

AGREEMENT FOR SALE

BETWEEN

SHREE KRISHNA PROPERTIES

AND

- 1) MS. BARKHA GUPTA
- 2) MR. NIRBHAY GUPTA

FLAT NO. 101 - B , 1ST FLOOR,
MOUNT RESORT TOWER -B,
DEONAR FARM ROAD,
DEONAR , MUMBAI – 400088

SUB-REGISTRAR KURLA UNDER
SERIAL NO. KRL 5-20014-2024
DATED – 23/07/2024

करत - ५

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID 202407232245

दस्ता क्र. 20 098/2024

91 e2

मूल्यांकनाचे वर्ष	2024
जिल्हा	मुंबई (उपनगर)
नृत्य विभाग	०० बोरला - कुर्ली
उप मूल्य विभाग	भूभाग उत्तरेस व्ही एन पुरव मार्ग व बोईतराम गिळवानी मार्ग. पूर्वेस गावाची हद्द, दक्षिणेस टाटा पॉवर लाईन व पश्चिमेस गावाची सीमा
सर्व्हे नंबर / न भू क्रमांक	सि टी एस नंबर 766

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
65230	141670	174700	193910	157410	चौरस मीटर

बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)	138.42 चौरस मीटर	मिळकतीचा वापर	निवासी सदनिका	मिळकतीचा प्रकार	बांधीव
बांधकामाचे वर्गीकरण	1-आर सी सी	मिळकतीचे वय	० TO 2वर्ष	बांधकामाचा दर	Rs 30230/-
उद्भवान सुविधा	आहे	मजला	1st floor To 4th floor		
रस्ता सन्मुख					
Sale Type - First Sale					
Sale Resale of built up Property constructed after circular dt 02/01/2018					

मजला निहाय घट वाढ = 100% apply to rate = Rs 141670/-

घसा: यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा: यानुसार टक्केवारी) + खुल्या जमिनीचा दर
= ((141670-65230) * (100 / 100)) + 65230
= Rs 141670/-

- A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 141670 * 138.42
= Rs 19609961.4/-
- E) बंदिस्त वाहन तळाचे क्षेत्र
बंदिस्त वाहन तळाचे मूल्य = 27.88 * (141670 * 25/100)
= Rs 987439.9/-

Applicable Rules = 10,4,16

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + भेड्ढेनाईन मजला क्षेत्र मूल्य + तगलचा गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकॅनिकल वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 19609961.4 + 0 + 0 + 0 + 987439.9 + 0 + 0 + 0 + 0 + 0
= Rs 20597401.3/-

Home

Print

सह दुय्यम निबंधक कार्यालय
कुर्ली क्र. ५

करल - ५
दस्त क्र. 2007/12024
2102

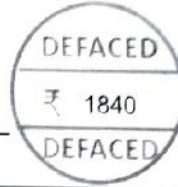


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0724234802283	Receipt Date	23/07/2024
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Received from SELF, Mobile number 9833994255, an amount of Rs.1840/-, towards Document Handling Charges for the Document to be registered on Document No. 20014 dated 23/07/2024 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	WIBMOPG	Payment Date	23/07/2024
Bank CIN	10004152024072302113	REF No.	25393171
Deface No	0724234802283D	Deface Date	23/07/2024

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



Department of Stamp & Registration, Maharashtra		करल - ५ दस्ता क्र. 20098/2023
Receipt of Document Handling Charges		3122
PRN	0724234802283	Date 23/07/2024
Received from SELF, Mobile number 9833994255, an amount of Rs.1840/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.		
Payment Details		
Bank Name	WIBMOPG	Date 23/07/2024
Bank CIN	10004152024072302113	REF No. 25393171
This is computer generated receipt, hence no signature is required.		



CHALLAN
MTR Form Number-6



GRN	MH005579011202425P	BARCODE			Date	22/07/2024-17:52:21	Form No	182	25 2
Department	Inspector General Of Registration				Payer Details				
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)				
Office Name	KRL5_JT SUB REGISTRAR KURLA NO 5				PAN No (If Applicable)	ADHFS8959C			
Location	MUMBAI				Full Name	SHREE KRISHNA PROPERTIES			
Year	2024-2025 One Time				Flat/Block No.	MOUNT RESORT TOWER -B FLAT NO 101			
Account Head Details	Amount In Rs.		Premises/Building		TOWER B , 1ST FLOOR. CTS NO 766 A AND B				
0030045501 Stamp Duty	2850000.00		Road/Street		DEONAR FARM ROAD, DEONAR				
0030063301 Registration Fee	30000.00		Area/Locality		MUMBAI				
			Town/City/District		MUMBAI				
			PIN		400088				
			Remarks (If Any)		PAN2=ALIPG5923D-Second Party Name=RAMS GUPTA AND NIRBHAY GUPTA-CA=47500000				
			Amount In		Twenty Eight Lakh Eighty Thousand Rupees Only				
			Words						
Total	28,80,000.00								
Payment Details	STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	10000502024072207349	8138242785025	
Cheque/DD No.					Bank Date	RBI Date	22/07/2024-17:52:53	Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA		
Name of Branch					Scroll No. , Date		Not Verified with Scroll		



Department ID : _____ Mobile No : 9833994255
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 याचें वरवीं कर वसूल विभागात करलेखात नोंदणी करवतायला दस्तऐवजी लागू आहे. नोंदणी व करवतायला दस्तऐवजी अदरक वर लागू आहे.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-520-20014	0003039939202425	23/07/2024-12 19:42	IGR561	30000.00
2	(IS)-520-20014	0003039939202425	23/07/2024-12 19:42	IGR561	2850000.00
Total Defacement Amount					28,80,000.00



CHALLAN
MTR Form Number-6



करल - ५
22/07/2024 13:03
Payer Details
y1e2

GRN	MH005579011202425P	BARCODE			Date	22/07/2024	Emp ID	13038
Department	Inspector General Of Registration			TAX ID / TAN (If Any)				
Type of Payment	Stamp Duty Registration Fee			PAN No.(If Applicable)	ADHFS8959C			
Office Name	KRL5_JT SUB REGISTRAR KURLA NO 5			Full Name	SHREE KRISHNA PROPERTIES			
Location	MUMBAI			Flat/Block No.	MOUNT RESORT TOWER -B FLAT NO 101.			
Year	2024-2025 One Time			Premises/Building	TOWER B , 1ST FLOOR. CTS NO 766 A AND B			
Account Head Details		Amount In Rs.		Road/Street	DEONAR FARM ROAD, DEONAR			
0030045501	Stamp Duty	2850000.00		Area/Locality	MUMBAI			
0030063301	Registration Fee	30000.00		Town/City/District	MUMBAI SUBURBAN DIST. (BANDRA)			
				PIN	0 0 8 8			
				Remarks (If Any)	PAN2=ALIPG5923D-Second Name - NIRBHAY GUPTA AND NIRBHAY GUPTA~CA=47500000			
				Amount In	Twenty Eight Lakh Eighty Thousand Rupees Only			
Total		28,80,000.00		Words				
Payment Details			STATE BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	10000502024072207349	8138242785025		
Cheque/DD No.			Bank Date	RBI Date	22/07/2024-17:52:53	Not Verified with RBI		
Name of Bank			Bank-Branch		STATE BANK OF INDIA			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.
 Mobile No. : 9833994255

Receipt (pavti)

520/20014

पावती

Original/Duplicate

Tuesday, July 23, 2024

नोंदणी क्र.: 39म

12:20 PM

Regn.: 39M

पावती क्र.: 21103 दिनांक: 23/07/2024

गावाचे नाव: बोरला

दस्तावेजाचा अनुक्रमांक: करल5-20014-2024

दस्तावेजाचा प्रकार: करारनामा

मादर करणान्याचे नाव: बरखा गुप्ता

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1840.00

पृष्ठांची संख्या: 92

DELIVERED

एकूण:

रु. 31840.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे
12:40 PM ह्या वेळेस मिळेल.


Joint S.R. Kulkarni

वाजार मुल्य: रु. 20597401.3/-

मोवदला रु. 47500000/-

भरलेले मुद्रांक शुल्क: रु. 2850000/-

सह दुय्यम निबंधक वर्ग-2
कुर्ला क्र. 5

1) देयकाचा प्रकार: DHC रकम: रु. 1840/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724234802283 दिनांक: 23/07/2024

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005579011202425P दिनांक: 23/07/2024

वॅकेचे नाव व पत्ता:

Barth's Ampt's

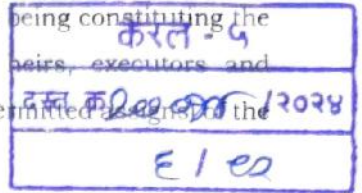
AGREEMENT FOR SALE

This Agreement for Sale made at Mumbai on this 23rd day of July, in the year Two Thousand and Twenty Four (2024)

Between

MESSRS. SHREE KRISHNA PROPERTIES, (PAN ADHFS8959C), a partnership firm registered under the provisions of Indian Partnership Act, 1932 and having its registered office at Sethna Manor, 6th Floor, Plot No. 369, 6th Road, Chembur, Mumbai - 400 071 through their partners Mr. Sundeep Anand Jagasia hereinafter referred to as "**the Developers**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being constituting the said firm, the survivors or survivor of them, the heirs, executors and administrators of the last surviving partner and their permitted assigns) the

One Part:



And

(1) **MS. BARKHA GUPTA** (PAN ALIPG5923D), Aged 50 years, and (2) **MR. NIRBHAY GUPTA** (PAN AADPG5923C), Aged 55 years, both adults, Indian Inhabitants, residing at 5A, ^{ANNAPURNA} Anushaktinagar, Mumbai, Maharashtra 400094 hereinafter referred to as the "**Purchasers**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include their heirs, executors administrators and assigns) of the **Other Part**.

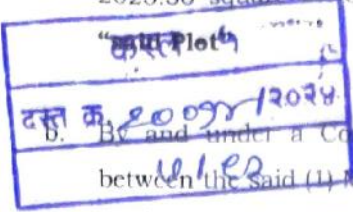
(The Developers on the one hand and the Purchasers on the other hand are hereinafter, wherever the context may so require, respectively referred to as "**Party**" and collectively referred to as "**Parties**".)

**WHEREAS:**

- a. By diverse mesne acts and devolutions (1) Mr. Nagesh Waman Patil, (2) Mr. Amarnath Waman Patil and (3) Mr. Yeshawant Waman Patil became absolutely seized and possessed of or otherwise well and sufficiently entitled to, inter alia, all that piece or parcel of freehold non-agricultural land or ground situated, lying and being to the north of Deonar Farm Road in the Revenue Village of Borla, Taluka Kurla, District Bombay Suburban, Registration Sub-District and Sub-District of Bombay city and Bombay Suburban and falling for assessment in M East Ward of Bombay Municipal Corporation and bearing Survey No 66, Hissa No 4, City Survey Number 766 (A&B) admeasuring 2420 square yards, equal to about

A
Barkha Gupta

2023.36 square meters or thereabouts, hereinafter referred to as the

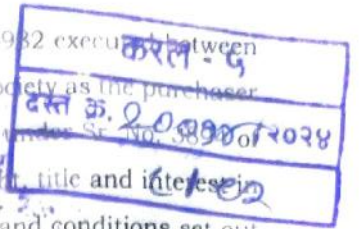


- b. By and under a Conveyance Deed dated 29th April, 1946 executed between the said (1) Mr. Nagesh Waman Patil, (2) Mr. Amarnath Waman Patil and (3) Mr. Yeshawant Waman Patil as the Vendors and one Mr. Fatehdin Alamdin as the purchaser and registered with the Sub-Registrar of Bombay under Sr. No. 2046 of 1946, the said Mr. Fatehdin Alamdin purchased and acquired the right, title and interest in the said Plot at or for the price and on the terms and conditions set out in the said Conveyance Deed dated 29th April, 1946;
- c. By an Agreement for Sale dated 11th May, 1964 executed between the said Mr. Fatehdin Alamdin as the vendor and one Mr. P. Saran as the purchaser, the said Mr. P. Saran had agreed to purchase and acquire the right, title and interest in the said Plot at for the price and on the terms and conditions set out in the said Agreement for Sale dated 11th May, 1964;
- d. By and under an Indenture dated 26th April, 1974 executed between the said Mr. Fatehdin Alamdin as the vendor and the said Mr. P. Saran as the confirming party and one Mr. N.G.K. Pillay as the purchaser and registered with the Sub-Registrar of Bombay under Sr. No. 1647 of 1974, the said Mr. N.G.K. Pillay, with the confirmation and consent of the confirming party, purchased and acquired the right, title and interest in the said Plot at or for the price and on the terms and conditions set out in the said Indenture dated 26th April, 1974;
- e. By an Agreement for Sale dated 18th July, 1980 executed between the said Mr. N.G.K. Pillay as the vendor and one Mr. Subhash R. Runwal, the Chief Promoter of Mount Resort Co-operative Housing Society Ltd., a co-operative housing society duly registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. BOM/HSG/8826/L&M/1981 and having its Registered Office at Mount Resort, Deonar Farm Road, Deonar, Mumbai 400088, hereinafter referred to as "**the Society**", as the purchaser, the said Mr. Subhash R. Runwal had agreed to purchase and acquire the right, title and interest in the said Plot at for the price and on the terms and conditions set out in the said Agreement for Sale dated 18th July, 1980;

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f. By and under an Indenture dated 26th October, 1982 executed between the said Mr. N.G.K. Pillay as the vendor and the Society as the purchaser and registered with the Sub-Registrar of Bombay under Sr. No. 5899 of 2024 1982, the Society purchased and acquired the right, title and interest in the said Plot at or for the price and on the terms and conditions set out in the said Indenture dated 26th October, 1982;



g. The Society constructed thirteen (13) residential row houses ("**Existing Structures**") on the said Plot and allotted them to various purchasers and issued to them shares in the Society towards their membership in the Society. The present 13 members of the Society are hereinafter collectively referred to as the "**Existing Members**";



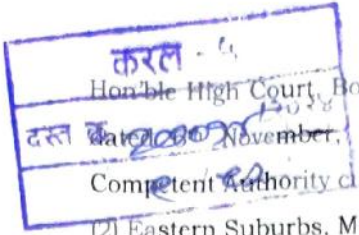
h. Upon an application of the Society for deemed conveyance of an area admeasuring 348.14 sq. mtrs. forming part of Survey No. 66, Hissa No. 4 and CTS No. 766 (A&B) unto and in favour of the Society, by order dated 6th November, 2015, the Competent Authority cum District Sub-Registrar of Cooperative Societies (2) Eastern Suburbs, Mumbai was pleased to issue Deemed Conveyance Registration Certificate in respect of the said area admeasuring 348.14 sq. mtrs. forming part of Survey No. 66, Hissa No. 4 and CTS No. 766 (A&B) unto and in favour of the Society;

i. Pursuant to the aforesaid Deemed Conveyance Registration Certificate, by and under Deed of Conveyance dated 29th January, 2016, executed between the legal heirs of the said Mr. Fatehdin Alamdin and the said Mr. N.G.K. Pillay through Competent Authority cum District Sub-Registrar of Cooperative Societies (2) Eastern Suburbs, Mumbai and the Society and registered with Sub-Registrar of Assurances, Kurla under sl. No. 5326 of 2016 the said area admeasuring 348.14 sq. mtrs. forming part of Survey No. 66, Hissa No. 4 and CTS No. 766 (A&B) was conveyed unto and in favour of the Society;

j. The legal heirs of the said Mr. Fatehdin Alamdin filed a Writ Petition being Writ Petition No. 1578 of 2016 before the Hon'ble High Court, Bombay challenging the aforesaid order dated 6th November, 2015 of the Competent Authority cum District Sub-Registrar of Cooperative Societies (2) Eastern Suburbs, Mumbai;

k. By order dated 14th March, 2016, the Hon'ble High Court, Bombay was pleased to allow the said Writ Petition No. 1578 of 2016 whereby the

R *Barney*

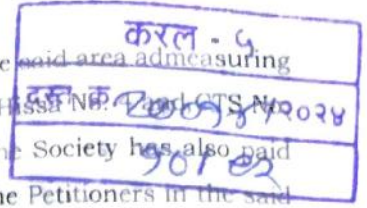


- Hon'ble High Court, Bombay quashed and set aside the aforesaid order dated 29th April, 2016 and remanded the matter back to the Competent Authority cum District Sub-Registrar of Cooperative Societies (2) Eastern Suburbs, Mumbai, to decide on the application of the Society for deemed conveyance of the said area admeasuring 348.14 sq. mtrs. forming part of Survey No. 66, Hissa No. 4 and CTS No. 766 (A&B) unto and in favour of the Society;
1. After hearing all the parties on the remand of the matter pursuant to the order dated 29th April, 2016 read with Corrigendum dated 12th May, 2016, the Competent Authority cum District Sub-Registrar of Cooperative Societies (2) Eastern Suburbs, Mumbai was pleased to issue Deemed Conveyance Registration Certificate in respect of the said area admeasuring 348.14 sq. mtrs. forming part of Survey No. 66, Hissa No. 4 and CTS No. 766 (A&B) unto and in favour of the Society;
- m. In view of the Deed of Conveyance having already been executed and registered as aforesaid, no fresh Deed of Conveyance was executed and/or registered pursuant to the aforesaid Deemed Conveyance Registration Certificate dated 29th April, 2016;
- n. The legal heirs of the said Mr. Fatehdin Alamdin had filed a further Writ Petition being Writ Petition No. 5753 of 2017 before the Hon'ble High Court, Bombay challenging the aforesaid order dated 29th April, 2016 passed by the Competent Authority cum District Sub-Registrar of Cooperative Societies (2) Eastern Suburbs, Mumbai, issuing Deemed Conveyance Registration Certificate in respect of the said area admeasuring 348.14 sq. mtrs. forming part of Survey No. 66, Hissa No. 4 and CTS No. 766 (A&B) unto and in favour of the Society;
- o. The Society resolved the disputes with the Petitioners in the said Writ Petition out of court and the Petitioners in the said Writ Petition have unconditionally withdrawn the said Writ Petition as per the Order dated 30/01/2020 passed by the Hon'ble High Court, Bombay in the said Writ Petition;
- p. In view of the withdrawal of the said Writ Petition, there is no challenge to the execution and registration of the Deed of Conveyance dated 29th January, 2016 as per the aforesaid order of the Competent Authority cum District Sub-Registrar of Cooperative Societies (2) Eastern Suburbs,

