



AGREEMENT

This Agreement made at Mumbai this 6th day of July 2024 between Mr. HIRJI MORARJI SHAH of Mumbai Indian inhabitant having his office at 29, Mulji Devshi Building, 116, Keshavji Naik Road, Chinch Bunder, Mumbai 400009, hereinafter for brevity's sake referred to as "the **Promoter**" (which expression shall, unless it be repugnant to the context or meaning thereof mean and include his heirs, executors and administrators) of the One Part AND 1) Mr. Pankaj Rajan Masurkar and 2) Mrs. Pranali Pankaj Masurkar both Indian Inhabitants, having their address at 1390, Parnakuti CHS Ltd., Building No. 43, 2nd Floor, Tagore Nagar, Vikhroli (East), Mumbai 400083, 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, in the case of an individual/s, his or her or their respective heirs, executors, administrators and permitted assigns, and in the case of a Partnership firm, the partners from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their/his/her permitted assigns and in case of a HUF the members of HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and assigns of such last surviving member of the HUF and in the case of a company or a society or a body corporate, its successors and permitted assigns) of the Other Part.

Handwritten signature and initials: H.M. and P.M.

WHEREAS:

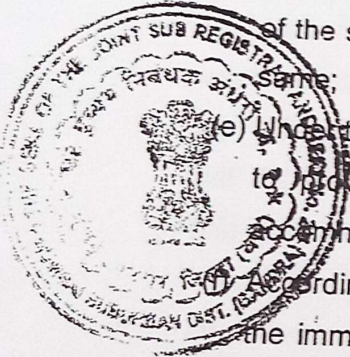
(a) By and under a Deed of Conveyance dated 31st December 2006, (registered with the Sub-Registrar of Assurances, Mumbai, MSD under Serial No.BDR-1/2972/2007) (hereinafter referred to as "the said Deed of Conveyance") executed in favour of the Promoter, the Promoter purchased 4/5th share, right, title and interest in the immovable property consisting of land admeasuring 1170.5 sq. meters or thereabouts bearing Final Plot No.51 of TPS III of Santacruz (East), bearing CTS Nos. 251, 251/1 to 29 of Village Bandra ("the said plot"); together with a fully tenanted structure known as "Shahbaug" (Kapoor Cottage) and other structures standing thereon situated at 11th Road, Santacruz (East), Mumbai 400055;

Handwritten signature of Promoter
Promoter

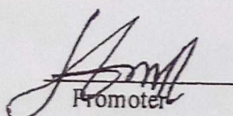
Handwritten signature of Purchaser/s
Purchaser/s

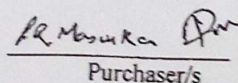
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- (b) By and under a Decree dated 3rd March 2014 passed in terms of the Consent Terms dated 26th February 2014 in City Civil Suit No.4432 of 2008 (High Court suit No. 2430 of 2008) filed by Hirji Morarji Shah (plaintiff) against Smita Rajesh Shah (defendant), which Decree has been registered with the Sub-Registrar of Assurance, Andheri 3 under Serial No. BDR9-8484-2014 dated 14-11-2014 and operates as a conveyance, the said Smita Rajesh Shah conveyed, transferred and assured her undivided 20% (1/5 share) right, title and interest in the above mentioned immovable property to the Promoter;
- (c) The Promoter is thus the absolute owner of an immovable property consisting of land admeasuring 1170.5 sq. meters or thereabouts bearing Final Plot No.51 of TPS III of Santacruz (East), bearing CTS Nos. 251, 251/1 to 29 of Village Bandra ("the said plot"); there existed on the said plot a fully tenanted structure known as "Shahbaug" (Kapoor Cottage) and other structures standing thereon situated at 11th Road, Santacruz (East), Mumbai 400055; the immovable property stands in the name of the Owner in the Property Register Card and the same is annexed hereto as **Annexure "1"**;
- (d) The Promoter negotiated and settled with the tenants/occupants of the structures standing on the said plot of land and has obtained their consent to redevelop the same; the Promoter obtained vacant and peaceful possession of the said structures from the tenants / occupants and has demolished the same;
- (e) Under the agreement with the respective tenant/ occupant, the Promoter has to provide to the respective tenant/ occupant permanent alternative accommodation in the redeveloped building;
- Accordingly, the Promoter, having obtained the consent for development of the immovable property and vacant possession of the structures from the tenants/ occupants, the Promoter has, through his Licensed Surveyor, Mr. Vijay Goradia, got building plans sanctioned from the Municipal Corporation of Greater Mumbai (MCGM) for constructing thereon a residential building; The building plans were initially approved by MCGM for building comprising of basement floor (part) for building services + Ground floor (stilt) for building services and mechanical parking system + society office, 'Yogalaya' and 2 flats of 1 BHK on the 1st floor and 4 flats of 1 BHK per floor from the 2nd to the 3rd floor on North side of the staircase along with 2 lifts (herein after referred to as **NORTH BLOCK**) and 3 flats of smaller 1 BHK per floor from the 1st to the 3rd floor on the South side of the staircase along with 2 lifts (herein after referred to as **SOUTH BLOCK**) as per IOD issued under no. P-2048/2019/(51) H/E Ward/FP/IOD/1/New dated 9th February 2021. A copy of the IOD is annexed hereto as **Annexure "2(a)"**;



