



Agreement For Sale

Shama

CO-OPERATIVE HOUSING SOCIETY

C.T.S. No.97 (Pt), P.K. Nagar, 90 Feet Road,
Dharavi, Mumbai - 400 017

SHR/ SMT LALITHA SUBHASH NADAR.

AND, SHRI SUBHASH PERUMAL NADAR.

FLAT/SHOP/NO. C/104

ON 1st FLOOR "C" WING

DATE OF AGREEMENT 28/12/2016

❖ DEVELOPERS ❖

M/S. RACHANA J. V. ENTERPRISES

❖ JOINT VENTURE OF ❖

M/s. S. B. Developers M/s. Rachana Shelters





319/13737
Wednesday, December 28, 2016
10:36 AM

पावती

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

पावती क्र.: 15419 दिनांक: 28/12/2016

गावाचे नाव: शारावी
दस्तऐवजाचा अनुक्रमांक: बबइ2-13737-2016
दस्तऐवजाचा प्रकार: अॅग्रीमेंट टू सेल
सादर करण्याच्याचे नाव: ललिता सुभाष नावार - -

नोंदणी फी
दस्त हाताळणी फी
पुढांची संख्या: 93

रु. 30000.00
रु. 1860.00

एकूण:

रु. 31860.00

DELIVERED

शा.भा.स मूल्य, शंभनेल प्रिंट, सूची-२ अंदाजे
10:53 AM ला वेळस मिळेल.

सह दुय्यम निबंधक, मुंबई-2

बाजार मूल्य: रु. 5470800/-
मोबदला रु. 5550000/-
नसलेले मुद्रांक शुल्क: रु. 277500/-

**सह दुय्यम निबंधक
मुंबई शहर क्र. २.**

- 1) देखकाचा प्रकार: eChallan रकम: रु. 30000/-
डी.डी. क्र. गांधीनगर शा.भा.स म.स. क्र. M:10/7118863201617E दिनांक: 28/12/2016
बँकेचे नाव व पत्ता:
- 2) देखकाचा प्रकार: By Cash रकम: रु 1860/-

DELIVERED

Summary-2 (दस्त गोषवारा भाग - २)

मल्याकना पत्रक (शरीी क्षेत्र - बाधीव)

Valuation ID

20161228215

28 December 2016, 10:34:40 AM

बाबइ2

मल्याकनाचे वर्ष
जिल्हा
मूल्य विभाग
उप मूल्य विभाग

2016
मुंबई(मेन)
18-धारवी
18/122 भुभाग
लाईन.

पूर्वेस मध्य रेल्वे लाईन, पश्चिमेस पश्चिम रेल्वे लाईन, उत्तरेस मुंबई शहराची हद्द, दक्षिणेस शार्वर रेल्वे लाईन.

सदई नंबर /न. भू क्रमांक :

इतर #

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.
शुवी जमीन
29800

निवासी सदनिका
92300

कार्यालय
110900

दकाने
81800

आंदयोगिक
मोजमापनाचे एकक
चौरस मीटर

बाधीव क्षेत्राचें माहिती
जिल्हकरीचे क्षेत्र-
बाधिकांनाचें वर्गीकरण-
उदववाहन रूग्धिया

66.88चौरस मीटर
1-आर सी
आरे

जिल्हकरीचा वापर-
जिल्हकरीचे वाय-
गजराग

निवासी सदनिका
0 TO 2वर्ष
Ground floor To 4th floor

जिल्हकरीचा प्रकार-
मूल्यदर/बाधिकांनाचा दर-
बाधीव
Rs 81800/-

मजला निहाय घटवाढ

= 100% apply to rate= Rs. 81800/-

घसाःयानुसार जिल्हकरीचा प्रति चौ. मीटर मूल्यदर

= ((वार्षिक मूल्यदर * खुल्या जमिनीचा दर) घसाःसामुखीरू नवित दर) खुल्या जमिनीचा दर)
= (((81800-29800) * (100 / 100)) + 29800)
= Rs. 81800/-

A) मुख्य जिल्हकरीचे मूल्य

= वरील प्रमाणे मूल्य दर * जिल्हकरीचे क्षेत्र
= 81800 * 66.88
= Rs. 5470784/-

रहाःकर आंठिरः मूल्य

= मुख्य जिल्हकरीचे मूल्य +तळघराचे मूल्य + मेशीनाईन मजला क्षेत्राचें मूल्य * लजनाच्या गटवीचे मूल्य + वरील गटवीचे मूल्य + बहिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इतरती शैवतीच्या खुल्या क्षेत्राचें मूल्य
= A + B + C + D + F + F + G + H
= 5470784 + 0 + 0 + 0 + 0 + 0 + 0 + 0
= Rs. 5470784/-

Home

Print

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CHALLAN
MTR Form Number-6

GRN	MH007118863201617E	BARCODE		Date	27/12/2016-19:26:38	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty			TAX ID (If Any)			
	Registration Fee			PAN No. (If Applicable)	AEVFN8627B		
Office Name	BBE3_JT SUB REGISTRA MUMBAI CITY 3			Full Name	LALITHA SUBHASH NADAR		
Location	MUMBAI			Flat/Block No.	FLAT NO 104, 1ST FLOOR, C WING, TH		
Year	2016-2017 One Time			Premises/Building	E SHAMA CHS LTD		
Account Head Details		Amount In Rs.		Road/Street	P K NAGAR, 90 FEET ROAD, DHARAVI		
0030045501	Stamp Duty	277500.00		Area/Locality	MUMBAI		
0030063301	Registration Fee	30000.00		Town/City/District			
				PIN	4 0 0 0 1 7		
				Remarks (If Any)	PAN2=AABAB145R-SecondPartyName=MS RACHANA JV ENTERPRISES 		
				Amount In Words	Three Lakh Seven Thousand Five Hundred Rupees Only		
Total			307500.00				
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	REF No.	69103332016122715398	109428350
Cheque/DD No				Date	27/12/2016-19:27:03		
Name of Bank				Bank-Branch	IDBI BANK		
Name of Branch				Scroll No. , Date	Not Verified with Scroll		

Mobile No. : Not Available

P. Subhash

Lalitha

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AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at Mumbai on this 28th day of December, 2016 **BETWEEN** **M/S. RACHANA J.V. ENTERPRISES**, having address at 801, Amrut Tower, S. N. Road, Mulund (West), Mumbai- 400 080, hereinafter referred to as the "**THE DEVELOPERS**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns) of One Part;

AND

SHRI./SMT./MRS. KALITHA SUBHASH NADAR.
SHRI. SUBHASH PERUMAL NADAR, of Mumbai,
 Indian Inhabitant/s, residing at
Block No 9, Ground Floor, Row. J, Jeet Nagar Road,
No. 9, 90 Feet Road, Near Dharavi Police Station Dharavi,
 hereinafter called the "**THE FLAT PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof be mean and include his/her/their heirs, executors, administrators and assigns) of the **OTHER PART**;

WHEREAS Municipal Corporation of Greater Bombay, a Statutory Corporation (hereinafter for the sake of brevity referred to as "the said MCGM") is Owner and well and sufficiently entitled to all these pieces and parcels of lands and property situate at C.T.S. No.97 (pt), P.K. Nagar, 90 feet Road, Dharavi, Mumbai - 400 017, area admeasuring about 2066 sq. mtrs. or thereabouts (hereinafter referred to as "the said plot") more particularly described in the Schedule hereunder written.

[Signature]

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AND WHEREAS unauthorized encroachment hutments and/or construction were raised on the said property and the said property was fully encumbered by Slum dwellers.

AND WHEREAS the said property described in the schedule hereunder written is declared as slum, under Section 4 of Maharashtra Slum Act, 1971 on 13/08/1992.

AND WHEREAS all the said hutment dwellers with a view to redevelop the said property formed Society in the name and style of Shama Co-operative Housing Society Limited duly registered under Maharashtra Co-operative Societies Act, 1960 under Registration No. (W/G/N) HSG (To) (TC)(OH)/6287/92-93.