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Barthly

Mumbai, dated 6th November, 2015 conveying the said area admeasuring 348.14 sq. mtrs. forming part of Survey No. 66, Hissa No. 4, bearing CTS No. 766 (A&B) unto and in favour of the Society. The Society has also paid the compensation to be paid by the Society to the Petitioners in the said Writ Petition as per the said out of court settlement;



q. Thus the Society is the owner of and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that piece or parcel of land bearing survey No. 66, Hissa No. 4, bearing CTS No. 766 (A&B) of Borla Village, situated, lying and being at Deonar Farm Road, Deonar, Kurla Taluka, Mumbai Suburban District admeasuring 2371.30 square meters or thereabouts together with the Existing Structures standing thereon, hereinafter referred to as the **"said Property"** and more particularly described in the **First Schedule** hereunder with the said Property stands in the name of the Society;



r. The Society and the Existing Members being desirous of carrying out permissible reconstruction by demolishing the Existing Structures and constructing new multi-storied buildings in place thereof by utilizing the development potential in accordance with the Development Control Regulations, 1991 issued by Municipal Corporation of Greater Mumbai (**"MCGM"**), appointed Vedhas Realtors Private Ltd. as the developer;

s. Subsequently, based on further discussions and decisions, by and under a Redevelopment Agreement dated 2nd November, 2015 executed between the said Vedhas Realtors Private Ltd. and the Society, registered with the Sub-Registrar of Assurances, Kurla under serial No. KRL5-7254-2015, hereinafter referred to as **"the said Agreement"**, the Society granted the rights of redevelopment in respect of the said Property to the said Vedhas Realtors Private Ltd. for the consideration and upon the terms and conditions set out therein;

t. Pursuant to the said Agreement, the Society also executed a Power of Attorney in favour of the said Vedhas Realtors Private Ltd. to do various acts, deeds, matters and things for development of the said Property and the same was registered with the Sub-Registrar of Assurances, Kurla under serial No. KRL5-7255-2015, hereinafter referred to as **"the said Power of Attorney"**;

✓

Vedhas

u. The said Vedhas Realtors Private Ltd. by its letter dated 20th June, 2017, informed their inability to proceed with the redevelopment of the said Property and requested that they be permitted to withdraw as developers of the said Property. Accordingly, deeds of cancellation of the said Agreement have been executed between the said Vedhas Realtors Private Ltd. and the Society and the same have been duly registered with the Sub-Registrar of Assurances, Kurla vide Regn. No. KRL 5-4921-2020 dated 10.08.2020;

v. In the meantime, Development Control and Promotion Regulations 2034 (DCPR) were issued by MCGM. The Society approached a few developers to seek offers for redevelopment of the said Property by demolishing the Existing Structures and constructing one or more multi-storeyed buildings, hereinafter referred to as the **"New Buildings"**, by utilizing the maximum available Floor Space Index ("FSI"), Fungible Compensatory FSI, Road Width and Road Setback FSI/TDR and the corresponding compensatory Fungible FSI along with benefits thereof, Incentive FSI and the Transferable Development Rights FSI ("TDR-FSI") relating to and arising out of the said Property as per DCPR issued by MCGM;

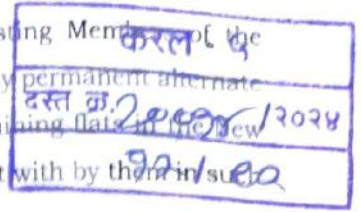
w. At the Special General Body Meetings held on 27th January, 2019 and 24th February, 2019, the Society resolved to appoint M/s. Shree Krishna Properties, the Developers herein, as the developer of the said Property as per DCPR issued by MCGM;

x. By a Redevelopment Agreement dated 10.08.2020, registered with the Sub-Registrar of Assurances, Kurla under serial No. KRL5-4922-2020, hereinafter referred to as the **"said Redevelopment Agreement"**, the Society and its Existing Members have granted unto and in favour of Messrs. Shree Krishna Properties, the Developers herein, the development rights to redevelop the said Property for the consideration and on the terms and conditions more particularly set out therein by demolishing the Existing Structures and constructing the New Buildings, by utilizing the maximum available FSI, Fungible Compensatory FSI, Road Width and Road Setback FSI/TDR and the corresponding compensatory Fungible FSI along with benefits thereof, Incentive FSI and the TDR-FSI relating to and arising out of the said Property as per DCPR issued by MCGM;

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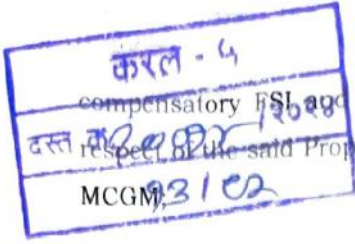
- y. The Developers have agreed to provide the Existing Members of the Society 25 flats in the New Buildings, as and by way of permanent alternate accommodation on ownership basis and the remaining flats in the New Buildings shall belong to the Developers to be dealt with by them in such manner as they deem fit;
- z. By a Power of Attorney dated 10th August, 2020, registered with the Sub-Registrar of Assurances, Kurla under serial No. KRL-4923-2020, the Society has empowered the Developers with the authorities and powers to do all such acts, deeds, matters and things as are required to carry out the redevelopment of the said Property in terms of the said Redevelopment Agreement;
- aa. In pursuance of the said Redevelopment Agreement and by virtue of Power of Attorney dated 10th August, 2020, the Developers to develop the said Property more particularly described in the First Schedule hereunder written and to construct thereon the New Building by demolishing the existing building and utilising, consuming and constructing the maximum area of FSI, Roadwidth FSI, TDR FSI, fungible compensatory FSI and Incentive FSI and all other permissible FSI in respect of the said Property and to construct the New Building thereon as per plans to be sanctioned for construction by concerned MCGM authorities and also to construct additional area in lieu of the area comprised in lieu of staircase, liftwell, and other common areas of the intended building on payment of premium to MCGM;
- bb. The Society has, on behalf of the Existing Members, reserved to itself 25 (Twenty Five) flats in the New Buildings and 39 stilt/podium/open car parkings in the New Buildings, which are therein and hereinafter referred to as **"the Members' Premises"**. The flats comprised in the Members' Premises shall be allotted to the Existing Members of the Society and the remaining flats and car parkings in the New Buildings, therein and hereinafter referred to as **"the Developers' Premises"**, will be at the disposal of the Developers and the Developers alone will be entitled to sell the same and appropriate the sale proceeds to themselves;
- cc. Pursuant to the said Redevelopment Agreement, the Developers have completed the process of development of the said Property in accordance with the DCPR issued by MCGM by utilising, consuming and constructing the maximum area of FSI, Road width FSI, TDR FSI, fungible



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dd. The Developers had appointed Mr. Ashish B. Patel, Licensed Surveyor, holding License No. P/840000092/LS. The Developers had also appointed M/E Associated Consultants as Structural Engineers for providing the structural designs and drawings of the New Buildings. The Purchaser has accepted the professional supervision of the above referred Licensed Surveyor and Structural Engineer for the purpose of completion of construction of the New Buildings;

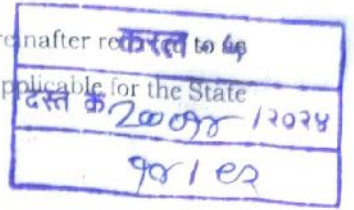
ee. The Developers have completed the construction of the New Buildings being two multi-storeyed buildings, to be known as **Mount Resort** comprising of two wings "**Tower "A"**" and "**Tower "B"**". Both the towers are consisting of stilt +1st to 5th Podium and Tower "A" consisting of 3rd to 20th residential floors and Tower "B" consisting of 1st to 20th residential floors and the Developers have obtained apart from others the following sanctions / permissions for the purpose of carrying out the development of/construction of the New Buildings on the said Property:

- Intimation of Disapproval bearing No. CE/5681/BPES/AM/IOD/1/New dated 23.02.2021, copy of which is annexed hereto as **Annexure "A"**; and
 - Commencement Certificate bearing No. CE/5681/BPES/AM/CC/1/New dated 31.03.2021, copy of which is annexed hereto as **Annexure "B"**; and
 - Occupation Certificate bearing No. CE/5681/BPES/AM/OCC/1/New dated 6th April, 2023, copy of which is annexed hereto as **Annexure 'B-1'**; and
- ff. Copy of the Certificate of Title issued by Mr. K. Srinivasa Varadhan, Advocate, High Court, Bombay, certifying the title of the Society to the said Property and the development rights of the Developers in respect thereof is annexed hereto as **Annexure "C"**;

gg. The Purchasers have demanded from the Developers and the Developers have given inspection of and copies to the Purchasers of all the documents of title relating to the said Property, hereinbefore recited agreements and the plans, designs and specifications prepared by the Developers' Architects and of such other documents as are specified under the Real

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Estate (Regulation and Development) Act, 2016, hereinafter referred to as
"the said Act" and the Rules made thereunder as applicable for the State
of Maharashtra;



hh. The Purchasers having perused all the necessary documents, deeds and writings related to the title of the Developers in respect of the said Property along with all other documents as specified in the said Act, and after being fully informed and satisfied about the same, as also about the status and the plans in respect of the New Buildings is desirous of purchasing a residential flat bearing no. **101** admeasuring about **1300** sq. ft. carpet area or thereabouts as per RERA and additional **54** sq. ft. balcony area totaling to **1354** sq. ft. RERA carpet area on the **first** floor of the New Building to be known as Mount Resort Tower "B" (hereinafter referred to as the **"said flat"**) and have requested the Developers for allotment of the same. The said flat is more particularly described in the **Second Schedule** hereunder written. The plan of the said flat (as approved by the concerned authority) is annexed hereto as **Annexure "D"**. Carpet area as per RERA shall mean the net usable floor area of the said flat excluding the area covered by the external walls, areas under services shafts, exclusive balcony or veranda area and exclusive open terrace area but includes the area covered by the internal partition walls of the said flats. The Purchasers agree that the carpet area is calculated on bare shell basis, i.e., prior to application of any finishing material and is subject to tolerance of +/- 3% on account of structural design and construction variations. The Purchasers have also requested the Developers for allotment of two car parking spaces in the podium car parking in the New Buildings;

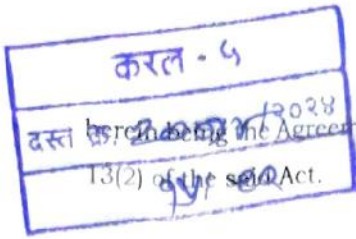


ii. For the purpose of construction of the New Buildings, the Developers have availed of facility of loan from The Karur Vysya Bank Ltd., Mumbai and as and by way of security for the same, the Developers have mortgaged the Developers' Premises including the said flat. The said Bank has granted it's no objection to enter into these presents for sale and transfer of the said flat to the Purchasers herein vide letter dated 26.10.2023, a copy of which is annexed hereto, and

jj. The Developers have agreed to sell to the Purchasers the said flat and also allot two car parking spaces in the podium car parking under proposed valet system in the New Buildings on the terms and conditions contained

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herein being the Agreement for Sale in writing as envisaged under Section 13(2) of the said Act.

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

1. INTERPRETATION: -

In this Agreement, unless the subject or the context or otherwise requires:

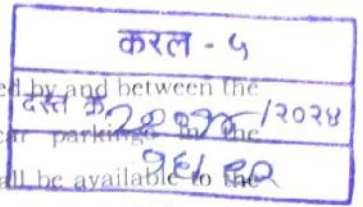
- The recitals, schedules and annexures in and to this Agreement form an integral part of this Agreement and in the interpretation of this Agreement and in all matters relating to the rights and entitlements to the parties hereunder this Agreement shall be read and construed in its entirety;
- References to the singular shall include references to the plural and vice versa;
- References to recitals, clauses, schedules and annexures shall be reference to the recitals, clauses, schedules and annexures contained in or annexed to this Agreement (as the case may be);
- Reference to a particular gender does not exclude the other gender; and
- Any reference to a statutory provision shall include such statutory provision in force from time to time and as may be amended or re-enacted from time to time.

2. PREMISES: -

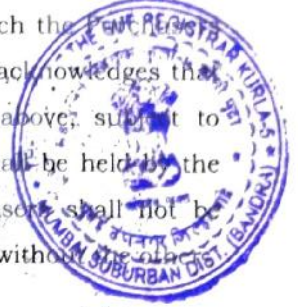
- The Developers have constructed the New Buildings on the said Property in accordance with the approved plans, specifications, designs and elevations which have been seen and approved by the Purchaser.
- The Developers hereby agree, subject to the terms and conditions herein, to sell to the Purchasers and the Purchasers agree to purchase and acquire from the Developers on what is commonly known as "ownership basis" the said flat being residential flat bearing no. **101** admeasuring about **1300** sq. ft. carpet area or thereabouts as per RERA and additional **54** sq. ft. balcony area totaling to **1354** sq. ft. RERA carpet area on the **first** floor of the New Building to be known as Mount Resort Tower "B" at or for the consideration of **Rs.4,75,00,000/- (Rupees Four Crore Seventy-Five Lakh Only)** (hereinafter referred to as the "**Purchase Price**").

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- (c) Under the said Redevelopment Agreement it is agreed by and between the Society and the Developers that except 39 car parking spaces in the stilt/podium/open of the New Buildings which shall be available to the Society for the purpose of allotment to the Existing Members, all the other car parking spaces shall belong to the Developers who alone shall be entitled to alienate and dispose off the same in such manner as they may deem fit and proper. Acceding to the request of the Purchasers, the Developers hereby agree to allot to the Purchasers Two car parking spaces in the podium car parking in the New Buildings which the Purchasers shall use for parking their car only. The Purchasers acknowledge that the said flat and the car parking space referred above, subject to confirmation of location of the car parking space, shall be held by the Purchasers as one composite unit and the Purchasers shall not be entitled to transfer the use and enjoyment of any one without the consent of the Developers.



- (d) The Purchase Price above is a mutually negotiated price and it includes Goods and Service Tax (GST) or any other similar taxes which may be levied, with retrospective effect, now or in future in connection with the said flat up to the date hereof which shall be separately borne and paid by the Developers alone.
- (e) The Purchase Price is escalation-free, save and except increases which the Purchasers hereby agree to pay, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Developers undertake and agree that while raising a demand on the Purchasers for increase in development charges, cost / charges imposed by the competent authorities, the Developers shall enclose the said Notification / Order / Rule / Regulation to that effect along with the demand letter being issued to the Purchasers, which shall only be applicable on subsequent payments.

3. PAYMENT OF PURCHASE PRICE: -

- (i) Out of the Purchase Price of **Rs.4,75,00,000/- (Rupees Four Crore Seventy-Five Lakh Only)**, the Purchasers have, on or before the execution of this Agreement, paid a sum of **Rs.59,75,000/- (Rupees Fifty-Nine Lakh Seventy-Five Thousand Only)** towards part payment of the Purchase Price which includes a booking amount of **Rs.5,00,000/- (Rupees Five Lakhs only)**, the payment and receipt whereof the

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Developers do hereby agree, admit, acknowledge, acquit and release the Purchasers of and from the same forever.

(ii) The Purchasers shall pay the balance Purchase Price of **Rs.4,15,25,000/- (Rupees Four Crore Fifteen Lakh Twenty-Five Thousand Only)** within 45 days of the possession of the said flat being offered to the Purchasers by the Developers;

(iii) Any default in payment of the balance Purchase Price including T.D.S. as set out hereinabove on the due date, shall amount to a breach/default on the part of the Purchasers of the terms of this Agreement and the Purchasers shall be liable to pay interest to the Developers on the unpaid amount at the rate specified in the Rules under the said Act. In case such breach/default on the part of the Purchasers continues for a period beyond 30 days from the due date, the Developers shall terminate this Agreement PROVIDED THAT the Developers shall, before such termination, give a 15 days' notice to the Purchasers to rectify the breach/default and should the Purchasers fail to do so within the said period of 15 days this Agreement shall stand terminated. Upon such termination and within a period of 30 days thereof, the Developers shall refund the monies paid to the Developers by the Purchasers without interest after deducting the booking amount of Rs.5,00,000/- (Rupees Five Lakh only) and the interest liabilities.

(iv) Notwithstanding anything herein contained or any other communication addressed by the Developers to the Purchasers either prior to or after the execution of this Agreement, the Developers shall have the first lien and charge on the said flat agreed to be purchased by the Purchasers, in respect of any amount due and payable by the Purchasers to the Developers or otherwise under the terms and conditions of this Agreement.

(v) Under no circumstances shall the Purchasers be entitled to possession of the said flat unless and until all payments required to be made under this Agreement by the Purchasers have been made to the Developers and other obligations, terms and conditions agreed by the Purchasers and mentioned in this Agreement are carried out fully by the Purchasers.

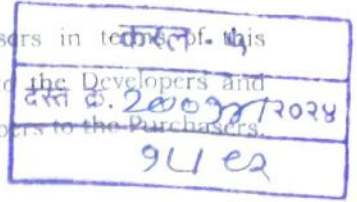
(vi) Subject to the conditions herein contained, sale and transfer of the said flat by the Developers in favour of the Purchasers shall be complete only

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after all the amounts payable by the Purchasers in terms of this Agreement are paid in full by the Purchasers to the Developers and possession of the said flat is offered by the Developers to the Purchasers.



- (vii) The Purchasers shall not be liable to pay any amount other than that is stated to be payable by them in these presents.

4. ADDITIONAL PAYMENTS: -

- (a) The Purchasers shall, on or before taking possession of the said flat to the Developers **Rs1,16,280/- (Rupees One Lakh Sixteen Thousand Two Hundred Eighty Only)** towards 6 months' maintenance charges commencing from 30 days from the Possession Date (defined hereafter). The said amount shall not carry any interest.



