pipes, storm water drains, water pipes and electric wires in under or upon the Sale Building being constructed on the project land used by the purchasers/allottees in common with the other occupants in the Sale Building, and the main entrances, passages, landings, lifts and staircases of the Sale Building and the boundary walls, compounds of the project land, etc., and all other expenses necessary and incidental to the management and maintenance of the project land thereof and the Sale Building. Until the Proposed Organization is formed and the said structure of the Sale Building is transferred to it, the Allottee shall pay to the Promoters such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoters provisional

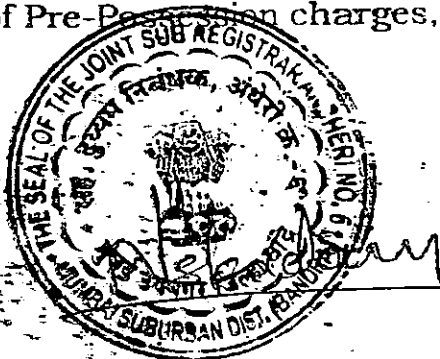
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monthly contribution of approx Rs. 4,220/- (Rupees Four Thousand Two Hundred Twenty Only) per month towards the outgoings. The amounts so paid by the Allottee to the Promoters shall not carry any interest and remain with the Promoters until the adhoc committee is formed or the Organization is registered as aforesaid, out of which required amounts will be utilized by the Promoters towards payment of Municipal Taxes, maintenance charges and other outgoings. On such adhoc committee being formed or the Organization is registered, the aforesaid deposits (less deduction towards Municipal Taxes, maintenance charges and other outgoings and other deductions provided for in this Agreement) shall be paid over by the Promoters to the adhoc committee or the Proposed Organization, as the case may be. The Allottee shall pay such outgoings regularly every month in advance, by the 5th day of every English calendar month, to the Promoters and shall not withhold the same for any reason whatsoever. It is the express intention of the parties that irrespective of the fact whether the Allottee takes possession of the said Apartment or not, the Allottee shall without any dispute or objection pay and discharge his/her/their share of outgoings including all taxes levied by the MCGM, maintenance and other charges and taxes as may be applicable from the expiry of 15 days from the Promoters offering the possession of the said Apartment to the Allottee and the decision of the Promoters as regards the time, period and the proportion of the amount demanded shall be conclusive, final and binding upon the Allottee.

21. The Allottee shall on demand made by the Promoters and in any event prior to delivery of possession of the said Apartment, pay to the Promoters the following amounts, as and by way of Pre-Possession charges, the following amounts:-

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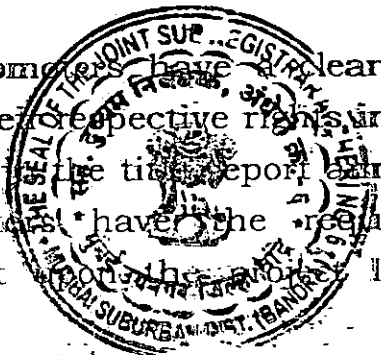
Schedule hereunder written and the Sale Building (subject to the rights of the purchasers/allottees of apartments in the Sale Building), to the Proposed Organization, the Allottee shall pay to the Promoters, the Allottee's share of stamp duty and registration charges payable, by the Proposed Organization, on such Conveyance/Lease/Sub-lease or any such document or instrument of transfer.

25. The Promoters shall if necessary, become members of the Proposed Organization in respect of their respective rights and benefits/the unsold Apartments and the Promoters shall be responsible for the payment of the proportionate municipal taxes in respect of their respective apartments which are unsold. If the Promoters assign and dispose off such rights and benefits and units at any time to anybody, the assignee, transferee and/or the purchasers thereof shall become the member/s of the Proposed Organization in respect of the said rights and benefits and apartments. The Allottee hereby agrees and undertakes not to raise any objection or requisition to admit such assignee or transferee as the member of the Proposed Organization and the Proposed Organization and/or its Members shall not levy any transfer fee or charges under any nomenclature upon the Promoters and/or on any of their respective assignees or transferees, except membership fees and share money.

26. REPRESENTATIONS AND WARRANTIES OF THE PROMOTERS

The Promoters hereby represent and warrant to the Allottee as follows:-

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The Promoters have clear and marketable title with regard to their respective rights in respect of the project land, as declared in the title report annexed to this agreement and the Promoters have the requisite rights to carry out development of the said land and also have actual,

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- physical and legal possession of the project land for the implementation of the Project;
- ii. The Promoters have lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the Project;
- iii. There are no encumbrances upon the project land or the Project except those disclosed herein and in the title report;
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed herein and in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and the Sale Building are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and the Sale Building shall be obtained by following due process of law and the Promoters have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, the Sale Building and common areas;
- vi. The Promoters have the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- vii. The Promoters have not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the project land, the Project and the said Apartment which will, in any manner, affect the rights of Allottee under this Agreement;
- viii. The Promoters confirm that the Promoters are not restricted in any manner while selling the said

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Apartment to the Allottee in the manner contemplated in this Agreement;

ix. At the time of execution of the Deed of Conveyance/ Lease/Sub-lease as aforesaid, in favour of the Proposed Organization, the Promoters shall handover lawful, vacant, peaceful, physical possession of the common areas of the Sale Building described in the Third Schedule hereunder written in favour of the Proposed Organization;

x. The Promoters have duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Project to the competent Authorities;

xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the project land) have been received or served upon the Promoters in respect of the project land and/or the Project except those disclosed in the title report.

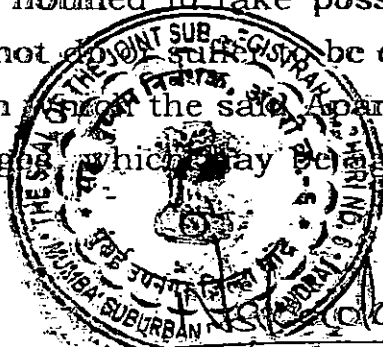
27. The terraces above the top floor of the Sale Building shall belong to the Proposed Organization to be formed of the holders of premises in the Sale Building and its use shall be as regulated by the Proposed Organization.

28. The Allottee himself/herself/themselves with intention to bring all persons into whosoever hands the said Apartment may come, hereby covenants with the Promoters as follows:-

i. To maintain the said Apartment at the Allottee's own cost in good and tenantable repair and condition from the date the Allottee is notified to take possession of the said Apartment

and shall not do anything in or to the Sale Building in which the said Apartment is situated, staircase or any passages which may be against the rules, regulations or

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bye-laws of SRA/concerned local or any other authority or change/alter or make addition in or to the Sale Building in which the said Apartment is situated and the said Apartment itself or any part thereof without the consent of the SRA/local authorities, if required.

ii. Not to store in the said Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Sale Building in which the said Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the Sale Building in which the said Apartment is situated, including entrances of the Sale Building in which the said Apartment is situated and in case any damage is caused to the Sale Building in which the said Apartment is situated or the said Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

iii. To carry out at his/her/their own costs all internal repairs to the said Apartment and maintain the said Apartment in the same condition, state and order in which it was delivered by the Promoters to the Allottee and shall not do or suffer to be done anything in or to the Sale Building in which the said Apartment is situated or the said Apartment which may be contrary to the rules and regulations and bye-laws of SRA/the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to SRA/the concerned local authority and/or other public authorities.

iv. Not to demolish or cause to be demolished the said Apartment or any part thereof nor at any time make or call

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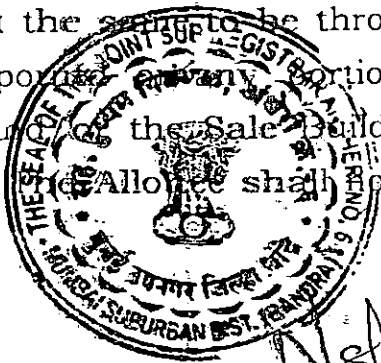


to be made any addition or alteration of whatever nature in or to the said Apartment or any part thereof, nor close the Verandahs or lounge or balconies nor any alteration in the elevation and outside colour scheme of the Sale Building in which the said Apartment is situated and shall keep the walls and portion, sewers, drains and pipes in the said Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the Sale Building in which the said Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the said Apartment without the prior written permission of the Promoters and/or the Proposed Organization. In case there shall be any damage to the adjoining or neighbouring units or to the units situated below or above the said Apartment (inclusive of leakage of water and damage to the drains) on account of any alterations made by the Allottee in the said Apartment (whether such alterations are permitted by the Promoters, the Proposed Organization and/or concerned Authorities or not) the Allottee shall at his/her/their own costs and expenses repair such damage (including recurrence of such damages).

v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land or part thereof, and the Sale Building in which the said Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in or on any portion of the project land or part thereof and the Sale Building in which the Apartment is situated. The Allottee shall not keep any goods or belongings

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outside the said Apartment or in any other part of the Sale Building and/or the project land or part thereof.

vii. Pay to the Promoters within fifteen days of demand by the Promoters, his/her/their share of security deposit demanded by SRA/the concerned local authority or Government or giving water, electricity or any other service connection to the Sale Building in which the said Apartment is situated.

viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority.

ix. The Allottee shall not let, sub-let, under-let, transfer, assign, sell, convey, gift, exchange, give on leave and license, mortgage, charge or in any way encumber or deal with or dispose off or part with the Allottee's interest or benefit factor of this Agreement and/or in the said Apartment and/or part with the possession of the said Apartment or any part thereof until all the dues payable by the Allottee to the Promoters under this Agreement are fully paid up and only if the Allottee had not been guilty of, breach of or non-observance of any of the terms and conditions of this Agreement and only after he/she/they obtain/s previous consent in writing of the Promoters to such transfer of the Allottee's interest and such transfer shall be only in favour of the transferee as may be approved by the Promoters, Provided however, that for the purpose of performing the obligations arising out of this agreement and for payment of the consideration monies in respect of the said Apartment to the Promoters, if the Allottee intends to borrow loan from any financial institution, bank and/or his/her/their employer on the security of the said Apartment, then in that case the Allottee can give the said Apartment as security by obtaining prior written consent from the Promoters

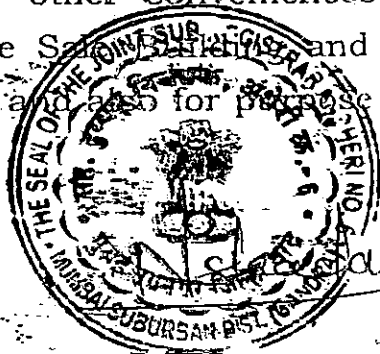
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x. The Allottee shall observe and perform all the terms and conditions and covenants contained in this Agreement and all the rules and regulations which the Proposed Organization may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the Sale Building and the apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the SRA/concerned local authority and of Government and other public bodies and shall attend to, answer and be responsible for all actions and violations of all the terms and conditions, covenants, rules and bye-laws and shall keep the Promoters indemnified against any breach thereof by the Allottee. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Proposed Organization regarding the occupancy and use of the said Apartment in the Sale Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

xi. Till the completion of the Project of development in respect of the Sale Building in which the said Apartment is situated, and the development of the entire proposed Scheme as envisaged by the Promoters, the Allottee shall permit the Promoters and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Sale Building, the project land or any part thereof to view and examine the state and condition thereof and for the purpose of making, maintaining, rebuilding, cleaning, lighting and keeping in order and good condition all services, drains, pipes, cables, water covers, gutters, wires, partition walls, structure or other conveniences belonging to or serving or used for the Sale Building and the other buildings on the project land and also for purpose of laying down, maintaining,

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repairing and also for purpose of cutting off essential services including water supply to or any of the apartments, as the case may be, in case the Allottee or other occupants/purchasers shall have made default in paying his/her/their share of taxes, maintenance charges etc.,

xii. The Allottee shall not do or permit or suffer to be done anything in or upon the said Apartment or any part of the Sale Building and/or the project land and/or part thereof, which is or may, or which in the opinion of the Promoters, is or may, at any time be or become a danger, a nuisance or an annoyance to or interference with the operations, enjoyment, quiet or comfort of the occupants of adjoining premises/units or the neighbourhood and the Allottee shall forthwith remove the same on being called upon to do so by the Promoters/the Proposed Organization, and in the event the Allottee fails to remove the said obstruction/nuisance it may be removed by the Promoters at the costs, risk and consequences of the Allottee, provided always that the Promoters shall not be responsible to the Allottee for any loss, damage or inconvenience as a result of any danger, nuisance, annoyance or any interference whatsoever caused by the occupants of the adjoining units/premises of the proposed Sale Building, and the Allottee shall not hold the Promoters so liable.

xiii. The Allottee shall not, at any time, create or do or cause or permit any public or private nuisance in or upon the said Apartment or any part of the Sale Building or the project land or any part thereof nor shall he/she/they do anything which will cause annoyance, inconvenience, suffering, hardship or disturbance to the remaining occupiers of the Sale Building or to the occupants of neighboring property nor use or permit to be used the said Apartment for any illegal or immoral or unlawful purpose. The space provided for the entrance of the Sale Building shall be used as a common entrance only and the Allottee

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shall not use the same in any other way except for entering the Sale Building.

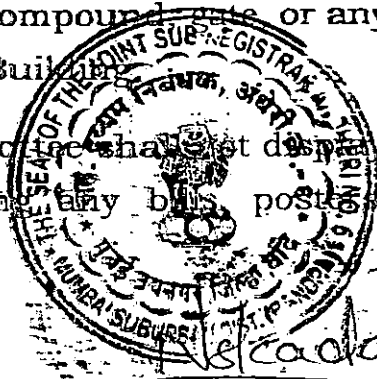
xiv. The Allottee shall not any point of time demand partition of his/her/their interest in the project land and/or the Sale Building. It is hereby agreed and declared by the Allottee that his/her/their interest in the said Apartment and the Sale Building is impartible and it is agreed that the Promoters shall not be liable to execute any other document in respect of the said Apartment in favour of the Allottee.

xv. The Allottee shall not discharge, dump, leave or burn nor to cause or permit the discharging, dumping, leaving or burning of any wastage including but not limited to pollutants into the surface or other drains or in or upon any part of the said Apartment and/or the Sale Building and/or the project land nor litter or permit any littering in the common areas or around the said Apartment and/or the Sale Building and/or the project land, and at the Allottee's own cost and expense to make good and sufficient provision for the safe and efficient disposal of all waste generated at the said Apartment and the Sale Building to the requirement and satisfaction of the Promoters and relevant government and statutory authorities.

xvi. The Allottee shall not do either by himself/herself/ themselves or any person claiming through the Allottee anything which may or is likely to endanger or damage Sale Building or any part thereof, the garden, greenery, fencing, saplings, shrubs, trees, if any, and the installations for providing facilities in the project land and the Sale Building being constructed thereon. No damage shall be caused to the electricity poles, cables, wiring, telephone cables, sewage line, water line, compound gate, or any other facility to be provided in the Sale Building.

xviii. The Allottee shall not display at any place in or upon the project land any bill, posters, hoardings, advertisement,

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name boards, neon signboards or illuminated signboards. The Allottee shall not stick or affix pamphlets, posters or any paper on the walls of the Sale Building or common area therein or in any other place or on the window, doors and corridors of the Sale Building.

xviii. Not to put the Signage Board and/or Name Plate in common areas of the Sale Building/project land and/or at place of the external surface of the Sale Building, save and except at the place explicitly provided by the Promoters.

xix. The Allottee undertakes to install air-conditioner/s in the said Apartment, only in the space defined/identified by the Promoters for the same, and shall strictly observe and comply with all the terms and conditions, if any, which may be imposed by the Promoters, in respect of the same.

xx. Not to shift or alter the position of either the kitchen, the water drain piped system or the toilets which would affect the drainage system of the Sale Building in any manner whatsoever.

xxi. Not to change alter or modify the lift landings and lift lobbies outside the said Apartment or any part/s thereof.