AND WHEREAS with a view to implement S.R.A. Scheme by Agreement for Development dated 10th April, 2000, said Shama Co-op. Housing Society Ltd. therein referred to as the Society initially appointed M/s. S.B. Developers, to do all such development activities as per Slum Rules and Regulations under 33(10). The said Society with the knowledge and consent of all the hutment dwellers entrusted development rights in respect of the said property described in the Schedule hereunder written to M/s. S.B. Developers.

AND WHEREAS the said Agreement for Development dated 10th April, 2000 executed by the Committee members of the said Society viz. Shama Co-op. Housing Society Ltd is still valid, subsisting and binding on the said Society and M/s. S.B. Developers.



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AND WHEREAS the Chief Officer, Mumbai Municipal Corporation has issued Annexure-II on 5th May, 1997, a list of Occupants occupying the said property.

AND WHEREAS the Executive Engineer, Slum Rehabilitation Authority, has issued a Letter of Intent bearing No.SRA/ENG/518/GN/ML/LOI dated 29th September, 2000 on certain terms and conditions more particularly contained in the said LOI.

AND WHEREAS the Executive Engineer, Slum Rehabilitation Authority, has issued a Intimation of Disapproval bearing No.SRA/695/GN/ML/AP dated 14th March, 2001 on certain terms and conditions more particularly contained in the said IOA.

AND WHEREAS thereafter the Executive Engineer, Slum Rehabilitation Authority on 19th May, 2001 vide Ref No.SRA/ENG/695/GN/ML/AP issued Commencement Certificate and pursuant to the said Commencement Certificate, the Developers have completed all respect rehab building of ground plus seven upper floors and allotted tenements to respective slum dwellers whose names have been approved in Annexure-II.

AND WHEREAS the Executive Engineer, Slum Rehabilitation Authority, has issued a revised Letter of Intent bearing No.SRA/ENG/695/GN/ML/LOI dated 5th September, 2003 on certain terms and conditions more particularly contained in the said LOI.



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AND WHEREAS M/s. S.B. Developers have got plans sanctioned from the authorities of Slum Rehabilitation Authority for development of the said property.

AND WHEREAS Slum Rehabilitation Authority has granted Part Occupation Certificate in respect of Rehab Building 'A' Wing for 1st to 7th upper floors vide Ref No.SRA/ENG/695/GN/ML/AP dated 10th September, 2003.

AND WHEREAS thereafter, with the consent of the Society, the said M/s. S.B. Developers entered into Joint Venture dated 28th August, 2009 with M/s. Rachana Shelters. The said Joint Venture is known as M/s. Rachana J.V. Enterprises, the Developers herein.

AND WHEREAS the said Society thereafter executed Supplemental Agreement dated 30th October, 2010 with said M/s. S.B. Developers being the Developers therein and the Developers herein viz. M/s. Rachana J.V. Enterprises, being Confirming Party therein for amending certain terms and conditions of said Development Agreement dated 10th April, 2000.

AND WHEREAS by virtue of Agreement of Joint Venture dated 28th August 2009 executed between M/S. S. B. DEVELOPERS (therein referred to as "THE PARTY OF THE FIRST PART") AND M/S. RACHANA SHELTERS (therein referred to as "THE PARTY OF THE SECOND PART") in respect of ALL THAT pieces and parcels of lands situated, lying and being at Prabhakar Kunte Nagar, 90 feet Road, Dharavi, Mumbai 400 017 in Greater Bombay in the District and Registration Sub District of Mumbai City and Mumbai

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Suburban Bearing CTS NO. 97 (pt), admeasuring 1950 sq. mtrs or thereabout.

AND WHEREAS the said Agreement of Joint Venture dated: 28th August 2009 is duly paid the stamp duty on 02.09.2014 and paid stamp duty of Rs.9,91,580/- (Rupees Nine Lakh Ninety One Thousand Five Hundred Eight Only) and also paid penalty of Rs.11,70,070/- (Rupees Eleven Lakhs Seventy Thousand Seventy Only) vide No. ADJ/M/292/2013/SERTY/1184/14 dated: 02.09.2014.

AND WHEREAS by virtue of Deed of Confirmation dated: 14.08.2015 executed between M/S. S. B. DEVELOPERS (therein referred to as "THE PARTY OF THE FIRST PART") AND M/S. RACHANA SHELTERS (therein referred to as "THE PARTY OF THE SECOND PART") in respect of ALL THAT pieces and parcels of lands situated, lying and being at Prabhakar Kunte Nagar, 90 feet Road, Dharavi, Mumbai 400 017 in Greater Bombay in the District and Registration Sub District of Mumbai City and Mumbai Suburban Bearing CTS NO. 97 (pt), admeasuring 1950 sq. mtrs or thereabout.

AND WHEREAS the Deed of Confirmation dated: 14.08.2015 alongwith said Agreement of Joint Venture dated: 28th August 2009 duly paid deficit stamp duty of Rs.20,49,470/- (Rupees Twenty Lakhs Fourty Nine Thousand Four Hundred Seventy Only) vide No. ADJ/M/453/2015/SERTY/884/2015 dated: 12.08.2015.

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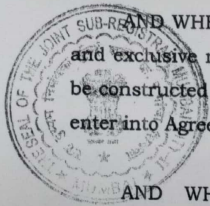
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AND WHEREAS the Deed of Confirmation dated: 14.08.2015 along with Agreement of Joint Venture dated: 28th August 2009 is duly Registered before the office of Sub Registrar of Assurance at Mumbai vide No. BBE/5/2820/2015 Dated: 14.08.2015.

AND WHEREAS thus the Developers herein are seized, possessed and sufficiently entitled to saleable component.

AND WHEREAS all the aforesaid Agreements and documents stated above are valid, subsisting and binding on the parties stated above.

AND WHEREAS while sanctioning the said plans 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 the said building/s and upon the observance and performance of which only, the Completion and Occupation Certificates in respect of the said building/s shall be granted by the concerned local authority.



AND WHEREAS as such the Developers alone have sole and exclusive right to sell the Flats in the said building/s to be constructed by the Developers on the said property and to enter into Agreement/s with Purchaser/s of the Flats.

AND WHEREAS the Developers are constructing building which will be known as "Shama Co-op. Hsg. Society Ltd." with amenities and facilities as stated in Annexure annexed hereto.

[Signature]

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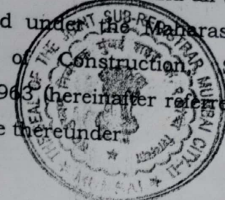
AND WHEREAS the Developers have annexed following documents to this agreement.

- Title Certificate
- Property Card
- I.O.D.
- Commencement certificate.
- Typical Floor Plan.

AND WHEREAS the Flat Purchaser/s has/have applied to the Developers for allotment of the Flat/s no. C/104 on 1st floor in building known as "The Shama Co-op. Hsg. Society Ltd." more particularly described in the **Second Schedule** hereunder written.

[Signature]
[Signature]

AND WHEREAS the Flat Purchaser/s demanded from the Developers and the Developers have given inspection to the Flat Purchaser/s of all the documents of title relating to the said property, the Agreement and the plans, designs and specifications prepared by the Developers Architects Shri Bhushan Kumkar of M/s. Mayuree Consultants and all such other documents as are specified under the Maharashtra Ownership Flats (Regulation of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as the said Act) and the rules made thereunder.



AND WHEREAS Developers have obtained various permission in respect of the said development and M/S. TAMHANE & CO (Advocate & Solicitor) had given Title Certificate on 24th August, 2015 for the plot of land.

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AND WHEREAS the Developers have accordingly commenced construction of the said building/s in accordance with the said plans on the said property.

AND WHEREAS relying upon the said application, declaration and Agreement, the Developers agreed to sell to the Flat Purchaser/s Flat/s at the price and on the terms and conditions hereinafter appearing.

AND WHEREAS prior to the execution of these present the Flat Purchaser/s has paid to the Developers a sum of Rs. 40,00,000/- (Rupees Forty Lakh only) being Earnest Money Deposit payment of the sale price of the Flat/s agreed to be sold by the Developers to the Flat Purchaser/s (the payment and receipt whereof the Developers doth hereby admit and acknowledge) and the Flat Purchaser/s has agreed to pay to the Developers balance of the sale price in the manner hereinafter appearing.