- (b) The Developers shall utilise the sum received as above towards payment of Municipal Taxes, maintenance charges and other outgoings for a period of 6 (six) months commencing from 30 days from the Possession Date (defined hereafter) in respect of the said flat. After the Purchasers are admitted as members of the Society, the Developers shall hand over the balance, if any, to the Society for the credit of the Purchasers. In the event of any additional amount becoming payable towards the Municipal Taxes, maintenance charges and other outgoings for the said period of 6 (six) months then the Purchasers shall forthwith on demand pay the difference to the Developers. After the expiry of the said period of 6 (six) months the Purchasers shall pay the outgoings as per clause 6 (c) herein below.

5. AMENITIES/FACILITIES: -

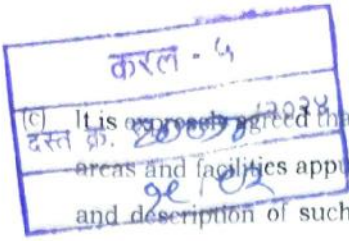
- (a) The fixtures, fittings and amenities to be provided by the Developers in the New Buildings and the said flat are those that are set out in **Annexure "E"** annexed hereto and the Purchasers confirm that the Developers shall not be liable to provide any other fixtures, fittings and amenities in the New Buildings and the said flat.

- (b) The Developers will hand over the warranties/guarantees in respect of the fixtures and fittings at the time of handing over possession of the said flat and the Purchasers shall directly interact with the manufacturer/service outlets for any complaints in respect thereof.

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Third Schedule hereunder written. It is hereby agreed that the Developers have the exclusive right of allotment of terraces/ attached/part terraces and other spaces and open spaces within the said Property and in the New Buildings to one or more person/s of their choice except the common areas and facilities set out in the Third Schedule. Developers 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 Developers think fit and proper.

6. POSSESSION:

- (a) The said flat is ready for use and occupation and the Developers shall, simultaneous upon the Purchasers making payment of the balance Purchase Price including T.D.S. as per clause 3 hereinabove, offer vacant, peaceful and physical possession of the said flat and the car parking spaces attributable thereto, together with all the amenities, fixtures, fittings, appliances etc. specified in Annexure "E" hereto. (Hereinafter referred to as the "**Possession Letter**"). The Possession Letter shall confirm the final carpet area of the said flat. If there is any reduction in the final carpet area below the agreed variation of 3% the Developers shall, within 45 days, refund the excess money paid by the Purchasers to the extent of such shortfall in the final carpet area below the agreed variation of 3%. If there is any increase in the final carpet area above the agreed variation of 3% the Developers shall demand and the Purchasers shall pay, along with the payment due upon the milestone of possession of the said flat, the additional amount in respect of such increase in the final carpet area above the agreed variation of 3%. The Purchasers shall, thereupon immediately undertake a final inspection of the said flat with the Developers to satisfy themselves that it conforms to the approved plans and specifications in respect thereof, and the Developers shall rectify defects, deficiencies or departures (if any) in respect thereof, and pointed out by the Purchasers during the inspection. Upon such process being completed the Purchasers shall forthwith take physical possession of the said flat and the car-parking spaces attributable to the said flat and sign appropriate confirmatory letters (in terms of a draft prepared by the Developers) confirming that they have taken possession thereof and have no complaint or objection in respect thereof. It is clarified and agreed

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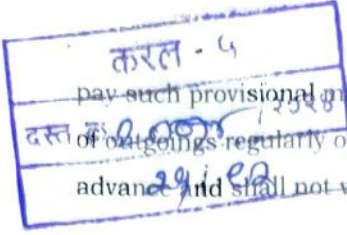
that the above process shall be completed not later than 15 days ~~from the~~ ^{from the} date of the Possession Letter, and the date on which the same is completed or the date of expiry of the said period of 15 days ~~from the date~~ ^{from the date} of the Possession Letter whichever is earlier is hereinafter, wherever the context may so require, referred to as the "**Possession Date**".

- (b) On and from the Possession Date the Purchasers shall not raise any disputes or complaints in respect of the finishes, specifications and construction of the said flat or in respect of any works therein that are alleged to have remained incomplete, or not rectified, or made good by the Developers and the Purchasers shall not do or omit to be done anything in the said flat and/or upon the Property, and the New Building whereby:
- (i) the Developers' performance of their then subsisting obligations is affected in any manner and/or (ii) the Occupation Certificate has been obtained in respect of the New Building is affected in any manner and/or (iii) any loss or damage is caused to the New Building.
- (c) As and from the Possession Date, the Purchasers shall be liable to bear and pay to the Developers the proportionate share (i.e. in proportion to the floor area of the said flat) of outgoings in respect of the said Property and the New Buildings namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government, Development charges, service charges/taxes (as applicable), insurance charges and water charges and the Purchasers shall be liable to bear and pay in proportion to the number of units the common lights, salaries of clerks, bill collectors, chowkidars, sweepers, charges for maintenance and repair of lifts including car lifts (irrespective of whether the car parking is in the stilt/ podium or open) and water pumps and all other expenses necessary and incidental to the management and maintenance of the said Property and the New Buildings. Until the Society takes over the management of the New Buildings from the Developers, the Purchasers shall pay to the Developers such proportionate share of outgoings as may be determined and after the Society takes over the management of the New Buildings and the Purchasers become members of the Society, the Purchasers shall pay the said outgoings to the Society. The Purchasers further agree that till the Purchaser's share is determined the Purchasers shall pay to the Developers provisional monthly contribution of **Rs.19,380/- (Rupees Nineteen Thousand Three Hundred and Eighty Only)** per month towards the outgoings. Subject to the provisions of Clause 4 (a) (i.e. regarding six months' charges) the Purchasers undertake to

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pay such provisional monthly contribution and such proportionate share of outgoings regularly on or before the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

7. PURCHASERS' COVENANTS: -

The Purchasers with intention to bind and bring in all persons into whosoever hands the said flat may come, doth hereby covenant with the Developers as follows:

- (a) To use the said flat only for residential purpose. The Purchasers shall not use the said flat for any non-residential use such as use for hospital, nursing home, pathological lab, health spa, beauty parlour, coaching classes, gymnasium, social club, entertainment centre or religious activity or other commercial activities or any illegal activity or activity that may cause nuisance to the Society.
- (b) The space provided for the entrance of the New Buildings shall be used as entrance only and the Purchasers shall not use the same in any other way except for entering the New Buildings.
- (c) To use the car parking spaces only for parking cars of the Purchasers.
- (d) To maintain the said flat at Purchaser's own cost in good tenantable repair and condition from the date the possession of the said flat is taken and shall not do or suffer to be done anything in or to the New Buildings in which the said flat is situated or change, alter or make additions in or to the New Buildings in which the said flat is situated and in the said flat itself or any part thereof which may be against the rules, regulations or bye laws of concerned local or any other authority.
- (e) Not to store in the said flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the New Buildings in which the said flat is situated or storing of goods which is objected by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or likely to damage the staircases, common passages or any other structure of the New Buildings in which the said flat is situated including entrances of the New Buildings in which the said flat is situated and in case any damage is caused to the New Buildings in which the said flat is situated on account of negligence or

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default of the Purchasers in this behalf, the Purchasers shall be liable for the consequences of the breach.

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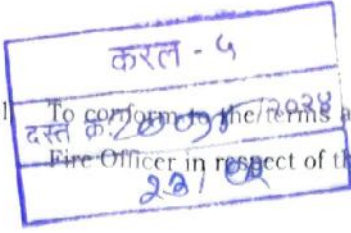
- (f) To carry at their own cost all internal repairs to the said flat and maintain the said flat in the condition, state and order in which it was delivered by the Developers to the Purchasers and shall not do or suffer to be done anything in or to the New Buildings in which the said flat is situated or the said flat which may be against the rules and regulations and bye laws of the concerned local authority or other public authority. In the event of the Purchasers committing any act in contravention of any such provision, the Purchasers shall be responsible and liable for consequences thereof to the concerned local authority and/or other public authority.
- (g) Not to demolish or cause to be demolished the said flat or any part thereof, nor at any time make or cause to be made any addition or alterations of whatever nature in or to the said flat or any part thereof, nor any alterations in the elevation and outside colour scheme of the New Buildings in which the said flat is situated and shall keep the portion, sewers, drains, pipes in the said flat and appurtenances thereto in good tenable repair and condition and in particular so as to support shelter and protect the other parts of the New Buildings in which the said flat is situated and shall not chisel or in any other manner damage the columns, beams, walls, slabs or RCC, walls or other structural members in the said flat without the prior written permission of the Developers and/or the Society.
- (h) Not to enclose the balconies/elevation project attached to the said flat.
- (i) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Property and the New Buildings in which the said flat is situated or any part thereof or whereby any increase premium shall become payable in respect of the said insurance.
- (j) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said flat in the compound or any portion of the said Property and the New Buildings in which the said flat is situated.
- (k) Not to use the refuge areas on the New Buildings for any purpose whatsoever as the same is provided as a refuge in case of fire.



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(l) To conform to the terms and conditions of the NOC issued by the Chief Fire Officer in respect of the refuge areas of the New Buildings.

(m) To pay to the Developers within seven days of demand by the Developers their share of security deposit demanded by concerned local authority or Government for giving water, electricity or any other service connection to the New Buildings in which the said flat is situated.

(n) 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.

(o) Not to transfer or assign or let/license the interest in or benefit of this Agreement until all the dues payable by the Purchasers to the Developers under this Agreement are fully paid up and even after such payment, only if the Purchasers has not been guilty of breach or non-observance of any of the terms and conditions of this Agreement and until the Purchasers have obtained the prior consent of Developers or the Society, as the case may be, in writing to the same.

(p) To permit the other purchasers or member allottees of flats in the New Buildings to use and pass through the internal roads and path-ways provided on the said Property.

(q) The Purchasers shall observe and perform all the rules, regulations and bye-laws of the Society as adopted by the Society from time to time for protection and maintenance of the New Buildings and the flats therein and for the observance and performance of the building rules, regulations and bye laws for the time being of the concerned local authority and of Government and other public bodies. The Purchasers shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupation and use of the said flat and the common areas and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

(r) The Purchasers shall permit the Developers and their surveyors and agents with or without workmen at all reasonable times, to enter into and

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upon the said Property and the New Buildings or any part thereof to view and examine the state and condition thereof.

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- (s) Not to alter or affix grills from outside the windows or at any part which affects the structure, façade, uniformity, aesthetics of the exterior and/or elevation of the New Buildings in any manner whatsoever.
- (t) To abide by the terms and conditions attached to the various sanctions / permissions / NOC / Orders set out in the Recitals hereinabove and not to do any act, deed or thing in violation thereof.
- (u) To abide by the terms, conditions and stipulations / regulations as may be prescribed or made applicable by the Developers or Government of Maharashtra or any statutory / public body or authority in respect of New Buildings.
- (v) To maintain the external elevation of the New Buildings in the same form as constructed by the Developers and shall not in any manner whatsoever and not to put up, under any circumstances, any construction or enclose the project elevation which have been permitted (approved) free of FSI in the plans already approved.
- (w) To sign from time to time, all papers and documents and to do all acts, deeds, matters and things as may be necessary from time to time, for safeguarding the interests of the Developers and of the purchasers/member allottees of other flats in the New Buildings.
- (x) Not to hang clothes, garments or any other things from the windows, grills, balconies, etc.
- (y) The Purchasers are aware that while sanctioning the plans for the New Buildings the concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developers while developing the said Property and upon due observance and performance of which only, and for which the Developers have executed an Undertaking in favour of MCGM, the Completion and Occupation Certificates in respect of the New Building shall be granted by the concerned local authority and, therefore, agree and undertake not to do or omit to do anything that would affect the Completion and Occupation Certificate of the New Buildings.



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8. DEVELOPERS' COVENANTS/REPRESENTATIONS: -

(a) The Developers have executed a Comprehensive Undertaking in favour of the Municipal Commissioner, MCGM in respect of construction of the New Buildings and the Purchasers confirm that they are aware of the same and agree to abide by the conditions, to the extent applicable to the Purchasers, mentioned therein.

(b) The Developers shall preserve, maintain and handover the following documents to the Society within 90 days of receipt of Occupation Certificate. The Society and its members including the Purchasers herein shall preserve and maintain the same as well as subsequent periodical structural audit reports and repair history and shall check and carry out fire safety audit from time to time as per the requirement of C.F.O. through the authorized agencies of MCGM

- i) Ownership documents
- ii) Copies of IOD, C.C. subsequent amendments, O.C.C. and corresponding canvas mounted plans.
- iii) Copies of soil investigation reports.
- iv) RCC details and canvas mounted structural drawings.
- v) Structural Stability Certificate from Licensed Structural Engineer.
- vi) Supervision certificate issued by the Licensed Site Supervisor
- vii) Building completion certificate issued by Licensed Surveyor/Architect
- viii) NOC and completion certificate issued by the C.F.O.
- ix) Fire safety audit carried out as per the requirement of C.F.O.

(c) The New Buildings are constructed with deficient open space. The Purchasers agree and confirm that they are aware of the same and shall not raise any objection for the same at any time in future.

(d) The New Buildings are constructed by utilizing the maximum permissible fungible FSI including that on the Rehab component and the Purchasers agree and confirm that they are aware of the same.

9. DEVELOPERS' RIGHTS: -

It is hereby expressly agreed by and between the parties hereto that:

(a) The Purchasers acknowledge and agree that they are and shall be entitled to the said flat only as herein provided.

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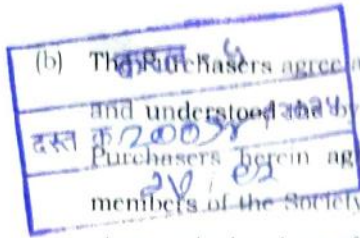
- (b) The total carpet area of the said flat shall at all times continue to remain **1300** sq. ft. carpet area or thereabouts as per RERA and additional **54** sq. ft. balcony area totaling to **1354** sq. ft. RERA carpet area shall have no relation whatsoever to the area of the said Property under the New Buildings.
- (c) Except in respect of the said flat hereby agreed to be acquired by the Purchasers and the car parking space allotted to the Purchasers as mentioned hereinabove, the Purchasers shall have no claim whatsoever in any other flats or car parking spaces in the New Buildings on the said Property or any part thereof. Any terrace, balcony, verandah, deck, domestic toilets, etc. forming a part of any of the flats, shall form a part of the respective flats/premises to which they relate or are attached, and shall be exclusively owned, held, possessed, used, and enjoyed (as the case may be) by the occupiers thereof. However, the top-most terrace of the New Buildings and the refuge areas thereof shall always be treated as common areas and its use shall be as regulated by the Society.
- (d) The name of the New Buildings shall be **"Mount Resort"** and the name of the Society shall be Mount Resort Co-operative Housing Society Limited.
- (e) The Developers shall always have the right to permanently install/display two plaques or signage each of two (2) square meters size, at the entrances and/or on the compound wall and/or on the top-most terrace of the New Buildings publicizing/promoting the name of the New Buildings and the Developers.

10. MEMBERSHIP OF THE SOCIETY: -

- (a) Under the said Redevelopment Agreement, the Society has agreed to admit the prospective purchasers/allottees of the units comprised in the Developers' Premises as the members of the Society. The Developers agree that on receipt by the Developers from the Purchasers herein of the entire consideration monies and all deposits and all other amounts payable by the Purchasers hereunder and on the Purchasers complying with all their obligations herein contained, the Developers shall cause the Society to admit the Purchasers as members of the Society and the Purchasers hereby agree and undertake that they shall become members of the Society on compliance with their obligations hereunder.

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(b) The Purchasers agree and confirm that they are aware of and have read and understood the bye-laws, rules and regulations of the Society. The Purchasers herein agree and undertake that on being admitted as members of the Society, they shall be bound and liable to conform and observe the bye-laws of the Society and all other rules and regulations as may be framed by the Society from time to time.

(c) The Purchasers herein agree and undertake that they shall under no circumstances whatsoever communicate or carry out any correspondence directly with the Society and/or be admitted as members and/or obtain the share certificate directly from the Society. Such communications, correspondence etc. shall be made by the Developers alone with the Society.



(d) So long as each flat/unit in the New Building shall not be separately assessed for Municipal taxes and water taxes, the Purchasers shall pay to the Developers or to the Society (after it takes over the management of the New Buildings) a proportionate share of the Municipal tax and water tax assessed on the whole building, such proportion to be determined by the Developers. In respect of any unsold premises, the Developers will pay the proportionate Municipal taxes as applicable for such unsold flats/units. The Developers will also be entitled to the refund of the Municipal taxes on account of the vacancy of the flats/units.

(e) Until the management of the New Buildings is taken over by the Society as hereinabove mentioned, the power and authority of the Society or of the Purchasers herein and the other purchasers and allottees of the flats/premises shall be subject to the overall control of the Developers in respect of any matters concerning the New Buildings, the construction and completion thereto and all amenities pertaining to the same, in particular, the Developers shall have absolute authority and control as regards to the unsold flats/premises and the disposal thereof.

(f) The Developers will also control the management of the New Buildings, realization of the outgoings and the disbursement of the payment to be made till the management of the New Buildings is taken over by the Society and the Purchasers along with other purchasers of flats/premises will have no objection to the same.

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(a) The Purchasers agree that their rights in the Agreement to-etc shall always be subject to the terms, conditions, rules, regulations and bye-laws of the Society which the Purchasers have read and has agreed to abide by and the Purchasers agree that they shall not commit any violation thereof or any of them so as to put the right, title and interest of the Developers in the said Property to jeopardy or do any act in violation of the Rules, Regulations and Bye-laws of the Society and the statutory bodies and authorities.

(b) The Developers shall, if necessary, become a member in respect of unsold flats comprised in the Development. The Developers assign and/or transfer and/or dispose off such flats at any time to anybody, the assignee, transferee and/or the purchaser thereof shall become the member(s) of the Society in respect of the said flat. The Purchaser and the Society will not have any objection and shall not raise any transfer fee to admit such assignee or transferee or the purchaser as the members of the Society.