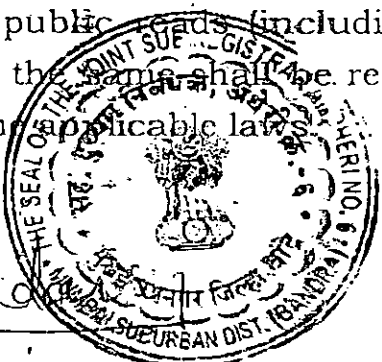
xxii. Not to fix any television or wireless mast or aerial or dish antenna from outside of window or exterior wall of the said Apartment or at any place which may affect the exterior façade or elevation of the Sale Building in any manner whatsoever.

xxiii. Not to hang clothes, garments or any other things from the windows, grills, balcony/ies, terrace/s appurtenant to the said Apartment.

xxiv. The Allottee is aware and hereby confirms that as per the Layout, the Promoters will be required to handover/surrender to the concerned authority public roads (including the D.P. Road and Setback area) and the same shall be required to be utilized for the purposes of the applicable laws.

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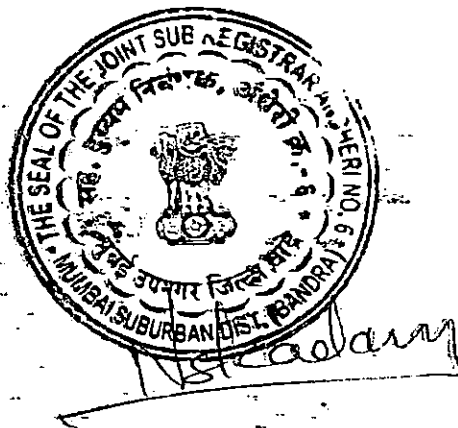


29. (a) The Promoters hereby specifically inform and represent to the Allottee herein and the other purchasers and acquirers, that the plans of the Sale Building have been approved by the SRA with deficiency in the open space in and around the Sale Building and Parking Deficiency for which premium is paid by the Promoters. The Allottee also agrees that the Allottee shall not misuse the ornamental projections, if any, of the Sale Building and neither shall the Allottee object to the development of the neighbouring plot with deficiency in open spaces.

(b) The Promoters have disclosed to the Allottee the Undertakings which have been executed by them in favour of SRA/Municipal Corporation of Greater Mumbai and the Allottee hereby confirms that he/she/they is aware of the contents thereof and hereby agrees that the same is binding on the Allottee.

30. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartment or of the project land or part thereof or the Sale Building or any part thereof. The Allottee shall have no claim save and except in respect of the said Apartment hereby agreed to be sold to him/her/them upon the Allottee complying with the terms herein contained, and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces, compound, common areas and facilities will remain the property of the Promoters until the completion of the proposed Scheme and the transfer of the Sale Building to the Proposed Organization, but subject to the rights of the Promoters as mentioned herein.

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31. PROMOTERS SHALL NOT MORTGAGE OR CREATE A CHARGE

After the Promoters execute this Agreement they shall not mortgage or create a charge on the said Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such said Apartment. Provided that the Promoters shall even after execution hereof be entitled to borrow funds and avail of project finance facility/loan against the security of the project land or part thereof/some of the apartments in the Sale Building, borrow funds, create mortgage, encumber, sell or otherwise deal with or dispose off their right, title and interest or part thereof in the project land or part thereof and some of the apartments in the Sale Building to any person or persons as they deem fit, however, such borrowings and dealing with shall be subject to the rights of the Allottee in respect of the said Apartment hereby agreed to be sold to the Allottee. The Allottee shall in no manner take any objection to the same and gives his/her/their irrevocable consent for the same. The loans that may be borrowed by the Promoters shall be on principal to principal basis and shall not affect the right of the Allottee in respect of the said Apartment hereby agreed to be sold to the Allottee.

32. BINDING EFFECT

Forwarding this Agreement to the Allottee by the Promoters does not create a binding obligation on the part of the Promoters or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar at [] as intimated by the

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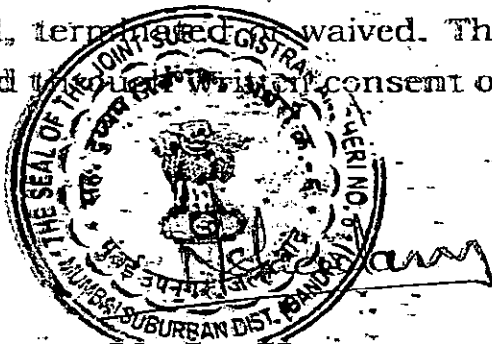
Promoters. If the Allottee fails to execute and deliver to the Promoters this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoters, then the Promoters shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of receipt of the Notice by the Allottee, the application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

33. ENTIRE AGREEMENT

The Allottee hereby expressly admits that no terms, conditions, particulars or information, whether oral, written or otherwise given or made or represented, including those contained or given in any advertisement, leaflet or brochure, or in any correspondence or other writing or document, by the Promoters and/or their agents to the Allottee and/or his/her/their agents, other than such terms, conditions and provisions as are contained or incorporated in this Agreement, shall be deemed to form part of this Agreement or to have induced the Allottee to enter into this Agreement. This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, documents, brochures, arrangements whether written or oral, if any, between the Parties in regard to the said Apartment.

34. RIGHT TO AMEND

This Agreement or any provision hereof cannot be orally changed, terminated or waived. This Agreement may only be amended or modified with the written consent of the Parties. Any changes,



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amendments, alterations, modifications or additional provisions must be set forth in writing in a separate agreement duly signed by both the parties expressly recording such intention and agreement between the parties.

35. Any delay tolerated or indulgence shown by the Promoters in enforcing any of the terms of this Agreement or any forbearance or giving of time to the Allottee by the Promoters shall not be construed as a waiver on the part of the Promoters of any breach or non-compliance of any of the terms and conditions of this Agreement nor shall the same in any manner prejudice the rights of the Promoters hereunder.

36. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/SUBSEQUENT ALLOTTEES

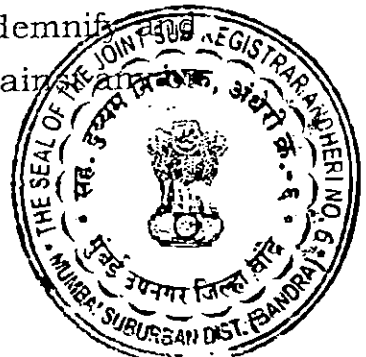
It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project and the proposed scheme shall equally be applicable to and enforceable against any subsequent allottees of the said Apartment, in case of a transfer, as the said obligations go along with the said Apartment for all intents and purposes.

37. The Allottee has confirmed and assured the Promoters that prior to entering into this Agreement he/she/they has read and understood the applicable law and its implications thereof in relation to the various provisions of this Agreement.

38. In case the Allottee has to pay any commission or brokerage to any person for services rendered by such person to the Allottee for acquiring the said Apartment, the Promoters shall in no way whatsoever be responsible or liable thereof and no such commission or brokerage shall be deductible from the amount of Total Price payable to the Promoters for the said Apartment. Further the Allottee undertakes to indemnify

hold the Promoters free and harmless from and against all liabilities and expenses in this connection.

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16/04/2028

39. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as is reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to the applicable law and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

40. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other allottees in the Project, the same shall be in proportion to the carpet area of the said Apartment to the total carpet area of all the Apartments in the Project/proposed Scheme, as may be determined by the Promoters.

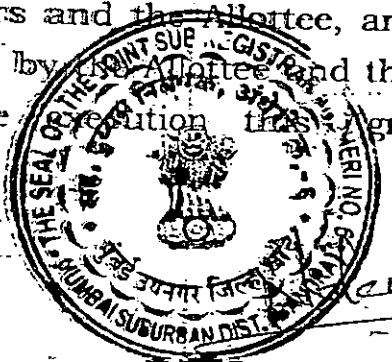
41. FURTHER ASSURANCES

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

42. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoters at the Promoters' Office, or at some other place, which may be mutually agreed between the Promoters and the Allottee, and after the Agreement is duly executed by the Allottee and the Promoters or simultaneously with the execution of this agreement, the same shall be

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[Handwritten signature]

registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Mumbai.

43. That all notices to be served on the Allottee and the Promoters as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoters by Registered Post AD and notified Email ID at their respective addresses specified below:

Name of Allottee : **NISHA SHRIDHAR KADAM**
 Allottee's Address : C/305, Ganesh Nagar, Manvelpada Road, Near Don Bosco Church, Virar (East), Palghar - 401 305.
 Notified Email ID : dnisha.21@gmail.com
 Telephone Nos. : 7767098970
 Name of the Promoter : **M/S. CHANDIWALA ENTERPRISES**
 Promoter's Address : 222/A, AL Moonaz Arcade, 1st Floor, Opp. Post Office, S. V. Road, Andheri (West), Mumbai - 400 058.
 Notified Email ID : info@chandiwalagroup.com
 Telephone Nos. : 022 26288813 / 022 26282434

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

44. JOINT ALLOTTEES

That in case there are Joint Allottees all communications shall be sent by the Promoters to the Allottee whose name appears first and at the address given by him/her/them which shall for all intents and purposes be deemed to have been properly served on all the allottees.

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45. Stamp Duty and Registration: The charges towards stamp duty and Registration and all other incidental costs, charges, outgoings and expenses including penalty, if any, payable in respect of this Agreement and on any document executed in pursuance hereof shall be borne by the Allottee. The Allottee shall also pay the proportionate stamp duty and registration charges on the Deed of Conveyance/Lease/Sub-Lease or any document or instrument of transfer in respect of the project land/portion thereof and the Sale Building, to be executed in favour of the Proposed Organization.

46. Dispute Resolution: Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, it shall be referred to the Maharashtra Real Estate Regulatory Authority as per the provisions of the said Act, i.e. the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

47. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Mumbai courts will have the jurisdiction for this Agreement.

48. This Agreement shall always be subject to the provisions of the Maharashtra Apartment Ownership Act (Maharashtra Act, No. XV of 1971) and the rules made thereunder.

49. The PAN of the parties is as follows:

Sr. No.	NAME	PAN NO.
1.	M/S. CHANDIWALA ENTERPRISES	AACFC6522F
2.	NISHA SHRIDHAR KADAM	AYIPK3737A

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19

IN WITNESS WHEREOF the Parties hereinabove have set and subscribed their respective hands and seals to this Agreement for sale at Mumbai in the presence of attesting witness, signing as such on the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(Description of the project land)

ALL THAT piece or parcel of land or ground being Plot No. 60, situate, lying and being Kondivita, Andheri (East), Mumbai - 400 059, bearing City Survey No. 60, 60/1 to 60/57 of Village Kondivita, Taluka Andheri, within the Registration Sub-District of Bandra, District Mumbai Suburban, within Greater Mumbai, admeasuring 2,421.40 sq.mtrs. or thereabouts and bounded as follows:-

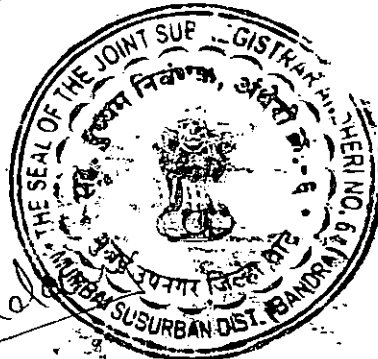
On or towards the East : By CTS No. 61;
 On or towards the West : By CTS No. 58;
 On or towards the South : By CTS No. 96A;
 On or towards the North : By CTS No. 58.

THE SECOND SCHEDULE ABOVE REFERRED TO:

(Description of the said Apartment)

ALL THAT the Apartment bearing Flat No. 'B' - 1302 admeasuring 422.00 Sq. Ft. (i.e. 39.20 Sq. Mtrs.) Rera Carpet Area on the 13th Floor, in the Wing "B" and parking space bearing No. — situated at stilt/stack/open/close to be/being constructed on the project land more particularly described in the First Schedule hereinabove written, of the building known as PEARL BLESSINGS, Sale Building No. 2.

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THE THIRD SCHEDULE ABOVE REFERRED TO:
COMMON AREAS AND FACILITIES

- (i) Entrance lobby of the Building.
- (ii) Staircases of the Building including main landing, for the purpose of ingress and egress but not for the purpose of storing or for recreation or for residence or for sleeping
- (iii) Lifts, lift spaces, lift room, lobbies.
- (iv) The landing is limited for the use of the residents of the units/premises located on that particular floor and for visitors thereto but is subject to means of access for reaching the other floors, available to all residents and visitors.
- (v) Refuge Areas.
- (vi) Electric meters and water meter/s connected to common lights, water connections, pump set etc.
- (vii) One number of underground water tank of adequate capacity with water pumps/motors connected with overhead water tanks and overhead water tanks.
- (viii) Gate, compound wall/Grill, podium (other than the portions given for parking).
- (ix) Society office, in accordance with the permissions that may be granted by the Municipal Authorities.

THE FOURTH SCHEDULE ABOVE REFERRED TO
RESTRICTED AREAS AND FACILITIES

- (i) Terraces adjacent to the units shall belong to the acquirer of such units and they shall have exclusive right to use, occupy, enjoy and possess the same.
- (ii) All areas not covered under "common areas and facilities" including open spaces, terraces, parking spaces are restricted area and facilities and the Promoters have absolute right to dispose off the same to any person/s in the manner the Promoters deems fit and proper.