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Promoter


Purchaser/s

The aforesaid building plans were amended; MCGM has issued Amended Plan Approval Letter issued under no. P-2048/2019/(51)/H/E WARD/FP/337/1 dated 16th August 2021. A copy of the Amended Plan Approval Letter is annexed hereto as Annexure "2(b)";

The building plans had been revised and approved by MCGM as per I.O.D issued under no.P-2048/2019/(51)/H/E WARD/FP/IOD/1/AMEND dated 23rd May 2022 so as to consume a total FSI of 2.94 utilising 100% zonal basic FSI + 50% additional FSI on payment of premium + 70% admissible TDR as per Regulation 30(A)(1) of Table 12 of DCPR 2034 + 35% fungible compensatory area as per Regulation 31(3) of DCPR 2034. A copy of the Revised I.O.D is annexed hereto as Annexure "2(c)", immovable property is more particularly described in the **First Schedule** hereunder written;

(g) In keeping with the rights retained with himself, the Promoter submitted plans to MCGM to consume a total FSI of 3.30 to utilise the FSI available under Regulation 33(20)B of the DCPR 2034 (instead of the FSI of 2.94 previously sanctioned) utilising 100% zonal basic FSI + 50% additional FSI on payment of premium + 70% admissible TDR as per Regulation 30(A)(1) of Table 12 of DCPR 2034 + 35% fungible compensatory area as per Regulation 31(3) of DCPR 2034 + FSI available under Regulation 33(20)B of DCPR 2034 and has obtained approval from MCGM to such building plans as per Amended Plan Approval Letter issued under no.P-2048/2019/(51)/H/E WARD/FP/337/2/AMEND dated 3rd January 2024. A copy of the Amended Plan Approval Letter is annexed hereto as Annexure "2(d)". The Promoter has obtained the consent of the Purchasers of the flats in the building to such amendment and use of increased FSI;

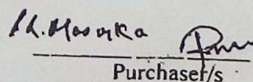
(h) Consequent upon the amendment to the building plans, the proposed residential building named "Prabhat Residency" is to now consist of a part basement (for building services), stilts on the ground floor for car-parking and for building services, space for a society office and for a 'yogalaya' and 2 flats on the 1st floor and 4 flats per floor from the 2nd to the 15th floor on north side of the staircase along with 2 lifts (herein after for ease of identification referred to as "NORTH BLOCK") and 3 flats per floor from the 1st to the 15th floor on the south side of the staircase along with 2 lifts (herein after for ease of identification referred to as "SOUTH BLOCK") (together with appurtenant structure for mechanical car-parking);

(i) The Promoter has appointed Mr. Vijay Goradia, who is registered with the Municipal Corporation of Greater Mumbai, as the Licensed Surveyor for the Project; and has appointed M/s. Struct Bombay Consultants as the Structural Engineers for the Project for preparing structural designs, drawings and



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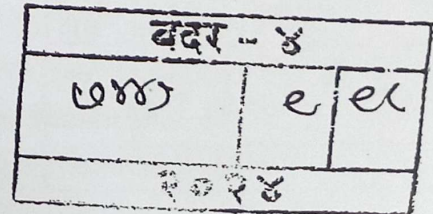

Promoter


Purchaser/s

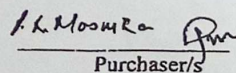
the Title Certificate, revenue records and all other documents as specified under the Act the Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and / or the Act read with The Maharashtra Real Estate (Regulation and Development) Rules, 2017 ("RERA Rules") and/or any other applicable law/s in this behalf, and the rules made thereunder. The Purchaser/s has/have examined the foregoing agreements and relevant documents, letters, papers and writings inspection of which, the Promoter has given to him/her/them and he/she/they are satisfied with the same;

- (s) The Purchaser/s, on satisfying himself/ herself/ themselves about the plans and other terms and conditions including title of said plot, has agreed to purchase from the Promoter, on "Ownership basis" in accordance with the terms and conditions contained in this Agreement for Sale, Residential Flat **No. 101** admeasuring **39.58** square meters carpet area (as per the RERA) on **1st floor North / South Block** in the building named "Prabhat Residency" being constructed on the said Plot and which said residential flat is shown on the floor plan annexed hereto and marked as **Annexure "6"** (hereinafter referred to as "the said premises");
- (t) Under the Act, the Promoter is required to execute a written Agreement for Sale in respect of the premises agreed to be sold to the Purchaser/s, and the Parties are therefore, executing these presents which shall be registered under the Indian Registration Act, 1908;
- (u) The authenticated copies of the following documents are attached to this Agreement as stated herein below:

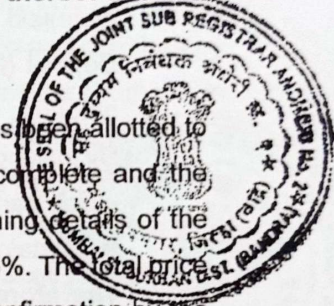
Annexure "1"	Property Register Card
Annexure "2(a)"	IOD dated 9 th Feb 2021
Annexure "2(b)"	Amended Plan Approval Letter dtd 16 th Aug 2021
Annexure "2(c)"	Revised IOD dtd 23 rd May 2022
Annexure "2(d)"	Amended Plan Approval Letter dtd 3 rd Jan 2024
Annexure "3(a)"	Commencement Certificate dtd 8 th June 2022
Annexure "3(b)"	Commencement Certificate dtd 29 th August 2022
Annexure "3(c)"	Commencement Certificate dtd 18 th November 2022
Annexure "3(d)"	Commencement Certificate dtd 24 th January 2024
Annexure "4"	Title Certificate
Annexure "5"	Registration Certificate under RERA
Annexure "6"	Floor Plan




Promoter


Purchaser/s

being Residential Flat No. 101 admeasuring 39.58 square meter carpet area (as per the RERA) on 1st floor North / South Block in the Building known as "Prabhat Residency", (which premises is shown on the plan at Annexure "6" hereto), at or for the consideration of Rs.1,10,00,000/- (Rupees One Crore Ten Lakh) along with NIL Car Parking space at stilt level of the North / South Block / Car parking slot in the Mechanical Rotary car parking system to be installed in the property for the consideration of Rs. NIL (Rupees NIL) aggregating to a lumpsum consideration of Rs.1,10,00,000/- (Rupees One Crore Ten Lakh). This consideration includes the consideration for the proportionate price of Purchaser's proportionate interest in the common areas and facilities and in the limited common areas and facilities. The purchaser has requested not to opt for a car parking space considering the recurring expenses for maintenance and outgoing thereof and the Promoter has accepted his/her request.



(c) The Promoter shall confirm the final carpet area that has been allotted to the Purchaser/s after the construction of the building is complete and the occupancy certificate is granted by the MCGM, by furnishing details of the variation in the carpet area, if any, subject to a variation of 3%. The total price payable for the carpet area shall be re-calculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then the Promoter shall refund the excess money paid by the Purchaser/s within 45 days with annual interest at the rate as specified in the Rules from the date when such excess amount was paid by the Purchaser/s. if there is any increase in the carpet area, the Promoter shall demand additional amount from the Purchaser/s as per the next milestone of the payment plan. All these monetary adjustments shall be made at the same rate ~~per square~~ meter as agreed in this clause.

per square		
0809	22	ec
charges (as detailed		

(d) It is clarified that all Taxes (including GST) and other imposts, duties, cesses and the deposits and outgoings and other charges (as detailed hereunder) mentioned in Fourth and Fifth schedule shall be payable by the Purchaser/s in addition to the consideration aforesaid. The Promoter is not bound to give possession and shall not handover possession of the said premises unless these are paid. The GST, taxes and all other levies of the like nature which are or may be levied by the Centre, State or Municipal Corporation in respect of and/or relating to the transfer or sale, covered by this Agreement, and/or pertaining only to the sale and transfer of the aforesaid premises shall be borne and paid by the Purchaser/s who will keep

[Signature]
Promoter

[Signature]
Purchaser/s

33. The details of the PAN of the Promoter and the Purchaser/s are as follows:

Promoter's Name: PAN:	Hirji Morarji Shah AAEPS8716P
Flat Purchaser/s PAN	
Name: PAN No.	Pankaj Rajan Masurkar AQTPM5074B
Name: PAN No.	Pranali Pankaj Masurkar AWQPK1936P

34. The Promoter shall have a first lien and charge on the said premises agreed to be acquired by the Purchaser/s in respect of any amount payable by the Purchaser/s to the Promoter under the terms and conditions of this Agreement

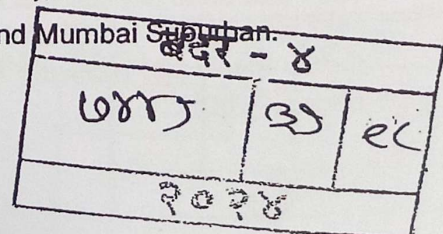
35. The Promoter has informed the Purchaser/s that he has availed 50% concession in the premiums under Government Notification No. PTS-1820/AN-27/P.K.80/20/UD-13 dated 14th January 2021 and the benefit of such reduction is passed on to the Purchaser/s in terms of payment of stamp duty, and accordingly, the Promoter undertakes to pay the stamp duty payable on this Agreement. The Purchaser/s agrees and undertakes to issue a certificate in favour of the Promoter confirming that the stamp duty on this Agreement is paid by the Promoter.