11. DEFECT LIABILITY: -

It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Developers as per this Agreement is brought to the notice of the Developers within a period of 5 (five) years by the Purchasers from the date of handing over possession of the said flat, it shall be the duty of the Developers to rectify such defects without further charge, within 30 (thirty) days, and in the event of Developers' failure to rectify such defects within such time, the Purchasers shall be entitled to receive appropriate compensation in the manner as provided under the said Act PROVIDED HOWEVER if such defect is due to any negligent act and/or unauthorized alteration/modification carried out by the Purchasers in the said flat and/or normal wear and tear, vagaries of nature, the Developers shall not be liable to rectify the said defect.

12. NOTICES: -

Notices to be served on the Purchaser and the Developers as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser or the Developers by Registered Post A/D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Name of Purchaser: Ms. Barkha Gupta & Mr. Nirbhay Gupta

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1/10
R. Gupta

Purchaser's Address - 5A, Anushaktinagar, Mumbai, Maharashtra करल - ६	400094
दस्त क्र. 20037/2028	
Notified Email ID: nirbhay111@gmail.com	

Developers: - Messrs. Shree Krishna Properties

Sethna Manor, 6th Floor, Plot No. 369, 6th Road
Chembur, Mumbai - 400 071

Notified Email ID: - shreekrishnaproperties@gmail.com

13. DISPUTE RESOLUTION: -

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be referred to the Maharashtra Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

14. OTHER PROVISIONS: -

- (i) This Agreement contains the whole agreement between the parties in respect of the subject matter of this Agreement and shall not be modified (whether by alteration, addition or omission) otherwise than by writing duly signed by both the parties. This Agreement constitutes the entire agreement between the parties and there are no promises or assurances or representations, oral or written, express or implied other than those contained in this Agreement.
- (ii) The Purchasers hereby declares that they have gone through this Agreement and all the documents related to the said Property and has expressly understood the contents, terms and conditions of the same and the Developers have entered into this Agreement with the Purchasers relying solely on the Purchasers agreeing, undertaking and covenanting to strictly observe, perform, fulfill and comply with all the terms and conditions, covenants, stipulations, obligations and provisions contained in this Agreement and on part of the Purchasers to be observed, performed and fulfilled and complied with and therefore, the Purchasers hereby agree undertake and covenants to indemnify, save, defend and

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keep harmless at all times hereafter, the Developers and their successors and assigns from and against all costs, charges, expenses, losses, damages, claims, demands, suits, actions, proceedings, prosecutions, fines, penalties and duties which they or any of them may have to bear, incur or suffer and/or which may be levied or imposed on them or any of them by reason or virtue of or arising out of any breach, violation, non-observance, non-performance or non-compliance of any of the terms, conditions, covenants, stipulations and/or provisions hereof by the Purchasers.

कराच ५
दस्तावे २००९/२०२४
३०/१२

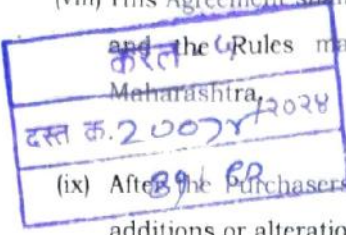
- (iii) The terms and conditions of this Agreement shall be binding on transferee(s)/Assignee(s) from time to time of the said flat and shall be enforceable against all such transferees.
- (iv) Each party hereto shall from time to time upon the request and cost of the other party execute any additional documents and do any other acts or things which may be reasonably required to give effect to the terms hereof.
- (v) Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said flat or of the New Building or the said Property or any part hereof. The Purchasers shall have no claim of any nature whatsoever save and except in respect of the said flat hereby agreed to be sold to them and the car parking allotted to them and the right to use and enjoy the Common Amenities and Facilities as provided in this Agreement.
- (vi) Any delay tolerated or indulgence shown by the Developers in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchasers by the Developers shall not be construed as a waiver on the part of the Developers of any breach or noncompliance of any of the terms and conditions of this Agreement by the Purchasers nor shall the same in any manner prejudice the rights of the Developers.
- (vii) This Agreement shall be governed by and construed in accordance with the laws of the Republic of India, and shall be subject to the jurisdiction of the Courts of competent jurisdiction at Mumbai.



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(viii) This Agreement shall always be subject to the provisions of the said Act and the Rules made thereunder as applicable for the State of Maharashtra.



(ix) After the Purchasers are permitted to enter upon the said flat, if any additions or alterations in or about or relating to the said flat or the New Buildings are thereafter required to be carried out by the Government, Municipal or any Statutory Authority, the same shall be carried out by the Purchasers in co-operation with the purchasers and allottees of the other flats/units in the New Buildings at their own costs and the Developers shall not be in any manner liable or responsible for the same or to contribute any amount for the purpose aforesaid.



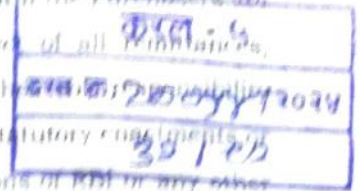
The Developers have availed of the facility of 50% reduction of premium payable to M&M and in view thereof as per Notification No. TPS-K.80/20/UD-13 dated 14.01.2021 and 12.02.2021 of Government of Maharashtra, the stamp duty and registration charges in respect of this Agreement shall be borne and paid by the Developers. The Purchasers shall, however, be responsible for lodging this Agreement and having the same registered and shall indemnify the Developers and shall keep the Developers indemnified at all times in respect thereof and also in respect of any penalties which may be levied with regard thereto. The Developers have informed the Purchasers that this Agreement has to be registered within 4 months of execution or within successive 4 months (on payment of requisite penalty by the Purchasers).

(xi) The Purchasers shall, at their risk and responsibility, and on a principal-to-principal basis, be entitled to borrow funds from any financial institution, bank, organisation, employer and/or other persons, by creating a mortgage, charge, lien and/or other security upon the said flat and/or their right, title and interest therein. The repayment of such loans and the interest and other costs, charges and expenses thereon shall be the sole liability and responsibility of the Purchasers and the Developers and/or the Society and/or the Existing Members of the Society shall not be liable or responsible for the same. Without any liability or responsibility of the Developers, the Developers hereby grant its consent and no objection to the Purchasers for creating such mortgage, charge, lien and/or other security interests upon the said flat and/or their right, title and interest therein.

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(xii) It is abundantly made clear to the Purchasers that if the Purchasers are NRI/foreign national of Indian origin, in respect of all flats, acquisitions/transfer of the said flat, it shall be the responsibility of the Purchasers to comply with the provisions of FEMA, 1999 or statutory enactments or amendments thereof, and the rules and regulations of RBI or any other applicable law from time to time. Any refund required to be made under the terms of this Agreement shall be made in accordance with the provisions of FEMA or such statutory enactments or amendments thereof and the rules and regulations of RBI or any other applicable law from time to time. The Purchasers understand and agree that in the event of any failure on their part to comply with the provisions and guidelines issued by RBI they alone shall be liable for any action under FEMA or any other statutory modifications or enactments thereto. The Developers accepts no responsibility in this regard and the Purchasers agree to indemnify and keep the Developers indemnified and harmless from any loss or damage caused to it for any reason whatsoever.



(xiii) Any provision of this Agreement which is prohibited, unenforceable or is declared or found to be inoperative, void or illegal by a court of competent jurisdiction, shall be ineffective only to the extent of such prohibition or unenforceability without invalidating the remainder of such provision or the remaining provisions of this Agreement or affecting the validity or enforceability of such provision in any other jurisdiction. If any such invalidity substantially affects or alters the commercial basis of this Agreement, the parties shall negotiate in good faith to amend and modify the provisions and terms of this Agreement as may be necessary or desirable in the circumstances to achieve, as closely as possible, the same economic or commercial effect as the original provisions and terms of this Agreement.

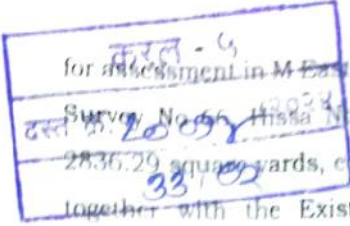
In Witness Whereof, the Parties have executed these presents the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of the said Property)

ALL THAT piece or parcel of freehold non-agricultural land or ground situated, lying and being to the north of Deonar Farm Road in the Revenue Village of Borla, Taluka Kurla, District Bombay Suburban, Registration Sub-District and Sub-District of Bombay city and Bombay Suburban and falling

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[Signature]
Borla



for assessment in M East Ward of Bombay Municipal Corporation and bearing Survey No. 66 Hissa No. 4, City Survey Number 766 (A&B) admeasuring 2835.29 square yards, equal to about 2371.50 square meters or thereabouts together with the Existing Structures being 13 residential row houses comprised in Building 1 (row house nos. 11,12 and 13 of ground and one / two storey structures) and Building 2 (row house nos. 1 to 10 of ground and one / two storey structures) standing thereon and bounded as follows:

On or towards the NORTH: partly by land bearing survey No. 66 Hissa No. 4 and partly by land bearing Survey No. 66 Hissa No. 3

On or towards the SOUTH: by land bearing No. 66 Hissa No. 5 (part)

On or towards the EAST: by the proposed public road

On or towards the WEST: partly by land bearing Survey No. 66 Hissa No. 11 and partly by land bearing Survey No. 66 Hissa No. 12 and delineated on a plan thereof hereto annexed and thereon shown surrounded by dark black boundary lines.



THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of the said flat)

ALL THAT piece or parcel of Residential Flat bearing No. **101** admeasuring about **1300** sq. ft. carpet area or thereabouts as per RERA and additional **54** sq. ft. balcony area totaling to **1354** sq. ft. RERA carpet area on the first floor in the New Building to be known as "**Mount Resort Tower "B"**" constructed on the said Property more particularly described in the First Schedule hereinabove written together with **two** podium parking spaces under proposed valet system.

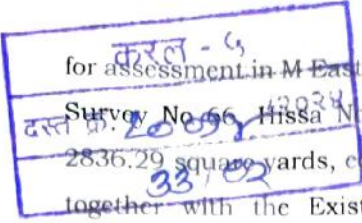
THE THIRD SCHEDULE ABOVE REFERRED TO

COMMON AREAS AND FACILITES

- (i) Entrance lobby and foyer of the New Buildings
- (ii) Staircase of the New Buildings 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

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for assessment in M East Ward of Bombay Municipal Corporation and bearing Survey No. 66, Hissa No. 4, City Survey Number 766 (A&B) admeasuring 2836.29 square yards, equal to about 2371.50 square meters or thereabouts together with the Existing Structures being 13 residential row houses comprised in Building 1 (row house nos. 11,12 and 13 of ground and one / two storey structures) and Building 2 (row house nos. 1 to 10 of ground and one / two storey structures) standing thereon and bounded as follows:

On or towards the NORTH: partly by land bearing survey No. 66 Hissa No. 4 and partly by land bearing Survey No. 66 Hissa No. 3

On or towards the SOUTH: by land bearing No. 66 Hissa No. 5 (part)

On or towards the EAST: by the proposed public road

On or towards the WEST: partly by land bearing Survey No. 66 Hissa No. 11 and partly by land bearing Survey No. 66 Hissa No. 12 and delineated on a plan thereof hereto annexed and thereon shown surrounded by dark black boundary lines.



THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of the said flat)

ALL THAT piece or parcel of Residential Flat bearing No. **101** admeasuring about **1300** sq. ft. carpet area or thereabouts as per RERA and additional **54** sq. ft. balcony area totaling to **1354** sq. ft. RERA carpet area on the first floor in the New Building to be known as "**Mount Resort Tower "B"**" constructed on the said Property more particularly described in the First Schedule hereinabove written together with **two** podium parking spaces under proposed valet system.

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COMMON AREAS AND FACILITES

- (i) Entrance lobby and foyer of the New Buildings
- (ii) Staircase of the New Buildings 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

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करल - ५
 दस्तावेज 12028
 SIGNED AND DELIVERED by
 the within named "Purchasers"
 (1) MS. BARKHA GUPTA



Barkha Gupta
 [Handwritten signature and L.H. Thumb impression]

Signature and L.H. Thumb impression

SIGNED AND DELIVERED by
 the within named "Purchasers"
 (2) MR. NIRBHAY GUPTA



[Handwritten signature]
 [Handwritten signature and L.H. Thumb impression]

Signature and L.H. Thumb impression

In the presence of: -

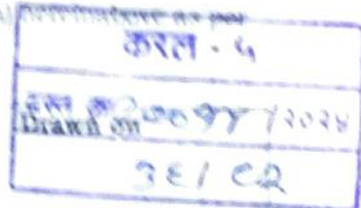
- 1) *[Handwritten signature]*
- 2) *[Handwritten signature]*



RECEIPT

RECEIVED of and from the within named Purchasers the sum of
Rs. 59,75,000/- (Rupees Fifty-Nine Lakh Seventy-Five Thousand Only)
 towards part payment of Purchase Price as per clause (j) of the purchase agreement
 details hereunder:

Sl. No.	Cheque No./RTGS	Date	Amount (Rs.)	
1.	IMPS	30.05.2024	50,000/-	State Bank of India, Mumbai
2.	IMPS	31.05.2024	4,50,000/-	State Bank of India, Mumbai
3.	Cheque no. 027804	06.07.2024	50,00,000/-	State Bank of India, Vikram Sarabhai Bhavan, Anushaktinagar, Mumbai
4.	TDS	25.07.2024	4,75,000/-	
	Total		59,75,000/-	

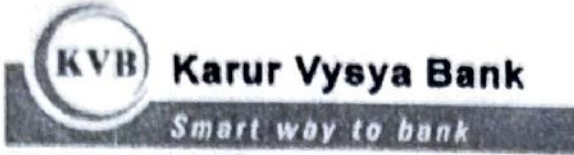


We say received

For Shree Krishna Properties

Authorized Signatory





Ref No: Gen/SKP /64/2024 25

करल - ५
दस्त क्र. २००४/२०२४
20/02

Corporate Business Unit
15th Floor, Gayathra Towers
954, Appasaheb Marathe Marg,
Prabhadevi,
Mumbai - 400 025.
Email: cbumumbai@kvbmail.com
Date: 03/07/2024

To
M/s Shree Krishna Properties,
6, 369, Sethna Manor,
6th Road, Chembur,
Mumbai- 400071



Dear Sir/Madam,

Sub: Closure of your Term Loan Account maintained with our bank

Ref: Our Sanction / Permission Ref:

- 1) C-1/2132/SKP/203/2021-22 dated 29/09/2021
- 2) C-1/2132/SJPL/222/2021-22 dated 22/10/2021 (Addendum to Sanction Letter)

With reference to the above, we hereby confirm that Term Loan availed by the Company with our Chembur Branch, Mumbai bearing account No. 2112716000000011 stands closed in our books as on below mentioned date and there are no dues against the said account with us.

Account No.	Limit	Disbursed Date	Closure Date
2112716000000011	Rs.30.00 Crores	08/12/2021	31/05/2024

We have no objection in release of our charge with CERSAI.

This certificate has been issued under the specific request of the company.

[Handwritten Signature]

Relationship Manager





करल - ५
दस्त क. २००५५/२०२४
३१/०२

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]



This registration is granted under section 5 of the Act to the following project under project registration number **P51800029531**

Project: **MOUNT RESORT**, Plot Bearing / CTS / Survey / Final Plot No. **CTS NO 766 A** Bearing Kuria, Mumbai Suburban, 400088;

- Shree Krishna Properties** having its registered office / principal place of business at Tehsil: Kuria District **Mumbai Suburban, Pin: 400071**.
- This registration is granted subject to the following conditions, namely-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **04/06/2021** and ending with **31/03/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vaśant Premānand Prabhū
(Secretary, MahaRERA)
Date: 04-06-2021 16:37:35

Dated: **04/06/2021**
Place: **Mumbai**

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

मालमत्ता पत्रक

करल - ५
दस्त क्र २००९५/२०२४
जिल्हा - अहमदनगर

विभाग/गोळे -- बोर्ला

तालुका/न.भू.मा.का. -- न.भू.अ. चेंबर

सात भागात	शिट नंबर	प्लॉट नंबर	क्षेत्र	धारणताधिकार	सायकलना दिवसेच्या अंकेचा नोंद
क्र.मा. / पं. पत्ती न			चौ.मी		मराठीत अर्जाकड्याच्या नोंद घेतली
७६९.३	७६६		२३७१.५ -२५३.८०	[Agr.] C	[र. क्र. ३५५.७० १.९.८० [र. क्र. ७११.४० दि. २१.१.९५ वि.रो.मा.र. क्र. ३३० दर १०० चौ.मी.ला र. क्र. ७८२५.९५ दि. १८/०१ ते ३१/७/०६ पर्यंत
			चौ.मि.पो.विभाजनाने कामी.		
			२११७.७० चौ.मि.कायम क्षेत्र.		