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(Handwritten signature)

SIGNED AND DELIVERED by the
withinnamed "THE PROMOTORS"
M/S. CHANDIWALA ENTERPRISES
through its authorized Partner
MR. IMRAN HUMAYUN CHANDIWALA
in the presence of



Imran



WITNESSES:

1. Name : Saili S. Kadam
Signature : *S. Kadam*

2. Name : Abdullah Khandiwala
Signature : *A. Khandiwala*

SIGNED AND DELIVERED by the
withinnamed "THE ALLOTTEE"
NISHA SHRIDHAR KADAM
in the presence of



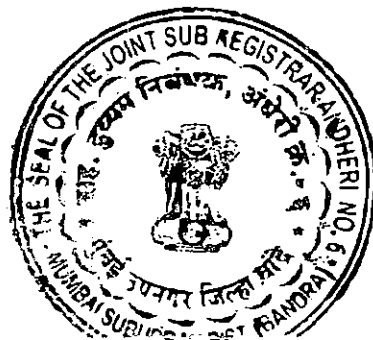
N. Kadam

WITNESSES:

1. Name : Saili S. Kadam
Signature : *S. Kadam*

2. Name : Abdullah Khandiwala
Signature : *A. Khandiwala*

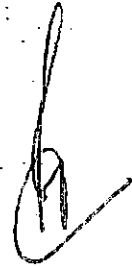
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ANNEXURE - 'H'

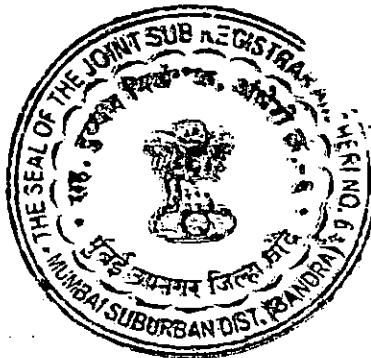
(Specification and amenities for the Apartment),

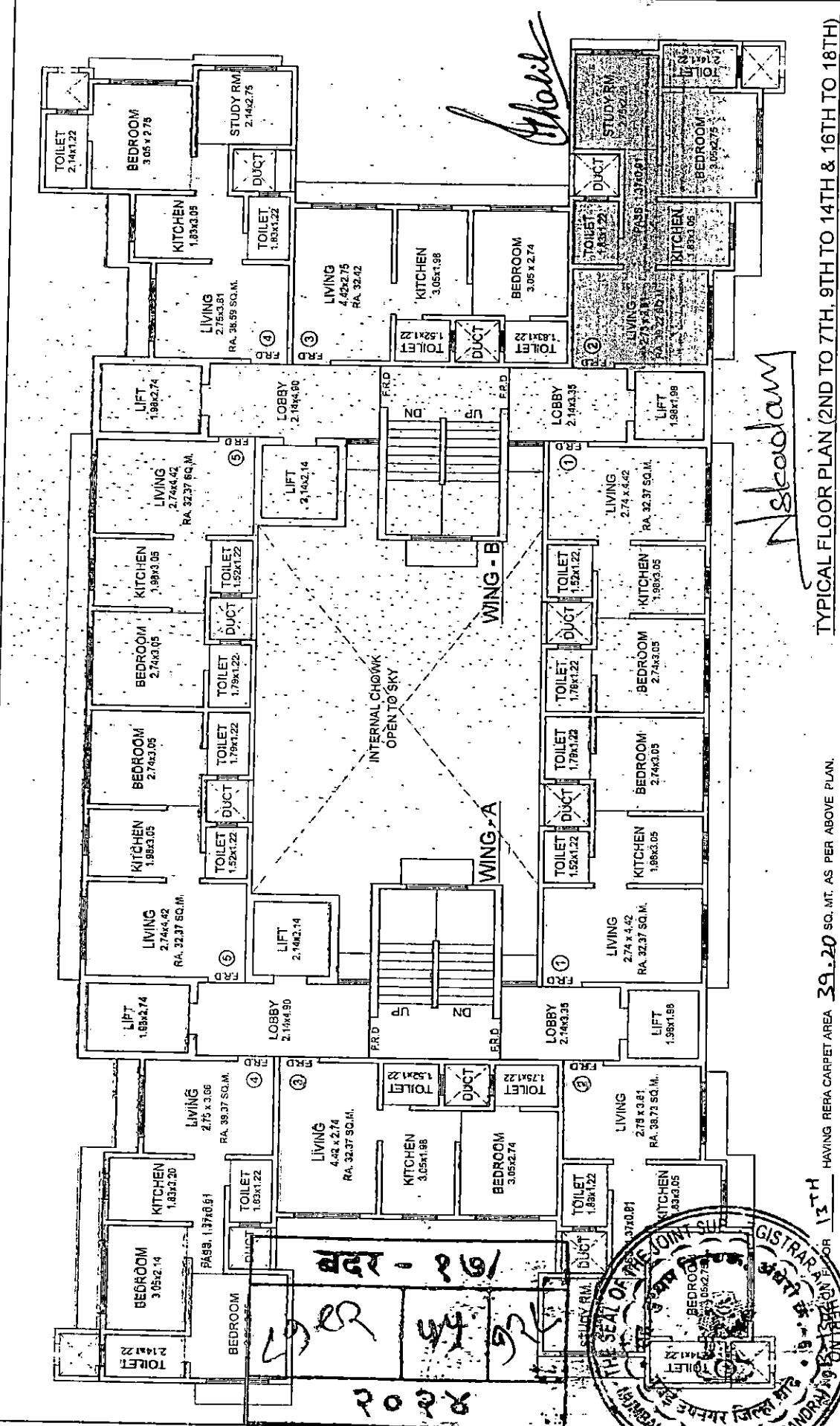
1. Vitrified flooring with skirting in all the rooms.
2. Designer tiled Bathroom/WC with concealed plumbing, branded fitting, best quality sanitary fixtures.
3. Designer molded entrance door along with all internal doors.
5. Concealed best quality copper wiring and best quality modular type switches and fixtures including ELCB/MCB.
6. Anodized or powder coated aluminum sliding window with clear or tinted glass.
7. POP finish plaster (Internally) with plastics paint.
8. Tube-light & ceiling fan for all rooms including kitchen.
9. Aesthetical designed elevation with external sand faced plaster and acrylic based external paint.
10. Decorative lobby will be provided.
11. Automatic name brand lifts.



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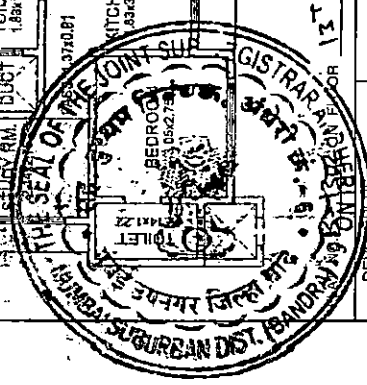


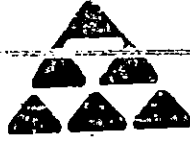
TYPICAL FLOOR PLAN (2ND TO 7TH, 9TH TO 14TH & 16TH TO 18TH)

HAVING RERA CARPET AREA **39.20** SQ. MT. AS PER ABOVE PLAN.

DEVELOPER: CHANDIWALA ENTERPRISES

DESCRIPTION OF PROPOSAL AND PROPERTY	FLOOR:	13TH	ARCHITECT	CONCRETE DESIGNS 102, CANFIELD BUILDING, ANAPURVA ROAD, VEERABHARATI, MUMBAI - 400097 TELEFAX - 022 - 2617 5667, 2617 5959 Email - 22concrete@concreteindia.com
	FLAT No.:	B-1302		
DEVELOPER:	PROPOSED RESIDENTIAL REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING C.T.S. NO. 60, 60 TO 67, K/ EAST WARD, OPP. STERLING COURT, MAHESHWARI NAGAR, KONDIVITA, ANDHERI (EAST), MUMBAI.		NORTH	
DISCLAIMER: - THIS PLAN IS TENTATIVE. SUBJECT TO APPROVAL FROM MCGM & OTHER CONCERNED AUTHORITIES.				





SLUM REHABILITATION AUTHORITY

No.: KE/PVT/0243/20200302/LOI

Date: 18 AUG 2022

1. **Architect** : K. Zaman of M/s. T. N. Hasan.
14/B, Bindya Society, 51 Hill road
Bandra (W) Mumbai 400 050.
2. **Developer** : M/s. Chandiwala Enterprises,
222-A, 1st floor, Al-Moonaz Arcade,
Opp. Post Office, S.V. Road, Andheri (W),
Mumbai - 400 058.
3. **Society** : "Latif Compound Kalyankari Samitee SRA CHS
(Prop.)" C.T.S. No. 60, 60/1 to 57 of village
kondivita taluka Andheri Mumbai- 400060.

Sub: LOI for Proposed Slum Rehabilitation Scheme under Reg. 33(10) of DCPR 2034 on plot bearing C.T.S. No. 60, 60/1 to 57 of village kondivita taluka Andheri Mumbai for "Latif Compound Kalyankari Samitee SRA CHS (Prop.)"

Ref: KE/PVT/0243/20200302/LOI

Gentleman,

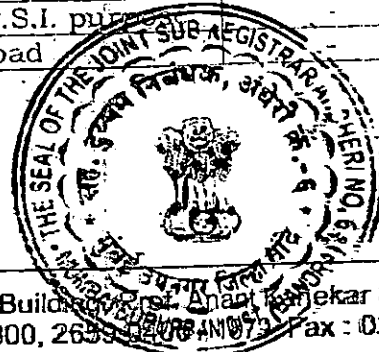
With reference to the above-mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant, this office is pleased to issue in principle approval to the scheme in the form of this Letter of Intent (LOI) subject to the following conditions.

1. 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 etc. the parameters shall be got revised from time to time.

The salient features of the scheme are as under:

Sr. No	Description	Slum area in sq.mt	Non-slum area in sq.mt.	Total area in sq.mt.
1.	Total area of plot	2243.20	178.20	2421.40
2.	Deduction	-	-	-
	a) D.P. Road	-	-	-
	b) Setback	-	-	-
	c) Total (a+b)	-	-	-
3.	Net Plot Area (1 - 2a, 2b)	2243.20	178.20	2421.40
4.	Net Plot Area for computation of T/s density	2243.20	178.20	2421.40
5.	Addition for F.S.I. purpose	-	-	-
	a) D.P. Road	-	-	-

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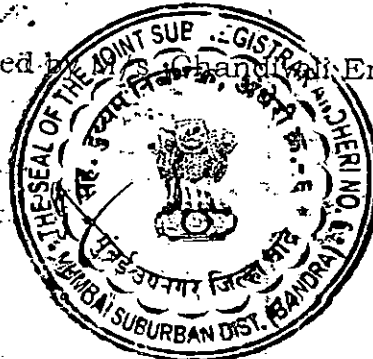
Administrative Building, Anant Banekar Marg, Bandra (East), Mumbai - 400 051.
Tel.: 2656 5800, 2656 5801 Fax : 022-2659 0457. Email: info@sra.gov.in

	b) Setback			
	c) Total (a+b)			
6.	Total Plot Area for F.S.I. purpose (3 + 5a+5b)	2243.20	178.20	2421.40
7.	Max. F.S.I. permissible	3.00		
8.	Permissible Floor Area (6x7)	6729.60	178.20	6907.80
9.	Rehab BUA	3795.55		3795.55
10.	Common passage	1561.50		1561.50
11.	Amenity structure	159.34		159.34
12.	Rehab Component [9+10+11]	5516.39		5516.39
13.	Sale Component (Same as 12)	5516.39	178.20	5694.59
14.	Total BUA sanction for the scheme (9+13)	9311.94	178.20	9490.14
15.	Incentive BUA	1.00	1.00	
16.	Sale BUA permissible [13x15]	5516.39	178.20	5694.59
17.	a) TDR 50%		89.10	89.10
	b) Additional 50% FSI (178.20)		89.10	89.10
	Total (a + b)		178.20	178.20
18.	Total sale BUA	5516.39	356.40	5872.79
19.	Total BUA sanction for the scheme (9+18)	9311.94	356.40	9668.34
20.	Total F.S.I. sanctioned for the scheme [19/6]	4.151	2.00	
21.	Sale BUA proposed in situ	5516.39	356.40	5872.79
22.	35% Fungible F.S.I. (18 x 35%)	1930.73	124.74	2055.47
23.	Total Sale + Fungible F.S.I (18 + 22)	7447.12	481.14	7928.26
24.	Nos. of slum dwellers	112	--	112
	a) Rehab Resi.	34	--	34
	b) Provisional PAP's (Resi.)	63	--	63
	c) Generated PAP's (Resi.)	15	--	15
	d) Balwadi	01 no.	--	01 no.
	e) Welfare Center	01 no.	--	01 no.
	f) Society	01 nos.	--	01 nos.
	g) Other amenity	02 nos.	--	02 nos.
	h) Total (a to g)	117nos.	--	117nos.

2. This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect / Developer / Society or Owner are proved fraudulent/ misappropriated before the Competent Court / 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. Details of land ownership: Owned by S. Chandan Enterprises.

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4. Details of D.P. 2034 Remarks: vide u/nō Ch.E./DP34201904111216398 dated 15/04/2019 the plot u/ref. falls under Residential Zone (R) and is not reserved for any public purpose.
5. The Developer shall pay Rs. 40,000/- per PTC/Rehab tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of R.R. Rate as prevailing on the date of issue of LOI or such amount as decided by Govt of Maharashtra to the Slum Rehabilitation Authority in accordance with time schedule for such payment as may be laid down by the Authority.
6. The Developer shall hand over PAP tenements within three months after grant of OCC to the Rehab bldg. The said PAP tenements are mentioned in salient features condition no. 3 above and shall be handed over to the SPPL or any designated Govt. Authority for Project Affected Persons, (each of carpet area 27.88 sq.mt.) free of cost.
The PTC 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 Developer shall submit various NOCs, if and as applicable from the concerned authorities, to the Office of Slum Rehabilitation Authority from time to time during the execution of the S.R. Scheme.
8. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to 1st rehab building as mentioned below:-

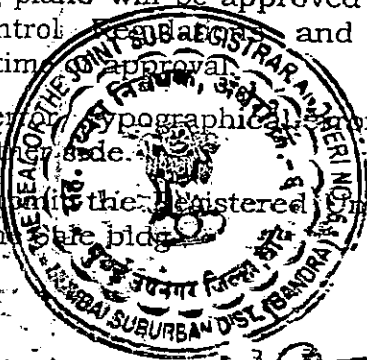
Plot area up to 4000 sq.mt.	→ 36 months.
Plot area between 4001 to 7500 sq.mt.	→ 60 months.
Plot area more than 7500 sq.mt.	→ 72 months.

 In case of failure to complete the project within stipulated time period the extension be obtained from the CEO/SRA with valid reasons.
9. The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs.220/- non-judicial stamp papers indemnifying the Slum Rehabilitation Authority and its officers against any kind of dispute, accident on site, risks or any damages or claim arising out of any sort of litigation with the slum dwellers / property owners or any others before IOA in a prescribed format.
10. The Developer shall not block existing access/easement right leading to adjoining structures/users and shall make provision of adequate access to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.
11. The IOA/Building plans will be approved in accordance with the modified Development Control Regulations and prevailing rules, policies and conditions at the time of approval.

12. The Architectural or typographic error if any revealed at any time shall be corrected on either side.

13. That you shall submit the Registered Undertaking from developer, before granting C.C. to the State bids.

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- i) Not to misuse Part terrace.
- ii) Not to misuse Entrance Lobby.
- iii) Not to misuse Stilt.
- iv) Not to misuse Fitness centre

14. Composite Building:-

- a. That you shall appoint Project Management consultant with prior approval of Dy.Ch.E.(S.R.A.)/E.E.(S.R.A.) for implementation / supervision / completion of S.R. Scheme.
- b. The Project Management Consultant appointed for the scheme shall submit quarterly progress report to Slum Rehabilitation Authority after issue of LOI.
- c. That the developer shall execute tri-partite Registered agreement between Developer, SPPL & Lift Supplying Co. or maintenance firm before comprehensive maintenance of 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 High-rise PTC building/Composite bldg. Entire cost shall be borne by the Developer and copy of the registered agreement shall be submitted to S.R.A. for record before applying for Occupation Certificate including part O.C.
- d. The third-party quality auditor shall be appointed for the scheme with prior approval of Dy.Ch.Eng. (S.R.A.)/E.E.(S.R.A.) for quality audit of the building work at various stages of the S.R. Scheme.
- e. That the Developer shall install fire fighting system as per requirement of C.F.O. and to the satisfaction of this department. The Developer shall execute tri-partite registered agreement between developers, SPPL & Fire Fighting equipment supplying Co. and/or maintenance firms for comprehensive maintenance for a period of ten years from the date of issue of occupation certificate to the High-rise Composite bldg. Entire maintenance cost shall be borne by the developer and copy of the Registered Agreement shall be submitted to S.R.A. for record before applying for Occupation Certificate including part O.C.
- f. That the structural design of buildings having height more than 24 mts shall be got peer reviewed from another registered structural engineer/educational institute.