AND WHEREAS under section 4 of the said Act the Developers is required to execute a written Agreement for sale of said Flats to the Flat Purchaser/s being in fact these presenters and also to register said Agreement under the Registration Act.

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

1. The Developers shall construct building/s consisting of Ground Floor + seven in accordance with the plans, designs, specifications approved by SRA/ Municipal

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Corporation of Greater Mumbai and which have been seen and approved by the Flat Purchaser/s with only such variations and modifications as the Developers may consider necessary or as may be required by the concerned local authority/the Government. The Flat Purchaser/s hereby give irrevocable consent for the Developers adding construction of additional floors on the building.

2. The Flat Purchaser/s hereby agrees to purchase from the Developers and the Developers hereby agree to sell to the Flat Purchaser/s Flats No. 1104 admeasuring 55.74 sq.mt. (Carpet area) (Which is inclusive of the area of balconies & elevation features) on 1st floor, as shown in Red colour on the plan hereto annexed in the said Building (the particulars of the said Building and flat is given in Second Schedule hereunder written (hereinafter referred to as "the Flat") at or for the price of Rs. 55,50,000/- (Rupees. Fifty Five Lakh Fifty Thousand only) including proportionate price of the common areas and facilities appurtenant to the premises. The Flat Purchaser/s hereby agrees to pay to the Developers balance amount of purchase price of Rs. 55,50,000/- (Rupees Fifty Five Lakh Fifty Thousand only) as follows:-

PAYMENT SCHEDULE:-

SR.NO.	PARTICULARS	% DUES
(i)	EARNEST MONEY	20%
(ii)	ON EXECUTION OF THIS AGREEMENT FOR SALE	10%



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(iii)	ON COMPLETION OF PLINTH	10%
(iv)	ON COMPLETION OF 1ST & 2ND SLAB	5%
(v)	ON COMPLETION OF 3RD & 4TH SLAB	5%
(vi)	ON COMPLETION OF 5TH & 6TH SLAB	5%
(vii)	ON COMPLETION OF 7TH SLAB	5%
(viii)	ON COMPLETION OF MASONARY WORK	10%
(ix)	ON COMPLETION OF PLASTER WORK	10%
(x)	ON COMPLETION OF FLOORING WORK	10%
(xi)	ON COMPLETION OF SANITATION WORK	7%
(xii)	FULL & FINAL ON POSSESSION OF SAID FLAT	3%
		100%

3. The Flat Purchaser/s agrees to pay to the Developers interest at 18% p.a. on all delayed amounts which become due and payable as per the payment schedule by the Flat Purchaser/s to the Developers (time is essence of the contract).

4. The Purchaser is aware that the Government of Maharashtra has announced the amendment to Maharashtra Value Added Tax 2002 making the said Act applicable to sale transaction contemplated herein by levying 1% value added tax on the contract price of Flat premises mentioned in the Agreement for Sale registered after 1st April 2010. In addition to the aforesaid installments, the purchasers shall

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simultaneously therewith also be liable to bear and pay Service Tax and/or other taxes on the said installments as may be applicable. The Purchaser/s hereby also agrees to pay to the Developers, interest and/or penalty if any applicable, that may be levied on the payment of the Value Added Tax and or the Service Tax and or any other taxes which may be levied from time to time along with the payment of the aforesaid amounts, when demanded by the Developers.

5. On the Flat Purchaser/s committing default in payment on due date of any amount due and payable by the Flat Purchaser/s to the Developers under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Flat Purchaser/s committing breach of any of the terms and conditions herein contained the Developers shall be entitled at their own option to terminate this Agreement.

6. PROVIDED ALWAYS that the power of termination herein contained shall not be exercised by the Developers unless and until the Developers shall have given to the Flat Purchaser/s fifteen days prior notice in writing of their intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement and default shall have been made by the Flat Purchaser/s in remedying such breach or breaches within a reasonable time after the giving of such notice:

7. PROVIDED FURTHER that upon termination of this Agreement as aforesaid, the Developers shall refund to the Flat Purchaser/s the installments of sale price of

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namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said land and building. Until the Flat Purchaser/s is admitted as member, the Flat Purchaser/s shall pay to the Developers or Society such proportionate share of outgoings as may be determined by Developers. The amounts so paid by the Flat Purchaser/s to the Developers shall not carry any interest and remain with the Developers until the Flat Purchaser/s be joined as the member of the Society. The Flat Purchaser/s undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

20. The Flat Purchaser/s shall on or before delivery of possession of the said premises keep deposited with the Developers a sum of Rs.20000/- (Rupees Twenty Thousand Only) for the following amounts:-

- (i) Rs. 10000/- for legal charges.
- (ii) Rs.3000/- for share money, application entrance fee of the Society or Limited Company.

(iii) Rs.7000/- towards proportionate charges for Electricity meter installation



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The above mentioned amounts do not cover the costs of electric substation/D.G. Set/Transformer/ Solar Equipment & any other item which is not mentioned above. The purchaser/s shall proportionately bear costs of such items if needed.

21. The Developers may in their discretion amalgamate said property with adjoining properties to make a composite development. Purchaser/s will not take any objection to such amalgamation. The Flat Purchaser/s hereby agree with the Developers that the Developers shall have exclusive rights to construct and/or provide the said common facilities and amenities to the flat Purchaser/s of the said building and any other person's for such fees/premium and on such terms and conditions as they may deem fit and proper.

22. The Developers shall be entitled to amalgamate the said property with the adjoining plot or plots as also to lay out the said plot or amalgamated plots and in that event shall be entitled to amend the building plans without effecting the said Flat ~~agreed to be~~ purchased by the Flat Purchaser/s under this Agreement.

23. The Purchaser/s hereby agrees and confirms that the said building shall be known as "The Shazna Co-op. Hsg. Society Ltd."

24. The Developers will have exclusive right over the unsold Flats without charging any premium except for the entrance fee and share money.

25. This Agreement for Sale is for sale of the premises mentioned herein and has been entered into subject to the terms and conditions of the hereinabove recited



[Handwritten signatures and initials]

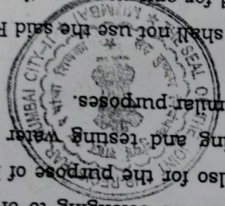
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exclusive use of the respective terrace Flat Purchaser/s. The said terrace shall not be enclosed by the Flat Purchaser/s till the permission in writing is obtained from the concerned local authority and the Developers or the said Organization as the case may be.

29. The Flat Purchaser/s shall not enclose and/or carry out any permanent structure to balcony, Flower beds with Grills, without written permission of Developers and under no circumstances Flat Purchaser/s shall change and/or alter exterior design of the building wherein Flat agreed to be purchased by him/her/them.

30. The Flat Purchaser/s shall permit the Developers and their Servants, Surveyors and Agents with or without workmen and other at all reasonable time to enter upon and into the Flat or any part thereof for the purpose of making, repairing, maintaining, re-building, cleaning, lighting and keeping in order and good condition all services, cables, gutters, wires, part structures or other conveniences belonging to or used for the said building and also for the purpose of laying down, maintaining, repairing and testing water pipes and electric wires and for similar purposes.

31. The Flat Purchaser/s shall not use the said Flat or permit the same to be used for any purpose other than for the purpose for which the same is sold to the Purchaser/s, which may or is likely to cause nuisance or annoyance to occupiers of the other flats in the building or to the Owners or residents of the



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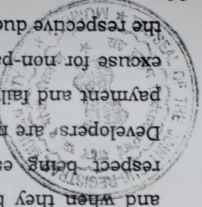
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documents mentioned in this Agreement and the terms and conditions imposed of as may be imposed hereafter by the Municipal Corporation of Greater Mumbai and other authorities concerned and also subject to the variations and/or modifications as may be agreed upon by the Developers with the Society or the Municipal Corporation of Greater Mumbai and other authorities concerned.