युक्तिभाधिकार

दफकाचा मूळ धारक
वर्ष १९९६ [शतीकडे]

पट्टेदार

इतर भार

इतर छोरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
१७/१२/१९८०	बिनशेती आदेश क्र. ADC/LND/D ८०६१/३१.१०.८० मा.ए.डि.डे कलेक्टर अंधेरी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र. ADC/LND/D ४०८/ अन्वये बिनशेती साऱ्याची नोंद घेतली. क्षेत्र २३७१.५ चौ.मी. र. क्र. ३५५.७० १.९.८० पासून		ध	म्हो - १९८०-१२-१७ वि.रो.मा.र. क्र. X.C. तथा नपुअक्र.८८
३०/०९/१९८३	मा.अप्पर उपकाजिल्हाधिकारी अंधेरी यांचेकडील आदेश क्र. LND-D-८०५/ दि. ३०.१२.८१ चा झालेले बिनशेती आदेशाची नोंद घेतली क्षेत्र २३७१.० चौ.मिटर र. क्र. ७११.४० दिनांक १.८.७९ पासून.			म्हो - १९८३-०९-३० वि.रो.मा.र. क्र. X.C. तथा नपुअक्र.८८
२१/०१/१९९५	अर्ज, जबाब व ७/१- न.भू.अ.८ यांचेकडील आदेश क्र. न.भू.अ.८/ प.भू.६/बोर्ला/न.भू. क्र. ७६६ दि. २१.१.९५ अन्वये नाव दाखल.		धा. श्री.एन्.जी.के.पिल्ले क्षेत्र २०२३.३६ चौ.मि.	म्हो - १९९५-०१-२१ वि.रो.मा.र. क्र. X.C. तथा नपुअक्र.८८
२१/०१/१९९५	अर्ज, जबाब क्र. LND- ८०५/दि. ३०.१२.८१ ख.ख न.भू.क्र.८ यांचेकडील आदेश क्र. न.भू.अ.८/ प.भू.६/बोर्ला/न.भू. क्र. ७६६ दि. २१.१.९५ अन्वये श्री एन्.जी. के. पिल्ले यांचे नाव कामी केले.		धा. माऊट रिसॉर्ट को.ओ.हो. सोसायटी लि. क्षेत्र २०२३.३६ चौ.मि.	म्हो - १९९५-०१-२१ वि.रो.मा.र. क्र. X.C. तथा नपुअक्र.८८
०१/०८/२००६	शासन निर्णय (महसूल व वन विभाग) क्र. ए.न.अ.ओ./१०८७ ३५७० प.क्र. ५३/ल-५ दि. २७/१/०१ चे आदेशाप्रमाणे सु.द.बि.शे. आकारणीची नोंद घेतली. मूदत १/८/०१ ते ३१/७/०६			के.रफार क्र. २६६ प्रमाणे म्हो - १/८/०६ न.भू.अ.चेंबर

मालमत्ता पत्रक

करल - ५
दस्त क्र.: 2009/2024
मंडई उपनगर जिल्हा

विभाग -- बोर्डा तालुका/न.भू.मा.का. -- न.भू.अ. चेंबुर
प्लॉट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार
चौ मी. शारदा नगरपालिका, मुंबई उपनगर जिल्हा, भाईवाडी तपशील अर्जा न्याया फेर कायदा (मंत्र)

खरी नकल - न.भू.अ. चेंबुर
मुंबई उपनगर जिल्हा

सिफाई
प.भू.१२

अर्ज क्रमांक १५७० अर्ज आल्याची तारीख १३/५/२०२०
नकलेचा शुल्क ६०१ नकल तयार तारीख १५/७/२०२०
नकलेची प्रतिवार १ तयार करणार मंडई
उपासणी शुल्क तयारी करणार
कागद शुल्क ४१ तयारी करणार
एकूण शुल्क ६४२

नगर प्रशासन अधिकारी
चेंबुर



नगर प्रशासन अधिकारी

Ar. 12/2020

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४४/१०

346
Form _____
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in replying please quote No
and date of this letter.



MUNICIPAL CORPORATION OF GREATER MUMBAI



Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act as amended up to date.

No. CE/5681/BPES/AM/IOD/1/New

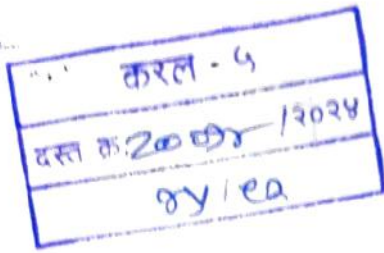
MEMORANDUM

To,
Shri. Sundeep Anand Jagasia Partner of M/s. Shree Krishna Properties CA to Mount Resort CHS Ltd
Sethna Manor, 6th floor, plot no. 369, 6th road, chembur Mumbai-400 071

With reference to your Notice 337 (New) , letter No. S641 dated. 24/8/2020 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed Redevelopment of the existing buildings on plot bearing C.T.S.766 (A & B) of village Borla, Deonar Farm Road at chembur, Mumbai - 400088766(A & B) furnished to me under your letter, dated 24/8/2020. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to-date, my disapproval by reasons thereof :-

A: CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK.

- 1 That the Janata Insurance Policy shall not be submitted.
- 2 That the bore well shall not be constructed in consultation with H.E.
- 3 That the Board shall not be displayed showing details of proposed work, name of owner, developer, architect, R.C.C. consultant etc.
- 4 That the necessary deposit for hoarding or the flex of size m to m for the advertisement of proposal shall not be made by you.
- 5 That the work shall not be carried out only between 6.00 am to 10.00 pm as per circular u/no. ChE/DP/7749/Gen dt 07.06.2016.
- 6 That the structure/building proposed to be demolished shall not be demolished by the developer/owner, by following the guidelines proposed in the IS code 4130:1991 amended up to date in respect of Demolition of Building-Code of Safety under the supervision of approved structural Engineer duly registered with MCGM.
- 7 That the NOC from S.W.M. Department shall not be obtained in view of order of Hon'ble Supreme Court of India dated 15/03/2018(SLP Civil NoD-23708of 2017), for disposal of C & D waste.



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- 8 That all the requisite documents as per Ease of Doing Business Manual shall not be submitted.
- 9 That the Soil Investigation Report from Geologist shall not be submitted
- 10 That the registered undertaking from owner stating that they will hand over the excess parking spaces to M.C.G.M. if all permissible FSI is not utilised on plot under reference shall not be submitted.
- 11 That ~~dry~~ and wet garbage shall not be separated and the wet garbage generated in the building shall not be treated separately on the same plot by the residents/ occupants of the building in the jurisdiction of M.C.G.M. The necessary condition in Sale Agreement to that effect shall not be incorporated by the Developer/ Owner.
- 12 That the mobile toilet shall be provided at the site during the construction for labours.
- 13 That the payment as per schedule of installment granted by Dy.Ch.E.(B.P.)E.S. shall be made.

B: FOR LABOUR CAMP / TEMPORARY SHED

- 1 That, the exact location of the Temporary Shed /Labour Camp at the premises situated at shall not be shown in the accompanying sketch of the proposed temporary shed/labour camp.
- 2 That, the material for side and top covering used for the Temporary Shed/Labour Camp shall not be either tarpaulin of G.I. Sheets.
- 3 That this Temporary Shed /Labour Camp shall not be constructed in such a manner that the same can be easily removed after the expiry of the temporary permission
- 4 That you shall do any sort of pucca or permanent construction of any nature on this temporary permission.
- 5 That the temporary shed shall not be constructed to the approved size and measurement and shall exceed the permitted area
- 6 That you shall not pay the sum of Rs. (in Words Rs.) as a security deposit which may be forfeited in the extent of your failure to comply with any of the condition mentioned herein.
- 7 That you shall not pay the sum of Rs. (in Words Rs.) as deposit covering the charges for the removal of temporary shed at your risk and cost if you fail to remove the shed on or before the date of expiry of the temporary permission
- 8 That the permission shall not effective upto completion of the project.
- 9 That you shall not intimate the Municipal authorities in writing immediately after the shed is removed by you on before the expiry date
- 10 That in case of your failure to remove the Temporary Shed /Labour Camp on or before the date of expiry, you will not allow Municipal authorities to remove the same at your risk and cost without notice and you will not allow the demolition charges to be recovered from the deposit paid for this purpose and the security deposit paid by you to be forfeited
- 11 That you shall not pay fees at the rate of the Rs. /-per 10 Sq. Mts. Area for the structure for the entire monsoon period or part thereof.
- 12 That you shall not pay the fees for the structure for the whole monsoon period or part thereof and soon.

C: CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C

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- 1 That the plinth/stilt height shall not be got checked by this office staff.
- 2 All the payments as intimated by various departments of MCGM shall not be paid
- 3 That the amended Remarks of concerned authorities/empanelled consultants for the approved plan, if differing from the plans submitted for remarks, shall not be submitted for :- a) S.W.D. b) Sewerage c) Water Works d) Tree authority e) Hydraulic Engineer f) PCO g) NOC from Electric Supply Company h) Assessment.
- 4 That the Material testing report shall not be submitted.
- 5 That the yearly progress report of the work will not be submitted by the licensed Surveyor/Architect
- 6 That the Civil Aviation NOC from A.A.I. shall not be submitted.



D: GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C

- 1 That Society Office permissible as per DCPR for the building under reference shall not be constructed asking before occupation
- 2 That Fitness Centre permissible as per DCPR for the building under reference shall not be constructed asking before occupation
- 3 That the dust bin will not be provided
- 4 That 3.00 mt. wide paved pathway upto staircase will not be provided.
- 5 That the open spaces as per approval, parking spaces and terrace will not be kept open
- 6 That the name plate/board showing Plot No., Name of the Bldg. etc. will not be displayed at a prominent place
- 7 That carriage entrance shall not be provided as per design of registered structural engineer and carriage entrance fee shall not be paid.
- 8 That terraces, sanitary blocks, nahanis in kitchen will not be made Water proof and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test will not be done in presence of licensed plumber.
- 9 That final N.O.C. from concerned authorities / empanelled consultants for :- a) S.W.D. b) Sewerage c) Water Works d) CFO / Fire Fighting Provisions e) Tree authority f) Hydraulic Engineer g) Assessment shall not be submitted before occupation.
- 10 That Structural Engineer's laminated final Stability Certificate along with upto date License copy and R.C.C. design canvas plan shall not be submitted
- 11 That plans shall not be submitted along with Notice of Completion of work u/sec. 353A of M.M.C. Act for work completed on site.
- 12 That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.
- 13 That the topmost elevation level of the building certified by Airport Authority of India mentioning that the height of the building is within the permissible limits of Civil Aviation N.O.C. shall not be submitted before O.C.C.
- 14 That completion certificate from the rain water harvesting consultant for effective completion and functioning of RWH system shall not be submitted and quantum of rain water harvested from the RWH

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No. CE/5681/BPES/AM/IOD/1/New

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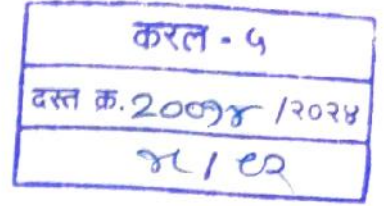
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completed scheme on site shall not to be uploaded on RWH tab in online Auto DCR system

- 15 That the Vermiculture bins for disposal of wet waste as per the design and specification of Organization/Individuals specialized in this field, as per the list furnished by solid waste management dept. of MCGM shall not be provided to the satisfaction of Municipal Commissioner.
- 16 That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will not be submitted





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- () That proper gutters and down pipes are not intended to be put to prevent water dripping from the leaves of the roof on the public street.
- () That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet the requirements, but not otherwise you will be at liberty to proceed with the said building or work at any time before the 22 February day of 2022 but not so as to contravene any of the provision 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 Note accompanying this Intimation for approval.

**Executive Engineer, Building Proposals,
Zone, Wards.**

SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.
2. Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.
3. Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-

"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be-

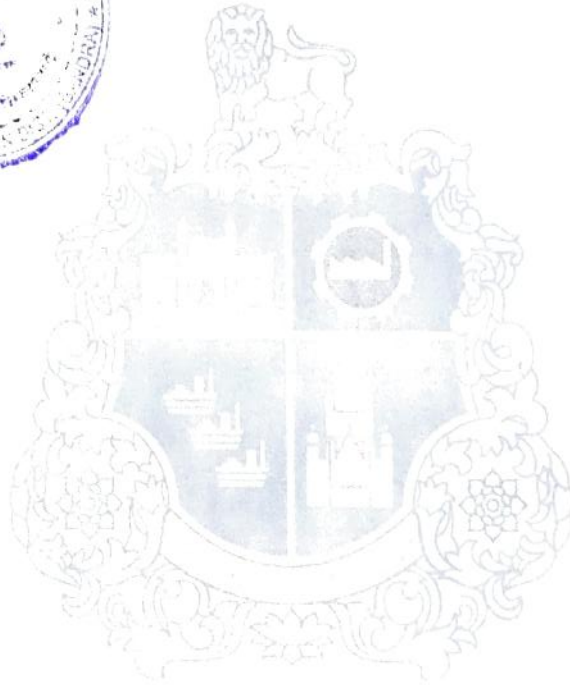
- a) Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street
 - b) Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.
 - c) Not less than 92 ft. ([TownHall]) above Town Hall Datum.
4. Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.
 5. Your attention is further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.
 6. Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.
 7. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.
 8. Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District

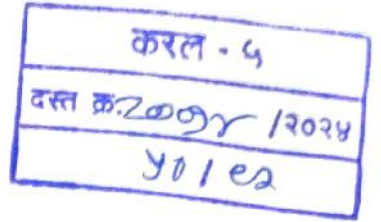
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before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules there under.

Attention is drawn to the notes Accompanying this Intimation of Disapproval.





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No. EB/CE/ /BS /A/

NOTES



- 1) The work should not be started unless objections are complied with.
- 2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- 3) Temporary permission on payment of deposit should be obtained any shed or structure used for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
- 4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- 5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- 6) The owners shall intimate the Hydraulic Engineer or his representative in Wards at least 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume 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 manner in obviating all the objection is approved by this department.
- 9) No work should be started unless the structural design is approved.
- 10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- 11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.

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- 12) All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
- 13) No Building /Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- 14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- 15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- 16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- 17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 12.5 cubic meters per 10 sq. meters below payment.
- 18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- 19) No work should be started unless the existing structures proposed to be demolished are demolished.
- 20) The Intimation of Disapproval is given exclusively for the purpose of enabling you to proceeds further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (h) (H) of the Rent Act and in the event f your proceeding with the work either without an intimation about commencing the work under Section 347(1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966. (12 of the Town Planning Act), will be with drawn.
- 21) If it is proposed to demolish the existing structures be negotiations with the tenant, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
 - i. Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the areas in occupation of each.
 - ii. Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
 - iii. Plans showing the phased programme of constructions 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.

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- 22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first starting the work.
- 23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- 24) The bottom of the over head storage work above the finished level of the terrace shall not be more than 1.80 Mt. and not more than 1.80 mt.
- 25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- 26) It is to be understood that the foundations must be excavated down to hard soil.
- 27) 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.
- 28) The water arrangement nut be carried out in strict accordance with the Municipal requirements.
- 29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- 30) All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbit pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible be providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.
- 31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- 32) a Louvres should be provided as required by Bye0law No. 5 (b)
b Lintels or Arches should be provided over Door and Windows opening
c The drains should be laid as require under Section 234-1(a)
d The inspection chamber should be plastered inside and outside.
- 33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so as your own risk.



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Y3/ER

No. CE/5681/BPES/AM/IOD/1/New

Executive Engineer, Building Proposals
Zones wards.



CE/5681/BPES/AM/IOD/1/New

- Copy To - 1. Ashish Bhatwandas Patel
1901-1362, Vijayshree, PLOT No 85, St Anthony Road, Chembur,
Asstt. Commissioner M/E Ward.
3. A.E.W.W. M/E Ward,
4. Dy.A & C. Eastern Suburb
5. Chief Officer, M.B.R. & R. Board M/E Ward .
6. Designated Officer, Asstt. Engg. (B. & F.) M/E Ward ,
7. The Collector of Mumbai

Name : Bajirao Lahu Patil
Designation : Executive
Engineer
Organization : Personal
Date : 23-Feb-2021 15: 04:22

Amendment "B"

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दस्त क्र. 20098/2024
५४१ ए२

C - 3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CE/5681/BPES/AM/FCC/8/Amend

COMMENCEMENT CERTIFICATE



To,
Shri. Sundeep Anand Jagasia Partner of M/s. Shree
Krishna Properties CA to Mount Resort CHS Ltd
Sethna Manor, 6th floor, plot no. 369, 6th road,
chembur Mumbai-400 071

Sir,

With reference to your application No. **CE/5681/BPES/AM/FCC/8/Amend** Dated **24 Aug 2020** for Development Permission and grant of Commencement Certificate under Section 44 & 45 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **24 Aug 2020** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **766** C.T.S. No. **766 (A & B)** Division / Village / Town Planning Scheme No. **BORLA-E** situated at **Deonar Farm Road Road / Street in M/E Ward Ward**.

The Commencement Certificate / Building Permit is granted on the following conditions:--

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. 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.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai 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 conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. **Asst.Engineer Bldg Proposal "M" ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

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yy/ea

This CC is valid upto 30/3/2022



Issue On : 31 Mar 2021 Valid Upto : 30 Mar 2022
Application Number : CE/5681/BPES/AM/CC/1/New
Remark :
C.C. up to top of Stilt Slab level as per approved IOD plan dt.23/02/2021

Approved By
Executive Engineer BP ES-I
Executive Engineer

Issue On : 08 Jun 2021 Valid Upto : 07 Jun 2022
Application Number : CE/5681/BPES/AM/CC/1/Amend
Remark :

C.C. Re-endorsed up to top of Stilt Slab level of Tower 'A' and C.C. up to top of Stilt Slab level of Tower 'B' as per amended plan dated 04/06/2021 . The C.C. shall valid up to 30 March 2022.

Approved By
Executive Engineer BP ES-I
Executive Engineer

Issue On : 29 Jul 2021 Valid Upto : 28 Jul 2022
Application Number : CE/5681/BPES/AM/FCC/5/Amend
Remark :

Further C.C. for Tower 'B' up to 5th floor and for Tower 'A' up to 14th upper floor, restricting C.C. of 15th floor (as per instalment policy), as per approved Amended plans dtd.04/06/2021

Approved By
Assistant Engineer Bldg Proposal M ward
Assistant Engineer (BP)

CE/5681/BPES/AM/FCC/8/Amend

Page 2 of 4 On 19-Jul-2022

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दस्त क्र. २०७१/१२०२४
५६१६२

Issue On : 06 Dec 2021

Valid Upto : 05 Dec 2022

Application Number : CE/5681/BPES/AM/FCC/6/Amend

Remark :

Further C.C. upto 14th upper floors, restricting C.C. of 15th floor for Tower A and C.C. upto 8th upper floors for Tower B, restricting C.C. of 9th floor for Tower B (as per instalment policy), as per approved Amended plans dtd 18/08/2021 is granted, as proposed.