15. That you shall submit detailed plans together with the requirement letter from the concerned Power supply authority before asking for approval of plans of the substation.

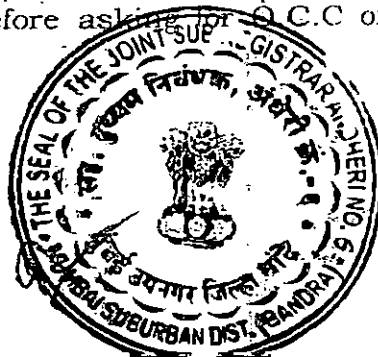
16. That you shall get registered under MAHA-RERA Act.

17. That you shall submit NOC/Remarks from office of Ch. Eng.(SWM)/DMC(SWM) for providing segregation Centres/OWC's and transportation & deposition of C & D waste generated from site to designated land fill sites as per C & D waste management plan rule 2016.

18. That you shall install CC TV Cameras with direct feed to SRA Server at site as may be directed by I.T. Dept. SRA.

19. That you shall submit the Remarks/NOC of each building from E.E (T&C), CFO, Ch.E. (S.W.D), Ch.E.(M&E) before asking for O.C.C of the proposed building in the scheme.

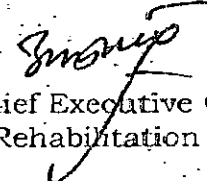
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20. That the premium payable towards FC FSI paid earlier if any shall not be adjusted/refunded and the GOM notification u. no. TPB-4319/189/CR-123/2019/UD-11 dt. 20.08.2019 shall be made applicable with prospective effect.
21. All the conditions mentioned in Notification u.no. झोप्यो-१२०३/प्र.क्र. ४६/२०१९/झोपसू-१ dt 28th Aug, 2019, issued by Govt. of Maharashtra shall be complied with by the Developer incorporated condition in the LOI accordingly.
22. That you shall execute a register agreement to lease and lease deed as per SRA circular no.195 vide no. CEO/SRA/LA/2020/459 dtd. 14/09/2020 before asking C.C. for last 25% sale BUA.
23. That you shall provide electric charging point to E.V.
24. That you shall submit plot boundary demarcation form CTSO before asking further C.C.

If applicant Society/Developer/Architect are agreeable to all these conditions, then they may submit proposal for approval of plans separately for each building, in conformity with Regulations of DCPR-2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

for 
Chief Executive Officer,
Slum Rehabilitation Authority.

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

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SLUM REHABILITATION AUTHORITY

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

Intimation of Approval under Sub regulation of Regulation 33(10) & 30 Development Control and Promotion Regulations - 2034 For Greater Mumbai

No. K-E//PVT/0243/20200302/AP/S

Dated: 29 AUG 2022

Sale Building No.02

To,

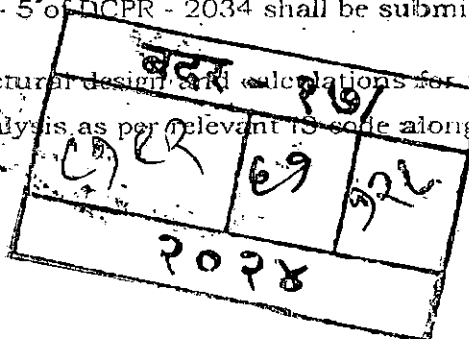
M/s. Chandiwala Enterprises
222-A, 1st Floor, Al-Moonaz Arcade,
Opp. Post Office, S. V. Road,
Andheri (W), Mumbai-400 058.

With reference to your Notice, letter u/no: 000393 dated 22/08/2022 and delivered on 22/08/2022 and the Plans Sections Specifications and Description and further particulars and details of your building at CTS No. 60, 60/1 to 57 of Village Kondivita, Taluka-Andheri.

furnished to me under your letter, dated 22/08/2022 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 shall be submitted before C.C.



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 any time before the _____ day of _____ 20 but not so as to contravene any of the provisions of the said Act as amended as aforesaid or any rule, regulations or 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

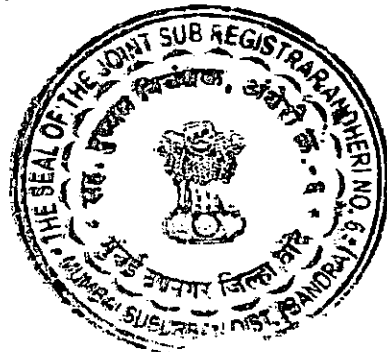
B. D. J.
29/08/22
Executive Engineer, (S.R.A.)

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

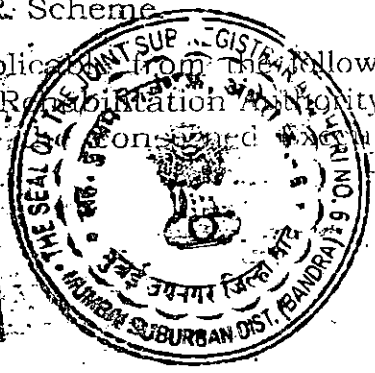
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- 5) That the minimum plinth height shall be 30 cm. above the surrounding ground level or in areas subject to flooding the height of plinth shall be at least 60 cm. above the high flood level.
- 6) That the low-lying plot shall be filled up to a reduced 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 existing structure proposed to be demolished shall be demolished with necessary phase program by executing agreement with eligible slum dwellers.
- 9) That the Registered site supervisor through 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.
- 10) 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.
- 11) That the Registered Undertaking from the Developer and Society shall be submitted for the following
 - i) Not misusing part/pocket terrace.
 - ii) Not misusing stilt.
 - 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) Not misusing fitness center & handing over the fitness center to the society of occupants of the building u/ref.
 - vii) Not to misuse Puzzle/Mechanical and Stack parking system shall be equipped with electric sensor devices & also proper precaution & safety majors shall be taken to avoid mishap & maintenance shall be done regularly.
 - viii) Not to misuse the entrance lobby.
- 12) The Structural designs and the quality of materials and workmanship shall be strictly as per conditions laid down in Regulation 45 of DCR 1991 amended up to date.
- 13) That you shall submit remarks from Asst. Commissioner of 'K/E' ward for closing/covering of well in the S.R. Scheme.
- 14) 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 concerned Executive Engineer (SRA)

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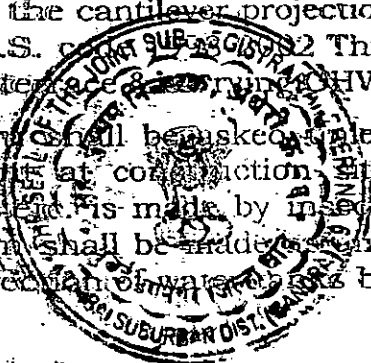
Sr. No.	NOC's	Stage of Compliance
1	A. A. & C. 'K/E' ward	Before Further C.C. of building u/ref.
2	H.E. from MCGM	Before Further C.C. of building u/ref.
3	Tree Authority	Before Further C.C. of building u/ref.
4	Dy. Ch. Eng.(SWD) E.S./W.S./City i) Regarding Internal SWD	Before Further C.C. of building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

- 15) That the design and construction of 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.
- 16) That the regular/sanctioned/proposed lines & reservation will be got demarcated at site through A.E. (Survey)/E.E. (T & C)/E.E. D.P./DILR before applying for C.C.
- 17) That the standby arrangement of generator/ alternative electric power supply requisite capacity shall be made in case of failure of electricity.
- 18) That all the cantilever projections shall be designed five times of load as per I.S. Code 456:2000. This also includes the column projecting beyond terrace & chimney, CHWT etc.

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19) That you shall be asked to make payment of advance for providing treatment at construction site to prevent epidemics like dengue, malaria etc. This is made by insecticide officer of concern ward office & provision shall be made and when required by Insecticide officer for inspection of water supply by providing safe but stable ladder etc.

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& requirements as communicated by insecticide office shall be complied.

- 20) The appointment of private doctor for treatment of labour /staff on site shall be submitted.
- 21) That the structural members below the ground level shall be designed considering the effect of chlorinated water, sulphur water, seepage water etc. & any other possible chemical effect & due care while constructing the same will be taken. & completion certificate to that effect shall be insisted before granting further C.C. beyond plinth.
- 22) That you shall submit the certified copy of notarized agreement of at least 70% of eligible slum dwellers with the photographs of wife & husband on each of agreement before requesting for commencement certificate & name of the wife of the eligible occupier of her shall be incorporated as joint holder of tenement to be allotted in the rehabilitation building.
- 23) That you shall submit the Indemnity Bond indemnifying the Slum Rehabilitation Authority and its officers against any accident on site, risks or any damages or claim arising out of any sort of litigation with the slum dwellers / property owners or any others before IOA.
- 24) That you shall provide transit accommodation to the slum dwellers with requisite amenities, if required to be shifted for construction of proposed building, till the permanent tenements are allotted and possession is given complying all formalities and existing amenities shall be maintained in sound working condition till slum dwellers are re-housed in the proposed rehabilitation tenements.
- 25) That you shall obtain the permission for construction of the temporary transit accommodation from Slum Rehabilitation Authority along with the phased development programme and the list of the eligible slum dwellers shifted in the transit camp or shifted on rental basis duly signed by Developer & Committee members with date of their displacement from their existing huts shall be submitted before requesting C.C. for Rehab bldg.
- 26) That you shall incorporate necessary condition in agreement for sale of sale tenements that the sale building is constructed with deficient open space & the prospective buyers will be made aware of the same & no claims /damages / risks will be made against CEO (SRA) & its staff with regards to the same. A copy of sale agreement will have to submit before granting plinth C.C. to building u/ref.
- 27) As per the circular SRA/Eng/2364 of 29.5.2008, it is directed to impose the following for High Rise Building:
 - a. To appoint the Project Management Consultant and third party Quantity auditor for the supervision and quality audit of high rise building at various stages. The Project Management Consultant appointed for the scheme shall submit quarterly progress reports to Slum Rehabilitation Authority.
 - b. To insist upon Developer to enter into tri-partite registered agreement between Developer, Society & P.M. Supplying Co. for maintenance of comprehensive maintenance of the electrical & mechanical systems

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- such as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the High-rise Rehab building.
- c. Entire cost shall be borne by the developer and copy of the registered agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.
- d. To insist the developer to install firefighting system as per requirements of C.F.O. and to the satisfaction of this department. The developer shall execute tri-partite registered agreement between Developer, Society & Fire Fighting equipment supplying Co. and/or maintenance firms for comprehensive maintenance for a period of ten years from the date of issue of occupation certificate to the High-rise Rehab/Composite building.
- e. Entire maintenance cost shall be borne by the developer and copy of the Registered Agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.
- f. To insist upon Developer to get the structural design of buildings having height more than 24m peer reviewed from another registered structural engineer / educational institute.
- g. As per recent policy guidelines sanctioned u/no. SRA/ENG/3371 dated 15/06/2008, quality audit of buildings proposed in the scheme will be insisted and condition to that effect is incorporated in draft LOI.
- h. The third party quality auditor shall be appointed for the scheme with prior approval of Dy. Ch. Eng. (S.R.A.) / E.E. (S.R.A.) for quality audit of the building work at various stages of the S.R. Scheme.
- 28) That you shall submit self declaration certificate for every 3 months stating progress of work as per approved Plans.
- 29) That you shall install C.C.T.V. cameras on site with its real time relay/display on real time basis at SRA office in co-ordination with I T. Officer (SRA).
- 30) That Rehab building shall constructed as per specifications of relevant IS Codes, NBC in force under specifications for quality control measures as prescribe by SRA.
- 31) That the existing stand post water connection in the scheme shall be disconnected after demolition of respective hutment and all the dues shall be paid cleared by the developers in consultation of AE WW of concerned ward.
- 32) That you shall make payment in respect of the depreciated cost of any toilet blocks existing in the slum plot to the Municipal Corporation of Greater Mumbai through Ch.E (MSDP) / Ch.E (SP) / Asst. Commissioner of Concerned Ward, as the case may be if the same is required to be demolished for development under SRA.

- 33) That you shall pay the additional maintenance surcharges amounting to 2% of maintenance deposit if the shear wall is adopted for construction of Rehab building where area is between 2500 to 100000 sq mts.

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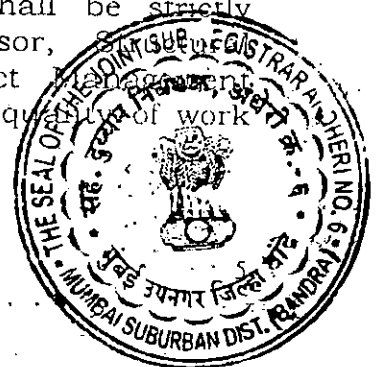
- 35) That you shall submit registered undertaking as mention in clause D(6) of MCGM circular u/No CHE/002456/DP/GEN/ dtd 06.04.2015.
- 35) That the work shall not be carried out between 10.00 pm to 6.00 am, only in accordance with Rule 5A(3) of Noise Pollution (Regulation & Control) Rules 2000 & the provision of Notification issued by Ministry of Environment & forest Dept.
- 36) A period of four weeks & submit the certificate to this office that you shall register the said project with MAHA- RERA Authority & submitted copy of it for office record
- 37) 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.
- 38) That you shall incorporate a condition in the agreements of END USERS to the effect that the said END USERS shall not complain to SRA Administration for approving substandard size rooms in the tenements/tenement, building with deficient open spaces, mechanical light & ventilation, probable mechanized failure of mechanized parking provisions, as well as, copy of such specimen agreement shall be submitted to SRA Administration. SRA & it's Officers shall be indemnified from any probable dispute that may arise in future.
- 39) That you shall submit Remarks from Solid Waste Management (SWM) Department of MCGM for Medical waste collection on organic waste composter before requesting further CC to sale building under reference and Accordingly, complied with the requirement of SWM of MCGM on site.
- 40) That you shall abide with all the proceeding/orders of court of law or any judicial cosy judicial forums arising out of S.R. Scheme under reference if any. You shall submit proposals by taking due cognizance of it from time to time.

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 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 Lic. Structural Engineer.
- 3) That the quality of construction work of bldg. shall be strictly monitored by concerned Architect, Site supervisor, Engineer, Third Party Quality Auditor and Project Management Consultant. The periodical reports regarding the quality of work shall be submitted by Architect along with test result.

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4) That you shall submit the P.R. Card with area mentioned in words duly certified by Superintendent of Land Records for amalgamated/sub-divided plots before requesting C.C. for last 25% of sale built up area.