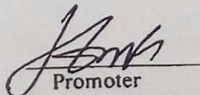
36. This Agreement constitutes the entire Agreement between the parties hereto and revokes and supersedes all previous negotiations, discussions, correspondence and deeds / agreements between the parties hereto, concerning the matters covered herein whether written, oral or implied.

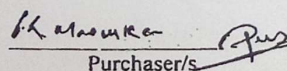
IN WITNESS WHEREOF the parties hereto have hereunto set their respective hand the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of land admeasuring about 1170.5 sq. meters equivalent to 1400 sq. yards bearing Plot No.51, Town Planning Scheme III of Santacruz (East) and bearing C.T.S. Nos. 251, 251/1 to 29 I-Ward of Village Bandra at Santacruz (East) Taluka Andheri situate at 11th Road, Santacruz (East), Mumbai - 400 055, in the registration District and Sub District of Mumbai City and Mumbai Suburban.




Promoter


Purchaser/s

The GST payable by the Purchaser/s shall be paid to the Promoter by a cheque drawn in favour of "HIRJI MORARJI SHAH A/c No. 319701010037125".

The Purchaser/s agree/s to pay to the Promoter interest @ SBI's MCLR plus 2% on all the delayed payments which become due and payable by the Purchaser/s to the Promoter under the terms of the Agreement from the date the said amount/s was payable by the Purchaser/s to the Promoter.

THE THIRD SCHEDULE

(Details of amenities and facilities, fittings, fixtures)

- a) Vitrified tiles in all rooms
- b) Exhaust fan in Toilet
- c) Toilet Dado Ceramic Tiles upto door height.
- d) Kitchen Dado Ceramic Tiles upto door height.
- e) Marble platform with Nirali or equivalent make sink in kitchen.
- f) Toilet door frame in Marble/ Granite
- g) Window frame in Marble/ Granite
- h) Good Quality Sanitary fitting
- i) Good Quality Plumbing fitting
- j) Concealed electric wiring
- k) Concealed plumbing in toilet
- l) Powder coated aluminium Windows
- m) Provision for water purifier in kitchen.
- n) Provision for Gas Connection.



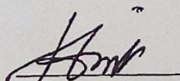
THE FOURTH SCHEDULE

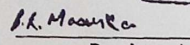
(Details of other payments and deposits)

Sr.	Particulars	Amount (Rs.)
1.	Development Charges	1,49,100/-
2.	Electric/Water meter charges and other expenses	25,000/-
3.	Legal Charges	10,000/-
4.	Gas connection and incidental expenses	10,000/-
	Total	<u>1,94,100/-</u>

The Purchaser/s shall pay the amounts specified above by RTGS or by cheque favouring "Hirji Morarji Shah".

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Promoter


Purchaser/s



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Annexure-"3(a)"



MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
No P-2048/2019/(51)/H/E Ward/FP/CC/1/New
COMMENCEMENT CERTIFICATE

To,
SHRI. HIRJI MORARJI SHAH
104, PRANGAN, MALVIYA ROAD, VILE PARLE
(EAST), MUMBAI - 400 057.

Sir,

With reference to your application No. P-2048/2019/(51)/H/E Ward/FP/CC/1/New Dated. 23 Jan 2020 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 23 Jan 2020 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. F.P.-NO. 51 G.T.S. No. 51 Division / Village / Town Planning Scheme No. -1 situated at JUNCTION OF 11TH T.P. ROAD AND 6TH T.P. ROAD. Road / Street in H/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. Exe Engineer (BP) H Ward Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 7/6/2023

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Issue On : 08 Jun 2022

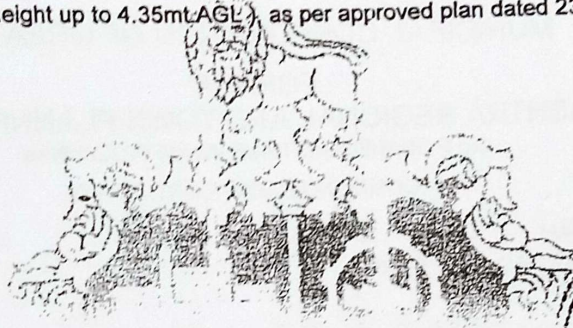
Valid Upto : 07 Jun 2023

Application Number :

P-2048/2019/(51)/H/E Ward/FP/CC/1/New

Remark :

C.C. up to top plinth/ stilt (i.e. height up to 4.35mt AGL) as per approved plan dated 23.05.2022



For and on behalf of
Municipal Corporation of Greater Mumbai
Executive Engineer, Building Proposal
Western Suburb I H/E Ward

Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.