26. The Flat Purchaser/s shall maintain at his/her/their own costs the Flat agreed to be acquired by him/her/them in the same good conditions, state and order in which it is delivered to him/her/them and shall abide by all bye-laws, rules and regulations of the Municipal Corporation of Greater Mumbai or any other authorities and local bodies and shall attend and answer and be responsible for deviation, violation of any of the conditions or Rules or Bye-laws and shall observe and perform all the terms and conditions contained in the Agreement.

27. The Flat Purchaser/s hereby agrees to pay all amounts payable under the terms of this Agreement as and when they become due and payable, time in this respect being essence of the contract. Further the Developers are not bound to give notice requiring such payment and failure thereof shall not be pleaded as an excuse for non-payment of any amount or amounts on the respective due dates.

28. The terrace space/s in front of or adjacent to the terrace flat, if any, in the said building shall belong exclusively to the respective Purchaser/s of the terrace flats and such terrace spaces are intended for the



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neighboring properties nor for any illegal or immoral purposes.

32. The Flat/shop Purchaser/s will not at any time demolish or cause to be demolished the Flats or any part thereof agreed to be taken by him/her/them nor will he/she/they at any time make or cause to be done any additions or alterations of whatsoever nature to the said Flats or any part thereof and shall not permit the closing of verandah or lounges or balconies or make any alterations in the elevation and outside color scheme of the Flats to be acquired by him/her/them.

33. After handing over the possession of the Flat/Shop to the Flat Purchaser/s if any additions or alterations in or about or relating to the said building are thereafter required to be carried out by the Government, Municipal Corporation or any statutory authorities, the same shall be carried out by him/her/them in cooperation with the Purchaser/s of the other Flats in the said building at his/her/their costs and the Developers shall not be in any manner liable or responsible for the same.

34. The Flat Purchaser/s or himself / herself / themselves with intention to bring all persons into whose hands the Flat may come, doth hereby covenant with the Developers as follows:-



(a) To maintain the Flat at Flat Purchaser/s/s own cost in any good tenable repair and condition from the date of possession of the flat is taken and shall not do or suffered to be done anything in or to the building in which the Flat is situated, staircase or any passages which may be

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against the rules, regulations or bye-laws or concerned local or any other authority or change/alter or make addition in or to the building in which the Flat is situated and the Flat itself or any part thereof.

(b) Not to store in the Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the flat is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or caused to be carried heavy packages whose upper floors which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Flat is situated, including entrances of the building in which the Flat is situated and in case any damage is caused to the building in which the Flat is situated or the Flat on account of negligence or default of the Flat Purchaser/s, the Flat Purchaser/s shall be liable for the consequences of the Breach.



(c) To carry at his own cost all internal repairs to the said Flat and maintain the Flat in the same conditions, state and order in which it was delivered by the Developers to the Flat Purchaser/s and shall not do or suffer to be done anything in or to the building in which the Flat is situated or the Flat which may be given the rules and regulations and bye-laws of the concerned local authority or other public authority. And in

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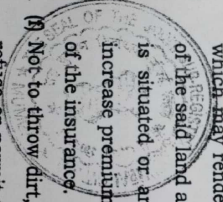
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the event of the Flat Purchaser/s committing any act in contravention of the above provision, the Flat Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

(d) Not to demolish or cause to be demolished the Flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat or any part thereof, nor any alteration in the elevation and outside color scheme of the building in which the Flat is situated and shall keep the portion, sewers, drains pipes in the 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 building in which the Flat is situated and shall not chisel or in any other manner damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Flat without the prior written permission of the Developers and/or the Society.

(e) Not to do or permit to be done any Act or thing which may render void or voidable any insurance of the said land and the building in which the Flat is situated or any part thereof or whereby any increase premium shall become payable in respect of the insurance.

(f) 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



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said land and the building in which the Flat is situated.

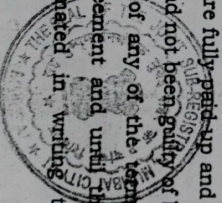
(g) Pay to the Developers within 7 days of demand by the Developers, his share of security deposit demanded by concerned local authority or Government or giving water, electricity or any other serve connection to the building in which the Flat is situated.

(h) To bear and pay increase in local taxes, water charges, insurance and such other levy's, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Flat by the Flat Purchaser/s viz. use for any purposes other than for residential purpose.

(i) The Flat Purchaser/s shall not let, sub-let, transfer, assign or part with Flat Purchaser/s interest or benefit factor of this Agreement or part with the possession of the Flat unit all the dues payable by the Flat Purchaser/s to the Developers under this Agreement are fully paid-up and only if the Flat Purchaser/s had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Flat Purchaser/s has intimated in writing to the Developers.

(j) The Flat Purchaser/s shall not change the user of the said Flats.

(k) The Flat Purchaser/s shall observe and perform all the rules and regulations of the Society that may adopt at its inception and the additions,



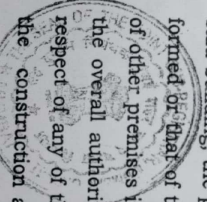
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alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the flats therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Flat Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupation and use of the Flat in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

35. The Developers shall obtain Lease in respect of the said property in favour of the Co-operative Society to be formed for the Flat Purchasers in the sale component and rehab component from MCGM either jointly or separately for sale and rehab buildings for such number of years as may be decided by MCGM. In the event of the society being formed and registered before the sale and disposal by the Developers of all the premises in the said building, the power and authority of the society so formed or that of the Purchaser and the Purchasers of other premises in the said building shall subject to the overall authority and control of the Developers in respect of any of the matters concerning the building, the construction and completion thereof and all the amenities pertaining to the same and particular the Developers shall have the absolute authority and control as regards the unsold premises and the dispose



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S. S. Shinde

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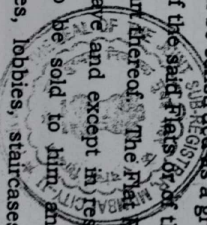
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thereof. The Developers shall be liable to pay only the Municipal taxes, at actual in respect of the unsown premises. In case Lease is executed in favour of the organization before the disposal by the Developers of all the premises then the Developers shall join in as a member in respect of such unsold premises and as and when such premises are sold, the organization shall admit such Purchaser/s as the member/s without charging any premium or extra payment.

36. If by reason of any amendment to the Constitution or Enactment or Amendment of any other law Central or State, the transaction between the Existing Members and the Developers is held to be eligible to tax as a Sale or otherwise, either as whole or in part, any inputs or materials or equipment used or supplied in execution of or in connection with such transaction are eligible to tax (including service tax, the same shall be payable by the Existing Members on demand at any time to the Developers.

37. Nothing contained in this Agreement is not intended to be nor shall be construed as a grant, demise or assignment in law of the said flats or of the said Plot and Building or any part thereof. The Flat Purchaser/s shall have no claim save and except in respect of the Flat hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces etc. will remain the property of the Society.

38. 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 Flat



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S. S. Shinde

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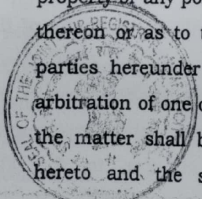
Purchaser/s by the Developers shall not be construed as a waiver on the part of the Developers of any breach or non-compliance of any of the terms and conditions of this Agreement by the Flat Purchaser/s nor shall the same in any manner prejudice the rights of the Developers.

39. The Flat Purchaser/s and/or the Developers shall present this Agreement at the proper registration office for registration within the time limit prescribed by the Registration Act and the Developers will attend such office and admit execution thereof and at the time of registration the Flat Purchaser/s shall bear and pay the stamp duty and registration charges in respect of the said Flat.