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 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 developed 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.
- 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 levelled 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/seak pit/STP shall be submitted.
- 15) That stability Certificate from Structural Engineer in prescribed Performa along with the floor plan mounted on canvas shall be

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- 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/E' Ward shall be obtained and the requisitions, if any shall be complied with before O.C.C.
- 19) That the list of slum dweller to be accommodated in the building shall be submitted in duplicate before submitting BCC.
- 20) That completion certificate from C.F.O. shall be submitted.
- 21) That you shall submit P.R. Card and CTS plan thereby clearly earmarking the rehab plot and sale plot and built up area as per the approved layout.
- 22) That the completion certificate from E.E. (T & C) of MCGM for parking shall be submitted.
- 23) That the completion certificate from E.E. (M & E) of MCGM for Ventilation/Stack parking/Mechanical Parking System shall be submitted.
- 24) That the completion certificate from Tree Authority of MCGM shall be submitted.
- 25) That you shall submit the receipt for handing over of buildable / non-buildable reservations before requesting full OCC of sale bldg.
- 26) 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.
- 27) That the defect liability period for rehab/composite building will be 3 years from the date of obtaining OCC and any repairs/rectification required during this period will be done by the developer as per circular no. 108. The bank guarantee and deposits of the developer will be withheld till the completion of the defect liability period of rehab/composite bldg.
- 28) That you shall pay Rs. 100/- per eligible slum dwellers towards issue of Identity Cards as per circular No. 137 dtd. 01.08.2012 before O.C.C. to Rehab Bldg. / Composite Bldg.
- 29) That you shall pay Rs. 10/- (Rupees Ten Only) per sq. ft. of rehab constructed area inclusive of rehab component & staircase, lift, passage, stilt area etc. for the Structural Audit as per circular No. 138 before issue of Occupation Certificate of rehab building.

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 5 years from the date of granting occupation to the rehab bldg.

2028



- 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 i.e. 01 no. of Balwadi, 01 of Welfare Centre, 01 no. of Society Office 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 phasewise 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

[Handwritten Signature]
29/05/22

Executive Engineer
Slum Rehabilitation Authority

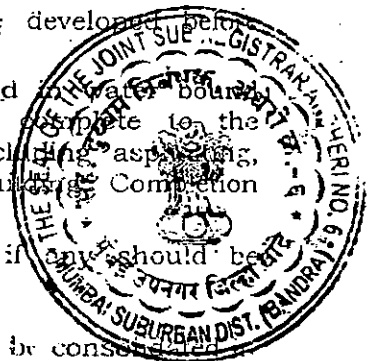
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NOTES

- (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 along with 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. at least 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 above said 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 office Sub 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/Amalgamation under No. _____ should be adhered to and complied with.
- (13) No building/Drainage Completion Certificate will be accepted and water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the concerned Ex Engineer of M C G.M. and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open spaces should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water board boundary before commencing work and should be complete on the satisfaction of concerned Ex-Engineer of M.C.G.M. including aspects of lighting and drainage before submission of Building Completion Certificate.
- (16) Flow of water through adjoining holdover culvert if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be conserved.

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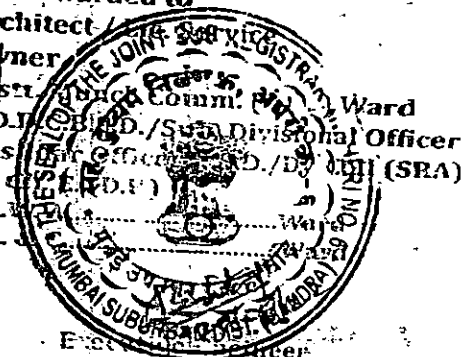
concrete having broken glass pieces at the rate of 0.125 cubic meters per 10 sq. mt below pavement.

- (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 1.50 meter.
- (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 plain 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.

Copy forwarded to

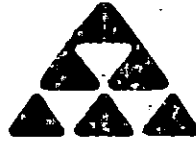
- 1) Architect
- 2) Owner
- 3) Asst. Comm. (Ward)
- 4) A.D.I. / SRA Divisional Officer
- 5) S.D. / SRA Divisional Officer
- 6) A.E. / SRA Divisional Officer
- 7) A.A. / SRA Divisional Officer

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[Signature]
29/08/22
Executive Engineer, (S.R.A.)

Slum Rehabilitation Authority



SLUM REHABILITATION AUTHORITY

No.: KE/PVT/0243/20200302/AP/S

Date: **5 JAN 2024**

To,
Architect K. Zaman of M/s. T. N. Hasan
14/B, Bindya Society,
51; Hill Road, Bandra (W),
Mumbai - 400 050.

Sub : Proposed amended plan for Sale building No.2 under Reg. 33(10) of DCPR 2034 on plot bearing C.T.S. No. 60, 60/1 to 57 of village kondivita taluka Andheri Mumbai- 400060. for "Latif Compound Kalyankari Samitee SRA CHS (Prop.)".

Ref: Your letter dated 16/12/2023.

Sir,

With reference to above, the amended plans submitted by you for Sale Building No.2 are approved herewith subject to following conditions:

- 1) That conditions of LOI under No. KE/PVT/0243/20200302/LOI dated 18/08/2022 shall be complied with.
- 2) That conditions of IOA under No. KE/PVT/0243/20200302/AP/S dated 29/08/2022 shall be complied with.
- 3) That revised structural design and calculations shall be submitted.
- 4) That the revised drainage approval shall be obtained for proposed amended plans.
- 5) That you shall re-endorse the C.C. as per approved amended plans
- 6) That final plan shall be mounted on canvas before asking for O.C.C.

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

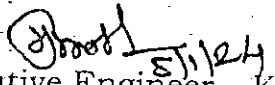
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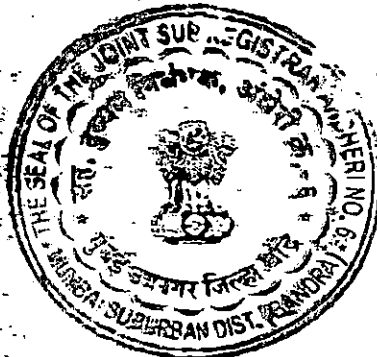
Executive Engineer- K/E
Slum Rehabilitation Authority

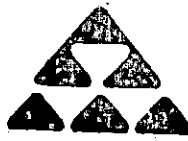
Copy to:

- ✓ 1) M/s. Chandiwala Enterprises.
- 2) Asst. Commissioner K/E Ward.
- 3) A.E.W.W. K/E Ward.
- 4) Society: "Latif Compound Kalyankari Samitee SRA CHS (Prop.)".


Executive Engineer - K/E
Slum Rehabilitation Authority

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SLUM REHABILITATION AUTHORITY

No.: KE/PVT/0243/20200302/AP/S

Date: 19 MAR 2024

To,
Architect K. Zaman of M/s. T. N. Hasan
14/B, Bindya Society,
51, Hill Road, Bandra (W),
Mumbai - 400 050.

Sub : Proposed amended plan for Sale building No.2 under Reg. 33(10) & Reg.30 of DCPR 2034 on plot bearing C.T.S. No. 60, 60/1 to 57 of village kondivita taluka Andheri Mumbai- 400060. for "Latif Compound Kalyankari Samitee SRA CHS (Prop.)".

Ref: Your letter dated 14/02/2024

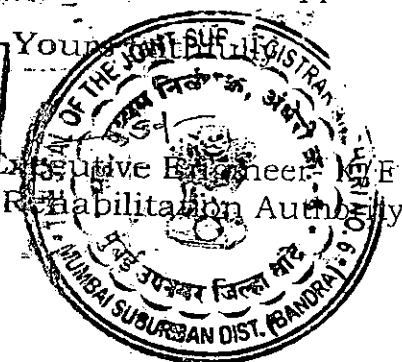
Sir,

With reference to above, the amended plans submitted by you for Sale Building No.2 are approved herewith subject to following conditions:

- 1) That conditions of LOI under No. KE/PVT/0243/20200302/LOI dated 18/08/2022 shall be complied with.
- 2) That conditions of IOA under No. KE/PVT/0243/20200302/AP/S dated 29/08/2022 & amended IOA dtd. 05/01/2024 shall be complied with.
- 3) That revised structural design and calculations shall be submitted.
- 4) That the revised drainage approval shall be obtained for proposed amended plans.
- 5) That final plan shall be mounted on canvas before asking for O.C.C.

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

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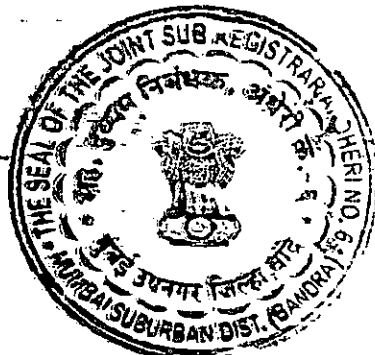


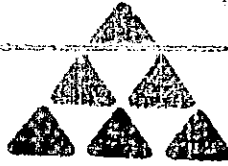
Copy to:

- 1) M/s. Chandiwala Enterprises.
- 2) Asst. Commissioner K/E Ward.
- 3) A.E.W.W. K/E Ward.
- 4) Society: "Latif Compound Kalyankari Samitec SRA CHS (Prop.)".

[Signature]
19/03/24
Executive Engineer - K/E
Slum Rehabilitation Authority

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DEVELOPER COPY

Sr. No.

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SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051.

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

NO: K-E/PVT/0243/20200302/AP/S

COMMENCEMENT CERTIFICATE

28 AUG 2023

M/s. Chandiwala Enterprises
222-A, 1st Floor, Al-Moonaz Arcade,
Opp. Post Office, S.V.Road,
Andheri (W), Mumbai-400 058.

Sale Building No.02

In reference to your application No: 000393 dated 22/08/2022 for Development permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. 56, 57 of Vill. Kondivita, Taluka-Andheri

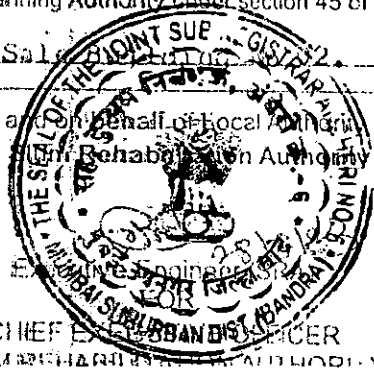
Location: Kondivita T.P.S.No. ---
Plot: K/1 Situated at Kondivita, Taluka-Andheri.

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI No. K-E/PVT/0243/20200302/LOI dt. 18/08/2022
No. K-E/PVT/0243/20200302/AP/S dt. 29/08/2022

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

The C.E.O. (SRA) has appointed Shri. H. A. Masal as the Engineer to exercise his powers and functions of the Planning Authority under section 45 of the Maharashtra Regional and Town Planning Act, 1966.

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CHIEF ENGINEER
SLUM REHABILITATION AUTHORITY

K/E/PVT/0243/20200302/AP/S

5 JAN 2024

This C.C. is re-endorsed as per approved amended plans dated 05/01/2024.

[Signature]
Executive Engineer
Slum Rehabilitation Authority

K-E/PVT/0243/20200302/AP/S

19 MAR 2024

This C.C. is further extended for sale wing 'A' & 'B' from Gr. + 1st to 13th floor and R.C.C. structural framework ~~from 4th to 8th floor including O.H.W.T and L.M.R~~ of Sale Building No.02 as per approved amended plans dated 19/03/2024.

[Signature]
Executive Engineer
Slum Rehabilitation Authority

K-E/PVT/0243/20200302/AP/S

22 APR 2024

This C.C. is further extended for R.C.C structural framework C.C. for Sale Wing 'A' & 'B' i.e. from 14th to 18th floor including O.H.W.T + L.M.R of Sale Building No.2 as per approved amended plans dated 19/03/2024.

[Signature]
Executive Engineer
Slum Rehabilitation Authority

Certified True Copy

[Signature]
Architect

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SATISH MISHRA & CO.

Advocates, High Court

Resi.: Room No. 3, S.P. Mishra House, Near Plada House,
Old Nagardas Road, Opp. Apollo Estate,
Mogra Pada, Andheri (E), Mumbai - 400 069.

(All correspondence at Resi. Address only)

Office : 4-A Vijay Kunj, Gr. Floor, Near Sarvodaya Hotel,
Jn. of Subway & Old Nagardas Road,
Andheri (E), Mumbai - 400 069.

Email : adv_su_mishra@yahoo.com
Mobile : 93226 58994 / 9323651498

To,
MahaRERA,
Housefin Bhavan,
Plot No. C-21,
Bandra Kurla Complex,
Bandra (East),
Mumbai - 400 051.

LEGAL TITLE REPORT

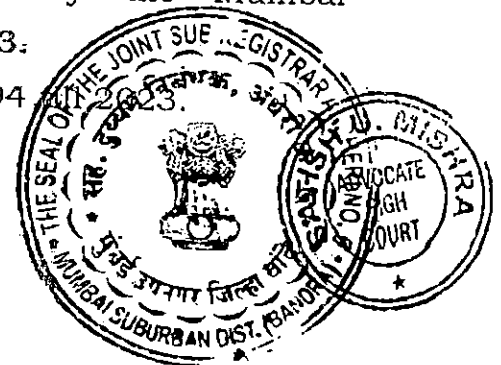
Sub.: Title Clearance Certificate with regard to property being bearing Plot No. 60, situate, lying and being Kondivita, Andheri (East), Mumbai - 400 059, bearing City Survey Nos. 60, 60/1 to 60/57 of Village Kondivita, Taluka Andheri, within the Registration Sub-District of Bandra, District Mumbai Suburban, within Greater Mumbai, admeasuring 2,421.40 Square Meters or thereabouts (hereinafter called the "said Property").

1. I have investigated the title of the said Property more particularly described in the Schedule hereunder at the request of M/s. **Chandiwala Enterprises**, a partnership firm, having their address at 222/A, AL-Moonaz Arcade, 1st Floor, Opp. Post Office, S. V. Road, Andheri (West), Mumbai - 400 058, and the following documents:-

- (1) Description of the property.
- (2) The documents of allotment of the said Property as set out in the "Flow of Title" enclosed herewith.
- (3) Property Register Cards issued by the Mumbai Suburban District dated 14.06.2023.
- (4) Search report for 30 years from 1994

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SATISH MISHRA & CO.

Advocates, High Court

Resi.: Room No. 3, S.P. Mishra House, Near Plada House,
Old Nagardas Road, Opp: Apollo Estate,
Mogra Pada, Andheri (E), Mumbai - 400 069.
(All correspondence at Resi. Address only)

Office : 4-A Vijay Kunj, Gr. Floor, Near Sarvodaya Hotel,
Jn. of Subway & Old Nagardas Road,
Andheri (E), Mumbai - 400 069.
Email : adv_su_mishra@yahoo.com
Mobile : 93226 58994 / 9323651498

2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said Property and subject to what is set out in the Flow of Title enclosed herewith, I am of the opinion, that the title of M/s. Chandiwala Enterprises (referred to as "the Owners"), to the said Property is clear, marketable and without any encumbrances.