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MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-2048/2019/(51)/H/E Ward/FP/CC/1/New

COMMENCEMENT CERTIFICATE

To,
SHRI. HIRJI MORARJI SHAH
104, PRANGAN, MALVIYA ROAD, VILE PARLE
(EAST), MUMBAI - 400 057.

Sir,

With reference to your application No. P-2048/2019/(51)/H/E Ward/FP/CC/1/New Dated. 23 Jan 2020 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 23 Jan 2020 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. F.P. NO. 51 C.T.S. No. 251 & 251/1 TO 29 OF VILLAGE BANDRA Division / Village / Town Planning Scheme No. -1 situated at JUNCTION OF 11TH T.P. ROAD AND 6TH T.P. ROAD Road / Street in H/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.

This permission does not entitle you to develop land which does not vest in you.

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. Exe Engineer (BP) H Ward Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

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This CC is valid upto 28/8/2023

Issue On : 29 Aug 2022

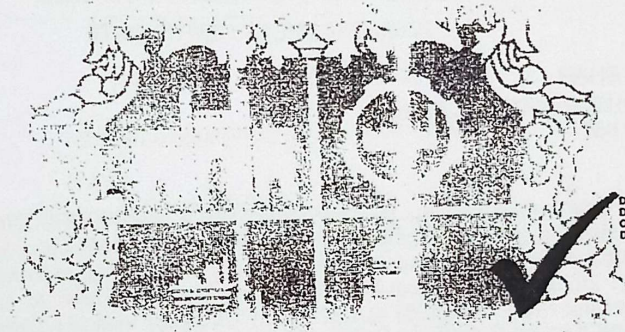
-Valid Upto : 28 Aug 2023

Application Number :

P-2048/2019/(51)/H/E Ward/FP/CC/1/New

Remark :

Approved as proposed.



Digitally signed by Vijay Shankarrao Tawde
Date: 29 Aug 2022 18:18:41
Organization: Brihannmumbai Municipal Corporation
Designation: Executive Engineer

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

Executive Engineer, Building Proposal

Cc to :

- 1. Architect.
- 2. Collector Mumbai Suburban./Mumbai District.

Western-Suburb I/E Ward/Ward



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Issue On : 29 Sep 2022

Valid Upto : 28 Sep 2023

Application Number :

P-2048/2019/(51)/H/E Ward/FP/CC/1/New

Remark :

C.C. up to top plinth / still (i.e. height up to 4.35 mt. AGL) as per approved plan dated 23.05.2022.

Approved By
Exe Engineer (BP) H Ward
Executive Engineer

Issue On : 18 Nov 2022

Valid Upto : 28 Sep 2023

Application Number :

P-2048/2019/(51)/H/E Ward/FP/FCC/1/New

Remark :

Full C.C. upto top of 14th (part) upper floor + LMF & OHT height 51.95 mts. AGL as per approved plan dated 23.05.2022.

Note:

- 1) Work of 7th floor will be commenced only after the Height verification from Adani.
- 2) That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
- 3) To carry out the work strictly under the supervision of Structural Engineer, and L.S./Architect.
- 4) Approval is given on the basis of documents submitted by L.S./Architect.
- 5) To follow all the guidelines of central Gov. / State Gov. / Local planning authority in respect to covid-19 pandemic



P-2048/2019/(51)/H/E Ward/FP/FCC/1/New

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Annexure - "3D"



BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-2048/2019/(51)/H/E Ward/FP/FCC/1/Amend

COMMENCEMENT CERTIFICATE

To. SHRI. HIRJI MORARJI SHAH 104, PRANGAN, MALVIYA ROAD, VILE PARLE (EAST), MUMBAI - 400 057.

Sir,

With reference to your application No. P-2048/2019/(51)/H/E Ward/FP/FCC/1/Amend Dated. 23 Jan 2020 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 23 Jan 2020 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. F.P. NO. 51 C.T.S. No. 51 Division / Village / Town Planning Scheme No. 3 situated at JUNCTION OF 11TH L.P. ROAD AND 6TH L.P. ROAD Road / Street in H/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. Eng. (BP)H/East & K/East Ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

Handwritten stamp with text: बदर - ४, ७००९, ec, २०१९

This CC is valid upto 28/9/2023

Issue On : 29 Sep 2022

Valid Upto : 28 Sep 2023

Application Number :

P-2048/2019/(51)/H/E Ward/FP/CC/1/New

Remark :

C.C. up to top plinth / stilt (i.e. height up to 4.35 mt AGL) as per approved plan dated 23.05.2022.