40. All notices to be served on the Flat Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Flat Purchaser/s by Registered Post A.D./Under Certificate of posting at his/her address specified below:-

Viz. Block No. 9, Ground Floor, Row No. F, Room,
No. 9, Jeeb Nagar, 90' Road, Near Dharavi's
Police Station, Dharavi, Mumbai - 17

41. If any dispute difference or question at any time hereinafter during the pendency of this Agreement, arises between the parties hereto in respect of the said property or any portion thereof and/or the said Building thereon or as to the rights liabilities or duties of the parties hereunder the same shall be referred to the arbitration of one or more arbitrators whose decision in the matter shall be final and binding on the parties hereto and the same shall be subject to and in



R.L.M.A.S.
P. Subheda

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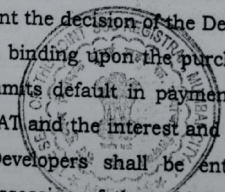
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accordance with the provisions of the Arbitration and Conciliation Act 1996 or any statutory modification or re-enactment thereof for the time being in force. Such arbitration shall be held in Mumbai and the Court(s) at Mumbai alone shall have the jurisdiction in that behalf. The language of the arbitration shall be English.

42. The Purchaser/s hereby agrees to pay any service tax and MVAT together with the interest and penalty, if any, or any such other tax duty fees cess that is payable by way of Service tax or MVAT under these presents or otherwise in respect of intended sale of flat by the Developers to the purchaser/s herein becoming payable by the Developers in respect of the said flat on demand by the Developers without any demur. The Developers shall not contribute anything towards such taxes, duties, cess charges. If however, the Developers are compelled to pay such taxes, duties, cess, charges the purchaser/s shall reimburse to the Developers such amount forthwith on demand together with the interest @ 18% (Eighteen percent) per annum and in determining such amount the decision of the Developers shall be conclusive and binding upon the purchaser/s. If the purchaser/s commits default in payment of the service Tax and the MVAT and the interest and penalty, if any, thereon the Developers shall be entitled to withhold delivery of possession of the said flat to the purchaser/s until the service Tax and MVAT and the interest and penalty are paid.



43. The Purchaser/s hereby agree/s that in case the government of Maharashtra applies or levies sales tax or any other tax on the sale of flats and other premises etc.

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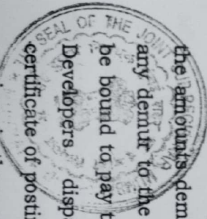
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and if any such tax becomes payable in relation to the said flats, the purchaser/s shall pay the same immediately on demand being made by the Developers and until such time the same shall remain unpaid or deposited by the purchaser/s in a separate account with the Developers, the purchaser/s shall not be entitled to in physical possession of the said flat. It is expressly agreed that the legal obligation and liability to pay or to make any contributions towards the aforesaid sales tax or such other sales tax on sale of said flats etc., shall be that of the purchaser alone with interest and penalty, if any, and any loss or damage arising to the Developers on account of non payment thereof in time or otherwise, by the purchaser/s shall be reimbursed to the Developers on demand by the purchaser/s.

44. Time for payment of the service tax and MVAT and interest and penalty if any, thereon is of the essence of the contract. The Developers shall forward to the purchaser/s an intimation of the notice of demand received by them from the service tax and MVAT authorities calling upon the purchaser/s to forthwith the amounts demanded under the said notice without any demur for the Developers and the purchasers shall be bound to pay the said amounts within eight days of Developers dispatching such intimation under certificate of posting at the address of the purchaser/s as given in these presents. The Developers will keep the original of such demand notice open for inspection by the purchaser/s at the office of the Developers and such notice shall be conclusive and binding upon the



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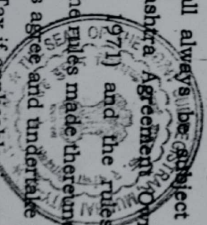
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purchaser/s and the purchaser/s agree not to dispute the same.

45. On the purchaser/s committing default in payment of the above mentioned service tax and MVAT and the interest and penalty, if any the Developers shall be entitled at their own option to terminate this agreement and forfeit the money received by them till such time. Provided Always that the power of termination herein before contained shall not be exercised by the Developers unless and until the Developers shall have given to the purchaser/s a prior notice in writing of their intention to terminate this agreement by bringing to his/her/their notice the default of their non payment of service tax and MVAT calling upon the purchaser/s to remedy such breach or breaches within the notice period. PROVIDED FURTHER THAT upon the termination of this agreement as aforesaid, the Developers shall be entitled to and shall be at liberty to dispose off and sell the said flat to such a person and at such a price as the Developers may in their absolute discretion think fit and proper.

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

47. The Flat Purchaser/s agree and undertake to bear and pay VAT and Service Tax if applicable, in respect of the said flat as and when the Developers call upon the Flat Purchaser/s to pay the same.



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THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

ALL THAT piece and parcel of land situate, lying and being at Prabhakar Kunte Nagar, 90 Feet Road, Dharavi, Mumbai - 400 017 in Greater Bombay in the District and Registration Sub-District of Mumbai City and Mumbai Suburban bearing C.T.S. No.97 (pt), admeasuring about 1140.01 sq. metres or thereabout and bounded as follows:-

On or towards the East : Vivekanand Co-Op. Society
 On or towards the West : Masia Co-op. Society
 On or towards the North : Sukhsagar Co-op. Society
 On or towards the South : 90 feet Road.

THE SECOND SCHEDULE ABOVE REFERRED TO

Flats No. C/104 on 1st floor in "C" Wing in building known as "The Shama Co-op. Housing Society Ltd.", on the said property and shown by red colour boundary line on the plan.

[Signature]
[Signature]



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SIGNED SEALED AND DELIVERED
 By the withinnamed "THE DEVELOPERS"
SHRI GAUTAM MANITAL PATEL
 Authorised Sign.



M/S. RACHANA J.V. ENTERPRISES
 In the presence of
 1. T. Pichai Muthu Nadar P & DA

For **M/s. Rachana JV Enterprises**
[Signature]
 Authorised Sign.

2. Vignesh S. Nadar Vignesh's
 SIGNED SEALED AND DELIVERED
 By the withinnaamed "THE FLAT PURCHASER/S"



Shri SUBHASH PERUMAL NADAR.

In the presence of

1. T. Pichai Muthu Nadar P & DA



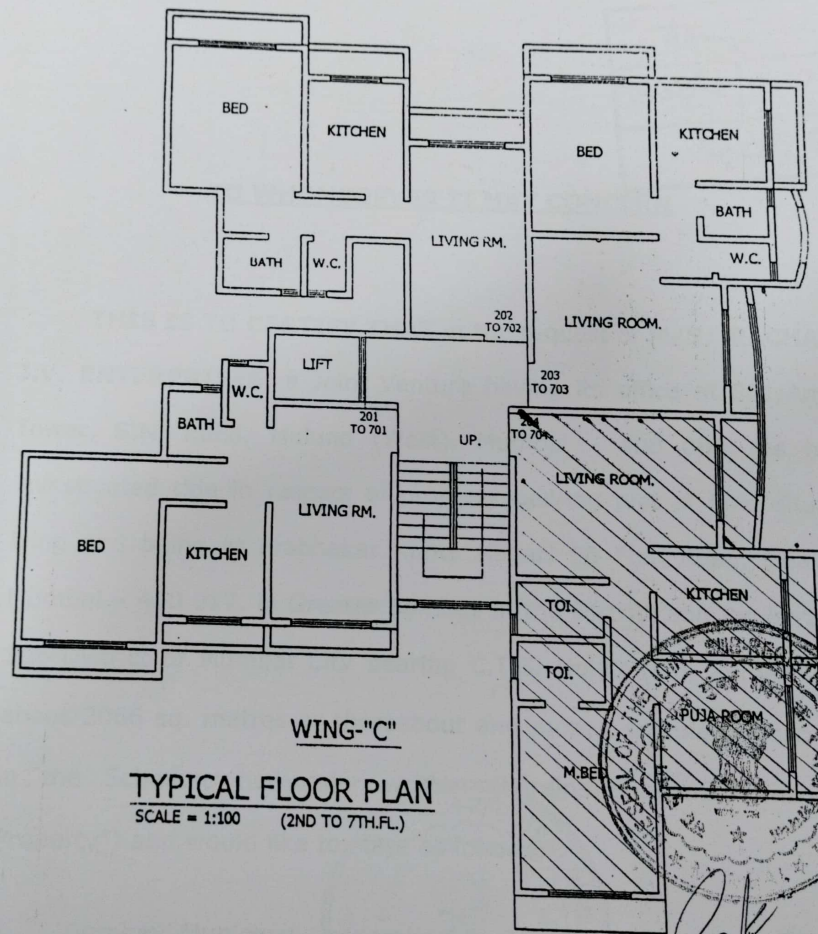
2. Vignesh S. Nadar Vignesh's

[Signature]



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WING-"C"
TYPICAL FLOOR PLAN
 SCALE = 1:100 (2ND TO 7TH.FL.)