Owner of the said Property:

M/s. Chandiwala Enterprises being the Owner (hereinafter called the "Owner"), is the Owner of the said Property.

Developers of the said Property:

The said M/s. Chandiwala Enterprises are also the Developers of the said Property.

Qualifying Comments/Remarks: As set out in Flow of Title.

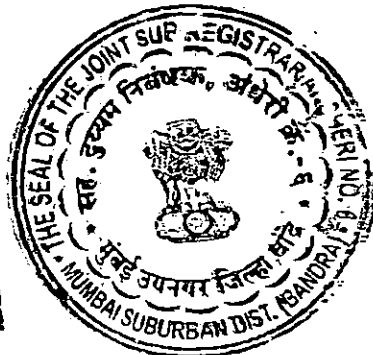
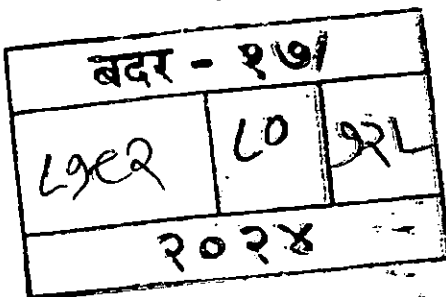
3. The report reflecting the Flow of Title of the Owners in respect of the said Property is enclosed herewith.

Dated this 10th day of January' 2024

Mr. Satish U. Mishra


Advocate

SATISH U. MISHRA
ADVOCATE HIGH COURT
S. P. MISHRA CHAWL,
OLD NAGARDAS ROAD,
MOGRAPADA, ANDHERI (EAST),
MUMBAI-400 069.



SATISH MISHRA & CO.

Advocates, High Court

Resi.: Room No. 3, S.P. Mishra House, Near Plada House,
Old Nagardas Road, Opp. Apollo Estate,
Mogra Pada, Andheri (E), Mumbai - 400 069.
(All correspondence at Resi. Address only)

Office : 4-A Vijay Kunj, Gr. Floor, Near Sarvodaya Hotel,
Jn. of Subway & Old Nagardas Road,
Andheri (E), Mumbai - 400 069.
Email : adv_su_mishra@yahoo.com
Mobile : 93226 58994 / 9323651498

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of land or ground being Plot No. 60, situate, lying and being Kondivita, Andheri (East), Mumbai - 400 059, bearing City Survey No. 60, 60/1 to 60/57 of Village Kondivita, Taluka Andheri, within the Registration Sub-District of Bandra, District Mumbai Suburban, within Greater Mumbai, admeasuring 2,421.40 sq.mtrs. or thereabouts and bounded as follows:-

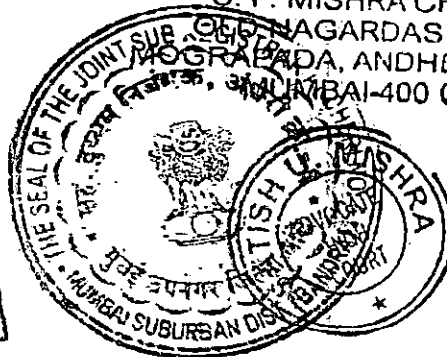
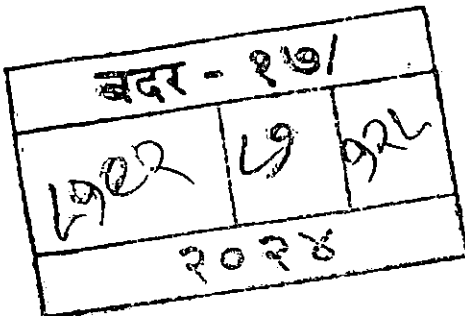
On or towards the East : By CTS No. 61;
On or towards the West : By CTS No. 58;
On or towards the South : By CTS No. 96A;
On or towards the North : By CTS No. 58;

Dated this 10th day of January' 2024

Mr. Satish U. Mishra

Satish U. Mishra
Advocate

SATISH U. MISHRA
ADVOCATE HIGH COURT
S. P. MISHRA CHAWL,
OLD NAGARDAS ROAD,
MOGRA PADA, ANDHERI (EAST),
MUMBAI-400 069.



SATISH MISHRA & CO.

Advocates, High Court

Resi.: Room No. 3, S.P. Mishra House, Near Plada House,
Old Nagardas Road, Opp. Apollo Estate,
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Office : 4-A Vijay Kunj, Gr. Floor, Near Sarvodaya Hotel,
Jn. of Subway & Old Nagardas Road,
Andheri (E), Mumbai - 400 069.
Email : adv_su_mishra@yahoo.com
Mobile : 93226 58994 / 9323651498

FLOW OF TITLE OF THE SAID PROPERTY

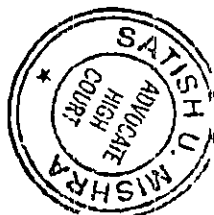
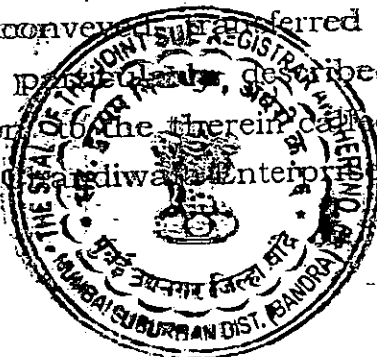
1. The Property Register Cards pertaining to the said Property stand in the name of the Owners i.e. M/s. Chandiwala Enterprises.
2. Search Reports for 30 years from 1994 to 2023 taken from Sub-Registrar offices at Mumbai, Bandra & Andheri 1 to 8.
3. The title of the Owners i.e. M/s. Chandiwala Enterprises to the said Property is set out as follows:-

(i) By a Deed of Conveyance dated 26th September, 2018 registered with the Joint Sub-Registrar of Assurances of Andheri No. 7 at Bandra under Serial No. BDR-18/9980 of 2018 (hereinafter called the "said Deed of Conveyance") made between one Hurbai Anwar Adam Memon nee' Hurbai Latif Abdulla, Amina Abdul Memon, Rubina Abdul Memon, Haseena Abdul Memon, Zarina Abdul Memon, Ibrahim Anwar Adam Memon, Arif Anwar Adam Memon and Asif Anwar Adam Memon (hereinafter referred to as the 'said Hurbai Memon & Ors.')

as the Vendors of the first part, Shobha Shashikant Bhosle and Nitin Narayan Khadtare as the Confirming Parties of the second part and the said M/s. Chandiwala Enterprises, being the Owners herein, therein referred to as the Purchasers of the third Part, the said Hurbai Memon & Ors. with the confirmation of the said Shobha Shashikant Bhosle and Nitin Narayan Khadtare sold, conveyed, transferred and assured, the said Property

more particularly, described in the Schedule hereunder written to the therein called Purchasers (being the Owners of Chandiwala Enterprises), absolutely and forever.

बदर - १७/		
७२	८२	१२६
२०२४		



SATISH MISHRA & CO.

Advocates, High Court

Resi.: Room No. 3, S.P. Mishra House, Near Plada House,
Old Nagardas Road, Opp. Apollo Estate,
Mogra Pada, Andheri (E), Mumbai - 400 069.
(All correspondence at Resi. Address only)

Office : 4-A Vijay Kunj, Gr. Floor, Near Sarvodaya Hotel,
Jn. of Subway & Old Nagardas Road,
Andheri (E), Mumbai - 400 069.
Email : adv_su_mishra@yahoo.com
Mobile : 93226 58994 / 9323651498

(ii) The said Property was fully occupied by 112 (One Hundred and Twelve) slum dwellers/tenants/occupants occupying the huts/structures standing on the said property who have formed themselves into a proposed society in the name of 'Latif Compound Kalyankari Samitee SRA CHS (Prop.)', and the said Property is declared as a 'slum area' vide Government Notification dated 29th March, 1985 under No. DC/ENC/A/94.

(iii) In the circumstances, the Owners have become seized and possessed of and well entitled to the said property, subject to the slum dwellers/tenants/occupants occupying the huts/structures standing thereon.

4. As per D. P. Remarks, under No. DP34201904111216398 dated 15th April' 2019, the said Property is situated in Residential Zone (R) and is not reserved for any public purpose.

5. The Owners propose to develop the said property by constructing multi-storeyed building/s thereon by utilizing the entire development potential of the project land inclusive of FSI, TDR FSI, the fungible compensatory FSI and all other areas as may be available for construction, in accordance with the Regulation 33(10) of the Development Control & Promotion Regulations-2034, Greater Mumbai (hereinafter called the "DCPR") and as may be modified from time to time.

6. The Deputy District Collector - 2, SRA, has vide Order dated 04th March' 2021 granted the Annexure II in respect of the slum dwellers occupying the said property.

बदर - १७१		
१७२	१३	१२६
२०२४		



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7. Upon submission of proposal to the Slum Rehabilitation Authority ("SRA"), the SRA has issued a Letter of Intent under No. KE/PVT/0243/20200302/LOI dated 18th August, 2022 ("LOI") in favour of the Owners, for development of the Slum Rehabilitation Scheme in respect of the said property, in accordance with the provisions of Regulation 33(10) of the DCPR, on the terms and conditions therein contained.
8. Under the LOI, the concerned SRA have considered the total area of the project land as 2421.40 square meters, out of which an area of 2243.20 square meters is considered as slum area and an area of 178.20 square meters is considered as non-slum area.
9. Plans for construction of Rehab Building No. 01, to consist of Plinth plus 18 upper residential floors (hereinafter called the "Rehab Building"), on the said property, have been approved by the SRA, under Intimation of Approval No. K-E/PVT/0243/20200302/AP/R dated 29th August, 2022 and Commencement Certificate dated 15th June, 2023 under even number has been issued in respect thereof.
10. Plans for construction of Sale Building No. 02, to consist of stilt plus 18 upper residential floors to be known as "PEARL BLESSINGS" (hereinafter called the "Sale Building"), on the said property, have been approved by the SRA, under Intimation of Approval No. K-E/PVT/0243/20200302/AP/S dated 29th August, 2022 and Commencement Certificate dated 28th August, 2023 under odd number has been issued in respect

बदल - १७१		
१९२२	८४	१९२८
२०२४		



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Andheri (E), Mumbai - 400 069.
Email : adv_su_mishra@yahoo.com
Mobile : 93226 58994 / 9323651498

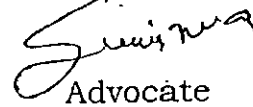
11. In the circumstances aforesaid and based on the aforesaid documents, I hereby certify that in my opinion, the Owners i.e. the said M/s. Chandiwala Enterprises, have become the owners of the said Property.

12. In view of the above, as per only my opinion the Owners i.e. the said M/s. Chandiwala Enterprises are entitled to develop the said Property and to sell and dispose off the Flats/Shops/Offices/Premises and car park Spaces in the Sale Building 'Pearl Blessings'.

Hence this certificate is issued on this 10th day of January

2024.

Mr. Satish U. Mishra



Advocate

SATISH U. MISHRA

ADVOCATE HIGH COURT

S. P. MISHRA CHAWL,

OLD NAGARDAS ROAD,

MOGRAPADA, ANDHERI (EAST),

MUMBAI-400 069.

बदर - १७/		
६९२	५	९२
२०२४		



पञ्जाब प्रजासत्ताक



UDPN 5440031987

[ਪੰਜਾਬ ਸਰਕਾਰ ਦੁਆਰਾ ਤਿਆਰ ਕੀਤਾ, ਫਾਰਮ ਨੰ. 1: ਫਾਰਮ ਨੰ. 1, ਫਾਰਮ ਨੰ. 1, ਫਾਰਮ ਨੰ. 1, ਫਾਰਮ ਨੰ. 1]

ਸੰਸਕਰਣ/ਸੰ. ਨੰ.: ਫਾਰਮ ਨੰ. 1, ਫਾਰਮ ਨੰ. 1, ਫਾਰਮ ਨੰ. 1, ਫਾਰਮ ਨੰ. 1

ਸੰਸਕਰਣ/ਸੰ. ਨੰ.	ਫਾਰਮ ਨੰ. 1	ਫਾਰਮ ਨੰ. 1	ਫਾਰਮ ਨੰ. 1	ਫਾਰਮ ਨੰ. 1
ਫਾਰਮ ਨੰ. 1	ਫਾਰਮ ਨੰ. 1	ਫਾਰਮ ਨੰ. 1	ਫਾਰਮ ਨੰ. 1	ਫਾਰਮ ਨੰ. 1

ਸੰਸਕਰਣ/ਸੰ. ਨੰ.: ਫਾਰਮ ਨੰ. 1, ਫਾਰਮ ਨੰ. 1, ਫਾਰਮ ਨੰ. 1, ਫਾਰਮ ਨੰ. 1

ਸੰਸਕਰਣ/ਸੰ. ਨੰ.	ਫਾਰਮ ਨੰ. 1	ਫਾਰਮ ਨੰ. 1	ਫਾਰਮ ਨੰ. 1	ਫਾਰਮ ਨੰ. 1
1500/2015	ਫਾਰਮ ਨੰ. 1	ਫਾਰਮ ਨੰ. 1	ਫਾਰਮ ਨੰ. 1	ਫਾਰਮ ਨੰ. 1
2000/2015	ਫਾਰਮ ਨੰ. 1	ਫਾਰਮ ਨੰ. 1	ਫਾਰਮ ਨੰ. 1	ਫਾਰਮ ਨੰ. 1

ਫਾਰਮ ਨੰ. 1, ਫਾਰਮ ਨੰ. 1, ਫਾਰਮ ਨੰ. 1, ਫਾਰਮ ਨੰ. 1

UDPN 5120031825

[ਪੰਜਾਬ ਸਰਕਾਰ ਦੁਆਰਾ ਤਿਆਰ ਕੀਤਾ, ਫਾਰਮ ਨੰ. 1: ਫਾਰਮ ਨੰ. 1, ਫਾਰਮ ਨੰ. 1, ਫਾਰਮ ਨੰ. 1, ਫਾਰਮ ਨੰ. 1]

ਸੰਸਕਰਣ/ਸੰ. ਨੰ.: ਫਾਰਮ ਨੰ. 1, ਫਾਰਮ ਨੰ. 1, ਫਾਰਮ ਨੰ. 1, ਫਾਰਮ ਨੰ. 1

ਸੰਸਕਰਣ/ਸੰ. ਨੰ.	ਫਾਰਮ ਨੰ. 1	ਫਾਰਮ ਨੰ. 1	ਫਾਰਮ ਨੰ. 1	ਫਾਰਮ ਨੰ. 1
ਫਾਰਮ ਨੰ. 1	ਫਾਰਮ ਨੰ. 1	ਫਾਰਮ ਨੰ. 1	ਫਾਰਮ ਨੰ. 1	ਫਾਰਮ ਨੰ. 1

ਸੰਸਕਰਣ/ਸੰ. ਨੰ.: ਫਾਰਮ ਨੰ. 1, ਫਾਰਮ ਨੰ. 1, ਫਾਰਮ ਨੰ. 1, ਫਾਰਮ ਨੰ. 1

ਸੰਸਕਰਣ/ਸੰ. ਨੰ.	ਫਾਰਮ ਨੰ. 1	ਫਾਰਮ ਨੰ. 1	ਫਾਰਮ ਨੰ. 1	ਫਾਰਮ ਨੰ. 1
1500/2015	ਫਾਰਮ ਨੰ. 1	ਫਾਰਮ ਨੰ. 1	ਫਾਰਮ ਨੰ. 1	ਫਾਰਮ ਨੰ. 1
2000/2015	ਫਾਰਮ ਨੰ. 1	ਫਾਰਮ ਨੰ. 1	ਫਾਰਮ ਨੰ. 1	ਫਾਰਮ ਨੰ. 1

ਫਾਰਮ ਨੰ. 1, ਫਾਰਮ ਨੰ. 1, ਫਾਰਮ ਨੰ. 1, ਫਾਰਮ ਨੰ. 1



ਬਦਲ - ੨੭
੨੦੨੪



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಗೌರವಾನ್ವಿತ ಭರ್ತಕ

U.P. No. 01/2023/2642

[ಬಿಡುಗಡೆ ಮಾಡಿದ ದಿನಾಂಕ, ಸ್ಥಳ ಮತ್ತು ಭಾಗ್ಯಾಂಶದ ವಿವರ ಮತ್ತು ಇತರೆ ವಿವರಗಳನ್ನು ನೋಡಿ.]