Approved By
Assistant Engineer Bldg Proposal M ward
Assistant Engineer (BP)

Issue On : 14 Feb 2022

Valid Upto : 13 Feb 2023

Application Number : CE/5681/BPES/AM/FCC/7/Amend

Remark :

Further C.C. upto 17th (Part), restricting the C.C. of flat no. 2 of 17th floor of Tower A and C.C. upto 20th upper floor of Tower B as per approved Amended plans dtd.27/12/2021.

Approved By
Assistant Engineer Bldg Proposal M ward
Assistant Engineer (BP)

Issue On : 19 Jul 2022

Valid Upto : 30 Mar 2023

Application Number : CE/5681/BPES/AM/FCC/8/Amend

Remark :

Full C.C. as per amended 31/03/2022.

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YV/CA



- Cc to:
- 1. Architect
 - 2. Collector Mumbai Suburban /Mumbai District.

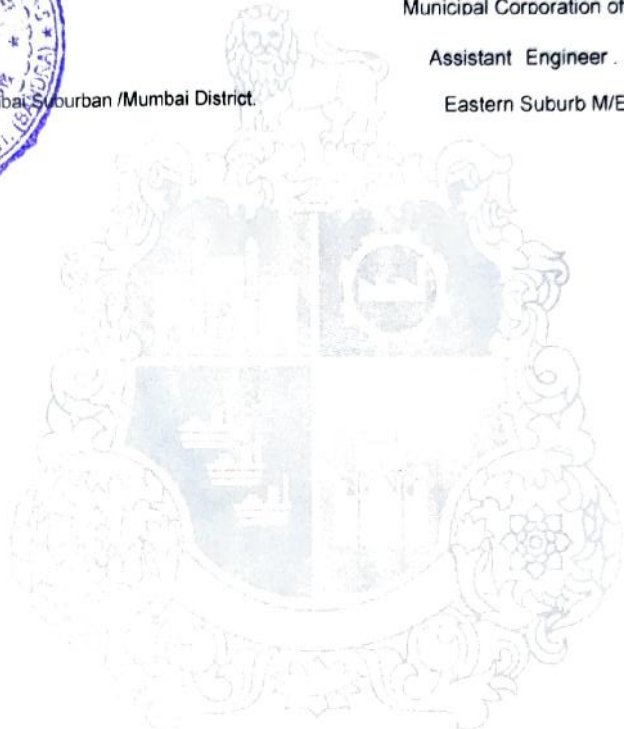


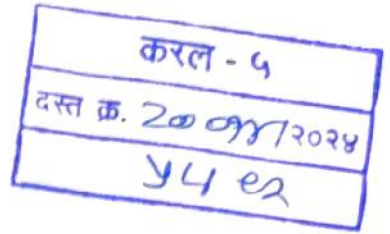
Digitally signed by Hemantkesh Ramling Kerkar
Date: 19 Jul 2022 11:24:57
Organization: Silliamumbai Municipal Corporation
Designation: Assistant Engineer (SP)

For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai

Assistant Engineer - Building Proposal

Eastern Suburb M/E Ward Ward





BRIHANMUMBAI MUNICIPAL CORPORATION
ANNEXURE 20 & 22

OCCUPATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(6) OF DCPR 2034 AND FULL OCCUPATION UNDER REG. 11(7) /11(B) OF DCPR 2034
[CE/5681/BPES/AM/OCC/1/New of 06 April 2023]

To,
Shri. Sundeeep Anand Jagasia Partner of M/s. Shree Krishna Properties CA to Mount Resort CHS Ltd. Sethna Manor, 6th floor, plot no. 369, 6th road, chembur Mumbai-400 071.

Dear Applicant,

The Full development work of Residential building comprising of Tower 'A' comprising of Stilt (Pt) for Parking & Ground (Pt) + 1st to 2nd podium + 3rd to 5th podium & (Pt.) for Residential user + 6th floor podium top & (Pt.) for Residential user + 7th to 20th upper floors and Tower 'B' comprising of Stilt (Pt) for Parking & Ground (Pt) for utility services + 1st to 5th podium & (Pt.) for Residential user + 6th floor podium top & (Pt.) residential + 7th to 20th upper floors for residential user on plot bearing CTS No. 766(A & B) of village BORLA-E at Borla, Deonar Farm Road is completed under the supervision of Shri. Ashish Bhagwandas Patel, Licensed Surveyor, Lic. No. P/84000092/LS, Shri. Vikas V. Gokhale, Structural Engineer, Lic. No. STR/G/42 and Shri. Mr. Ujas Narshi Patel, Site supervisor, Lic.No. Grade I:840010391 and as per development completion certificate submitted by Licensed Surveyor and as per completion certificate issued by Chief Fire Officer u/no. CE/5681/BPES/AM-CFO/1/New dated 23 March 2023. The same may be occupied and completion certificates submitted as sighted above are hereby accepted.

Copy To :

1. Asstt. Commissioner, M/E Ward
2. A.A. & C., M/E Ward
3. EE (V), Eastern Suburb
4. M.I., M/E Ward
5. A.E.W.W., M/E Ward
6. Licensed Surveyor, Ashish Bhagwandas Patel, 1301-1302, Vijayshree, Plot No 85, St Anthony Road, Chembur, For information please



Digitally signed by SUHAS VASANT NEMANE
Date: 06 Apr 2023 19:09:38
Organization: Brihanmumbai Municipal Corporation
Designation: Executive Engineer

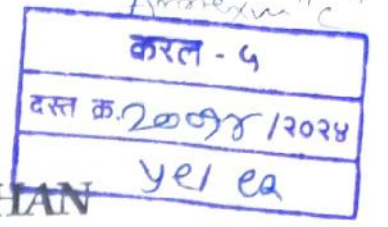
Yours faithfully
Executive Engineer (Building Proposal)
Brihanmumbai Municipal Corporation
M/E Ward

K. SRINIVASA VARADHAN

Advocate, High Court, Bombay

505, "The Central", Near Railway Crossing, Chembur, Mumbai - 400071.

Mobile : +91 98205 61308 • Email : ksvaradhan63@gmail.com



TITLE CERTIFICATE

ALL THAT piece or parcel of freehold non-agricultural land or ground situated, lying and being to the north of Deonar Farm Road in the Revenue Village of Borla, Taluka Kurla, District Bombay Suburban, Registration Sub-District and Sub-District of Bombay city and Bombay Suburban and falling for assessment in M East Ward of Bombay Municipal Corporation and bearing Survey No 66, Hissa No 4, City Survey Number 766 admeasuring 2836.29 square yards, equal to about 2371.50 square meters or thereabouts together with the Existing Structures standing thereon

THIS IS TO CERTIFY THAT I have investigated the title in respect of the property above referred to and I have to state as follows:-

1. By diverse mesne acts and devolutions (1) Mr. Nagesh Waman Patil, (2) Mr. Amarnath Waman Patil and (3) Mr. Yeshawant Waman Patil became absolutely seized and possessed of or otherwise well and sufficiently entitled to, inter alia, all that piece or parcel of freehold non-agricultural land or ground situated, lying and being to the north of Deonar Farm Road in the Revenue Village of Borla, Taluka Kurla, District Bombay Suburban, Registration Sub-District and Sub-District of Bombay city and Bombay Suburban and falling for assessment in M East Ward of Bombay Municipal



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EO/ER

K. Srinivasa Varadhan
Advocate, High Court

Corporation and bearing Survey No 66, Hissa No 4, City Survey Number 766 admeasuring 2420 square yards, equal to about 2023.36 square meters or thereabouts, hereinafter referred to as the "said Plot".

2. By and under a Conveyance Deed dated 29th April, 1946 executed between the said (1) Mr. Nagesh Waman Patil, (2) Mr. Amarnath Waman Patil and (3) Mr. Yeshawant Waman Patil as the Vendors and one Mr. Fatehdin Alamdin as the Purchaser and registered with the Sub-Registrar of Bombay under Sr. No. 2046 of 1946, the said Mr. Fatehdin Alamdin purchased and acquired the right, title and interest in the said Plot at or for the price and on the terms and conditions set out in the said Conveyance Deed dated 29th April, 1946.

3. By an Agreement for Sale dated 11th May, 1964 executed between the said Mr. Fatehdin Alamdin as the Vendor and one Mr. P. Saran as the Purchaser, the said Mr. P. Saran had agreed to purchase and acquire the right, title and interest in the said Plot at for the price and on the terms and conditions set out in the said Agreement for Sale dated 11th May, 1964.

4. By and under an Indenture dated 26th April, 1974 executed between the said Mr. Fatehdin Alamdin as the Vendor and the said Mr. P. Saran as the Confirming Party and one Mr. N.G.K. Pillay as the Purchaser and registered with the Sub-Registrar of Bombay under Sr. No. 1647 of 1974, the said Mr. N.G.K. Pillay, with the confirmation and consent of the Confirming Party, purchased and acquired the right, title and interest in the said Plot at or for the price and on the terms and conditions set out in the said Indenture dated 26th April, 1974.

5. By an Agreement for Sale dated 18th July, 1980 executed between the said Mr. N.G.K. Pillay as the Vendor and one Mr. Subhash R. Runwal, the Chief Promoter of Mount Resort Co-operative Housing Society Ltd., a co-operative housing society duly registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. BOM/HSG/8826/L& M/1981 and having its Registered Office at Mount Resort, Deonar Farm Road, Deonar, Mumbai 400088, hereinafter referred to as "the Society", as the Purchaser, the said Mr. Subhash R. Runwal had

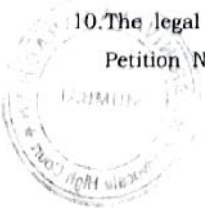


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K. Srinivasa Varadhan
Advocate, High Court

agreed to purchase and acquire the right, title and interest in the said Plot at the price and on the terms and conditions set out in the said Agreement for Sale dated 18th July, 1980.

6. By and under an Indenture dated 26th October, 1982 executed between the said Mr. N.G.K. Pillay as the Vendor and the Society as the Purchaser and registered with the Sub-Registrar of Bombay under Sr. No. 3894 of 1982, the Society purchased and acquired the right, title and interest in the said Plot at or for the price and on the terms and conditions set out in the said Indenture dated 26th October, 1982.
7. The Society constructed thirteen (13) residential row houses ("Existing Structures") on the said Plot and allotted them to various purchasers and issued to them shares in the Society.
8. Upon an application of the Society for deemed conveyance of an area admeasuring 348.14 sq. mtrs. forming part of Survey No. 66, Hissa No. 4 and CTS No. 766 unto and in favour of the Society, by order dated 6th November, 2015, the Competent Authority cum District Sub-Registrar of Cooperative Societies (2) Eastern Suburbs, Mumbai was pleased to issue Deemed Conveyance Registration Certificate in respect of the said area admeasuring 348.14 sq. mtrs. forming part of Survey No. 66, Hissa No. 4 and CTS No. 766 unto and in favour of the Society.
9. Pursuant to the aforesaid Deemed Conveyance Registration Certificate, by and under Deed of Conveyance dated 29th January, 2016, executed between the legal heirs of the said Mr. Fatehadin Alamdin and the said Mr. N.G.K. Pillay through Competent Authority cum District Sub-Registrar of Cooperative Societies (2) Eastern Suburbs, Mumbai and the Society and registered with Sub-Registrar of Assurances, Kurla under sl. No. 5326 of 2016 the said area admeasuring 348.14 sq. mtrs. forming part of Survey No. 66, Hissa No. 4 and CTS No. 766 was conveyed unto and in favour of the Society.
10. The legal heirs of the said Mr. Fatehadin Alamdin filed a Writ Petition being Writ Petition No. 1578 of 2016 before the Hon'ble High Court, Bombay challenging the



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ED/ED

K. Srinivasa Varadhan
Advocate, High Court

aforesaid order dated 6th November, 2015 of the Competent Authority cum District Sub-Registrar of Cooperative Societies (2) Eastern Suburbs, Mumbai. By order dated 14th March, 2016, the Hon'ble High Court, Bombay was pleased to allow the said Writ Petition No. 1578 of 2016 whereby the Hon'ble High Court, Bombay quashed and set aside the aforesaid order dated 6th November, 2015 and remanded the matter back to the Competent Authority cum District Sub-Registrar of Cooperative Societies (2) Eastern Suburbs, Mumbai, to decide on the application of the Society for deemed conveyance of the said area admeasuring 348.14 sq. mtrs. forming part of Survey No. 66, Hissa No. 4 and CTS No. 766 unto and in favour of the Society.



After hearing all the parties on the remand of the matter pursuant to the order dated 29th April, 2016 read with Corrigendum dated 12th May, 2016, the Competent Authority cum District Sub-Registrar of Cooperative Societies (2) Eastern Suburbs, Mumbai was pleased to issue Deemed Conveyance Registration Certificate in respect of the said area admeasuring 348.14 sq. mtrs. forming part of Survey No. 66, Hissa No. 4 and CTS No. 766 unto and in favour of the Society.

12. In view of the Deed of Conveyance having already been executed and registered as aforesaid, no fresh Deed of Conveyance was executed and/or registered pursuant to the aforesaid Deemed Conveyance Registration Certificate dated 29th April, 2016.
13. The legal heirs of the said Mr. Fatehdin Alamdin had filed a further Writ Petition being Writ Petition No. 5753 of 2017 before the Hon'ble High Court, Bombay challenging the aforesaid order dated 29th April, 2016 passed by the Competent Authority cum District Sub-Registrar of Cooperative Societies (2) Eastern Suburbs, Mumbai, issuing Deemed Conveyance Registration Certificate in respect of the said area admeasuring 348.14 sq. mtrs. forming part of Survey No. 66, Hissa No. 4 and CTS No. 766 unto and in favour of the Society. The Society has resolved the disputes with the Petitioners in the said Writ Petition out of court and the Petitioners in the said Writ Petition have unconditionally withdrawn the said Writ Petition as per the Order dated 30/01/2020 passed by the Hon'ble High Court, Bombay in the said Writ Petition. In view of the withdrawal of the said Writ Petition, there is no challenge to the execution and registration of the Deed of Conveyance dated 29th January, 2016 as per the aforesaid



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EB/ea

K. Srinivasa Varadhan
Advocate, High Court

order of the Competent Authority cum District Sub-Registrar of Cooperative Societies (2) Eastern Suburbs, Mumbai, dated 6th November, 2015 conveying the said Green admeasuring 348.14 sq. mtrs. forming part of Survey No. 66, Hissa No. 4 and CTS No. 766 unto and in favour of the Society. The Society has also paid the compensation to be paid by the Society to the Petitioners in the said Writ Petition as per the order of court settlement.



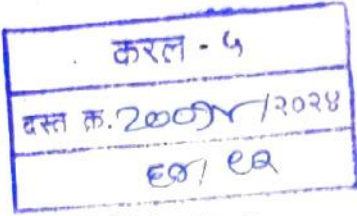
14. Thus the Society is the owner of and absolutely seized and possessed of and otherwise well and sufficiently entitled to all that piece or parcel of land bearing Survey No. 66. Hissa No. 4. bearing CTS No. 766 of Borla Village, situated, lying and being at Deonar Farm Road, Deonar, Kurla Taluka, Mumbai Suburban District admeasuring 2371.50 square meters or thereabouts together with the Existing Structures standing thereon, hereinafter referred to as the "said Property" and more particularly described in the **Schedule** hereunder written. The said Property stands in the name of the Society.

15. The Society and the Existing Members being desirous of carrying out permissible reconstruction by demolishing the Existing Structures and constructing new multi-storied buildings in place thereof by utilizing the development potential in accordance with the Development Control Regulations, 1991 issued by Municipal Corporation of Greater Mumbai ("MCGM"), appointed Vedhas Realtors Private Ltd. as the developer.

16. Subsequently, based on further discussions and decisions, by and under a Redevelopment Agreement dated 2nd November, 2015 executed between the said Vedhas Realtors Private Ltd. and the Society, registered with the Sub-Registrar of Assurances, Kurla under serial No. KRL5-7254-2015, hereinafter referred to as "**the said Agreement**", the Society granted the rights of redevelopment in respect of the said Property to the said Vedhas Realtors Private Ltd. for the consideration and upon the terms and conditions set out therein.

17. Pursuant to the said Agreement, the Society also executed a Power of Attorney in favour of the said Vedhas Realtors Private Ltd. to do various acts, deeds, matters and things for development of the said Property and the same was registered with the Sub-





K. Srinivasa Varadhan
Advocate, High Court

Registrar of Assurances, Kurla under serial No. KRL5-7255-2015, hereinafter referred to as "**the said Power of Attorney**".



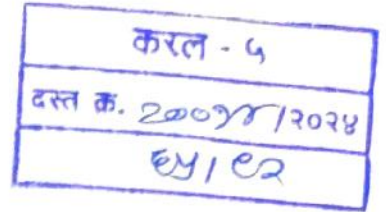
18. The said Vedhas Realtors Private Ltd. by its letter dated 20th June, 2017 expressed their inability to proceed with the redevelopment of the said Property and requested that they be permitted to withdraw as developers of the said Property. Accordingly, deeds of cancellation of the said Agreement and the said Power of Attorney have been executed between the said Vedhas Realtors Private Ltd. and the Society and the same have been duly registered with the Sub-Registrar of Assurances, Kurla.

19. In the meantime, Development Control and Promotion Regulations 2034 ("DCPR") were issued by MCGM. The Society approached a few developers to seek offers for redevelopment of the said Property by demolishing the Existing Structures and constructing new building/buildings, hereinafter referred to as the "**said New Buildings**", by utilizing the maximum available Floor Space Index ("FSI"), Fungible Compensatory FSI, Road Width and Road Setback FSI/TDR and the corresponding compensatory Fungible FSI along with benefits thereof, Incentive FSI and the Transferable Development Rights FSI ("TDR-FSI") relating to and arising out of the said Property as per DCPR issued by MCGM.

20. At the Special General Body Meetings held on 27th January, 2019 and 24th February, 2019, the Society resolved to appoint M/s. Shree Krishna Properties as the developer of the said Property as per DCPR issued by MCGM.