PROPOSED SLUM DEVELOPMENT SCHEME ON PROPERTY BEARING
 C.S.NO 97 (PT.), AT VILLAGE DHARAVI.MUMBAI.
 FOR SHAMA CO-OP HSG. SOCIETY (PROPOSED)

Rat. Khos
P. Subhakar



FLAT NO.	C/104
FLOOR	18 th
AREA	55-74 SQ.MT. CARPET

PROJECT PLANNING, DESIGNING, APPROVALS & PROJECT MANAGEMENT CONSULTANTS



M/S MAYUREE CONSULTANTS
 OFFICE NO. 620; SWASTIK DISA CORPORATE PARK,
 L.B.S. MARG, OPP. SHREYAS CINEMA,
 GHATKOPAR (W) MUMBAI - 400 086.
 PHONE: 022-25003596
 email : mayuree_consultant@rediffmail.com

Rat. Khos
P. Subhakar

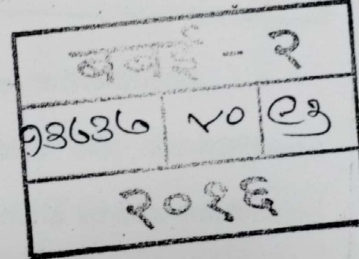
TAMHANE & CO.

ADVOCATES & SOLICITORS

Tel. : 2287 6332 / 2287 6333
Email : tamhaneco@rediffmail.com
tamhaneco@gmail.com

C. TAMHANE

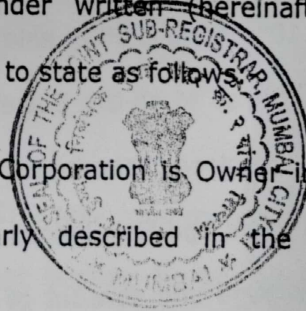
Office :
306, 3rd Floor, 29, Rustam Bldg.,
Veer Nariman Road, Fort,
Mumbai - 400 023.



TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT at the request of **M/S. RACHANA J.V. ENTERPRISES**, a Joint Venture having its office at 801/Amrut Tower, S.N. Road, Mulund (West), Mumbai - 400 080, we have investigated title in respect of property bearing plot of land situate, lying and being at Prabhakar Kunte Nagar, 90 Feet Road, Dharavi, Mumbai - 400 017, in Greater Bombay in the District and Registration Sub-District of Mumbai City bearing C.T.S. No.97 (pt), admeasuring about 2066 sq. metres or thereabout and more particularly described in the Schedule hereunder written (hereinafter called "the said Property") and would like to state as follows.

1. Bombay Municipal Corporation is Owner in respect of the said property more particularly described in the Schedule hereunder written.



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TAMHANE & CO.

Continuation Sheet

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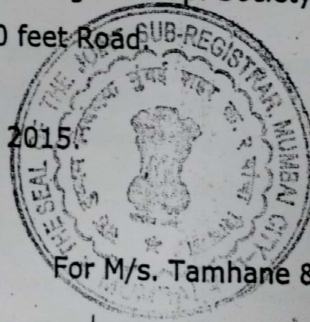
property and entitle to sell and dispose of the premises to be constructed in the newly constructed building viz. Dharavi Shama Co-op. Hsg. Society Ltd. on the said property described in the schedule hereunder written.

THE SCHEDULE OF THE PROPERTY ABOVEREFERRED TO:

ALL THAT piece and parcel of land situate, lying and being at Prabhakar Kunte Nagar, 90 Feet Road, Dharavi, Mumbai - 400 017 in Greater Bombay in the District and Registration Sub-District of Mumbai City and Mumbai Suburban bearing C.T.S. No.97 (pt), admeasuring about 2066 sq. metres or thereabout and bounded as follows:-

On or towards the East : Vivekanand Co-Op. Society
On or towards the West : Masia Co-op. Society
On or towards the North : Sukhsagar Co-op. Society
On or towards the South : 90 feet Road

Dated this 24th day of August, 2015.



For M/s. Tamhane & Co.

Advocates & Solicitors

SLUM REHABILITATION AUTHORITY

5th floor, Girha Nirman Bhavan, Bandra (E) Mumbai - 400 051

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

xxx Eng/695/QN/ML/AP
No. SRA/Ch.E./.....

4 MAR 2001

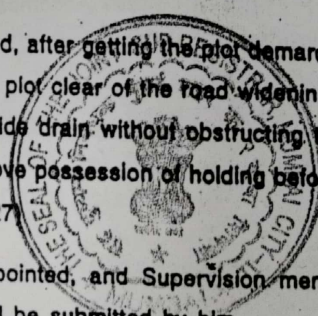
To,
M/s.S.B.Developers, CA to Shama CHS

19, Camallia Park, Central Park, Nalla Sopara (E).

With reference to your Notice, letter No. 8420 dated 3/8/2000 199 and delivered on 3/8/2000 199 and the plans Sections, Specifications and Description and further particulars and details of your building at Plot on plot bearing CTS No.97(pt) of Dharavi, at Prabhakar Kunte Nagar, 90 feet Road, Dharavi, Mumbai

furnished to me under your letter, dated 3/8/2000 199 I have to inform you that the proposal of construction of the building or work proposed to be erected or executed, is hereby approved under section 45 of the Maharashtra Regional & Town Planning Act, 1966 as amended up-to-date, subject to the following conditions :

- A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL
- A.1) That the Commencement Certificate u/s. 44/69 (1) (a) of the MR & TP Act, Shall be obtained before starting the proposed work.
 - A.2) That the compound wall shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding, to prove possession of holding before starting the work as per D.C. Regulation No. 38 (27)
 - A.3) That the Structural Engineer shall be appointed, and Supervision memo as per Appendix XI D.C. Regulation 5(3) (ix) shall be submitted by him.
 - A.4) That the structural design & calculations for the proposed work accounting for system analysis as per relevant I. S. code along with plan shall be submitted before C.C.



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Subject to your so modifying your intention as to comply the aforesaid mentioned conditions and meet by requirements. You will be at liberty to proceed with the said building or work, at anytime before the 13th day of June 2001. 199

but not so as to contravene any of the provisions of the said Act as amended as aforesaid or any rule, regulations of bye-law made under that Act at the time in force.

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

[Signature]
14/3/01
Executive Engineer, (S.R.A.)
JETT

SPECIAL INSTRUCTIONS

- (1) IN CASE OF PRIVATE PLOTS THIS INTIMATION OF APPROVAL GIVES NO RIGHT TO BUILD UPON LAND WHICH IS NOT YOUR PROPERTY.
- (2) Under Section 151 & 152 of M.R & T.P. Act 1966, as amended the Chief Executive Officer, Slum Rehabilitation Authority has empowered the Chief Engineer (S.R.A.)/ Executive Engineer (S.R.A.) to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the C.E.O. (S.R.A.) by section of the said Act.
- (3) Proposed date of commencement of work should be communicated to this office.
- (4) One more copy of the block plan should be submitted to the Collector, Mumbai / Mumbai Suburbs District as the case may be.
- (5) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai / Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the rate that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

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



SLUM REHABILITATION AUTHORITY

5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

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

No. SRA/Eng/695/GN/ML/AP

COMMENCEMENT CERTIFICATE

To,

M/s. S.B. Developers,

C.A. to Shama CHS.,

Sir,

With reference to your application No. 8420 dated 3/8/2000 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. - C.T.S. No. 87 (pt.) of village Dharavi T.P.S. No. - ward G/N situated at Prabhakar Kunte Ng. 90 Feet Road, Dharavi.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned In LOI U/R No. SRA/Eng/518/GN/ML/LOI dt. 29/09/2000 IOA U/R No. ~~SRA/Eng/GN/ML~~ SRA/Eng/695/GN/ML/AP dt. 14/03/2001 and on following conditions.