ಬಿಡುಗಡೆ ಮಾಡಿದ ದಿನಾಂಕ

ಬಿಡುಗಡೆ ಮಾಡಿದ ದಿನಾಂಕ	ಬಿಡುಗಡೆ ಮಾಡಿದ ಸ್ಥಳ	ಬಿಡುಗಡೆ ಮಾಡಿದ ಭಾಗ್ಯಾಂಶದ ವಿವರ	ಬಿಡುಗಡೆ ಮಾಡಿದ ಇತರೆ ವಿವರ
2023/01/26	2023/01/26	2023/01/26	2023/01/26

ಬಿಡುಗಡೆ ಮಾಡಿದ ದಿನಾಂಕ : 2023/01/26
 ಬಿಡುಗಡೆ ಮಾಡಿದ ಸ್ಥಳ : 2023/01/26
 ಬಿಡುಗಡೆ ಮಾಡಿದ ಭಾಗ್ಯಾಂಶದ ವಿವರ : 2023/01/26
 ಬಿಡುಗಡೆ ಮಾಡಿದ ಇತರೆ ವಿವರ : 2023/01/26

ಕ್ರ. ಸಂ.	ನಾಮ	ವಯಸ್ಸು	ಶಿಕ್ಷಣ	ಪರಿಶೀಲನೆ	ಪರಿಶೀಲನೆ	ಪರಿಶೀಲನೆ
001	ಶಿವರಾಜ್	35	ಬಿ.ಎ.ಸಿ.	ಪರಿಶೀಲಿಸಲಾಗಿದೆ	ಪರಿಶೀಲಿಸಲಾಗಿದೆ	ಪರಿಶೀಲಿಸಲಾಗಿದೆ
002	ಪ್ರಜ್ವಲ	32	ಬಿ.ಎ.ಸಿ.	ಪರಿಶೀಲಿಸಲಾಗಿದೆ	ಪರಿಶೀಲಿಸಲಾಗಿದೆ	ಪರಿಶೀಲಿಸಲಾಗಿದೆ
003	ಅನಿಲ್	38	ಬಿ.ಎ.ಸಿ.	ಪರಿಶೀಲಿಸಲಾಗಿದೆ	ಪರಿಶೀಲಿಸಲಾಗಿದೆ	ಪರಿಶೀಲಿಸಲಾಗಿದೆ

ಬಿಡುಗಡೆ ಮಾಡಿದ ದಿನಾಂಕ : 2023/01/26
 ಬಿಡುಗಡೆ ಮಾಡಿದ ಸ್ಥಳ : 2023/01/26
 ಬಿಡುಗಡೆ ಮಾಡಿದ ಭಾಗ್ಯಾಂಶದ ವಿವರ : 2023/01/26
 ಬಿಡುಗಡೆ ಮಾಡಿದ ಇತರೆ ವಿವರ : 2023/01/26



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಗೌರವಾನ್ವಿತ ಭರ್ತಕ

U.P. No. 2023/2642

[ಬಿಡುಗಡೆ ಮಾಡಿದ ದಿನಾಂಕ, ಸ್ಥಳ ಮತ್ತು ಭಾಗ್ಯಾಂಶದ ವಿವರ ಮತ್ತು ಇತರೆ ವಿವರಗಳನ್ನು ನೋಡಿ.]

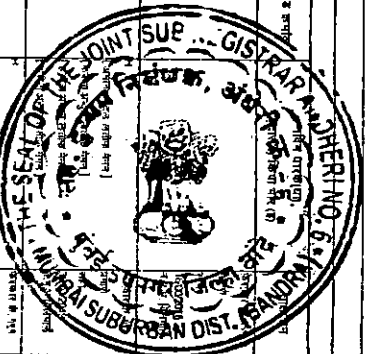
ಬಿಡುಗಡೆ ಮಾಡಿದ ದಿನಾಂಕ

ಬಿಡುಗಡೆ ಮಾಡಿದ ದಿನಾಂಕ	ಬಿಡುಗಡೆ ಮಾಡಿದ ಸ್ಥಳ	ಬಿಡುಗಡೆ ಮಾಡಿದ ಭಾಗ್ಯಾಂಶದ ವಿವರ	ಬಿಡುಗಡೆ ಮಾಡಿದ ಇತರೆ ವಿವರ
2023/01/26	2023/01/26	2023/01/26	2023/01/26

ಬಿಡುಗಡೆ ಮಾಡಿದ ದಿನಾಂಕ : 2023/01/26
 ಬಿಡುಗಡೆ ಮಾಡಿದ ಸ್ಥಳ : 2023/01/26
 ಬಿಡುಗಡೆ ಮಾಡಿದ ಭಾಗ್ಯಾಂಶದ ವಿವರ : 2023/01/26
 ಬಿಡುಗಡೆ ಮಾಡಿದ ಇತರೆ ವಿವರ : 2023/01/26

ಕ್ರ. ಸಂ.	ನಾಮ	ವಯಸ್ಸು	ಶಿಕ್ಷಣ	ಪರಿಶೀಲನೆ	ಪರಿಶೀಲನೆ	ಪರಿಶೀಲನೆ
001	ಶಿವರಾಜ್	35	ಬಿ.ಎ.ಸಿ.	ಪರಿಶೀಲಿಸಲಾಗಿದೆ	ಪರಿಶೀಲಿಸಲಾಗಿದೆ	ಪರಿಶೀಲಿಸಲಾಗಿದೆ
002	ಪ್ರಜ್ವಲ	32	ಬಿ.ಎ.ಸಿ.	ಪರಿಶೀಲಿಸಲಾಗಿದೆ	ಪರಿಶೀಲಿಸಲಾಗಿದೆ	ಪರಿಶೀಲಿಸಲಾಗಿದೆ
003	ಅನಿಲ್	38	ಬಿ.ಎ.ಸಿ.	ಪರಿಶೀಲಿಸಲಾಗಿದೆ	ಪರಿಶೀಲಿಸಲಾಗಿದೆ	ಪರಿಶೀಲಿಸಲಾಗಿದೆ

ಬಿಡುಗಡೆ ಮಾಡಿದ ದಿನಾಂಕ : 2023/01/26
 ಬಿಡುಗಡೆ ಮಾಡಿದ ಸ್ಥಳ : 2023/01/26
 ಬಿಡುಗಡೆ ಮಾಡಿದ ಭಾಗ್ಯಾಂಶದ ವಿವರ : 2023/01/26
 ಬಿಡುಗಡೆ ಮಾಡಿದ ಇತರೆ ವಿವರ : 2023/01/26



ಬದಲಿ - 2023/01/26
 2023/01/26
 2023/01/26



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಗೌರವಾನ್ವಿತ ವ್ಯಕ್ತ

[ವ್ಯಕ್ತಿಯ ಹೆಸರು, ವಿಳಾಸ ಮತ್ತು ಇತರ ವಿವರಗಳನ್ನು ಸೇರಿಸಿ, ಸಹಿ ಮತ್ತು ಮುದ್ರಣ ಮಾಡಿ.]



U.P.N: 5012501154

ಗೌರವಾನ್ವಿತ ವ್ಯಕ್ತಿ: [ವ್ಯಕ್ತಿಯ ಹೆಸರು, ವಿಳಾಸ ಮತ್ತು ಇತರ ವಿವರಗಳನ್ನು ಸೇರಿಸಿ, ಸಹಿ ಮತ್ತು ಮುದ್ರಣ ಮಾಡಿ.]

ಗೌರವಾನ್ವಿತ ವ್ಯಕ್ತಿ	ಹುದ್ದೆ	ವಿಳಾಸ	ವಿಳಾಸ	ವಿಳಾಸ

ವಿಳಾಸ: [ವ್ಯಕ್ತಿಯ ಹೆಸರು]

ವಿಳಾಸ: [ವ್ಯಕ್ತಿಯ ಹೆಸರು]

ವಿಳಾಸ: [ವ್ಯಕ್ತಿಯ ಹೆಸರು]

ವಿಳಾಸ: [ವ್ಯಕ್ತಿಯ ಹೆಸರು]

ಕ್ರ. ಸಂ.	ವಿವರ	ವಿಳಾಸ	ವಿಳಾಸ	ವಿಳಾಸ
15002015	ವ್ಯಕ್ತಿಯ ಹೆಸರು ಮತ್ತು ವಿಳಾಸದ ವಿವರಗಳನ್ನು ಸೇರಿಸಿ, ಸಹಿ ಮತ್ತು ಮುದ್ರಣ ಮಾಡಿ.			
30002019	ವ್ಯಕ್ತಿಯ ಹೆಸರು ಮತ್ತು ವಿಳಾಸದ ವಿವರಗಳನ್ನು ಸೇರಿಸಿ, ಸಹಿ ಮತ್ತು ಮುದ್ರಣ ಮಾಡಿ.			
30002019	ವ್ಯಕ್ತಿಯ ಹೆಸರು ಮತ್ತು ವಿಳಾಸದ ವಿವರಗಳನ್ನು ಸೇರಿಸಿ, ಸಹಿ ಮತ್ತು ಮುದ್ರಣ ಮಾಡಿ.			

ಇ ದಾಖಲೆಗಳು ಸರಿಯಾಗಿವೆ ಎಂದು ದೃಢೀಕರಿಸಲು ಸಿದ್ಧರಾಗಿರುವುದನ್ನು ಸೂಚಿಸಲು ಈ ರೀತಿಯಲ್ಲಿ ಸಹಿ ಮತ್ತು ಮುದ್ರಣ ಮಾಡಿ.

ವ್ಯಕ್ತಿಯ ಹೆಸರು ಮತ್ತು ವಿಳಾಸದ ವಿವರಗಳನ್ನು ಸೇರಿಸಿ, ಸಹಿ ಮತ್ತು ಮುದ್ರಣ ಮಾಡಿ.



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಗೌರವಾನ್ವಿತ ವ್ಯಕ್ತ

[ವ್ಯಕ್ತಿಯ ಹೆಸರು, ವಿಳಾಸ ಮತ್ತು ಇತರ ವಿವರಗಳನ್ನು ಸೇರಿಸಿ, ಸಹಿ ಮತ್ತು ಮುದ್ರಣ ಮಾಡಿ.]



U.P.N: 5012504411

ಗೌರವಾನ್ವಿತ ವ್ಯಕ್ತಿ: [ವ್ಯಕ್ತಿಯ ಹೆಸರು, ವಿಳಾಸ ಮತ್ತು ಇತರ ವಿವರಗಳನ್ನು ಸೇರಿಸಿ, ಸಹಿ ಮತ್ತು ಮುದ್ರಣ ಮಾಡಿ.]

ಗೌರವಾನ್ವಿತ ವ್ಯಕ್ತಿ	ಹುದ್ದೆ	ವಿಳಾಸ	ವಿಳಾಸ	ವಿಳಾಸ

ವಿಳಾಸ: [ವ್ಯಕ್ತಿಯ ಹೆಸರು]

ವಿಳಾಸ: [ವ್ಯಕ್ತಿಯ ಹೆಸರು]

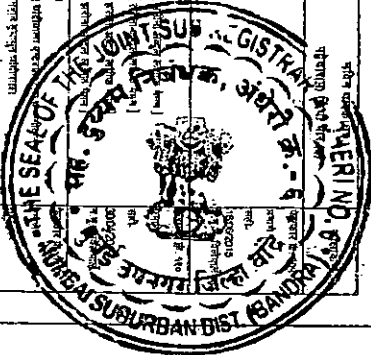
ವಿಳಾಸ: [ವ್ಯಕ್ತಿಯ ಹೆಸರು]

ವಿಳಾಸ: [ವ್ಯಕ್ತಿಯ ಹೆಸರು]

ಕ್ರ. ಸಂ.	ವಿವರ	ವಿಳಾಸ	ವಿಳಾಸ	ವಿಳಾಸ
15002015	ವ್ಯಕ್ತಿಯ ಹೆಸರು ಮತ್ತು ವಿಳಾಸದ ವಿವರಗಳನ್ನು ಸೇರಿಸಿ, ಸಹಿ ಮತ್ತು ಮುದ್ರಣ ಮಾಡಿ.			
30002019	ವ್ಯಕ್ತಿಯ ಹೆಸರು ಮತ್ತು ವಿಳಾಸದ ವಿವರಗಳನ್ನು ಸೇರಿಸಿ, ಸಹಿ ಮತ್ತು ಮುದ್ರಣ ಮಾಡಿ.			
30002019	ವ್ಯಕ್ತಿಯ ಹೆಸರು ಮತ್ತು ವಿಳಾಸದ ವಿವರಗಳನ್ನು ಸೇರಿಸಿ, ಸಹಿ ಮತ್ತು ಮುದ್ರಣ ಮಾಡಿ.			

ಇ ದಾಖಲೆಗಳು ಸರಿಯಾಗಿವೆ ಎಂದು ದೃಢೀಕರಿಸಲು ಸಿದ್ಧರಾಗಿರುವುದನ್ನು ಸೂಚಿಸಲು ಈ ರೀತಿಯಲ್ಲಿ ಸಹಿ ಮತ್ತು ಮುದ್ರಣ ಮಾಡಿ.

ವ್ಯಕ್ತಿಯ ಹೆಸರು ಮತ್ತು ವಿಳಾಸದ ವಿವರಗಳನ್ನು ಸೇರಿಸಿ, ಸಹಿ ಮತ್ತು ಮುದ್ರಣ ಮಾಡಿ.