21. By a Redevelopment Agreement dated 10/8/2020, registered with the Sub-Registrar of Assurances, Kurla under serial No. KRL5-4922-2020, hereinafter referred to as the "**said Redevelopment Agreement**", the Society and its Existing Members have granted unto and in favour of Messrs. Shree Krishna Properties, a partnership firm having its office at "Sethna Manor", 6th Floor, 6th Road, Chembur, Mumbai - 400 071, hereinafter referred to as "**the Developers**", the development rights to redevelop the said Property for the consideration and on the terms and conditions more particularly set out therein by demolishing the Existing Structures and constructing the said New Buildings, by utilizing the maximum available FSI, Fungible Compensatory FSI, Road





K. Srinivasa Varadhan
Advocate, High Court

Width and Road Setback FSI/TDR and the corresponding compensatory Fungible FSI along with benefits thereof, Incentive FSI and the TDR-FSI relating to the said Property as per DCPR issued by MCGM AND the Developers have, inter alia, agreed to provide the Existing Members of the Society 2 flats in the said Buildings, as and by way permanent alternate accommodation on ownership basis, and the remaining flats in the said New Buildings shall belong to the Developers to be dealt with by them in such manner as they deem fit.



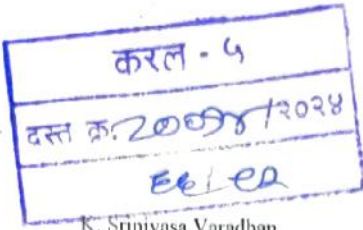
22. By a Power of Attorney dated 10/8/2020, registered with the Sub-Registrar of Assurances, Kurla under serial No. KRL5-4923-2020, the Society has empowered the Developers with the authorities and powers to do all such acts, deeds, matters and things as are required to carry out the redevelopment of the said Property in terms of the said Redevelopment Agreement.

I have caused searches to be taken in the matter at Mumbai, Chembur and Nahur Sub-Registrar Offices from 1971 to 2020 and I find that the searches do not reveal any encumbrance on the said Property.

I have also caused Public Notices in the daily newspaper Free Press Journal and Navshakti dated 19/4/2019 and ¹⁹20/8/2020 inviting claims/objections in respect of the said Property from the members of public. I have not received any claim and/ or objection in respect of the said Property from the members of the public.

In the circumstances, I certify that the title of the Society to the said Property is unencumbered, clear and marketable and on the basis of the said Redevelopment Agreement, the said Messrs. Shree Krishna Properties are entitled to sell, lease or otherwise transfer the flats and basement/stilt/podium car parking spaces in the said New Buildings to be constructed by them on the said Property, save and except the Members' Premises mentioned in the said Redevelopment Agreement reserved for the Existing Members of the Society, in accordance with the sanctioned plans and amendments thereto and to enter into agreements or transfer and appropriate the consideration in respect thereof.





K. Srinivasa Varadhan
Advocate, High Court

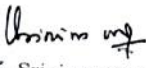
THE SCHEDULE ABOVE REFERRED TO:
(Description of the said Property)

ALL THAT piece or parcel of freehold non-agricultural land or ground situated, lying and being to the north of Deonar Farm Road in the Revenue Village of Borla, Taluka Kurla, District Bombay Suburban, Registration Sub-District and Sub-District of Bombay city and District Bombay Suburban and falling for assessment in M East Ward of Bombay Municipal Corporation and bearing Survey No 66, Hissa No 4, City Survey Number 766 admeasuring 2836.29 square yards, equal to about 2371.50 square meters or thereabouts together with the Existing Structures being 13 residential row houses comprised in Building 1 (row house nos. 1, 12 and 13 of ground and one / two storey structures) and Building 2 (row house nos. 1, 12 and 13 of ground and one / two storey structures) standing thereon and bounded as follows:

- on or towards the NORTH: partly by land bearing survey No. 66 Hissa No. 4 and partly by land bearing Survey No. 66 Hissa No. 3
- on or towards the SOUTH: by land bearing No. 66 Hissa No. 5 (part)
- on or towards the EAST : by the proposed public road
- on or towards the WEST: partly by land bearing Survey No. 66 Hissa No. 11 and partly by land bearing Survey No. 66 Hissa No. 12

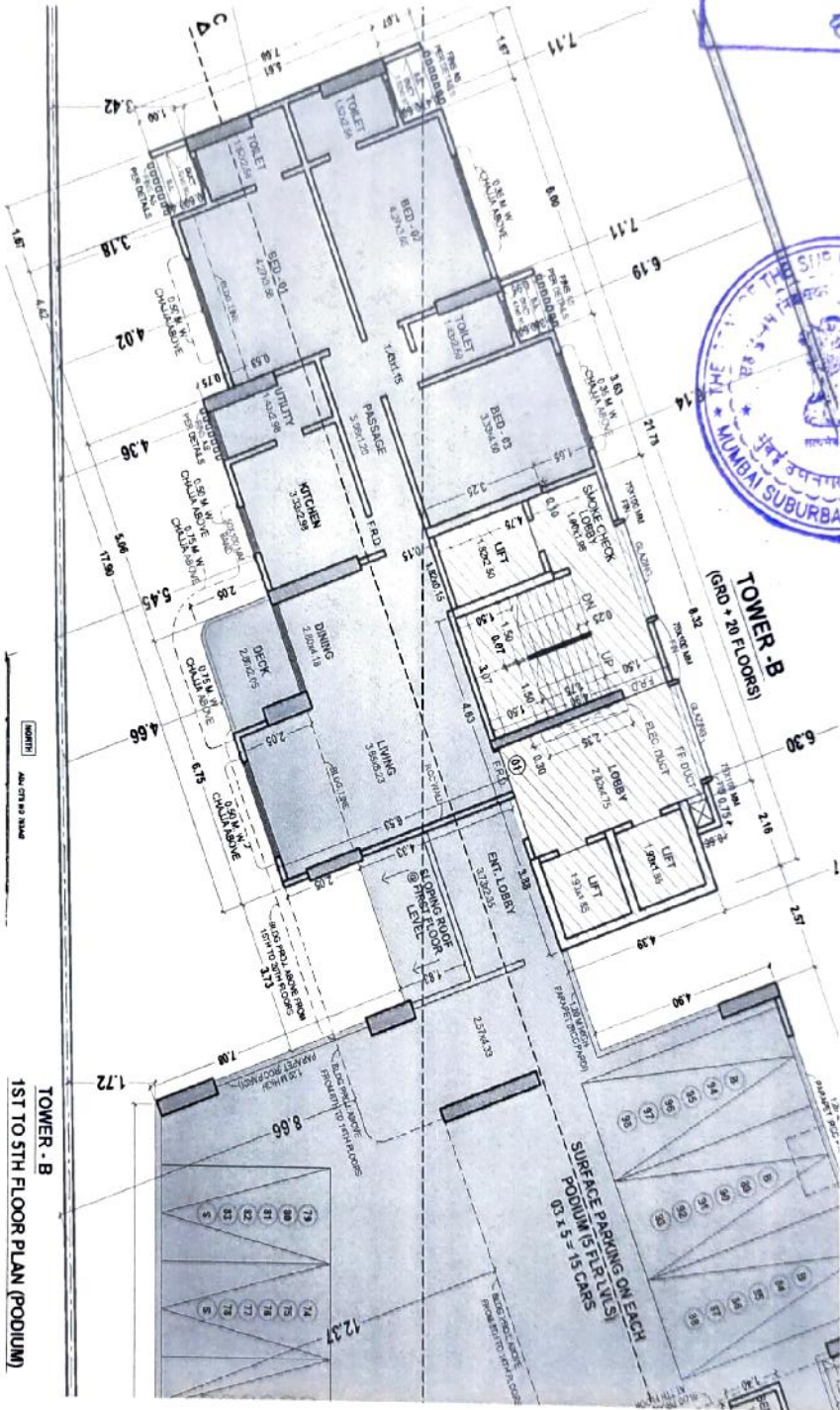
Dated this 27th day of August, 2020.

Yours truly,


(K. Srinivasa Varadhan)
Advocate, High Court, Bombay



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 ए/१२



TOWER - B
 1ST TO 5TH FLOOR PLAN (PODIUM)

TOWER - B
 (GRD + 20 FLOORS)

SURFACE PARKING (15 CARS)
 PODIUM (5 FLOORS)
 03 x 5 = 15 CARS

UPGRADED AMENITIES

1. Earthquake resistant R.C.C. design structure as per SEISMIC ZONE IV standard using top quality building materials.
2. **Flooring:**
 - Imported marble shall be used in the living and bedrooms.
 - Vitrified tiles shall be used in the kitchen, veranda, Deck and balcony.
3. **Doors:**

Main door and bedroom door frames shall be of Teak/Engineered wood and the doors shall be finished in veneer and melamine polish with best quality hardware.
4. **Electrical:**
 - Concealed copper wire of reputed make such as Finolex/Polycab shall be provided with switches of G.M/Le-grand or equivalent.
 - Point for Cable T.V. shall be provided in all the rooms.
 - Point for Internet connection shall be provided
 - Air Conditioners shall be provided in the living and bedrooms and will be of Mitsubishi, Daikin or equivalent.

Security system

 - C.C. T.V. Camera shall be provided in the entrance lobby and certain common areas.
 - Video door phone shall be provided in each flat.
5. **Window:**

UPVC windows or heavy section Aluminium windows shall be provided.
6. **Bathrooms:**

All bathrooms shall be finished with combination of designer tiles with fittings of Grohe, Duravit, Jaquar or equivalent including shower cubical.
7. **Kitchen**

Smart modular kitchen shall be provided with cabinets both below and above the platform.
8. **Painting:**

Internal walls shall be finished with Gypsum plaster and coated with reputed brand paint.



करल - ५
दस्तावेज क्र. 2009/2028
9

Landscaped area with adequate seating arrangement shall be provided in the compound area.

10. Grand entrance lobby with Marble /Granite/ Vitrified tiles shall be provided with excellent finishing.
11. Bore well/Ring well shall be provided (subject to availability of good quality water)
12. Gym/Society office/Recreation area shall be provided (subject to BMC approval)
13. Security cabin shall be provided.
14. Toilet for security and staff shall be provided on the ground floor.



करल - ५
दस्त क्र. 20098/2024
७११ ए२

5207694

पावती

Original/Duplicate

Wednesday, April 12, 2023

नोंदणी क्र. :39म

12:06 PM

Regn.:39M

पावती क्र.: 8146

नोंदणी क्र.: 12/04/2023

गावाचे नाव: चेंबूर

दस्तऐवजाचा अनुक्रमांक: करल5-7694-2023

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मेसर्स श्री कृष्णा प्रोपर्टीस तर्फे भागीदार संदीप आनंद जैतासिया

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 14



DELIVERED

एकूण:

₹. 380.00

Joiir S.R. Kuria-5

बाजार मुल्य: रु.1/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)

1) देयकाचा प्रकार: DHC रक्कम: रु.280/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1204202301505 दिनांक: 12/04/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000433963202324E दिनांक: 12/04/2023

बँकेचे नाव व पत्ता:

4 12 2023

करल - ५
 वस्त क्र. 20078/2028
 102/22

करल - ५
 २६६० ९
 2023

ALLAN
 MTR Form Number-6

URN: MH000433963202324E	BARCODE	Date: 11/04/2023-13:19:28	Form ID: 48(f)
Department: Inspector General Of Registration		Payer Details	
Stamp Duty		TAX ID / TAN (If Any)	
Type of Payment: Registration Fee		PAN No. (If Applicable):	ADHFS8959C
Office Name: KRLS JT-SUB REGISTRAR KURLA NO 5		Full Name:	SHREE KRISHNA PROPERTIES
Location: MUMBAI		Flat/Block No.:	6/369 SET
Year: 2023/2024 One Time		Premises/Building:	
Account Head Details		Amount In Rs.	
0630045501 Stamp Duty		500.00	Road/Street: 6TH ROAD, SHEMBUR
030063301 Registration Fee		100.00	Area/Locality: MUMBAI
			Town/City/District: MUMBAI SUBURBAN DIST. (BANDRA)
			PIN: 4000071
Remarks (If Any): SecondPartyName=PRASHANT SUDAM SALUNKE-			
Total		Amount In	Six Hundred Rupees Only
600.00		Words	
Payment Details: IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 69103332023041111989 725320317
Cheque/DD No.		Bank Date	RBI Date 11/04/2023-13:22:41 Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No., Date	Not Verified with Scroll



Department ID: 9833994255
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(SI)-520-7694	0000245958202324	12/04/2023-11:59:12	IGR561	100.00
2	(SI)-520-7694	0000245958202324	12/04/2023-11:59:12	IGR561	500.00
Total Defacement Amount					600.00



CHALLAN
MTR Form Number-6



करल - ५
दस्त क्र. 20092/2024
५३१ ए२

GRN	MH000433963202324E	BARCODE			Date	11/04/2023-13-22	Form ID	4811
Department	Inspector General Of Registration			Payer Details		५६६२ २ ५५		
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	202		PAN No.(If Applicable) ADHF 1659E			
Office Name	KRL5_JT SUB REGISTRAR KURLA NO 5			Full Name	SHRI K. KRISHNA PROPERTIES			
Location	MUMBAI			Flat/Block No.	6/36 N.H. MAJOR			
Year	2023-2024 One Time			Premises/Building	6TH ROAD			
Account Head Details		Amount In Rs.	Remarks (If Any)					
0030045501	Stamp Duty	500.00	SecondPartyName=PRASHANT SUDAM SALUNKE-					
0030063301	Registration Fee	100.00						
Total		600.00	Amount In Words	Six Hundred Rupees Only				
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque/DD Details		Bank CIN	Ref. No.	69103332023041111989	725320317			
Cheque/DD No.		Bank Date	RBI Date	11/04/2023-13:22:41	Not Verified with RBI			
Name of Bank		Bank Branch		IDBI BANK				
Name of Branch		Scroll No. , Date		Not Verified with Scroll				



Department ID:
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलान केवल दायम निबंधक कार्यालयत नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.
Mobile No. 9833994255

करल - ५
दस्त क्र. 20098/2023
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करल - ५
वस 3 95
2023



D H C
Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1204202301505 Receipt Date 12/04/2023

Received from SELF, Mobile number 9833994255, an amount of Rs.280/-, towards Document-Handling Charges for the Document to be registered on Document No. 7694 dated 12/04/2023 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.



DEFACED
₹ 280
DEFACED

Payment Details

Bank Name sbiepay	Payment Date 12/04/2023
Bank CIN 10004152023041201409	REF No. 20231202091250
Deface No 1204202301505D	Deface Date 12/04/2023



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

करल - ५
दस्त क्र. 20098/2024
५५/१०

करल - ५
५५५५ ४ ४४
२०२३

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1204202301505	Date 12/04/2023
Received from SELF, Mobile number 9833994255, an amount of Rs.280/- towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name sbiepay	Date 12/04/2023
Bank CIN 10004152023041201409	REF No. 20231026290
This is computer generated receipt, hence no signature is required.	



करल - ५
दस्ता क्र. 2009/2028
०६/०२

POWER OF ATTORNEY

करल - ५
०६/०२/१९
२०२३

KNOW ALL MEN BY THESE PRESENTS THAT M/S. SHREE KRISHNA PROPERTIES, a partnership firm registered under the provisions of Indian Partnership Act, 1932 and having PAN No. ADHFS8959C and its registered

office at 6, 309 Sethna Manor, 6th Road, Chembur, Mumbai

hereinafter referred to as "the Company", hereby appoints **MR. PRASHANT**

SUDAM SALUNKE S/o Mr. Sudam Salunke, residing at Sapatashrungi

Cooperative Housing Society Ltd., Buildig No.6, Room

Sector 25, Opp: Chincholi Talav, Juinagar, Navi Mumbai

about 38 years, to be the Attorney of the Company in its name and on its

behalf to do all or any of the following acts, deeds, things and matters that

is to say:

1. To appear before any Registrar or Sub-Registrar or any other Registering Officer and present for registration and get registered any deeds or documents on behalf of the Company and admit execution and executed the said documents by us and otherwise do all acts, deeds, matters and get the said deeds or documents registered in the form required by law.

2. To sign, verify and present applications, forms, bonds and any other documents to the appropriate authorities for registration and other matters incidental thereto under legislation, enter into correspondence and submit necessary forms, statements or returns and information and generally to pursue in every manner such application and to take such further steps as may be considered necessary by the said Attorney.

करल - ५
3
2024

करल - ५
2024/2024
2024

To institute, sign and/or prosecute and defend at law all actions, suits, claims, demands, disputes, petitions, writ or other legal proceedings whatsoever including referring to arbitration any dispute or

matter in relation to the business and affairs of the Company before any Court, Authority or Officer in such manner and in all respects as the said Attorney shall deem fit.

To institute, sign and file all types of criminal complaints against any person, firm or company or body corporate, on behalf of the Company, particularly criminal complaints under section 128 of the Negotiable Instruments Act, 1881, as amended, before any Magistrate and/or competent Court of Law and/or the Police, lead evidence, make and file applications of all kinds and to do all or any other acts incidental thereto.

5. To appoint and withdraw any Advocate, Pleader, Solicitor or any other legal practitioner or expert and to obtain such legal or other professional and expert assistance and advice as the Attorney may think fit.

6. To receive service of the summons/notice on behalf of the Company in respect of any suit or other proceedings that may be instituted against the Company or otherwise.

7. To appear and act in all Courts and Tribunals, (Civil, Revenue, Criminal or Labour, whether original, revision, review of appellate) in the Registration Offices and in any other office of the Government, Municipal Corporation or any other local Authorities and to sign, affirm, verify and execute plaints, written statements, petitions and applications of all kinds and to file them in any Court, Tribunal or Office.

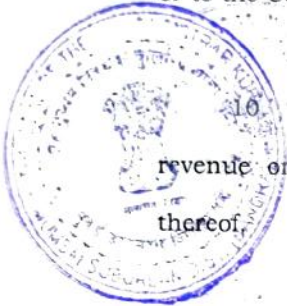
 

करल - ५
दस्त क्र. 2009/2024
५५८२

करल - ५
५५८२ १० १८
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draw or compromise any proceeding pending before any Court or Authority on behalf of the Company.