Approved By

Exe Engineer (BP) H Ward

Executive Engineer

Valid Upto : 17 Nov 2023

P-2048/2019/(51)/H/E Ward/FP/FCC/1/New

Full C.C. upto top of 14th (part) upper floor + LMP & OHT (i.e. ht. 51.95 mts AGL) as per approved plan dated 23.05.2022.

Note:

- 1) Work of 7th floor will be commenced only after the Height verification from Adani.
- 2) That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
- 3) To carry out the work strictly under the supervision of Structural Engineer and L.S./Architect.
- 4) Approval is given on the basis of documents submitted by L.S./Architect.
- 5) To follow all the guidelines of central Gov. / State Gov. / Local planning authority in respect to covid-19 pandemic

Approved By

Shri.Sanjiv Pandhare AE(B.P) H

Assistant Engineer (BP)

Issue On : 24 Jan 2024

Valid Upto : 28 Sep 2024

Application Number :

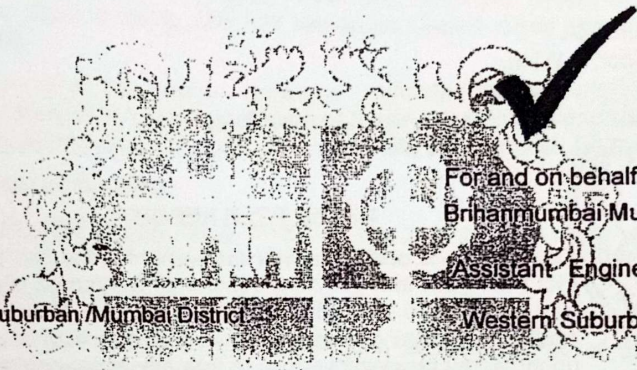
P-2048/2019/(51)/H/E Ward/FP/FCC/1/Amend

Remark :

P-2048/2019/(51)/H/E Ward/FP/FCC/1/Amend

बदल - ४		
(०४४)	०५	०६
२०२४		

Re endorse earlier C.C. and further C.C. for work extended up to full work up to top of 15th upper floor i.e. up to building height of 48.00 mt. AGL for residential flats + lift machine room, staircase cabin & overhead water tank along with mechanical parking tower up to height of 51.10 mt. (Except the Brick work of sale flat no. 1 & 2 on 15th floor shall be restricted) on the plot under reference as per the approved amended plan dtd: 03.01.2024



For and on behalf of Local Authority
Brihanmumbai Municipal Corporation
Assistant Engineer . Building Proposal
Western Suburb I H/E Ward Ward

Cc to :

1. Architect.
2. Collector Mumbai Suburban/Mumbai District



बंदर - ४		
७४४७	७५	७६

Litigation Pending
26/8-2021



Annexure-"5"

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 :
P51800048071

Project: **PRABHAT RESIDENCY**, Plot Bearing / CTS / Survey / Final Plot No.:51 at Andheri, Mumbai Suburban,
400055;

1. Mr./Ms. Hirji Morarji Shah son/daughter of Mr./Ms. **MORARJI KHERAJ SHAH** Tehsil: **Mumbai City**, District:
Mumbai City, Pin: **400057**, situated in State of Maharashtra.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

 - The Registration shall be valid for a period commencing from **08/12/2022** and ending with **31/12/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid



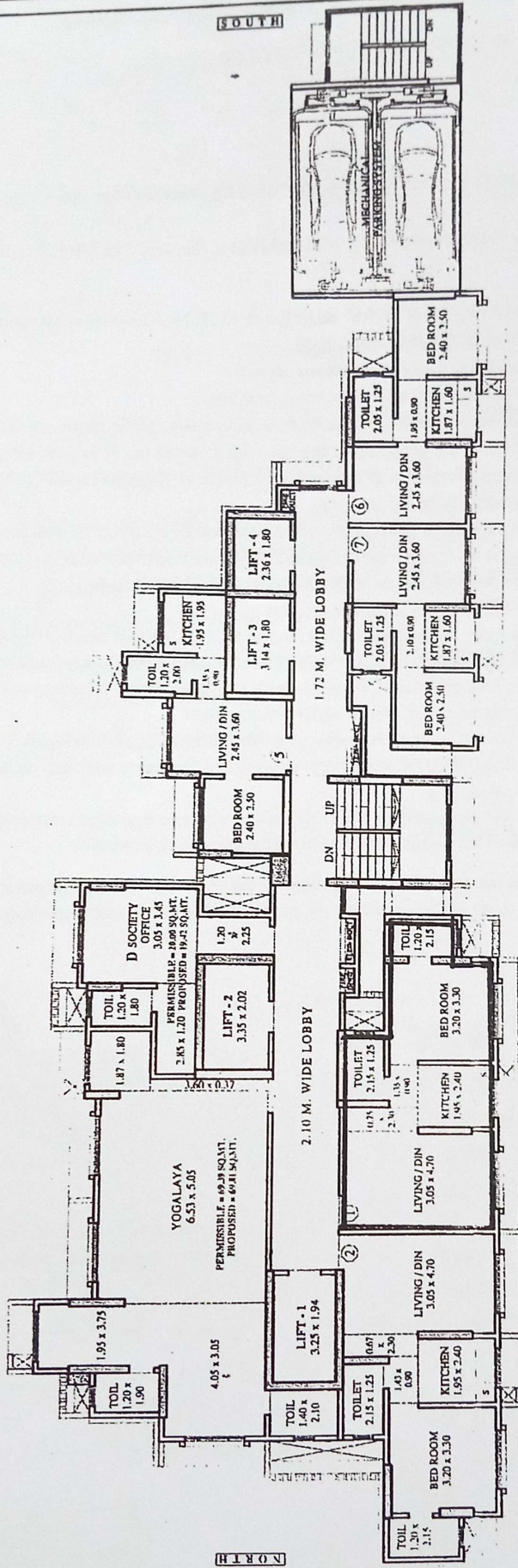
Dated: 08/12/2022
Place: Mumbai

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

बदर - ४		
७४४७	७०	६८
२०२४		

"ANNEXURE - 6"

EAST



SOUTH BLOCK

1ST. FLOOR PLAN

WEST

NORTH BLOCK

FLOOR NO.: 1st

FLAT NO.: 101

SIGNATURE OF OWNER / PROMOTER: FOR SHRI HIRJI MORARJI SHAH

Promoter: *[Signature]*

SIGNATURE OF PURCHASER / PURCHASERS: *[Signature]*



Vijay Soradia
 LICENSED SURVEYOR & ENGINEER
 4TH FLOOR, SAHAAYOG BLDG., S.V. ROAD,
 ABOVE CENTRAL BANK OF INDIA,
 KANDIVALI (WEST), MUMBAI - 400 067.

PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING F.P. NO. 101 OF 1955, SANTACRUZ
 NO. III (C.T.S. NO. 251 & 251/1) TO 29 OF VILLAGE BANDRA, AT JUNCTION OF 11TH CROSSROAD, P. ROAD,
 AT GOLIBAR, SANTACRUZ (EAST), MUMBAI - 400 055.

6800 5 ec
 2028

मूची क्र.2

दुय्यम निबंधक : मह. दु.नि. अंधेरी 2

दस्न क्रमांक : 7441/2024

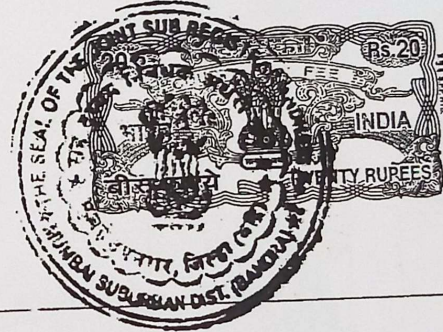
नोंदणी :

Regn:63m

06/07/2024

गावाचे नाव : बांद्रा

(1) विलेखाचा प्रकार	करगनामा
(2) मोवदला	11000000
(3) वाजागभाव(भाडेपट्टयाच्या वायनितपट्टाकार आकारणी देतो की पट्टेदार ने तमुद करावे)	9234398.6
(4) भु-मापन, पोट्टिस्मा व घरक्रमांक(अमल्ल्याम)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: मदनिका नं: 101, माळा नं: 1 ला मजला, नॉर्थ ब्लॉक, इमागतीचे नाव: प्लॉट नं 51 टी पी स्किम, प्रभात गेमीडेन्सी, ब्लॉक नं: सांताक्रुझ पूर्व मुंबई 400055, रोड नं: 11 वा रोड ((C.T.S. Number : 251,251-1 to 29 ;))
(5) क्षेत्रफळ	1) 43.54 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्नगवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्ल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:- हिरजी योगगजी शाह तर्फे मुख्याग वमंत शाह वय:-73; पत्ता:- प्लॉट नं: 29, माळा नं:-, इमागतीचे नाव: मुलजी देवशी विल्डींग, ब्लॉक नं: चिंच बंदर, मुंबई, रोड नं: 116 केशवजी नार्डक रोड, महागट्ट, मुम्बई. पिन कोड:-400009 पॅन नं:-AAEPS8716P
(8) दस्नगवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्ल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:- पंकज राजत मसुरकर वय:-44, पत्ता:- प्लॉट नं: 1390, माळा नं: 2 रा मजला, विल्डीं नं 43, इमागतीचे नाव: प्रणकुटी मीण्चणम लि, ब्लॉक नं: टागार नगर, विक्रोळी पूर्व मुंबई, रोड नं: -, महागट्ट, मुम्बई. पिन कोड:-400083 पॅन नं:-AQTPM5074B 2): नाव:- प्रणाली पंकज मसुरकर वय:-43; पत्ता:- प्लॉट नं: 1390, माळा नं: -, इमागतीचे नाव: प्रणकुटी मीण्चणम लि, ब्लॉक नं: टागोर नगर, विक्रोळी पूर्व मुंबई, रोड नं: -, महागट्ट, मुम्बई. पिन कोड:-400083 पॅन नं:-AWQPK1936P
(9) दस्नगवज करून दिल्याचा दिनांक	06/07/2024
(10) दस्न नोंदणी केल्याचा दिनांक	06/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	7441/2024
(12) वाजागभावाप्रमाणे मुद्रांक शुल्क	660000
(13) वाजागभावाप्रमाणे नोंदणी शुल्क	30000
(14) शंग	