ಬದಲ - ೨೭/

೨೭/

೨೦೨೨



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಶಿಕ್ಷಣ ಇಲಾಖೆ

[ಶಿಕ್ಷಣ ಇಲಾಖೆ ಸರ್ಕಾರಿ ಪ್ರಾ. ಶಾಲೆ & ಹೆಚ್ ಶಾಲೆಗಳಿಗೆ ಸೇವೆಗಾಗಿ ನೇಮಕಾತಿ ಪ್ರಕ್ರಿಯೆ]



UJPN 5847122220

ನೇಮಕಾತಿ ಪ್ರಕ್ರಿಯೆ

ಪ್ರಾ. ಶಾಲೆ / ಹೆಚ್ ಶಾಲೆ

ಶಿಕ್ಷಣ ಇಲಾಖೆ

ನೇಮಕಾತಿ ಪ್ರಕ್ರಿಯೆ

ನೇಮಕಾತಿ ಪ್ರಕ್ರಿಯೆ

ನೇಮಕಾತಿ ಪ್ರಕ್ರಿಯೆ

ಶಿಕ್ಷಣ ಇಲಾಖೆ

ನೇಮಕಾತಿ ಪ್ರಕ್ರಿಯೆ

ನೇಮಕಾತಿ ಪ್ರಕ್ರಿಯೆ

ನೇಮಕಾತಿ ಪ್ರಕ್ರಿಯೆ

ನೇಮಕಾತಿ ಪ್ರಕ್ರಿಯೆ

ನೇಮಕಾತಿ ಪ್ರಕ್ರಿಯೆ

ಕ್ರ.ಸಂ.	ನಾಮ	ವಯಸ್ಸು	ಶಿಕ್ಷಣ	ನೇಮಕಾತಿ ಪ್ರಕ್ರಿಯೆ	ನೇಮಕಾತಿ ಪ್ರಕ್ರಿಯೆ
30062019
30062019

ಶಿಕ್ಷಣ ಇಲಾಖೆ ಸರ್ಕಾರಿ ಪ್ರಾ. ಶಾಲೆ & ಹೆಚ್ ಶಾಲೆಗಳಿಗೆ ಸೇವೆಗಾಗಿ ನೇಮಕಾತಿ ಪ್ರಕ್ರಿಯೆ

ನೇಮಕಾತಿ ಪ್ರಕ್ರಿಯೆ

ನೇಮಕಾತಿ ಪ್ರಕ್ರಿಯೆ

ನೇಮಕಾತಿ ಪ್ರಕ್ರಿಯೆ



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಶಿಕ್ಷಣ ಇಲಾಖೆ

[ಶಿಕ್ಷಣ ಇಲಾಖೆ ಸರ್ಕಾರಿ ಪ್ರಾ. ಶಾಲೆ & ಹೆಚ್ ಶಾಲೆಗಳಿಗೆ ಸೇವೆಗಾಗಿ ನೇಮಕಾತಿ ಪ್ರಕ್ರಿಯೆ]



UJPN 8214558507

ನೇಮಕಾತಿ ಪ್ರಕ್ರಿಯೆ

ಪ್ರಾ. ಶಾಲೆ / ಹೆಚ್ ಶಾಲೆ

ಶಿಕ್ಷಣ ಇಲಾಖೆ

ನೇಮಕಾತಿ ಪ್ರಕ್ರಿಯೆ

ನೇಮಕಾತಿ ಪ್ರಕ್ರಿಯೆ

ನೇಮಕಾತಿ ಪ್ರಕ್ರಿಯೆ

ಶಿಕ್ಷಣ ಇಲಾಖೆ

ನೇಮಕಾತಿ ಪ್ರಕ್ರಿಯೆ

ನೇಮಕಾತಿ ಪ್ರಕ್ರಿಯೆ

ನೇಮಕಾತಿ ಪ್ರಕ್ರಿಯೆ

ನೇಮಕಾತಿ ಪ್ರಕ್ರಿಯೆ

ನೇಮಕಾತಿ ಪ್ರಕ್ರಿಯೆ

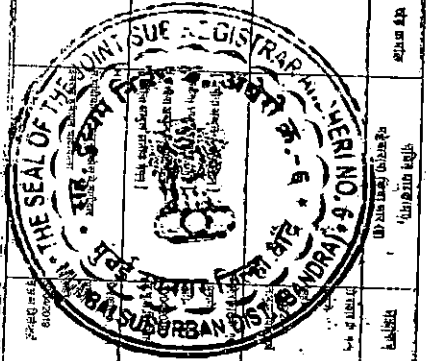
ಕ್ರ.ಸಂ.	ನಾಮ	ವಯಸ್ಸು	ಶಿಕ್ಷಣ	ನೇಮಕಾತಿ ಪ್ರಕ್ರಿಯೆ	ನೇಮಕಾತಿ ಪ್ರಕ್ರಿಯೆ
30062019
30062019

ಶಿಕ್ಷಣ ಇಲಾಖೆ ಸರ್ಕಾರಿ ಪ್ರಾ. ಶಾಲೆ & ಹೆಚ್ ಶಾಲೆಗಳಿಗೆ ಸೇವೆಗಾಗಿ ನೇಮಕಾತಿ ಪ್ರಕ್ರಿಯೆ

ನೇಮಕಾತಿ ಪ್ರಕ್ರಿಯೆ

ನೇಮಕಾತಿ ಪ್ರಕ್ರಿಯೆ

ನೇಮಕಾತಿ ಪ್ರಕ್ರಿಯೆ



ಬದಲ - ೨೦೨೪

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U.P.01 1133291012

[एतद्विषयक अधिकारिता के अन्तर्गत जारी किया गया है, जिसके अन्तर्गत 1000 रुपये तक का नुकसान देखा जा सकता है।]

गोपनीय प्रत्येक



आय प्रमाण पत्र	आय प्रमाण पत्र	आय प्रमाण पत्र	आय प्रमाण पत्र
आय प्रमाण पत्र	आय प्रमाण पत्र	आय प्रमाण पत्र	आय प्रमाण पत्र

गोपनीयता : H [सूचना के अधीन है]

वर्ग : [सूचना के अधीन है]

वर्ग : [सूचना के अधीन है]

वर्ग : [सूचना के अधीन है]

दिनांक	विवरण	धर्म	वर्ग	वर्ग
15/06/2015
30/06/2015
30/06/2015

यदि कोई भी व्यक्ति इस प्रमाण पत्र को धोखा देता है, तो उसे 1000 रुपये तक का नुकसान देखा जा सकता है।

यदि कोई भी व्यक्ति इस प्रमाण पत्र को धोखा देता है, तो उसे 1000 रुपये तक का नुकसान देखा जा सकता है।



U.P.01 10222154387

[एतद्विषयक अधिकारिता के अन्तर्गत जारी किया गया है, जिसके अन्तर्गत 1000 रुपये तक का नुकसान देखा जा सकता है।]

गोपनीय प्रत्येक



आय प्रमाण पत्र	आय प्रमाण पत्र	आय प्रमाण पत्र	आय प्रमाण पत्र
आय प्रमाण पत्र	आय प्रमाण पत्र	आय प्रमाण पत्र	आय प्रमाण पत्र

गोपनीयता : H [सूचना के अधीन है]

वर्ग : [सूचना के अधीन है]

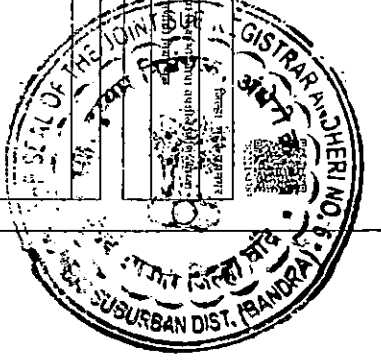
वर्ग : [सूचना के अधीन है]

वर्ग : [सूचना के अधीन है]

दिनांक	विवरण	धर्म	वर्ग	वर्ग
15/06/2015
30/06/2015
30/06/2015

यदि कोई भी व्यक्ति इस प्रमाण पत्र को धोखा देता है, तो उसे 1000 रुपये तक का नुकसान देखा जा सकता है।

यदि कोई भी व्यक्ति इस प्रमाण पत्र को धोखा देता है, तो उसे 1000 रुपये तक का नुकसान देखा जा सकता है।





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10/11/2023


आयकर विभाग **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT. OF INDIA**

आयकर खाता / PAN Card
 Permanent Account Number Card
AYIPK3737A


NISHA SHRIDHAR KADAM

पिता का नाम / Father's Name
SHRIDHAR DHONDU GAIKWAD


तिथि / Date
31/08/1972



भारत सरकार
GOVERNMENT OF INDIA



निशा श्रीधर कदम
Nisha Shridhar Kadam
 जन्म तारीख / DOB: 31/08/1972
 महिला / FEMALE



5743 6227 1446




माझी आधार, माझी ओळख

भारतीय विशिष्ट पहचान प्राधिकरण
INDEPENDENT IDENTIFICATION AUTHORITY OF INDIA

Address:
 W/O: Shridhar Amrutrao
 Kadam, C/305, Ganesh
 Nagar, Manvelpada Road,
 Near Don Bosco Church,
 Virar (East), Thane,
 Maharashtra - 401305

पता:
 W/O: श्रीधर अमृतराव कदम, सी/305, गणेश
 नगर, मनवेलपाडा रोड, डॉन बोस्को चर्च चक्रे,
 विरार (पूर्व), ठाणे,
 महाराष्ट्र - 401305

5743 6227 1446


 1800 308 1947
  help@uidai.gov.in
  www.uidai.gov.in
 P.O. Box No. 1947,
 Bengaluru - 560 001

Nelkandani

बदर - १७/	
८९२	९२५९२८
२०२४	



13/05/2024 2 59:48 PM

दस्त क्रमांक : वदर 17/8192/2024

दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	उसा प्रमाणित
1	नाव: मेसर्स. चांदीवाला इंटरप्राईझेस चे भागीदार इमरान हुमायूँ चांदीवाला तर्फे मुखत्यार हुबर्ट ब्लेस क्रासतो उर्फ तब्बी (AACFC6522F) पत्ता: प्लॉट नं: 222-ए, माळा नं: 1, इमारतीचे नाव: अल-मुनाझ आर्केड, ब्लॉक नं: अंधेरी पश्चिम, रोड नं: एस. व्ही. रोड, महाराष्ट्र, मुंबई. पॅन नंबर:	लिहून देणार वय :- 76 स्वाक्षरी:-		

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

शिक्रा क्र.3 ची वेळ: 13 / 05 / 2024 02 : 59 : 00 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	उसा प्रमाणित
1	नाव: अब्दुल्लाह कडीवाला -- वय: 32 पत्ता: जोगेश्वरी पश्चिम मुंबई पिन कोड: 400102			
2	नाव: अहीर कडीवाला -- वय: 49 पत्ता: जोगेश्वरी पश्चिम मुंबई पिन कोड: 400102			

खालील पक्षकाराची कबुली उपलब्ध आहे.

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	निशा श्रीधर : कदम (AYIPK3737A) प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सी-305, गणेश नगर, मनवेलपाडा रोड, जवळ डॉन घोसको बच, त्रिगूर पूर्व, महाराष्ट्र, ठाणे.

वदर - १७/५/२०२४
पुस्तक क्रमांक १, क्रमांक ८९२ वर/२०२४

जोडला.

दिनांक : १३ मे २०२४

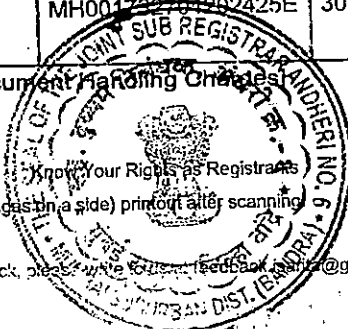
शिक्रा क्र.4 ची वेळ: 13 / 05 / 2024 02 : 59 : 33 PM

सह. नि. का. अधिका.
सह. नि. का. निदेशक, अंधेरी - १
पुणे जिल्हा

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used	Number	Deface Date
1	NISHA SHRIDHAR KADAM	eChallan	03006172024050800624	MH001732704202425E	415184.00	SD	0001063362202425	10/05/2024
2		DHC		0524108006260	560	RF	0524108006260D	10/05/2024
3		DHC		0524103106222	2000	RF	0524103106222D	10/05/2024
4	NISHA SHRIDHAR KADAM	eChallan		MH001732704202425E	30000	RF	0001063362202425	10/05/2024

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

वदर - १७/५/२०२४
१९२२ ९२८ ९२८
२०२४



513/8192
शुक्रवार, 10 मे 2024 3:36 म.नं.

दस्त गोषवारा भाग-1

बदर 17

दस्त क्रमांक: 8192/2024

दस्त क्रमांक: बदर 17 /8192/2024

बाजार मूल्य: रु. 67,67,270/-

मोबदला: रु. 83,03,680/-

भरनेले मुद्रांक शुल्क: रु.4,15,184/-

मुद्रांक शुल्क माफी अमल्याम तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area

द. नि. सह. द. नि. बदर 17 यांचे कार्यालयाने

द. क्र. 8192 वर दि.10-05-2024

गती 3:34 म.नं. वा. हजर केला.

पावती:8688

पावती दिनांक: 10/05/2024

मादरकरणाचे नाव: निशा श्रीधर कदम (AYIPK3737A)

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2560.00

पृष्ठांची संख्या: 128

मूल्य: 32560.00

Nekodam
दस्त दस्त करणाऱ्याची मही:

Shrikrishna
सह. दुय्यम निबंधक, अंधेरी - ६
मुंबई उपनगर जिल्हा.
दस्ताचा प्रकार: करणनामा

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

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

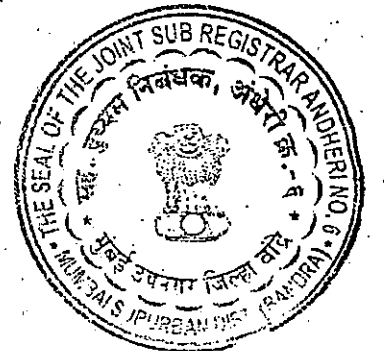
शिक्का क्र. 1 10 / 05 / 2024 03 : 34 : 39 PM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 10 / 05 / 2024 03 : 35 : 59 PM ची वेळ: (फी)

प्रमाणित करण्यात येते की, या
दस्तामध्ये एकूण _____ पाने आहेत.

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

बदर - १७/		
८९८२	९२६	९२८
२०२४		



Payment Details

Slr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	NISHA SHRIDHAR KADAM	eChallan	03006172024050800624	MH001732704202425E	415184.00	SD	0001063362202425	10/05/2024
2		DHC		0524108006260	560	RF	0524108006260D	10/05/2024
3		DHC		0524103106222	2000	RF	0524103106222D	10/05/2024
4	NISHA SHRIDHAR KADAM	eChallan		MH001732704202425E	30000	RF	0001063362202425	10/05/2024

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

DATE _____ DAY OF MAY, 2024

BETWEEN

CHANDIWALA ENTERPRISES

AND

MR./MRS./M/S NISHA SHRIDHAR KADAM

ADDRESS C-305, GANESH NAGAR, MANVELPADA,
ROAD, NEAR DON BOSCO CHURCH,
VIRAR (EAST), PALGHAR - 401305.

AGREEMENT FOR SALE OF

FLAT NO. B-1302 ON 13TH FLOOR, WING B OF
THE BUILDING KNOWN AS 'PEARL BLESSINGS'

ARCHITECTS

M/S. T. N. HASAN

R.C.C. CONSULTANTS

M/S. SURA & ASSOCIATES

CONSULTING ARCHITECTS

AASHISH SOLANKI

ADVOCATE & SOLICITORS

MAHIMTURA & CO. (Suburban)



The project has been registered via MahaRERA Pearl Blessings RERA No :P51800054883



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