9. To deposit and/or withdraw from any Court or Courts including the Receiver, the Official Receiver or Official Assignee or any other individual any sum or sums of money that may be payable or to the Company.



10. To apply for inspection of and to inspect judicial revenue or municipal or other statutory records and to obtain thereof.



11. To do all necessary acts for effectively preferring any appeal/revision/review to any Court/Authority against any judgment/order passed against the Company.

12. IN GENERAL to do all such other acts, deeds, matters and things either particularly or generally set out hereinabove as amply and effectually and to all intents and purposes as the Company could do in its name and on its behalf.

13. AND the Company hereby agrees to adopt, ratify and confirm all and whatsoever the said Attorney shall do or purport to do or cause to be done by virtue of these presents.

This Power of Attorney has not been executed or given for any consideration.

Handwritten signatures and initials.

करल - ५
 २०२३

करल - ५
 दस्त क्र. २००१४/२०२४
 २०२३

IN WITNESS WHEREOF, this Deed has been executed on this the 12th day of April, 2023.



SIGNED AND DELIVERED by the withinnamed)
 "DONOR", M/S. SHREE KRISHNA PROPERTIES,)
 through its Partner, **MR. SUNDEEP ANAND**)
JAGASIA, pursuant to the Authorization letter)
 2023.)



Signature



SIGNED AND ACCEPTED by the withinnamed) Signature &
 "DONEE", **MR. PRASHANT SUDAM SALUNKE**) L.H. Thumb impression

Witness

1) *[Signature]*

2) *[Signature]*

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

करल - ५

Veresh

2023

स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

कस्त

ADHFS8959C

दस्त क

2023/1024
SHREE KRISHNA PROPERTIES

७०/९२

निगमन/गठन की तारीख
Date of Incorporation/Formation
01/04/2017

30042017



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUNDEEP ANAND JAGASIA

ANAND JAGASIA

13/07/1966

Permanent Account Number

AACPJ1945R

Signature



31882013

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SALUNKE PRASHANT SUDAM
SUDAM GENBA SALUNKE

16/05/1984

Permanent Account Number

BVIPS5409K

Signature



101
3
38420

करल - ५		
५६६०	१०	१४
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करल - ५
दस्त क्र. २००१४/२०२४
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करल - ५

दस्त क. 2009870224

७२/२२

करल - ५

७२/२२

2023

विचार वपारिक सेवा
Vikas Dattaram Shelar
नमन वर्ष / Year of Birth : 1968
पुरुष / Male

5433 4279 4883

आधार - सामान्य माणसाचा अधिकार



आयकर विभाग
INCOME TAX DEPARTMENT
संयोजित खाते संख्या कार्ड
Joint Account Number Card
EBHPM7747G

नाम / Name
DIRAK VASANT MORE
पिता का नाम / Father's Name
VASANT SHANKAR MORE
जन्म तारीख / Date of Birth
23/08/1997

गोपनीय / Confidential

GOVT OF INDIA

Handwritten signature

करल - ५
७७७७ ७७७७
२०२३

करल - ५
दस्त क्र. २००४/२०२४
७३१७२



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530/7694 कुरल-५ दस्तावेज क्रमांक: 20058/2023
दस्तावेज क्रमांक: 20058/2023
याचार्थ मूल्य: ₹. 0/-
घरवैले मुद्रांक शुल्क: ₹. 500/-

दस्त गोपवारा भाग-1

कुरल-5 दस्तावेज क्रमांक: 7694/2023
कुरल - ५
२०२३
पावती क्रमांक: 12/04/2023

मोबदला: ₹. 00/-

दु. नि. मद्र. दु. नि. करम5 यांचे कार्यालयत
अ. क्र. 7694 वर दि. 12-04-2023
रोजी 11:51 म.सु. क्र. हजर केला.

पावती: 8146

पावती क्रमांक: 12/04/2023

मादरकरगाराचे नाव: मेसर्स श्री कृष्णा प्रोपर्टीम वर्क बागीदार
संदीप आनंद त्रयाणिव

नोंदणी फी ₹. 100.00

दस्त हानाळणी फी ₹. 280.00

पृष्ठांची संख्या: 14

एकुण: 380.00



सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून त्यामुळे कोणतीही म्हावरा मालिका किंवा विकार मिळत असेल तेव्हा

शिक्का क्र. 1 12/04/2023 11:51:03 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 12/04/2023 11:52:31 AM ची वेळ: (फी)



प्रातज्ञापत्र

'सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत घेतलेल्या तरदुतीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातीत संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि "दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी खालील दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील. तसेच, हस्तांतरण दस्तामुळे राज्य शासन/केंद्र शासन यांचा कोणताही कायदा/नियम/परिपत्रक यांचे उल्लंघन होत नाही."

लिहून देणारे

१)

२)

३)

लिहून घेणारे

१)

२)

३)



दस्तावेजांचा भाग-2

करल 5

दस्तावेजांचा क्र. 7694/2023

12/04/2023 12:13:22 PM

दस्तावेजांचा क्र. 7694/2023

दस्तावेजांचा प्रकार :- कुलमुखत्यारपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: मेसर्स श्री कृष्णा प्रोपर्टीस लॉफे भागीदार संदीप अनंद जगासिया
पत्ता: प्लॉट नं: 001फिस 6, माळा नं: , इमारतीचे नाव: 369 सेठना मनोरा, ब्लॉक नं: चेंबर, रोड नं: 6 वा रोड , महाराष्ट्र, MUMBAI
पिन नंबर: ADHFS8959C

पक्षकाराचा प्रकार

कुलमुखत्यार देणार
वय :- 56
स्वाक्षरी :-

2 नाव: प्रणीत सुवाम साळुंके
पत्ता: प्लॉट नं: रूम नं. 15, माळा नं: 3 रा मजला , इमारतीचे नाव: सदाश्री को ऑफिस. सो. लिमिटेड, बिल्डिंग नं. 6, ब्लॉक नं: सेक्टर 25 ऑफिस, चिंचोली तलाव, जुईनगर, रोड नं: , महाराष्ट्र, ठाणे.
पिन नंबर: BVIPS5409K

घोषार ऑफिस वर्कनी
होल्डर
वय :- 38
स्वाक्षरी :-

करल - 4
दस्तावेजांचा क्र. 20098/2023
W/ea



वरील दस्तावेजांचे करून देणार तथाकथित कुलमुखत्यारपत्र ना दस्तऐवज करून दिल्याचे कबूल करतात
शिकका क्र. 3 ची वेळ: 12 / 04 / 2023 11 : 54 : 36 AM

ओळख:

खातीत इसम असे निवेदीत करतात की ते दस्तावेजांचे करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताना

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: विकास . शेलार
वय: 55
पत्ता: 39 आर, सी.मार्ग चेंबर मुंबई
पिन कोड: 400071

स्वाक्षरी

2 नाव: दीपक . मोरे
वय: 25
पत्ता: 39 आर, सी.मार्ग चेंबर मुंबई
पिन कोड: 400071

स्वाक्षरी



शिकका क्र. 4 ची वेळ: 12 / 04 / 2023 11 : 59 : 08 AM

शिकका क्र. 5 ची वेळ: 12 / 04 / 2023 12 : 05 : 39 PM नोंदणी पुस्तक 4 मध्ये

करल - 4
२०२३

Joint S.R. सह. दुय्यम निबंधक

कुला-4 (वर्ग-2)

Payment Details

Sr.	Purchaser	Type	Verification no./Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHREE KRISHNA PROPERTIES	eChallan	69103332023041111989	MH000433963202324E	500.00	SD	0000245958202324	12/04/2023
2		DHC		1204202301505	280	RF	1204202301505D	12/04/2023
3	SHREE KRISHNA PROPERTIES	eChallan		MH000433963202324E	100	RF	0000245958202324	12/04/2023

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

प्रमाणित करण्यात घेते कि या दस्तावेजांचे
संपूर्ण (.....) पाने आहेत.
करल-4/ ७०७८/२०२३
पुस्तक क्रमांक १ क्रमांकावर नोंदला
दिनांक: १२ १०४ / २०२३

1. Verify Scanned Documents through thumbnail (4 pages on a side) printout of scanning.
2. Get print immediately.

Know Your Rights as

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




ई. डी. डेंबरी
सह. दुय्यम निबंधक, कुला-4
मुंबई उपनगर जिल्हा

घोषणा पत्र

करल - ५
दस्त क्र. २००७४ / २०२४
५६१ ए२

मी प्रशांत सुदाम साळुंके, याद्वारे घोषित करितो की, दुय्यम निबंधक कुर्ला - ५ यांच्या कार्यालयात करारनामा या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री कृष्णा प्रॉपर्टीस तर्फे भागीदार संदीप आनंद जयसिंगिया व इ. यांनी दि. १२.०४.२०२३ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधाराने सादर दस्त नोंदणीस सादर केला आहे निष्पादित करून कबलीजवाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्यता कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यात मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास निदनी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

दिनांक : २३/०७/२०२४


कुलमुखत्यारपत्र धरकाचे नाव व सही
(प्रशांत सुदाम साळुंके)

करत आयकर विभाग INCOME TAX DEPARTMENT वस्तु क्र. 2005/1018 601	भारत सरकार GOVT. OF INDIA स्थायी लेखा संख्या कार्ड Permanent Account Number Card ADHFS8959C नाम / Name SHREE KRISHNA PROPERTIES निगमन/गठन की तारीख Date of Incorporation / Formation 01/04/2017
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30042017



आयकर विभाग INCOME TAX DEPARTMENT SUNDEEP ANAND JAGASIA ANAND JAGASIA 13/07/1966 Permanent Account Number AACPJ1945R Signature	भारत सरकार GOVT. OF INDIA स्थायी लेखा संख्या कार्ड Permanent Account Number Card 31082013
---	--

आयकर विभाग INCOME TAX DEPARTMENT SALUNKE PRASHANT SUDAM SUDAM GENBA SALUNKE 16/05/1984 Permanent Account Number BVIPS5409K Signature	भारत सरकार GOVT. OF INDIA स्थायी लेखा संख्या कार्ड Permanent Account Number Card 191 3 38428
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करल - ५
दस्त क्र. २००७४/२०२४
५१२२

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BARKHA GUPTA
DINESH CHAND GOVIL
24/09/1974
Permanent Account Number
ALIPG5923D

Barkha Gupta
Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NIRBHAY GUPTA
OMPRAKASH GUPTA
10/03/1969
Permanent Account Number
AADPG6392C

[Handwritten Signature]
Signature



करल - ५
करल क्र. 20098/2028
५१९२



करल - ५

दस्त क्र. २००९४/२०२४

२००९४

भारत सरकार
GOVERNMENT OF INDIA



Vikas Dattaram Shekar
DOB: 25/05/1968
MALE
Mobile No. 7715890641

(Handwritten signature)



5433 4279 4883

VID : VID : 9107 0355 3944 1956

माझे आधार, माझी ओळख



~~सर्वकार~~



अमोल मधुकर जाधव
Amol Madhukar Jadhav
जन्म तारीख / DOB: 18/08/1983
पुंस / MALE
Mobile No.: 9987204144

(Handwritten signature)



3580 5818 6624

माझे आधार, माझी ओळख



दस्तावेज नंबर-2

करल-5

दिनांक: 20014/2024

23/07/2024 12:24:46 PM

दस्तावेज क्रमांक: करल5/20014/2024

दस्तावेजा प्रकार: करारनामा

अनु. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	व्यक्तिचित्र	दस्ता प्रमाणित
1	नाम: प्रेमसंगी श्री. वृष्णा गोपदीज तर्फे, भागिदार संदीप ए. जगामिया तर्फे. मूळकार पश्चात मारुते. पत्ता: प्लॉट नं. 6 वा मजला, इमारतीचे नाव: सेट्टा म्वाक्षरी. मनोर, प्लॉट नं. 369, चेंबर, रोड नं. 6 वा रोड, मझगाण, MUMBAI. पिन नंबर: ADHFS8959C	विहृत देणार वय: -40 व्यक्तिचित्र: म्वाक्षरी		
2	नाम: वरुणा गुमा पत्ता: प्लॉट नं. 5ए, माला नं. ... इमारतीचे नाव: अन्नपूर्णा, प्लॉट नं.: अनुभवनीतगर, रोड नं.: ... मझगाण, MUMBAI. पिन नंबर: ALIPG5923D	विहृत देणार वय: -50 व्यक्तिचित्र: म्वाक्षरी		
3	नाम: निर्भय गुमा पत्ता: प्लॉट नं.: 5ए, माला नं.: ... इमारतीचे नाव: अन्नपूर्णा, प्लॉट नं.: अनुभवनीतगर, रोड नं.: ... मझगाण, MUMBAI. पिन नंबर: AADPG6392C	विहृत देणार वय: -55 व्यक्तिचित्र: म्वाक्षरी		

वरील दस्तऐवज करत देणार तथाकथीत करारनामा चा दस्त ऐवज करत दिल्याचे उद्भव करतान.
शिक्का क्र.3 ची वेळ: 23 / 07 / 2024 12 : 22 : 35 PM

ओळख:

मागील दस्तम असे निवेदीत करताना की ते दस्तऐवज करत देणा-याना व्यक्तीश: ओळखतात, व त्यांनी ओळख पटवितान

अनु. क्र.	पक्षकाराचे नाव व पत्ता	व्यक्तिचित्र	दस्ता प्रमाणित
1	नाम: विनायक . शेलार वय: 55 पत्ता: 39 आर.सी.मार्ग, चेंबर मुंबई पिन कोड: 400077	व्यक्तिचित्र: म्वाक्षरी	
2	नाम: अमोल . जाधव वय: 40 पत्ता: 39 आर.सी.मार्ग, चेंबर मुंबई पिन कोड: 400071	व्यक्तिचित्र: म्वाक्षरी	

शिक्का क्र.4 ची वेळ: 23 / 07 / 2024 12 : 23 : 27 PM

शिक्का क्र.5 ची वेळ: 23 / 07 / 2024 12 : 23 : 56 PM नोंदणी पुस्तक: 1 मध्ये

Joint S. N. Kurla-5

सह दुय्यम निबंधक वर्ग २

करल - ५
दस्त क्र. 2009Y / 2024
es1 es2

Sl. No.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHREE KRISHNA PROPERTIES	eChallan	10000502024072207349	MH005579011202425P	2850000.00	SD	0003039939202425	23/07/2024
2		DHC		0724234802283	1840	RF	0724234802283D	23/07/2024
3	SHREE KRISHNA PROPERTIES	eChallan		MH005579011202425P	30000	RF	0003039939202425	23/07/2024

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



प्रमाणित करण्यात येते की, या दस्तामध्ये 20014 / 2024

Know Your Rights as Registrants

एकूण es2 पाने आहेत.

पुस्तक क्र. 9 करल- ५ / 200 9Y / 2024

या क्रमाकावर नोंदला.

दिनांक: 23 / 07 / 2024

सह दुय्यम निबंधक वर्ग २ कुर्ला क. ५
मुंबई उपनगर जिल्हा



23/07/2024

सूची क्र. 2

दुय्यम निबंधक : महं. दु. नि. कुर्ला 5

दस्त क्रमांक : 20014/2024

नोंदणी :

Regn 63m

गावाचे नाव : बोरला

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	47500000
(3) बाजारभाव (माहेपट्टयाच्या बाबतिसपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	20597401.3
(4) मू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सदनिका नं: 101, माळा नं: 1 ना मजला, इमारतीचे नाव: माऊंट रिपोर्ट टॉवर बी., ब्लॉक नं: देवनार फार्म रोड, देवनार, रोड ; मुंबई 400088, इतर माहिती: मीजे बोरला, सदनिकेचे क्षेत्रफळ ३२२२ प्रमाणे 1300 चौ.फूट कारपेट, बाल्कनीचे क्षेत्रफळ 54 चौ.फूट, एकूण क्षेत्रफळ 1354 चौ.फूट कारपेट, सोबत 2 पोडीयम कार पार्किंग ((C.T.S. Number : 766 A and B ;))
(5) क्षेत्रफळ	1) 1354 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेसर्स श्री कृष्णा प्रॉपर्टीज तर्फे भागिदार संदीप ए. जगसिया तर्फे मुखत्यार प्रशांत साळुंके वय:-40; पत्ता:- प्लॉट नं: ऑफिस, माळा नं: 6 वा मजला, इमारतीचे नाव: मेठना मनोर, ब्लॉक नं: प्लॉट नं. 369, चेंबूर, रोड नं: 6 वा रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-ADHFS8959C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- बरखा गुसा वय:-50; पत्ता:- प्लॉट नं: 5ए, माळा नं: ., इमारतीचे नाव: अन्नपूर्णा, ब्लॉक नं: अन्नपूर्णा, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400094 पॅन नं:-ALIPG5923D 2): नाव:- निर्भय गुसा वय:-55; पत्ता:- प्लॉट नं: 5ए, माळा नं: ., इमारतीचे नाव: अन्नपूर्णा, ब्लॉक नं: अन्नपूर्णा, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400094 पॅन नं:-AADPG6392C
(9) दस्तऐवज करून दिल्याचा दिनांक	23/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	23/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	20014/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2850000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सह दुय्यम निबंधक वर्ग २
कुर्ला क्र. ५

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHREE KRISHNA PROPERTIES	eChallan	10000502024072207349	MH005579011202425P	2850000.00	SD	0003039939202425	23/07/2024
2		DHC		0724234802283	1840	RF	0724234802283D	23/07/2024
3	SHREE KRISHNA PROPERTIES	eChallan		MH005579011202425P	30000	RF	0003039939202425	23/07/2024

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



Dated this _____ day of _____
2024

Between

Shree Krishna Properties

...Developers

and

(1) **Ms. Barkha Gupta**

(2) **Mr. Nirbhay Gupta**

... Purchasers

Agreement for Sale

Flat 101, Tower B, "Mount Resort"