मुल्ल्यांकनामाठी विचागत 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, अंधेरी क्र.-२,
मुंबई उपनगर जिल्हा

FORM - A (PERSONAL DETAILS OF STAFF)

Applicant

Co-Applicant

Employee/Contract No.

30643937391

First Name

Middle Name

Last

Employee Name: PANKAJ RAJAN MASURKAR

Employee ID: 5933307 Designation: _____

Date of Birth: 28041980 PAN: ABTPM5074B

Employee ID: 7506270066

Employee Email: pankaj.masurkar@gmail.com

Name of Spouse: PRANALI PANKAJ MASURKAR

Name of Father: RAJAN ANANT MASURKAR

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Administrative, DPD, Vigilance clearance obtained: Yes No

Employee ID: _____

Date of joining: 05012009 Date of Confirmation: 05072009

Employee ID: _____

Service completed in SBI (excluding temporary service): 15 Years 06 months

Details of KYC (Minimum one to be filled)

Aadhaar/UID No. 688870522413

ID No. UUP3887320

Passport No.: _____

Driving License No. _____

Residential Address:

Address 1: 1390 PARNAKUTI CHS LTD BLDG NO.4

Address 2: TAGORE NAGAR NEAR PMC BANK VIKH

Applicant Guarantor

Existing Customer: Yes No

CIF No/Account No.

First Name	Middle Name	Last
PRANALI	PANKAJ	MASURKAR

Date of Birth: 20 04 1981 PAN: AWQP K1936P

Mobile No.: 7506270068

Email: chaitalimk@gmail.com

Name of Spouse: PANKAJ RAJAN MASURKAR

Name of Father: MADHUKAR SHIVRAM KAMBLI

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Documents of KYC (Minimum one to be filled)

Passport/UID No. 680181296500

Driving License No.

Vehicle Registration No.:

Other ID No.

Nationality: RESIDENT INDIAN (RI) NON-RESIDENT INDIAN (NRI) PERSON OF INDIAN ORIGIN (PIO)

Permanent Address:

Current Address:

Address Line 1: 1390 PARNAKUTTA CHSL TAGORE NA



STATE BANK OF INDIA

Branch VIKROLI WEST.

Branch Code 01406.

RLMS . 501240725021344
CRM No . 29835348
EMAIL ID. pankaj.masurkar@gmail.com

CIF No.1	85421660285.
CIF No.2	87024969710.
CIF No.3	
Existing SBI A/C No.	38511499291.

PMAY	YES/NO	LOS Reference No.:
Applicant Name : MR. PANKAJ MASURKAR		
Co-Applicant Name : MRS. PRANALI MASURKAR		
Co-Applicant Name :		
Contract (Resi.) Mobile : 7506270066.		
Loan Amount : Rs. 80 LAKHS (IHLs)	Tenure : 30 YEARS	
Interest Rate : Rs. 23 LAKHS (COMM.)	EMI :	
Loan Type : HOME LOAN	SBI LIFE : YES / NO	
Home Loan Type <u>IHL</u>		
Moratorium		

Property Location : <u>BANDRA.</u>
Property Cost :
Name of Developer / Vendor :
SBI BUILDER TIE UP : Y/N
OPAS NO.:-

78515

Name of Branch Manager / BST/HLST/SSL/HLC SELF MITHUN
Name of Dealing Officer at Branch Along with Mob No.: MITHUN

	DATE		DATE
SEARCH - 1	ARTI SUBHEDAR	RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1	DG Shah	SITE INSPECTION	
VALUATION - 2	28/07/24		

Vaastekola
30/07/24