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

The C.E.O. (SRA) has appointed Shri S.G. Joshi

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

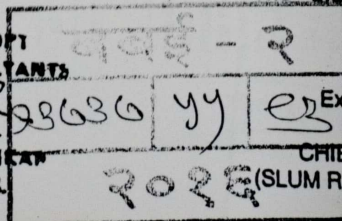
This C.C. is granted for work up to plinth level of Rehab Wing A only.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

CERTIFIED TRUE COPY
FOR MAYUREE CONSULTANTS

Bu
MR. BHUSHAN V RUMKAR

Reg No: K/393/L.S.



Sd/- (19.05.01)

Executive Engineer (SRA) IV
FOR

CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

SRA/Eng/695/GN/ML/AP dt-MAY. 2002

This c.c. is further extended to its full height i.e. for 6 & 7 upper floors of Rehab wing A only as per amended plans issued w/no. SRA/Eng/695/GN/ML dt 27-3-2002

sd/-CA-5-2002

Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/695/GN/ML/ 31-AUG-2005

This CC is now valid for plinth of wing 'B' & as per amended building plans approved under even no. dt. 31-AUG-2005

sd/-C31-8-

Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/695/GN/ML/AP. 22 JAN 2014

This c.c. is further extended to its full height i.e. for Ground + 7th upper floors (including O.H. tank) for Composite Building, Wing 'B' & 'C', as per amended plans issued dt. 21/01/2014

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[Signature]
Executive Engineer
Slum Rehabilitation Authority

1. Sheet No.	2. Area of Street or Locality	3. Street No.	4. Categorical Survey No.	5. House No.	6. Area in Sq. Yds./Mts.	7. Length Survey No.	8. Collection Post Bell No.	9. No. of Person in Beneficial Ownership	10. Date of Acquisition by Present Agent	11. Description of Title
61, 62, 63, 64, 65, 66, 67, 68
...

SRA/ENG/518/GN/ML/LOI

SLUM REHABILITATION AUTHORITY

No. SRA/Eng/518/GN/ML/LOI
V Floor, Griha Nirman Bhavan,
Bandra (East), Mumbai 400 051.

Date : **12.9 SEP 2000**

To,

1. Architect : P.S. Chamankar & Associates
02, 4th floor, Laxmi Commercial
Centre, Opp. Flower Market,
Senapati Bapat Marg,
Dadar (W), Mumbai 400 028.
2. Developer : S.B. Developer
19, Camallia Park, Central Park,
Nallasopara (E).
3. Society : Shama CHS Ltd.

Sub : Proposed Slum Redevelopment Scheme on plot bearing CS
No. 97(pt) of Dharavi at Prabhakar Kunte Nagar, 90' Road,
Dharavi, Mumbai for Shama CHS Ltd.

Ref: SRA/Eng/518/GN/ML/LOI

Sir,

By direction of CEO (SRA) this office is pleased to issue this letter of intent to inform you that, your above proposal for conversion is considered and principally approved for grant of 3.783 FSI (Three point seven eight three FSI) in accordance with clause No.33/(10) & Appendix (IV) of Amended D.C. Regulations, out of which maximum F.S.I of 2.50 shall be allowed to be consumed on plot, subject to the following conditions.

1. That you shall hand over 48 numbers of tenements to the Slum Rehabilitation Authority for PAPs each of carpet area 20.90 Sq.m. for Residential tenements and approved areas for commercial tenements at free of cost. The agreement to that effect shall be signed and registered as may be required by CEO(SRA). These 48 nos. of provisional PAP tenement will be allotted to the slum dwellers referred to SRA by WO, G/N, if they are finally held eligible by the Addl. Collector (SRA) after submitting their documentary evidence else the same will be taken over by SRA as permanent PAP.
2. That the carpet area of rehabilitation tenements and P.A.P. tenements shall be certified by the Lic.Architect.

दादा - २
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SRA/ENG/695 /GN/ML/LOI
SLUM REHABILITATION AUTHORITY

No.SRA/Eng/695/GN/ML/LOI
V Floor, Griha Nirman Bhavan,
Bandra (East), Mumbai 400 051.

Date : 5 SEP 2003

To,

1. Architect

: Shri. J. S. Sankhe
B-23/92, Kalina Society,
Sunder Nagar, kalina,
Santacruz (East),
Mumbai 400 098.

2. Developers.

: S. B. Developer
19, Camallia Park,
Central Park, Nalla Sopara (E).
Mumbai.

3. Society.

: Shama CHS Ltd.

Sub : Revised LOI for the Slum Rehabilitation scheme
on plot bearing CTS No.97(pt) of Dharavi Divn.
at 90' Road, Dharavi for Shama CHS (Ltd).

Ref: i) Case No. SRA/Eng/518/GN/ML/LOI
ii) Earlier LOI issued under even number
dtd. 26/03/2002.

Sir,

By direction of CEO (SRA) this office is pleased to issue this letter of intent to inform you that, your above proposal is considered and principally approved for grant of 4.47 FSI (Four Point four seven FSI) in accordance with clause No.33(10) & Appendix (IV) of Amended D.C. Regulations out of which maximum F.S.I. of 2.5 shall be allowed to be consumed on the plot subject to the following conditions

1. That this cancels the earlier LOI issued under No. SRA/Eng/518/GN/ML/LOI dtd. 26/03/2002.

2. That you shall hand over 54 Numbers of tenements to the Slum Rehabilitation Authority for PAP's each of carpet area 20.90sq.mt. for Residential tenements and approved areas for Commercial tenements at free of cost . The agreement to that effect shall be signed and registered as may be required by CEO (SRA). These 54 nos. of Provisional PAP tenements will be allotted to the slum dwellers referred to SRA by W O

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SRA/ENG/695/GN/ML/LOI
The salient features of the scheme are as under

- 1) Area of the plot / slum as certified by Architect. : 2124.34 sq.mt.
- 2) Area of the plot arrived at for computation of F.S.I. : 2066.88 sq.mt.
- 3) Rehabilitation component as per D.C.R.33 (10) (excluding areas under reference stair and lift but including area under reference passages, Balwadi, W.C. and Society Office). : 4296.872 sq.mt.
- 4) Sale component as per D.C.R.33(10) : 5727.73 sq.mt.
- 5) Rehab: Built-up area (Item No.(iii) less areas under reference passages, W.C., Balwadi, and Society office). : 3514.637 sq.mt.
- 6) Sale Built-up area permissible in the scheme : 5727.73 sq.mt.
- 7) Total Built-up area approved for the scheme. : 9242.367 sq.mt.
- 8) F.S.I. Sanctioned for the scheme : 4.47
- 9) No. of slum dwellers to be re-accommodated : 100 Nos.
- 10) No. of Provisional P.A.P. tenements generated in scheme
- 11) Area of unbiddable reservation of road set back to be surrendered
- 12) Built up Area permitted on the plot (Rehab. + Sale)



The unconsumed sale BUA in situ, which is permissible under the scheme will be given in the form of TDR only after the entire rehab component is completed and as per the prevailing policy of the SRA.

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SRA/ENG/695/GN/ML/LOI

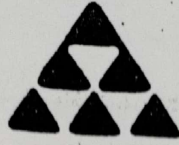
G/N & Dy. Collector (SRA), if they are finally held eligible by the Dy. Collector (SRA) after submitting their documentary evidence else the same will be taken over by SRA as Permanent PAP.

3. That the carpet area of rehabilitation tenements shall be certified by the Lic. Architect.
4. That you shall rehouse the eligible slum dwellers as per the list certified by the W/O/G/N allotting tenements and shop of area mentioned in Annexure - II, free of cost constructing the same as per specification Annexed herewith.
5. That you shall register society of slum dwellers to be rehoused under Slum Rehabilitation Scheme and Project Affected Persons (PAP) nominated for allotment of tenements by the Slum Rehabilitation Authority.
6. That if required alongwith the other societies, you shall form a federation of societies so as to maintain common amenities such as internal road, street lights etc.
7. That you shall incorporate the clause in the registered agreement with slum dwellers and project affected persons that they shall not sell or transfer tenements allotted under Slum Rehabilitation to any one else except the legal heirs for a period of 10 (ten) years from the date of taking over possession, without prior permission of the CEO (SRA).
8. That you shall provide transit accommodation to the slum dwellers with requisite amenities, if required for construction of proposed building, till the permanent tenements are allotted and possession is given complying all formalities and existing amenities shall be maintained in working order till slum dwellers are rehoused in the proposed rehabilitation tenements.
9. That you shall bear the cost of carrying out infrastructure works right upto the plot, and shall strengthen the existing infrastructure facility and / or provide services of adequate size and capacity as per the directives of the undersigned.
10. That you shall make provision of adequate access to the adjoining land/road/plot. A free tree of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by the Collector (SRA).
11. That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the salient features Annexed herewith.



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Slum Rehabilitation Authority

Administrative Building,
Anant Kanekar Marg,
Bandra (East), Mumbai-51
Email: info@sra.gov.in

No: SRA/ENG/695/GN/ML/AP.

Date: 21 JAN 2014

To,
Mr. Bhushan V. Kumkar,
M/s. Mayuree Consultants,
620, Swastik Disha Corporate Park,
L.B.S. Road, Infront of Shreyash Cinema,
Ghatkopar (W), Mumbai-400 086.

Sub: Proposed Amended plans of Composite Building Wing 'A','B' & 'C' of Slum Rehabilitation Scheme on plot of land bearing C.S.No.97(pt.) of Dharavi Division, 90' wide Road, P.K. Nagar, Dharavi, Mumbai for 'Shama CHS Ltd.'

Ref: Your letter dated 24/02/2013.

Gentleman,

With reference to above, the amended plan submitted by you for Composite Building Wing 'A','B' & 'C' is hereby approved by this office subject to following conditions.

- 1) That all conditions of Revised Letter of Intent issued under No. SRA/ENG/695/GN/ML/LOI dated 05/09/2003 shall be complied with.
- 2) That conditions of IOA under No. SRA/ENG/695/GN/ML/IOA dtd. 14/03/2001 & Amended building plans approved dtd. 31/08/2005 shall be complied with.
- 3) That you shall submit Revised RCC drawings & calculation from Lic. Structural Engineer.
- 4) That revised C.C. endorsement as per amended plan shall be obtained.
- 5) That revised drainage approval shall be obtained as per amended plan.



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- 6) That the requisite premiums/deposits you shall be paid.
- 7) That final plan shall be mounted on canvas before asking for OCC.
- 8) That the eligibility of 54 slum dwellers for whom the provision of Provisional PAP tenements in the amended plans, shall be got verified from Dy. Collector (SRA)/Assistant Commissioner G/N Ward before applying for O.C.C.
- 9) That the developer should handover the provisional PAP's either to the eligible slum dwellers or handing over to the Competent Authority as per the final eligibility before sale O.C.C.

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

Yours faithfully,

— sd —

Executive Engineer- (City)
Slum Rehabilitation Authority.

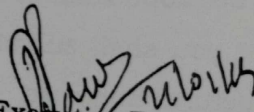
No: SRA/ENG/695/GN/GN/ML/AP

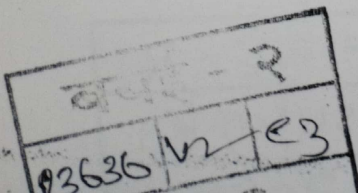
Copy to:

- ✓ 1) M/s. S.B. Developers.
- 2) For "Shama CHS Ltd."
- 3) The Assistant Municipal Commissioner "G/N" Ward,
- 4) A. A. & C. "G/N" Ward,
- 5) H. E. of MCGM,

For information please.




Executive Engineer- (City)
Slum Rehabilitation Authority.



319/13737

बुधवार, 28 डिसेंबर 2016 10:37 म.पू.

दस्त गोपवारा भाग-1

बबइ2

दस्त क्रमांक: 13737/2016

दस्त क्रमांक: बबइ2 /13737/2016

बाजार मूल्य: रु. 54,70,800/-

मोबदला: रु. 55,50,000/-

भरलेले मुद्रांक शुल्क: रु. 2,77,500/-

दु. नि. सह. दु. नि. बबइ2 यांचे कार्यालयात

पावती: 15419

पावती दिनांक: 28/12/2016

अ. क्र. 13737 वर दि. 28-12-2016

सादरकरणाराचे नाव: बलिता सुभाष नाडार - -

रोजी 10:33 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1860.00

पृष्ठांची संख्या: 93

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दस्ता हजर करणाऱ्याची भही:

एकुण: 31860.00

R. S. S. S.
सह दुय्यम निबंधक, मुंबई-2*R. S. S. S.*
सह दुय्यम निबंधक, मुंबई-2

दस्ताचा प्रकार: ऑन्रीमेंट टू सेल

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

शिक्का क्र. 1 28 / 12 / 2016 10 : 33 : 07 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 28 / 12 / 2016 10 : 33 : 30 AM ची वेळ: (फी)

प्रतिज्ञापत्र

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

Has
लिहून देणारे:*lol:has*
लिहून घेणारे:*P. S. S. S.*



28/12/2016 10 39:17 AM

दस्त गोषवारा भाग-2

ववड2

दस्त क्रमांक:13737/2016

दस्त क्रमांक :ववड2/13737/2016
दस्ताचा प्रकार :-ऑफ़ीमेंट टू सेल

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे रचना जे वी इंटरप्रायसेस चे अथोराइज सिग्रेटरी गौतम पटेल तर्फे मुखत्यार धारक हिरेन नागडा पत्ता:प्लॉट नं: 801, माळा नं: -, इमारतीचे नाव: अमृत टावर , ब्लॉक नं: एस एन रोड , रोड नं: मुलुंड पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AABAR1345P	लिहून देणार वय :-46 स्वाक्षरी:- <i>Hagde</i>		
2	नाव:ललिता सुभाष नाडार - - पत्ता:प्लॉट नं: 9, माळा नं: तळ मजला, इमारतीचे नाव: जीत नगर, 90 फीट रोड , ब्लॉक नं: पोलीस स्टेशनच्या जवळ, धारावी , रोड नं: मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AEVFN8627B	लिहून घेणार वय :-46 स्वाक्षरी:- <i>Pol. N. S.</i>		
3	नाव:सुभाष पेरुमल नाडार - - पत्ता:प्लॉट नं: 9, माळा नं: तळ मजला , इमारतीचे नाव: जीत नगर, 90 फीट रोड , ब्लॉक नं: पोलीस स्टेशनच्या जवळ, धारावी , रोड नं: मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AACPN1775B	लिहून घेणार वय :-50 स्वाक्षरी:- <i>S. Subbar</i>		

वरील दस्तऐवज करून देणार तथाकथीत ऑफ़ीमेंट टू सेल चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:28 / 12 / 2016 10 : 35 : 00 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:विशेश नाडार - - वय:19 पत्ता:9, जे जीत नगर, धारावी मुंबई पिन कोड:400017	स्वाक्षरी <i>Vignesh N</i>	
2	नाव:पिञ्जैमुथू टी नाडार - - वय:41 पत्ता:4, दादर पूर्व मुंबई पिन कोड:400014	स्वाक्षरी <i>P. T. D.</i>	

शिक्का क्र.4 ची वेळ:28 / 12 / 2016 10 : 35 : 36 AM

शिक्का क्र.5 ची वेळ:28 / 12 / 2016 10 : 35 : 51 AM

Bank
सह. दुय्यम निबंधक, मुंबई-2

EPayment Details



प्रसंगित करणेत येते की
दस्तामध्ये एकूण*es*.....पाने आहेत
पुस्तक क्रमांक १, ववड-२/.....*23434*...../२०१६
नोंदला
दिनांक 28 DEC 2016

Bank
सह. दुय्यम निबंधक मुंबई शहर-२.

sr. Epayment Number
1 MH007118863201617E

Defacement Number
0003942324201617

Know Your Rights as Registrants

13737 /2016

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

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